TOWN OF ALNA

COMPREHENSIVE PLAN

February, 2005

ALNA COMPREHENSIVE PLAN
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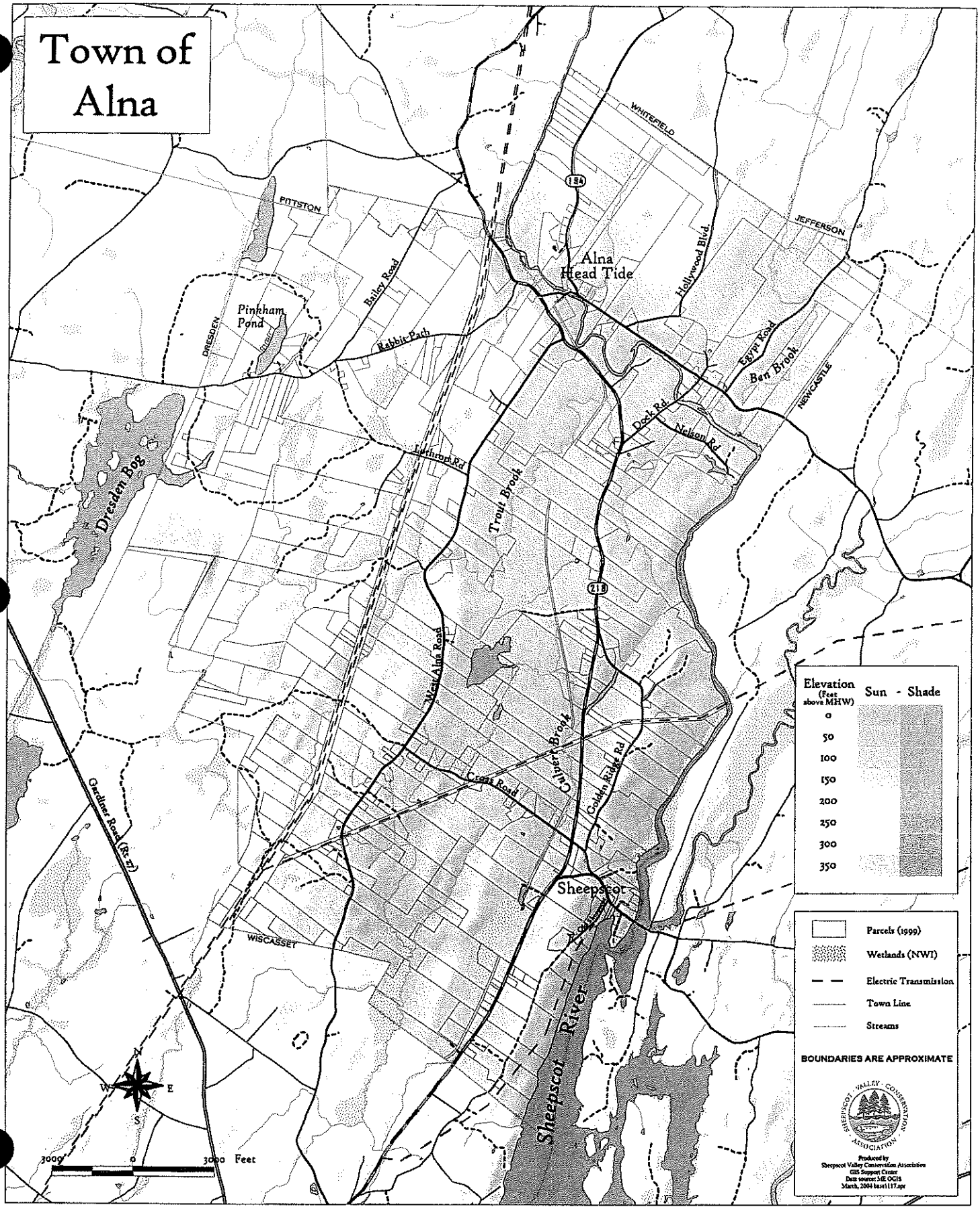

Town of Alna
WHITEFIELD
PITTSTON
JEFFERSON
Alna Head Tide
Hollywood Blvd.
Bailey Road
Pinkham Pond
DRESDEN
Rabbit Path
Egypt Road
Ben Brook
NEWCASTLE
Dock Rd.
Nelson Rd.
Lothrop Rd
Dresden Bog
Trout Brook
West Alna Road
Culvert Brook
Golden Ridge Rd
Cross Road
Gardiner Road (Rt. 27)
Sheepscot
WISCASSET
Sheepscot River
Elevation (Feet above MHW)
Sun - Shade
0
50
100
150
200
250
300
350
Parcels (1999)
Wetlands (NWI)
Electric Transmission
Town Line
Streams
BOUNDARIES ARE APPROXIMATE
Produced by
Sheepscot Valley Conservation Association
GIS Support Center
Data source: ME OGIS
March, 2004 base1117.apr
N
W
E
S
3000
0
3000 Feet

1. HISTORY AND COMMUNITY CHARACTER

Alna is located in south-central Lincoln County and is bordered by Whitefield, Jefferson, Newcastle, Wiscasset, Pittston and Dresden. The Sheepscot River divides the town in the north, then turns south, providing the major portion of the town's easterly boundary. The river is tidal as far north as the dam at Head Tide, ebbing and flooding over a reversing falls at Sheepscot Village.

Alna is rich in history. In 1664, it was included in the royal grant to the Duke of York - "The section of country watered by the Sheepscot and Damariscotta Rivers to the Pemaquid." The territory under the Duke's jurisdiction was "Erected" into a county shire called "Cornwall," and the Sheepscot settlement was constituted a shire-town called "New Dartmouth."

This area in the Sheepscot river valley was frequently referred to as "The Garden of the East" due to its fertile soil. Burned over several times by the Indians and nearly deserted for some years, it eventually became a well-settled area where farming, shipbuilding and mills thrived.

On December 12, 1759, Dr. Sylvester Gardiner, one of the Kennebec Proprietors, was granted a large tract of land on the east side of the Sheepscot River, containing approximately 104 square miles, or 66,560 acres. Alna was included in this Grant.

The town of Pownalborough was incorporated in 1760 (the same year as Lincoln County). It included Wiscasset, Alna and Dresden. Alna was in the North Precinct. In 1765, the entire population of the Province of Maine was 21,478. Pownalborough had a population of 899.

In the middle 1700's, several mills began operating in the general area of the Sheepscot River. Five mills were operating at one time below the dam at Head Tide in Alna: three saw-mills, a grist mill and a fulling mill.

In 1789, the Old Alna Meeting House, pronounced by experts as the finest of this particular type of architecture now standing in New England, was built by one of the early settlers, Joseph Carleton. The original nails were handmade and the timbers hand-hewn. There are a couple of well worn stools beneath the pulpit to accommodate to the varying heights of preachers, and a "sounding dome" over the pulpit for better delivery of sermons. There are old high box-pews upstairs and down with long seats for the choir in the rear of the upstairs balcony. This church served a very wide area, for such meeting houses were scattered in those days. Although it has been many years since the Old Meeting House was in regular use, each summer at least one meeting is held with a noted speaker presiding. The building is kept in excellent condition and is visited each summer by people from all over the world. It is on the National Register of Historic Places.

In 1794 Alna became a separate town known as New Milford (named for the many mills on the river). In 1811, the name of the town was changed from New Milford to Alna, derived from the Latin word Alnus, meaning alders.

The old school on Route 218 at Alna Center is listed in the National Register of Historic Places as having been built in 1795, and is noted for its unusual bell tower. It is frequently visited by students of

architecture. Two lovely white churches with beautiful locations near the river, one at Puddle Dock and one at Head Tide (1838), now serve the townspeople. The Head Tide church is open only during the summer. The old cemetery near the Meeting House is of great interest, containing stones dating back to the early 1800's.

In 1833 Alna recorded its "peak" year of population. The census recorded 1,138 persons, of whom 429 were of school age. Alna was a thriving community in the mid-1800's, having six schools, five inns and taverns, several saw-mills, tanneries, brick yards, five stores, a grist mill, fulling mill, coopers, blacksmiths, carpenters and joiners, dress and hat makers, tailoresses, cord wainers, shoemakers, chair and cabinet makers, a dye works, stave makers, teachers, lawyers, doctors, sailors, farmers and last, but not least, shipbuilders.

The famous ship Constitution (Old Ironsides) had white pine masts from Maine. They were cut in the Town of Windsor, and a road was swamped to Puddle Dock, in Alna, in the winter of 1796-97, where they were hauled into the Sheepscot River. In the spring they were floated to Wiscasset, and from there to Boston. Many white pine masts for the King's Navy were taken from this area. Several ships were built in Alna before the Customs Houses were established and records kept in 1811. From 1811 to the late 1800's when shipbuilding (sailing ships) declined, Alna men built 103 craft - 7 ships, 11 barks, 17 brigs, 62 schooners, 5 sloops, and 1 steamer. The largest ship built in Alna yards was the King Philip, a clipper ship of 1,194.4 tons from the yard of D. Weymouth.

During the mid-1800's, Alna's population began to decline. The settlement of the West, the Gold Rush, and a series of very hard winters turned the people westward.

The Wiscasset, Waterville and Farmington Narrow Gauge Railroad, which operated from 1901 to 1933, served the people of Alna well, both as to transportation and freight. However, with the advent of the Depression and the more common use of trucks for shipping, the rail line was dismantled. The main line tracks were taken up and sold in 1934. The engine and a bridge were scrapped in 1937.

Alna sent many of her finest young people to serve in every war, and in recent years, Alna has been well represented in the employee roles of the Bath Iron Works shipyard.

With changing times, the little town of Alna has also changed. Many new people from several states now make it their home. Alna's fine old houses have been restored and many new homes built. Lovely green fields and woods still abound, and the beautiful Sheepscot River is one the few remaining unpolluted rivers in Maine. As with many of the small towns of Maine, Alna is experiencing a revitalization. It is coming from both retired and young people who are seeking the quiet and beauty of the country, and a life removed from the pace of the modern world.

Two men of note were born in Alna -- Dr. Fred Albee, world famous bone surgeon, was born here in 1876, and Edwin Arlington Robinson, three-time winner of the Pulitzer prize for poetry was born at Head Tide in 1869. Alna men and women have long contributed and still contribute their talents to Maine progress as teachers, doctors, lawyers, writers, artists, craftspeople, shipbuilders, carpenters, laborers in stores, garages, industry and in fields and woods.

2. POPULATION

Historical Trends

Alna's population remained virtually unchanged for the 50-year period from 1920 to 1970, despite population gains in Lincoln County and the State of Maine. Beginning in 1970, the Town began to grow at a rate which exceeded that of Lincoln County and the State as a whole. Between 1970 and the year 2000, Alna's population increased by 114% (compared to rates of 64% in Lincoln County and 29% in the State of Maine. Alna's historical growth patterns are shown in the chart below and are summarized in Table 1, which also shows figures for Lincoln County and the State.

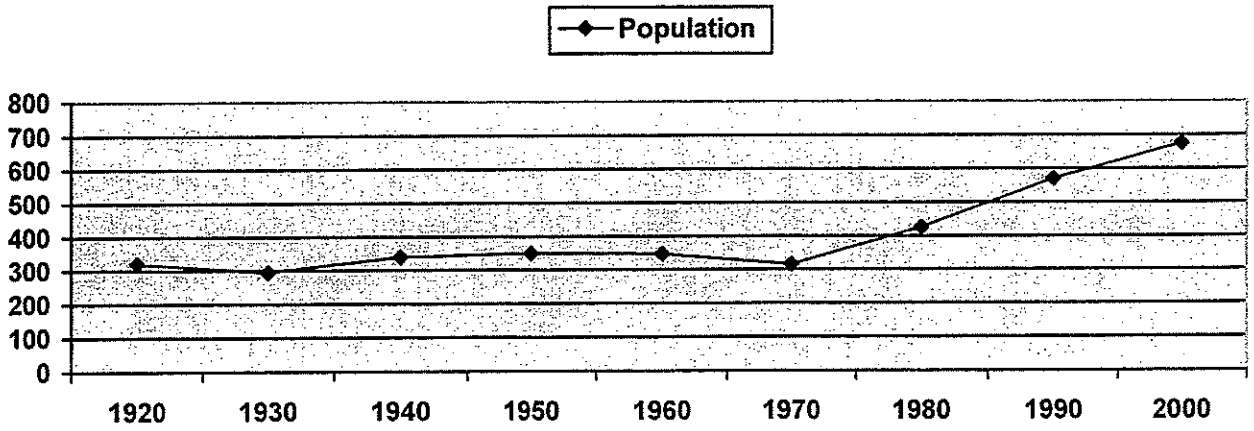


Table 1
Population Of Alna, Lincoln County, And Maine
1920-2000

Year	Alna	Lincoln County	Maine
1920	320	15,976	768,014
1930	294	15,398	797,423
1940	339	16,294	847,226
1950	350	18,004	914,950
1960	347	18,497	970,689
1970	315	20,537	992,048
1980	425	25,691	1,124,660
1990	571	30,357	1,227,928
2000	675	33,616	1,274,923
1970-80 change	35%	25%	13%
1980-90 change	34%	18%	9%
1990-00 change	18%	11%	4%
1970-00 change	114%	64%	29%

Source: U.S. Census

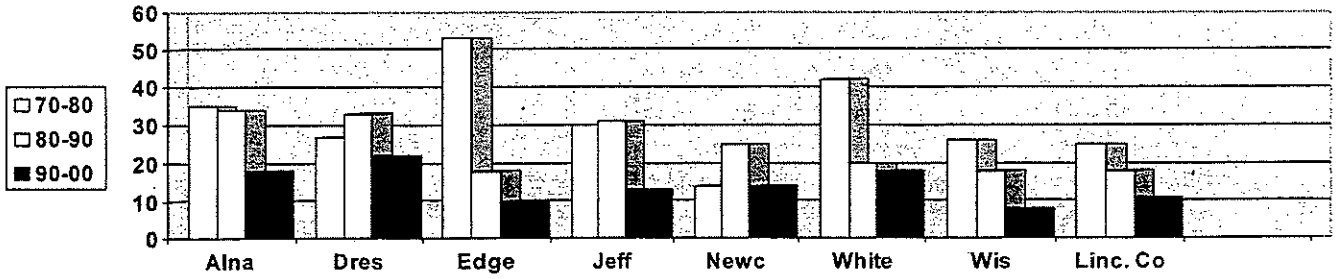
Comparative Population Change

Table 2 contains a summary of population changes for Alna and a number of nearby communities, as well as County and the State. The chart which follows illustrates population growth for the period 1970-80, 1980-90 and 1990-00 for all jurisdictions except the State. Even though Alna continues to be the smallest community in the immediate region, it had the third highest growth rate during the 1970's, the highest rate during the 1980's, and was tied for the second highest rate during the 1990's.

Table 2
Comparative Population Change
1970 – 2000

	1970	1980	1990	2000	% Change 1970-80	% Change 1980-90	% Change 1990-00
Alna	**315**	**425**	**571**	**675**	**35**	**34**	**18**
Dresden	787	998	1,332	1,625	27	33	22
Edgecomb	549	841	993	1,090	53	18	10
Jefferson	1,242	1,616	2,111	2,388	30	31	13
Newcastle	1,076	1,227	1,538	1,748	14	25	14
Whitefield	1,131	1,606	1,931	2,273	42	20	18
Wiscasset	2,244	2,832	3,339	3,603	26	18	8
Lincoln County	20,537	25,691	30,357	33,616	25	18	11
Maine	993,722	1,124,660	1,127,928	1,274,923	13	9	4

Source: U.S. Census



Age Distribution

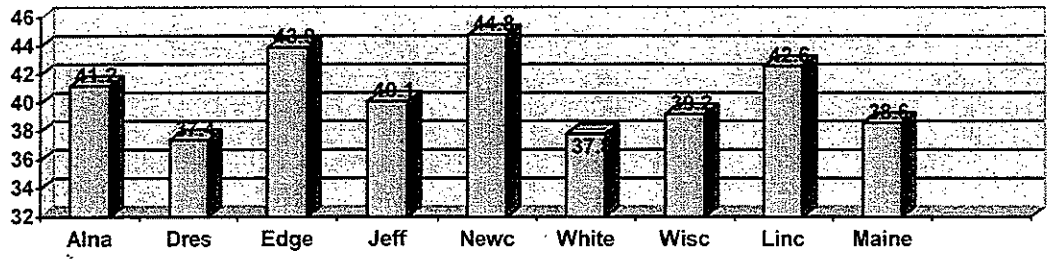
Table 3 contains a summary of age distribution for Alna, nearby towns, Lincoln County and the State for 2000. Alna's age distribution in the "under 5" category (4%) is smaller than that of any jurisdiction shown except Newcastle (also 4%). The number of people in the "5-17" category is one of the highest shown in the table. Alna's median age (41.2) is slightly higher than that of all communities except Edgecomb (43.9) and Newcastle (44.8). It is also slightly smaller than the median for Lincoln County (42.6), but is higher than the State median (38.6).

Table 3
Population By Age Category
2000 (%)

	Under 5	5-17	18-44	45-64	65 +	Median
Alna	**4**	**21**	**32**	**29**	**14**	**41.2**
Dresden	7	19	38	24	12	37.4
Edgecomb	5	18	30	31	16	43.9
Jefferson	5	19	35	26	15	40.1
Newcastle	4	18	28	31	19	44.8
Whitefield	5	21	35	27	12	37.8
Wiscasset	5	21	34	27	13	39.2
Lincoln County	5	18	31	28	18	42.6
Maine	6	18	37	25	14	38.6

Source: U.S. Census

Median Age



Age Distribution Changes

Between 1990 and 2000, Alna did not exactly follow the State trend towards an aging population (fewer young people, more older people). As shown in Table 4, the Town lost significant population in the "under 5" category, but it also lost population in the "65 and over" category, while gaining population in all other categories. There was a significant gain of 41% in the "5-17" (school age population) category, as well as in the "45-64" category (54%).

Table 4
Alna Population Growth by Age Category, 1990-2000

	1990		2000		1990-2000 Change	
	#	%	#	%	#	%
Under 5	42	7	28	4	-14	-33
5-17	100	18	141	21	41	41
18-44	178	31	218	32	40	22
45-64	125	22	193	29	68	54
65 and over	126	22	95	14	-31	-25
Total	**571**	**100**	**675**	**100**	**104**	**18**

Source: U.S. Census, 1990 and 2000

Household Size and Type

The average household size in Alna (2.54 in 2000) has been declining, as it has in Lincoln County and the State of Maine. A declining household size will result in a greater number of households, even if they overall population doesn't change. Table 5 contains a summary of the change in persons per household. In 1980, 1990 and 2000, the number of persons per household in Alna was greater than at either the County or State level.

Table 5
Comparative Household Size, 1980-2000

	1980	1990	2000
Alna	2.76	2.58	2.54
Lincoln County	2.68	2.52	2.35
Maine	2.75	2.56	2.39

Source: U.S. Census, 1980-2000

Table 6 provides a summary of households by type for the Town of Alna and the State of Maine. The percentage of family households in Alna (74.4%) was much greater than at the State level (65.7%). The percentage of female householders (6.4%) was less than at the level (9.5%), and the percentage of householders living alone (19.9%) was also lower than at the State level (27.0%).

Table 6
Household By Type 2000

	Alna		Maine	
	#	%	#	%
All Households	266	100	518,200	100
Family Households	198	74.4	340,685	65.7
Married couple Families	171	64.3	272,152	52.5
Female Householder	17	6.4	49,022	9.5
Non-Family Households	68	25.6	177,515	34.3
Householder Living Alone	53	19.9	139,969	27.0
Householder 65+	25	9.4	55,483	10.7
Persons in Households	675	100.0	1,240,011	97.3
Persons in Group Quarters	-	-	34,912	2.7
Institutionalized	-	-	13,091	1.0
Other	-	-	21,821	1.7

Source: U.S. Census, 2000

Educational Attainment

Based on 2000 Census data, approximately 86.8% of the Town's population had at least a high school diploma, which was slightly less than at the County level (87.9%) and slightly more than the State figure (85.4%). The percentage of college graduates in Alna (30.0%) was higher than in the County and State (26.6% and 22.9%, respectively).

Table 7
Educational Attainment 2000

	Total # of Persons 25+ Years	% High School Grad or Higher	% Bachelor's Degree or Higher
Alna	476	86.8	30.0
Lincoln County	24,094	87.9	26.6
Maine	869,893	85.4	22.9

Source: U.S. Census

Per Capita and Median Household Income

Based on the 2000 Census, per capita income in Alna ($17,340) was much higher than in Lincoln County ($13,479) and the State ($12,957), but it was lower than in Dresden ($18,886), Jefferson ($20,298) and Newcastle ($24,289). The Town's median household income ($43,125) was higher than all jurisdictions shown in table 8. Alna had a relatively small poverty rate (6.3%) compared to the other jurisdictions shown in the table.

Table 8
Per Capita and Median Household Income - 1999

	Per Capita Income	Median Household Income	% Individuals Below Poverty Rate
Alna	$17,340	$43,125	6.3
Dresden	$18,886	$41,719	12.5
Edgecomb	$16,289	$32,670	4.3
Jefferson	$20,298	$42,311	12.3
Newcastle	$24,289	$43,000	7.0
Whitefield	$16,456	$38,477	12.5
Wiscasset	$12,260	$29,397	12.5
Lincoln County	$13,479	$28,373	10.1
Maine	$12,957	$27,854	**10.9**

Source: U.S. Census

Population Projections

In January of 2002, the State Planning Office (SPO) released population projections to 2015 by age category for every community in the State. These projections, which show stable or increasing numbers in all age categories except the "18-44" category, are shown in Table 9. Overall, the State

Planning Office estimates that between 2005 and 2015, Alna's population will increase by 68 people to 791 people, or an increase of 9%.

Table 9
Town of Alna
Population Projections

Age Group	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
0-4	29	29	28	28	28	28	28	29	29	29	29	29
5-17	144	146	145	146	146	147	147	149	150	152	154	155
18-29	53	53	53	53	54	54	54	54	53	52	52	51
30-44	159	157	155	152	150	148	148	148	150	151	153	155
45-64	230	238	245	253	258	264	268	272	273	273	273	273
65-79	75	76	77	78	79	81	83	85	89	94	98	102
80+	24	24	24	25	25	25	26	26	26	26	26	26
Total	714	723	727	735	740	747	754	763	770	777	785	791

Source: State Planning Office

According to SPO's projections, the trend towards an older population that occurred statewide during the 1990's will continue for the foreseeable future. As shown in table 10, SPO projects no growth in the "under 5" category and only modest gains in the school age category ("5-17"), and a slight decline in the "18-44" category. The most significant increases will be in the "45-64" category (an increase of 41%), and the "65+" category (an increase of 35%) . Assuming that household size remains at 2.54 persons per household, the Town's 10-year projected population increase will result in 27 additional housing units, or an average of about three per year.

Table 10
Alna's Population Growth, 2005-2015

	2005 Population		2015 Population		Change, 2005-2015	
	#	%	#	%	#	%
Under 5	29	4	29	4	0	0
5-17	146	20	155	20	9	6
18-44	210	29	206	26	-4	-2
45-64	238	33	273	35	35	15
65+	100	14	128	16	28	28
Total	**723**	**100**	**791**	**100**	**68**	**9**

3. HOUSING

Housing in Alna consists primarily of owner-occupied, single family dwelling units. The composition and cost of Alna's housing stock is similar to that of other towns in the region.

Changes in Total Housing Stock

Table 1 includes a summary of the changes in total housing stock since 1980 in Alna, a number of adjacent communities, Lincoln County and the State of Maine. According to Census figures, Alna's housing stock increased by 23% between 1980 and 1990. This increase was comparable to other communities in the region, but was greater than the growth in Lincoln County and the State (both 17%). Between 1990 and 2000, the number of housing units in Alna increased by 21%. This 21% growth rate was greater than that of all communities shown in the table except Dresden (34%) and Whitefield (30%), and was higher than the County rate (19%) and State rate (11%).

Table 1
Changes in Total Housing Stock

	Total Number of Units			Increases, 1980-90		Increases, 1990-2000	
	1980	1990	2000	#	%	#	%
Alna	**214**	**263**	**315**	**49**	**23**	**52**	**20**
Dresden	436	552	739	116	27	187	34
Edgecomb	431	518	572	87	20	54	10
Jefferson	961	1,219	1,427	258	27	208	17
Newcastle	617	745	880	128	21	135	18
Whitefield	599	736	954	137	23	218	30
Wiscasset	1,074	1,386	1,612	312	29	226	16
Lincoln County	14,977	17,538	20,849	2,561	17	3,311	19
State of Maine	501,093	587,045	651,901	85,952	17	64,856	11

Source: U.S. Census, 1980, 1990, 2000

Selected Characteristics of Housing Units

Table 2 contains 2000 Census information on selected housing characteristics including total housing units, the number and percentage of year-round dwelling units, the number and percentage of seasonal dwellings, the percentage of owner occupied units, and the percentage of renter occupied units. In 2000, Alna had a higher percentage of year-round dwelling units (88%) than the County or State (72% and 84%, respectively), and the highest percentage of owner occupied units (91%) of any jurisdiction shown in the table.

Table 2
Selected Characteristics of Housing Units - 2000

	Total Dwelling Units	Year Round Dwelling Units		Owner Occupied %	Renter Occupied %	Seasonal Dwelling Units	
		#	%			#	%
Alna	**315**	**278**	**88**	**91**	**9**	**37**	**12**
Dresden	739	670	91	86	15	69	9
Edgecomb	572	483	84	87	13	89	16
Jefferson	1,427	992	70	87	14	435	31
Newcastle	880	759	86	83	17	121	14
Whitefield	954	888	93	88	12	66	7
Wiscasset	1,612	1,557	97	77	23	55	3
Lincoln County	20,849	14,989	72	83	17	5,860	28
State of Maine	651,901	550,431	84	72	28	101,470	16

Source: U.S. Census, 2000

Housing Types

The predominant housing type in Alna is the single-family dwelling. Table 3 contains a breakdown of housing units by housing type, as reported in the 2000 Census. In 2000, 89% of the housing units in Alna were single family dwellings (detached and attached). Alna and Edgecomb (also 89%) had the highest percentage of single family dwellings of any jurisdiction shown in Table 3. In 2000, Alna had 25 mobile homes, which was about 8% of the total housing stock, only four duplex units (1% of the total), and only two multi-family units. The total number of structures in Alna in Table 3 (319) differs from the total in Table 1 (315) because the information in Table 3 was derived from a sample.

Table 3
Housing Unit by Type of Structure

	Single Family Detached		Single Family Attached	Mobile Home	Duplex	Multi - Family	Boat, RV, Van, Etc.	Total
	#	%						
Alna	**283**	**89**	**5**	**25**	**4**	**2**	**-**	**319**
Dresden	548	74	5	180	-	4	3	739
Edgecomb	506	89	3	48	10	5	-	572
Jefferson	1,218	86	10	155	23	6	4	1,416
Newcastle	751	86	10	60	10	24	2	876
Whitefield	709	74	8	217	20	4	-	958
Wiscasset	1,085	67	13	325	64	125	-	1,612
Lincoln County	16,868	81	240	2,251	475	974	41	20,849
State of Maine	439,459	67	14,387	63,902	36,565	95,777	1,811	651,901

Source: U.S. Census, 2000

Growth by Type of Structure, 1990- 2000

As shown in Table 4, between 1990 and 2000, a majority of the housing growth in Alna was in the form of detached, single-family dwellings (36 out of 56 units, or about 64% of all new units). The number of attached single-family dwellings grew by 5, and the number of mobile homes doubled, growing from 12 in 1990 to 25 in 2000. The number of duplexes/multi-family dwellings decreased by two (in 1990, duplexes were statistically lumped with multi-family dwellings). Two units were added which did not fit into any of the other categories.

Between 1990 and 2000, the percentage of occupied housing units grew by 20% (45 units). The percentage of owner occupied units grew by 24% (47 units) while the percentage of renter occupied units decreased by 7% (-2 units). The percentage of owner occupied units was 88% in 1990 and 91% in 2000.

Table 4
Alna Growth in Housing Types, 1990-2000

	1990	2000	# Increase 1990-2000	% Increase 1990-2000
Single-Family, detached	247	283	36	15
Single-Family, attached	-	5	5	-
Mobile Home	12	25	13	108
Multi-Family/duplex	4	6	2	50
Other	-	2	2	-
Total	**263**	**319**	**56**	**21**
Total occupied	221	266	45	20
Owner occupied	194	241	47	24
Renter occupied	27	25	-2	-7

Source: U.S. Census

Housing Age and Services

Table 5 contains information on the age of housing and the percentage of homes with complete plumbing and kitchen facilities. Statistics on the age of housing have sometimes been used as a measure of the extent of substandard housing, but these are not necessarily a reliable gauge. Old housing in Alna does not necessarily mean deteriorated housing. As shown in Table 5, Alna has a higher percentage of homes constructed before 1939 (47%) than any other jurisdiction shown in the table. All the homes in Alna are reported to have complete plumbing and kitchen facilities. According to Table 5, only 12% of Alna residents reported that their structure was built between 1990 and 2000, despite the fact that the data contained in Table 1 shows that 20% of the structures in Alna were built during that period.

Table 5
Year – Round Housing Age And Other Characteristics – 2000

	Structure Built Between 1990-2000	Structure Built Before 1939	Complete Plumbing Facilities	Complete Kitchen Facilities
	%	%	%	%
Alna	**12**	**47**	**100**	**100**
Dresden	25	30	99	99
Edgecomb	15	36	100	100
Jefferson	21	21	100	100
Newcastle	34	38	99	100
Whitefield	28	26	99	99
Wiscasset	28	29	100	100
Lincoln County	17	34	99	99
State of Maine	15	29	99	99

Source: U.S. Census, 2000

Housing Values and Costs

Based on 2000 Census data as shown in Table 6, the median value of an owner-occupied home in Alna ($110,900) was lower than the median value for Lincoln County ($119,900), but higher than the State median ($98,700). The median monthly owner (total) cost with a mortgage ($914) was higher than the County median ($880) but less than the State median ($923). Median owner costs without a mortgage ($366) were higher than the median figure for the County ($295) and State ($299).

Table 6
2000 Housing Costs

		Median Monthly Owner Costs			Median Monthly Rental Costs	
	Median Value Owner Occupied Unit	With Mortgage	Without Mortgage	30% or more of Income	Gross Rent	30% or more of Income
Alna	**$110,900**	**$914**	**$366**	**29%**	**$575**	**33%**
Dresden	$97,900	$855	$279	19%	$571	34%
Edgecomb	$134,700	$953	$327	32%	$570	25%
Jefferson	$105,700	$781	$259	15%	$517	29%
Newcastle	$132,100	$981	$345	26%	$527	27%
Whitefield	$87,200	$827	$244	22%	$488	33%
Wiscasset	$125,200	$959	$293	22%	$552	37%
Lincoln County	$119,900	$880	$295	22%	$541	34%
State of Maine	$98,700	$923	$299	20%	$497	27%

Source: 2000 Census

As shown in Table 6, gross median rent in Alna ($575) was higher than in either Lincoln County ($541) or the State ($497). The percentage of people in Alna paying 30% or more of their income on homeowner costs (33%) was about the same as in the County (34%) but higher than in the State as a whole (27%).

Table 7 contains Census information on the extent to which the median value home has increased between 1990 and 2000. In Alna, the median value home increased from $97,500 in 1990 to $110,900 in 2000, for an increase of 14%. The Town's rate of increase was the same as the State's (14%), but slightly less than the County increase (16%).

Table 7
Median Value, Owner-Occupied Homes

	1990 Value	2000 Value	% Change 1990-2000
Alna	**$97,500**	**$110,900**	**14**
Dresden	$87,900	$97,900	11
Edgecomb	$112,500	$134,700	20
Jefferson	$85,300	$105,700	24
Newcastle	$119,100	$132,100	11
Whitefield	$76,300	$87,200	14
Wiscasset	$77,600	$125,200	61
Lincoln County	$103,000	$119,900	16
State of Maine	$86,800	$98,700	14

Housing Affordability

One of the goals set forth in the State's growth management law is "...to encourage and promote affordable, decent housing opportunities for all Maine citizens." The law is based on the State premise that any village or town is a more desirable place to live when composed of citizens of all income levels. Affordable, decent housing to accommodate a portion of all income levels is identified as an important element to providing a foundation for economic balance.

The State's growth management law requires that each municipality "...shall seek to achieve a level of 10% of new residential development, based on a 5-year historical average of residential development in the municipality, meeting the definition of affordable housing."

State law (Title 30-A MRSA Section 5002, subsection 2) defines affordable as follows:

> "Affordable housing" means decent, safe and sanitary dwellings, apartments or other living accommodations for low-income and moderate-income households. The Maine State Housing Authority may define "affordable housing" by rule. Affordable housing includes, but is not limited to:
>
> A. Government-assisted housing;
> B. Housing for low-income and moderate-income families;

C. Manufactured housing; and
D. Group and foster care facilities.

More generally, affordable housing means decent, safe, and sanitary living accommodations that are affordable to very low, low, and moderate-income people. Very low-income households are households with annual income less than or equal to 50 percent of the applicable County (non-Metropolitan Statistical Area - MSA) median annual family income. Low-income households are households with annual incomes more than 50 percent, but less than or equal to 80 percent, of the applicable County (non-MSA) median annual family income. Moderate-income households are households with annual incomes more than 80 percent, but less than or equal to 150 percent, of the applicable County (non-MSA) median annual family income.

Affordable housing is a problem for some people in Alna. The 2000 Census documents that while only 6.3% of the population is below the poverty level, 29% of homeowners and 33% of renters are spending more than 30% of their income on shelter costs.

Based on information obtained from the Maine State Housing Authority (MSHA), the median home is affordable to the household with a median income, but would not be affordable to the household at or below 80% of median income (($38,200 or less). This information (see Table 8) indicates that relative to incomes, Alna has an affordability index greater than one (an index greater than 1 means that the median value home is affordable to the median income household; an index less than one means that the median value home is unaffordable for the median value household). Table 8 also demonstrates that median home values and household median household incomes can vary greatly from year to year. Note that in 2001, a low income household would have been able to afford the median home in Alna.

Table 8
Alna Affordability Index

Year	Index	Median Income	Median Home	Median Income can Afford	Income Needed
2001	1.95	$47,710	$64,000	$125,070	$24,414
2002	1.13	$56,438	$143,500	$162,394	$49,872
2003	1.08	$47,750	$131,000	$142,037	$44,040

Source: Claritas by indicated year/ and State Multiple Listing Service

In terms of housing affordability at the regional level, housing is less affordable in Lincoln County as a whole than it is in Alna. As shown in Table 9, Lincoln County had an affordable housing index of less than 1 for the 2001-03 period. The median home cost more than it did in Alna. The median income household could not afford the median home in Lincoln County, but it could afford the median home in Alna.

Table 9
Lincoln County Affordability Index

Year	Index	Median Income	Median Home	Median Income can Afford	Income Needed
2001	,93	$41,516	$125,000	$116,127	$44,688
2002	.83	$41,166	$143,000	$118,858	$49,527
2003	.74	$41,601	$169,000	$124,562	$56,442

Source: Claritas by indicated year/ and State Multiple Listing Service

In terms of the rental market, as shown in Table 10, the median rent in Lincoln County in 2003 ($793) is affordable to low income households, but not households with a very low or extremely low income. There are no rental figures for Alna other than those contained in the 2000 Census. According to the 2000 Census, the median gross rent in Alna ($575) was higher than in Lincoln County ($541), so rents in 2003 may still be higher than in the County.

Table 10
2003 Affordable Rental Index – Lincoln County

Income Range	HUD Income	Affordable Rent	2003 Rent	Index
Extremely Low	<$14,550	$364	$793	0.46
Very Low (<50%)	$24,250	$606	$793	0.76
Low (,80%)	$38,800	$970	$793	1.22
Median	$48,500	$1,213	$793	1.53
Moderate	$72,750	$1,819	$793	2.29

Source: Claritas by indicated year/ and State Multiple Listing Service

The Department of Economic and Community Development has suggested that communities consider options for affordable housing. Affordable housing can include manufactured housing, multi-family housing, government-assisted housing for very low, low and moderate income families, and group and foster care facilities. In addition, decreased unit sizes, smaller lot sizes, increased density, and reduced frontage requirements can contribute to a community's affordable housing stock.

4. ECONOMY

Alna's economy is very closely linked with, and is dependent on, overall economic conditions in the region, since so many Alna residents work outside the community (88%). Among those who do work in the community, a majority are self-employed in home-based businesses. There are no large businesses in Alna, but there are at least 60 known businesses in the community, many of which are part-time and/or one person businesses.

Employment Levels

As shown in Table 1, the labor force in Alna has remained relatively constant during the 10-year period from 1993 to 2002. The unemployment rate has fluctuated from a high of 9.1% in 1994, to a low of 2.8% in 1999. Table 2 shows that Alna's unemployment rate has been generally higher than that of Lincoln County, but generally not much different than the overall State unemployment rate.

Table 1
Alna Employment Levels 1993-2002

Year	Labor Force	Employed	Unemployed	Unemployment Rate
2002	246	235	11	4.5
2001	255	242	13	5.1
2000	258	248	10	3.9
1999	246	239	7	2.8
1998	235	226	9	3.8
1997	253	230	23	9.1
1996	250	235	15	6.0
1995	261	245	16	6.1
1994	246	226	20	8.1
1993	240	223	17	7.1

Source: Maine Department of Labor, 2004

Table 2
Local, County and State Unemployment Rates, by Percent

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Alna	7.1	8.1	6.1	6.0	9.1	3.8	2.8	3.9	5.1	4.5
Lincoln County	6.7	5.7	4.6	3.9	4.0	3.3	2.9	2.7	2.9	3.0
Maine	7.9	7.4	5.7	5.1	5.4	4.4	4.1	3.5	4.0	4.4

Source: Maine Department of Labor, 2004

Place of Work

According to the 2000 Census, of the 326 residents of Alna who reported their job locations, 38, or about 12%, were employed by businesses located in Alna (see Table 3). The remaining 288 or 88% of

the total, worked outside of town. The principal job locations outside of Alna were Bath (35 persons or 11%), Damariscotta (34 persons or 10%), and Wiscasset (54 persons or 17%). As shown in Table 4, there were 87 people in 2000 who reported working in Alna. Of these, 38, or 44%, lived in Alna.

Table 3
Place of Work - Alna Residents

Place	#	%	Place	#	%
Alna	**38**	**12**	Portland	10	3
Augusta	25	8	Waldoboro	12	4
Bath	35	11	Wiscasset	54	17
Brunswick	19	6	Other	99	30
Damariscotta	34	10	**Total**	**326**	**101**

Source: U.S. Census, 2000

Table 4
Residence of People who Work in Alna

Place	#	%	Place	#	%
Alna	**38**	**44**	South Bristol	2	2
Dresden	2	2	Washington	2	2
Edgecomb	2	2	Westport	3	3
Jefferson	12	14	Whitefield	9	10
Newcastle	6	7	Wiscasset	10	11
Nobleboro	1	1	**Total**	**87**	

Source: 1990 Census, 2000

Means of Commuting to Work

As shown in Table 5, a greater percentage of Alna residents (80.4%) drove alone to work by car, truck or van than at the County (76.5%) or State level (78.6%). Mean travel time to work for Alna residents (28.8 minutes) was higher than for Lincoln County (23.4 minutes) and the State of Maine (22.7 minutes). Approximately 7.4% of the workforce in Alna worked at home in 2000. Comparable figures for the County and State were 6.2% and 4.4%, respectively.

Table 5
Commuting to Work

	Alna		Lincoln County		Maine	
	#	%	#	%	#	%
Workers 16 and over	326	100	15,869	100	615,144	100
Car, truck or van – drove alone	262	80.4	12,141	76.5	483,317	78.6
Car, truck or van - carpooled	36	11.0	1,945	12.3	69,208	11.3
Public Transportation	-	-	39	0.2	5,217	0.8
Walked	2	0.6	603	3.8	24,700	4.0
Other Means	2	0.6	162	1.0	5,740	0.9
Worked at Home	24	7.4	979	6.2	26,962	4.4
Mean Travel Time to Work in minutes	28.8	-	23.4	-	22.7	-

Source: 2000 Census

Employment by Industry

Table 6 contains a breakdown of the labor force by industry for Alna, Lincoln County and the State of Maine as reflected in the 2000 Census. The breakdown for Alna is very similar to that for Lincoln County and the State, with a few notable exceptions.

Alna had a higher percentage of its residents employed in "construction" (12.7%) than the County (9.0%) and State (6.9%), and a lower percentage employed in "education, health and social services" (18.2%, versus 22.3% in the County and 23.2% statewide). The largest single employment category for Alna residents was "education, health and social services."

Table 6
Labor Force Employment By Industry – 2000

	Alna		Lincoln County		State	
	#	%	#	%	#	%
Agriculture, forestry, fishing, hunting, mining	6	1.8	1,044	6.4	16,087	2.6
Construction	42	12.7	1,450	9.0	42,906	6.9
Manufacturing	44	13.3	2,058	12.7	88,885	14.2
Wholesale trade	6	1.8	426	2.6	21,470	3.4
Retail trade	46	13.9	2,009	12.4	84,412	13.5
Transportation and warehousing, utilities	15	4.5	525	3.2	26,857	4.3
Information	8	2.4	340	2.1	15,294	2.5
Finance, insurance, real estate, rental and leasing	14	4.2	756	4.7	38,449	6.2
Professional, scientific, management, administrative	21	6.4	1,124	6.9	43,074	6.9
Educational, health, social services	60	18.2	3,613	22.3	144,918	23.2
Arts, entertainment, recreation, accommodation and food services	21	6.4	1,088	6.7	44,606	7.1
Other services (except public admin)	25	7.6	866	5.3	29,182	4.7
Public administration	22	6.7	898	5.5	27,871	4.5
Total	**330**	**100**	**16,197**	**100**	**624,011**	**100.0**

Source: 2000 Census

Employment by Occupation

Table 7 contains an occupational breakdown for Alna, Lincoln County and the State of Maine as reflected in the 2000 Census. The occupational breakdown for Alna differs somewhat from that of the County and State. Approximately 34.5% of Alna residents were employed in "Management, professional and related occupations" compared to County and State figures (31.7% and 31.5%, respectively). The percentage of Alna residents employed in "Sales and office occupations" (21.5%) was just about the same as the County figure (21.7%), but was less than the State figure (25.9%). Alna had a smaller percentage of its residents employed in "Farming, fishing and forestry" (1.2%) than in Lincoln County (5.1%), but roughly the same percentage as the State (1.7%).

Table 7 Labor Force by Occupation – 2000						
	Alna		Lincoln County		Maine	
	#	%	#	%	#	%
Management, professional and related	114	34.5	5,142	31.7	196,862	31.5
Service	53	16.1	2,501	15.4	95,601	15.3
Sales and office	71	21.5	3,522	21.7	161,480	25.9
Farming, fishing and forestry	4	1.2	830	5.1	10,338	1.7
Construction, extraction, maintenance	41	12.4	2,066	12.8	64,064	10.3
Production, transportation, material moving	47	14.2	2,136	13.2	95,666	15.3
Total	**330**	**100**	**16,197**	**100**	**624,011**	**100.0**

Source: 2000 Census

The U.S. Census provides another way to view the workforce, and that is by class of worker. The breakdown shown in Table 8, as reported in the 2000 Census, is different for Alna, Lincoln County and the State of Maine. The biggest difference may be that Alna had a higher percentage of "private wage and salary workers" (68.8%) than the County (65.8%), but a smaller percentage than the State (75.9%).

Table 8 Class of Worker						
	Alna		Lincoln County		Maine	
	#	%	#	%	#	%
Private wage and salary workers	227	68.8	10,656	65.8	473,794	75.9
Government workers	47	14.2	2,595	16.0	90,388	14.5
Self employed workers in own not incorporated business	56	17.0	2,867	17.7	58,153	9.3
Unpaid family workers	-	-	79	0.5	1,676	0.3
Total	**330**	**100**	**16,197**	**100**	**624,011**	**100**

Source: 2000 Census

Income Levels

As shown in Table 9, median household income in Alna ($43,125) was significantly higher than it is in Lincoln County ($38,686) and the State ($37,240). Alna has a smaller percentages of its households(6.9%) in the "less than $10,000" income category than the other two jurisdictions (8.3% and 10.3%, respectively), and a smaller percentage of people living below the poverty level (6.3%) than in the County (10.1%) or State (10.9%).

Table 9 Household Income in 1999						
	Alna		Lincoln County		Maine	
	#	%	#	%	#	%
Less than $10,000	18	6.9	1,174	8.3	53,259	10.3
$10,000 - $24,999	58	22.1	3,132	22.1	115,864	22.4
$25,000 - $49,000	84	32.0	5,003	35.3	168,462	32.5
$50,000 - $99,999	94	35.9	3,757	26.6	143,764	27.8
$100,000 - $199,999	8	3.1	909	6.5	30,214	5.8
$200,000 or more	-	-	195	1.4	6,809	1.3
Total	262	100	14,170	100	518,372	100.1
Median household income	$43,125	-	$38,686	-	$37,240	-
Persons below poverty	43	6.3	3,375	10.1	135,501	10.9

Source: 2000 Census

Income Sources

As shown in Table 10, about 81.3% of the households in Alna reported income from earnings, with mean earnings of $43,973 – about the same as the County mean ($43,751) but less than the State figure ($46,990). A little less than a quarter of Alna's population (24.8%, compared to 32.7% at the County and 29.9% at the State level) reported income from social security, while 14.5% reported receiving retirement income. In Alna, the mean social security income was $11,004 and the mean retirement income was $14,319 (lower than the County figure of $16,947 and the State figure of $15,211).

Table 10 Income Sources						
	Alna		Lincoln County		Maine	
	#	%	#	%	#	%
With earnings	213	81.3	10,923	77.1	406,912	78.5
Mean earnings (dollars)	$43,973	-	$43,751	-	$46,990	-
With social security Income	65	24.8	4,638	32.7	149,727	29.9
Mean social security Income	$11,004	-	$11,226	-	$10,569	-
With Supplemental Security Income	8	3.1	490	3.5	23,712	4.6
Mean Supplemental Security Income	$6,863	-	$6,141	-	$6,084	-
With public assistance income	5	1.9	461	3.3	24,918	4.8
Mean public assistance income	$580	-	$1,325	-	$2,173	-
With retirement income	38	14.5	2,968	20.9	90,049	17.4
Mean retirement income	$14,319	-	$16,947	-	$15,211	-

Source: 2000 Census

5. NATURAL RESOURCES

Topography

Alna is located in the transitional area between the Midcoast region and the upland hills. Consequently, elevations range from sea level to over 300 feet. Numerous ridges, a result of glaciation, generally run north-south. From the Sheepscot River, which dominates the local geography, the land rises between 200 to 250 feet. In the central region of town, elevations drop to 100 to 150 feet. This is part of a continuous highland that separates the interior of the town from the Sheepscot River. Important drainage into the river is confined to Station House and Trout Brooks. To the west, the land rises again to an area of hills and chains of high bogs. It is here, above Dresden Bog, on the town line with Wiscasset, that the high point of 360 feet is found.

Development has historically followed the lower elevations associated with the Sheepscot River and along the ridges traversed by the West Alna Road and Route 218.

Land Cover

The following table contains a summary of major land cover types found in Alna. The predominant land cover type in Alna is forest land.

Approximate Land Cover – Town of Alna

Cover Type	Acres	Percent
Forest	11,683	80
Developed	673	5
Open Space	365	3
Agriculture	936	6
Surface Water	427	3
Utilities	273	2
Gravel Pits	119	1
Total	14,476	100

Source: United States Geological Survey (U.S.G.S.) quadrangle maps, 7.5 minute series, 1:24,000: Wiscasset, Pittston, Damariscotta and Whitefield

Geology

Bedrock Geology. The bedrock that underlies Alna at a depth of zero to over 200 feet is an assortment of granodiorite that cooled slowly from molton rock sometime between 360 and 408 million years ago; and sediments, some of which were deposited more than 438 million years ago and then altered under great pressures and temperatures to their current form (so called "metasediments"). The vast majority of Alna is underlain by one particular bedrock type known as the "Cape Elizabeth formation". This ancient metasediment is extensive, and forms an almost continuous band of rock that strikes northeast from an area south of Portland, through this region, and ends in Orrington. It was originally a series of sandstones, silt stones and mud stones that were transformed with heat and pressure into the rocks that we see today. Two good exposures of Cape Elizabeth formation can be found below the Puddledock

bridge and at the end of Nelson Road at the drainage of the Barth's pond. A younger metasediment, the "Bucksport Formation," can be found abutting the Cape Elizabeth Formation to the east, and forms most of Golden Ridge. This Bucksport Formation differs from Cape Elizabeth Formation compositionally in that it was derived from limy sediments and therefore has more calcium-rich minerals. A bedrock well drilled into this formation would therefore be likely to have harder water than from a well drilled into the Cape Elizabeth Formation.

Alna's landscape is heavily influenced by the underlying bedrock topography. Most of the hills and lowlands trend northeast-southwest and are controlled by the Cape Elizabeth Formation's accordion-like folding that occurred in a mountain-building event. This folding occurred while the rocks that we can see today were kilometers underground. In western-most Alna, this rock was intruded by molton magma which cooled forming a large block of granodiorite. This massive and relatively hard rock resisted erosion and forms many of the highest elevations of Alna as well as Blinn Hill in Pittston.

Surficial Geology. Following the various mountain building events and igneous activity that formed our bedrock, the land has seen a huge amount of slow destruction and removal of rock and soils. Multiple glacial periods have shaped and reshaped the region; the last one of which ended about 12,000 years ago. Sometime between 14,000 and 13,000 years ago the glacier retreated northward over (region we now call) Alna leaving east-west oriented deposits of unsorted sediments, known as "end moraines." Many of these unsorted deposits cannot be seen at the ground surface as much of the town has been covered with fine grained sediments stemming from a subsequent incursion of the ocean. The tremendous weight of the glacier had depressed the land below the sea-level and a shallow sea encroached inland as far as the present day location of the town of Norway, before the land started to rebound. This shallow sea provided the environment for the deposition of the grey-to-blue silts, sands, and clays that cover much of Alna. The town's sand-and-gravel deposits have their origins in both the sediments transported directly by the glacier and by the sediments deposited in the shallow water after the ocean encroached. One exception to this is the deposit actively being worked by Crooker in the Whitefield plains. This deposit was formed by a glacial stream which was able to sort the sediments in the meltwater channels and deposit them along their banks, reworking them as the stream meanders migrated back and forth.

Soils

Soils are a basic resource of major importance to land use activities. They are the underlying material upon which roads, buildings, and septic systems are developed. They are also the essential medium for agriculture and forestry. There are many different soil types, each with differing opportunities and limitations for any given land use.

Introduction to Soil Types. Over thousands of years, the soils in Alna have been formed through the action of climate, slopes and vegetation on glacial outwash, glacial till, and ledge. Variations in these factors cause soil properties to vary from place to place on the landscape. These variable properties include color, texture, structure, drainage characteristics, erodibility, depth to bedrock, and depth to water table, among other characteristics. Because of these variations, there are many different soil types, sometimes called soil series, which have been identified, described in terms of their properties, and mapped by the U.S. Department of Agriculture's Soil Conservation Service (now known as the Natural Resource Conservation Service, or NRCS). Each soil type or series has a different suitability for any of the many possible land uses for which it might be used or developed. For instance, some soils are well suited for septic systems, while others are marginally suitable and still others are not at all suitable. Similarly, different soil types have varying fertility for agriculture and forestry.

Soils and Their Role in Supporting Development. The Natural Resources Conservation Service (NRCS) has developed a system to assess the relative suitability of each soil type for development. The Soil Development Potentials Rating System for septic systems in Lincoln County, Maine, rates all soil types found in Alna for septic systems as having very high, high, medium, low, or very low potential.

A rating of Very Low does not necessarily mean that the intended use cannot occur on that soil. It does mean, however, that severe limitations may exist and corrective treatment may be necessary to overcome them. The fewest limitations apply to development with soils rated Very High or High. The Soil Development Potentials map for the Town of Alna shows the distribution the different ratings within the Town.

These town-wide map interpretations do not eliminate the need for on-site sampling, testing and study of other relevant conditions when development is proposed. Pockets of suitable or unsuitable soils may be present even though the town-wide medium intensity soil survey that is the source information for the town wide maps may indicate otherwise.

The areas of Alna with the highest concentrations of soils with medium to high potential for septic systems include:

Route 194 north of Head Tide
Hollywood Boulevard
Egypt Road
Route 218 in the vicinity of Dock Road and from about the Town Office to Wiscasset
West Alna Road – most areas
Rabbit Path Road – a segment east of Bailey Road, south of 218
Lothrop Road – most portions
Cross Road – most portions

Prime farm Land. The NRCS has identified certain soils as prime agricultural soils and additional (agricultural) soils of statewide importance. These soils, within Alna and the nation, are irreplaceable, finite and dwindling resources. They have evolved over thousands of years. Once they have been developed, they cannot be reclaimed for agricultural production. In an age when the economics of agricultural production make farming a marginal and struggling operation, it makes little sense to sacrifice such soils to development when less productive soils are available for development. We may need our best agricultural soils for their fertility and productivity over the long term. In Alna, the most common prime agricultural soils and their identifying symbols on the soils map include Boothbay silt loam (BoB), Buxton silt loam (BuB), Eldridge fine sandy loam (EgB), Lovewell very fine sandy loam (Le), and Peru fine sandy loam (PaB).

Prime agricultural soils are often located on gently sloping upland areas and are also the least expensive to develop. There are also some areas of prime agricultural soils located in and adjacent to the floodplains in low-lying areas. These latter prime agricultural soils, in contrast to upland prime agricultural soils, have low or very low soil development potential for septic systems, and may therefore be less subject to development pressures.

Currently the Town has no mechanism or program in place that is designed to help protect these soils as an important natural resource from being lost to development. There are a variety of regulatory and non-regulatory options for protecting prime agricultural and additional soils of statewide importance.

The Town of Alna will need to decide in its planning process whether and to what degree it wishes to exercise these options to protect these soils.

Erosion and Sedimentation. Common land use and development practices, including agriculture, site development and timber harvesting, can often increase erosion, with consequent increases in sedimentation and the loss of valuable topsoil. Eroded sediment and topsoil can clog culverts, storm drains and ditches. For agricultural soils, poor soil conservation practices that allow excessive erosion of both topsoil and with it, fertility. The Town of Alna has not included erosion and sedimentation control requirements in its Subdivision and Site Plan Review Ordinance.

Watersheds

As shown in the table below, Alna is divided into two main watersheds that feed the Eastern and Sheepscot Rivers. The Eastern River watershed (6% of Alna) is subdivided into two drainage areas. The first runs northwest from Palmer Meadow to Palmer Brook through the Town of Pittston. The second (Pinkham Pond) feeds into the Dresden Bog and ultimately to the Eastern River through the Town of Dresden. The larger and more significant watershed (94% of Alna) is a collection of numerous streams and brooks which empty entirely into the Sheepscot River.

Summary of Watersheds
Town of Alna

Name	Acres	Percent
Sheepscot River		
Sheepscot South	839	6
Puddle Dock	195	1
Head Tide	902	6
Sheepscot North	251	2
Culvert Pond Brook	365	3
Ben Brook	890	6
Trout Brook	5,500	38
Station House Brook	1,201	8
Numason Brook	1,100	7
Nelson Brook	533	4
Spring Brook	570	4
Mill Creek*	1,258	9
Eastern River		
Pinkham Pond**	614	4
Palmer Meadow***	258	2
Total	14,476	100

*Flows through Wiscasset to the Sheepscot River
** Flows through Dresden to the Eastern River
***Flows through Pittston to the Eastern River

Source: 1991 draft Comprehensive Plan

The Sheepscot River

The Sheepscot River is not only an important asset to the communities through which it passes, but also to the State and the Nation. The Maine Department of Conservation has classified the Sheepscot as a class "A" river. Class A rivers possess a composite of natural and recreational resource values of greater-than-state significance.

Contributing to the Sheepscot River's outstanding rating are the following characteristics:

Geologic – A unique set of reversing falls located in the tidal channel below the village of Sheepscot.

Ecologic – The river contains the northernmost natural oyster population in the United States. It also supports regionally significant salt marsh/meadow habitats of 600 or more acres.

Scenic – The river possess a unique combination of land, water, vegetation and cultural elements.

Anadromous fish – The river is the southernmost of Maine's six self-sustaining Atlantic sea-run salmon rivers. It also provides habitat for the Short Nosed Sturgeon, an endangered species. Other species include Rainbow Smelt, American Shad and Striped Bass.

Inland fish – From Head Tide to Sheepscot Lake, the river is a high quality Brook Trout and land locked salmon fishery. The segment is rated as the highest priority mid-coastal fishery by Maine fishing interests.

Boating – The Sheepscot offers a variety of spring run-off boating trips. Smooth water touring predominates, but there are a total of two miles of Class II and III rapids. The dam at Head Tide is a popular take-out spot for river enthusiasts.

Historic – River-related sites on the National Register of Historic Places are present in Edgecomb, Alna, Wiscasset and Head Tide.

Sources: U.S.G.S. Quadrangle Maps, Departments of: Inland Fisheries and Wildlife, Marine Resources and the State Planning Office maps, 1"=4,000' and local knowledge.

The following is a summary of water quality classifications for the entire Sheepscot River basin as set forth in State law:

Sheepscot River, main stem

1) From its origin in Montville to Sheepscot Lake – Class A
2) From Sheepscot Lake to Route 17, Class B
3) From Route 17 to tidewater – Class AA

Sheepscot River tributaries – Class B unless otherwise specified

1) West Branch of the Sheepscot River, main stem, from the outlet of Branch Pond to its confluence with the Sheepscot River – Class AA

2) Trout Brook – Class A
3) Choate Brook – Class A
4) Weaver Brook – Class A
5) Ben Brook – Class A
6) Finn Brook – Class A
7) Hewitt Brook – Class A
8) Dearborn Brook – Class A
9) Culvert Pond Brook – Class A

All estuarine and marine waters lying within the boundaries of the State and which are not otherwise classified are Class SB waters.

Groundwater

The residences and businesses in Alna must rely on their own individual water supplies as Alna has no municipal system. According to the 2004 town survey 85% of residences utilize bedrock wells as their primary source of water. There are also many dug wells in town though the majority of these are not primary sources of water. The Maine Geologic Survey has compiled information on most of the bedrock wells drilled since 1988. These wells' depths range between 80 and 500 feet deep and they yield from less than one to an estimated 100 gallons per minute. There is no obvious pattern in distribution of these higher yielding wells though three wells which all yield over 5 gallons per minute are located in the vicinity of the narrow gauge railway and Cross Road.

Water quality from these bedrock wells can be quite good though typical complaints include high iron and manganese levels which lead to staining of laundry and porcelain, and some moderate levels of water hardness. Of particular concern in bedrock wells in this part of Maine are elevated Arsenic levels. The Maine Department of Human Services (DHS) has established a drinking water standard for arsenic of 10 parts per billion. Wells that are most at risk include those with a high sulfur concentration and an elevated pH (ie Alkaline). There are a number of laboratories in the area that will analyze for arsenic, for a nominal fee.

The compiled well drilling data also reports that the thickness of sediments over the bedrock range between no soil at all to 211 feet of thickness. Thicker sections (25 to 100 feet) include an area along the river and Rte 194 southeast of Head Tide, and an area in Alna Center between the Alna Store and the firehouse. The location of thickest soils noted in this well database was in South Alna along Rte 218 where 211 feet of soils were recorded. Notably the Alna land associated with the Harry Crooker sand and gravel pit is quite thin in comparison, generally trending towards 10 to 40 feet deep. It is however the only Alna sediment that is identified by the Maine Geologic Survey as a "significant sand and gravel aquifer." This area is described as having yields generally greater than 10 gallons per minute (MGS open file 99-17), but it has been extensively mined.

The chief complaint of dug well users is often unreliable summer supplies, and bacterial contamination. A higher level of vigilance is often needed by dug well users to protect their supplies from contamination and to conserve their supplies.

There are many potential sources of groundwater contamination in town. The most universal contaminant that all homes and wells must be designed to mitigate is septic wastes. Other more industrial pollutants are also a danger in Alna. The following is a table of spills that have been reported to the DEP's Bureau of Hazardous Material and Solid Waste control.

DEP spill No. Description

A-379-1987	Unknown spill, Dennis Phillips responder
A-423-1988	Auto accident on W. Alna Rd. (3 gal. waste oil lost)
A-17-1990	Elizabeth Emery, Water analysis/ complaint (gasoline)
A-523-1990	30 gal. diesel release from Harry Crooker and Sons
A-361-1992	Marsh Sheen complaint by Judy Paine
A-209-1996	Geniva Seigars kerosene spill, no drinking water supplies affected
A-497-1997	>100 gal. kerosene spill from Erskine Hall
A-119-1999	CMP transformer oil spill on Egypt Rd. Oil contained 130 ppm PCB. Approx. ½ pint lost.
A-530-1999	Small spill of #2 fuel oil at Harrington Residence during delivery (Coal Pit Road)
A-305-2000	Small amount of oil spilled from blue pick up truck at the corner of Cross and W. Alna Rd.
A-444-2000	Transformer oil spill from Pole #1 on Whitefield Rd. to pavement
A-461-2000	Transformer oil spill from pole #11.5 on the Bog Rd.
A-595-2000	Minor kerosene leak at Judith Greenleafs
A-524-2001	Fire at Judith Fossels, spill of #2 fuel oil
A-652-2001	Heating oil release at Peter Thomas residence on Golden Ridge Rd.
A-815-2001	Transformer oil (½ gal.) spill from pole #3 Route 218
A-388-2002	Well pump oil spill at Susan Marcus residence
A-521-2003	Oil delivery truck and School bus collide in Head Tide, approx. 100 gallons of #2 fuel oil lost. Clean up good thanks in part to AVFD
A-668-2003	Minor release of kerosene at 236 Alna Rd.

It is remarkable how few spills have been reported in Alna. Many towns in Lincoln County would have this many spills every two years. It is also remarkable that for the most part these spills have been fairly minor, as compared to spills in nearby towns that have resulted in whole neighborhoods being contaminated with petroleum.

There are a number of small businesses that pose an increased risk for causing surface spills of petroleum. These businesses largely involve the maintenance and repair of engines. All registered underground storage tanks that dispense petroleum in Alna have been removed according to the Maine DEP. Potential municipal sources of pollution include the sand and salt storage located near the Nelson Brook and the closed town solid waste facility located adjacent to Trout Brook.

In recent years the Board of Selectmen have had to deal with a number of automobile graveyard complaints. Automobile graveyards are nominally regulated by Maine towns and not by the State DEP. Alna has not written any automobile graveyard ordinances and uses the definitions and registration rules that are defined by the state. "Automobile graveyards" are defined as a yard, field or other area used to store 3 or more unregistered or uninspected motor vehicles, or parts of vehicles. "Automobile graveyard" includes an area used for dismantling, salvage, and recycling operations. (From State Title 30-A, Chapter 183, Subchapter 1).

Wetlands

Wetlands are considered those areas where water is the primary factor controlling the plant and animal life found there. Although often overlooked as simply unbuildable land, wetlands play a significant role in the overall ecological balance of the environment. Wetlands provide many functions beneficial to humans. They serve as both seasonal and year round habitat for a wide number of species, often having high densities of individuals indicating a healthy ecosystem. They act as natural sponges, absorbing large quantities of run-off to be released slowly later. They also filter the run-off, removing silt, contaminants and other pollutants.

Based a review of the National Wetlands Inventory maps, there are numerous wetland areas in Alna that comprise approximately 10% of the Town. They are located throughout the community, with the greatest concentrations west of West Alna Road and south of Bailey Road, and in the area east of West Alna Road extending north and south of Cross Road. One wetland is located along the Alna/Dresden line, and is part of the Dresden Bog which covers over 300 acres.

Because wetlands are ecologically important in all the ways described above, and because they are vulnerable to filling, dredging, draining or other alterations in order to make them suitable for or supportive of development, these activities are regulated at federal, state and local levels of government. The Army Corps of Engineers (ACE) and the Maine Department of Environmental Protection (DEP) regulate activities in wetlands of all sizes.

There is one type of wetland that is not shown on the wetland map because there is no published source of information to document its locations. That type of wetland is called a vernal pool. Vernal pools occur on the forest floor in the early to middle weeks of spring. They are inherently temporary lasting for only a few weeks each year. These pools are fed by melting snow at the time of year when the water table is generally at its highest. They play critical roles in the life cycles of many species including the wood frog, the spotted salamander, the blue-toed salamander and the spotted turtle.

The Maine Department of Inland Fisheries and Wildlife is gradually creating an inventory of vernal pools. The Maine Audubon Society has created a manual for volunteers, possibly including classes of school children, to use for creating a local inventory of vernal pools.

Floodplains

Floodplains are lowland areas bordering surface waters, streams and ponds that are subject to seasonal or periodic flooding. When undeveloped, floodplains usually provide for the temporary storage of large amounts of water and also are important habitat for wildlife, supporting a variety of reptiles, mammals, waterfowl and songbirds.

The National Flood Insurance Program is administered by the Federal Emergency Management Agency (FEMA). The program has been designed to provide flood insurance for existing properties and to discourage additional development within the 100-year floodplain. A 100-year flood is a flood that has one chance in 100 of being equaled or exceeded in any one year period. When a community joins the Flood Insurance Program, property owners in floodplain areas are able to obtain flood insurance at subsidized rates.

FEMA has conducted detailed flood studies in communities that have joined the Flood Insurance Program. In general, these studies have established flood elevations, at least along major water bodies.

FEMA has not conducted a detailed flood study in Alna because the Town did not join the program until 2004. FEMA's current maps for Alna were prepared in 1975, based on interpretations of topographic maps. The 1975 maps, which are very generalized in nature, show floodplains along the Sheepscot River and along the lower elevations associated with Alna's numerous streams and brooks including Trout Brook, Ben Brook, Culvert Brook and their tributaries (see map). Floodplains comprise approximately 20% of the Town. There are only a few homes and accessory buildings located in these floodplains, nearly all along the Sheepscot River.

Wildlife Habitat

Beginning with Habitat Program. A number of State agencies and conservation organizations are working together to secure Maine's outdoor legacy through a program called "Beginning with Habitat." The program is a habitat-based landscape approach to assessing wildlife and plant conservation needs and opportunities. The goal of the program is to maintain sufficient habitat to support all native plant and animal species currently breeding in Maine by providing each Maine town with a collection of maps and accompanying information depicting and describing various habitats of statewide and national significance found in the town. These maps provide communities with information that can help guide conservation of valuable habitats.

The agencies participating in the Beginning with Habitat program include the Natural Areas Program of the Department of Conservation, the Department of Inland Fisheries and Wildlife, the Maine Audubon Society, the State Planning Office, the United States Fish and Wildlife Service, and the Maine Cooperative Fish and Wildlife Service.

Types of Habitat in Alna. The Beginning with Habitat Program has identified three general types of habitat in Alna:

1. Riparian habitat. Riparian habitat is the transitional zones between aquatic habitats and wetlands and dry or upland habitats and includes the banks of shores and streams, rivers, ponds and lakes, and the upland edge of wetlands. Riparian habitat provides habitat for many plants and animals occurring in Maine. Towns have the opportunity to protect a large portion of riparian habitat simply by fully enacting and enforcing Maine's shoreland zoning provisions. This includes a 75-foot buffer around larger streams and a 250-foot buffer around rivers, lakes, ponds and non-forested wetlands greater than 10 acres. There are extensive areas of riparian habitat in Alna, most notably along the Sheepscot River beginning in the far northern part of town at the Alna/Whitefield line, and extending along the entire length of the Alna/Newcastle border. Other riparian areas are located along the Town's brooks and streams, around major wetland areas, and around Pinkham Pond.

2. Large habitat blocks. Large habitat blocks provide habitat for certain plants and animals not already included in riparian habitat (number 1, above) or high value habitats (number 3, below). Large habitat blocks are relatively unbroken areas of habitat which includes forest, grassland/agricultural, water or wetlands. "Unbroken" means that the habitat is crossed by few roads, and has relatively little development and human habitation. Large habitat blocks do not include the area of land within 500 feet of improved roads and developed areas.

   These blocks are especially important to species with large home ranges, such as bobcat, and other species such as the black-throated blue warbler, who may have small home ranges but

will only be successful over the long term in larger habitat blocks. Large blocks are also more likely to include a wider diversity of species than smaller blocks.

Blocks between one and 19 acres are home to species typical of urban and suburban landscapes (e.g. raccoons, skunks, squirrels). Blocks of 250 acres begin to provide habitat for area-sensitive birds that are uncommon in smaller forests and grasslands such as the veery and scarlet tanager and the grassland species upland sandpiper and grasshopper sparrow. Moose, bald eagles, goshawks and similar species usually require 500 to 2,500 acres while blocks greater than 2,500 acres may hold the full complement of species expected to occur in Maine.

There are a number of large habitat blocks in Alna including:

1) The area west of West Alna Road and south of Rabbit Path/Bailey Road – 8,201 acres (extends into Dresden and Wiscasset);

2) The area between Route 218 and the West Alna Road and north of Cross Road – 1,442 acres;

3) The between Route 218 and the West Alna Road and south of Cross Road – 1,392 acres (extends into Wiscasset)

4) The area east of Route 218 and extending beyond the Sheepscot River and north of the Cross Road - 2,424 acres (extends into Newcastle); and

5) The area east of Route 218 and extending beyond the Sheepscot River and south of the Cross Road – 3,489 acres (extends into Newcastle, Wiscasset and Edgecomb)

3. High value plant and animal habitats. High value plant and animal habitats include rare plant locations, rare or exemplary natural communities, essential and significant wildlife habitats, and rare animal locations (for endangered species and species of special concern), as identified and mapped by the Natural Areas Program and the Department of Inland Fisheries and Wildlife. High value habitat for United States Fish and Wildlife Service priority trust species is also included. Several of these habitats are offered some degree of protection under state law but may warrant further local protection. High value plant and animal habitats in Alna include the following:

Rare plant locations (field verified within the past 20 years). These include plant species that are of special concern in Maine:

1. Horned Pondweed – located in a small wetland area on the Sheepscot River opposite Alna Center
2. Estuary Bur-marigold and Parker's Pipewort – located along the Sheepscot River near Dock Road;
3. Pygmyweed and Mudwort – located along the Sheepscot River just south of where it meets the Alna/Newcastle line

Rare animal locations (field verified within the past 20 years). These include plant species that are of special concern in Maine:

1. Brook Floater – located in the Sheepscot River at Head Tide

2. Wood Turtle – located near the Sheepscot River near the Alna/Whitefield border

Essential wildlife habitats. These are areas that are protected by Maine's Endangered Species Act. They include areas currently or historically providing physical or biological features essential to the conservation of an endangered or threatened species in Maine and which may require special management considerations. Alna's single essential habitat includes a bald eagle habitat located at the extreme southeastern corner of the Town, but primarily in Newcastle.

Significant wildlife habitats. These are habitats of State significance that are protected by Maine's Natural Resources Protection Act. Significant wildlife habitats in Alna include:

1. Waterfowl and wading bird habitats. These exist along the Sheepscot River and in the Town's wetland areas. The most significant of these is a high value waterfowl and wading bird habitat located southeast of Pinkham Pond, south of Bailey Road and west of Lothrop Road. Another high value area is located just south of the Alna/Jefferson line.

2. Deer wintering areas. The largest deer wintering area is located west of West Alna Road and south of Lothrop Road. Others include an area along Trout Brook, an area along the Golden Ridge Road, an area near the Alna/Whitefield/Jefferson line, an area west of Route 218 and south of the Cross Road, and an area along Ben Brook.

3. Tidal waterfowl/wading bird habitat. These areas are located along the Sheepscot River from the southeastern border of the Town north to a small wetland area just opposite Alna Center.

Salmon Habitat. Salmon spawning and rearing habitat exists along Trout Brook, Ben Brook and the Sheepscot River from Trout Brook northward.

Fisheries habitat. The Sheepscot River contains over 3,100 acres of important nursery and spawning habitat for the atlantic salmon. The Atlantic Sea Run Salmon Commission (ASRSC), which monitors salmon habitats in Maine rivers, has divided the Sheepscot into two sections:

1. Alna/Whitefield town line to the Head Tide Dam

2. Head Tide Dam to the point of tidal influence.

The following table provides approximate acreages for both the nursery and spawning habitats in these sections of the river:

Atlantic Sea Run Salmon Habitat			
River Section	**Nursery Habitat**	**Spawning Habitat**	**Total***
1	1,469 acres	380 acres	1,525 acres
2	1,467 acres	702 acres	1,620 acres
Total	2,963 acres	1,082 acres	3,145 acres

- The "total" column is not the sum of the two categories due to overlap between the two habitats.

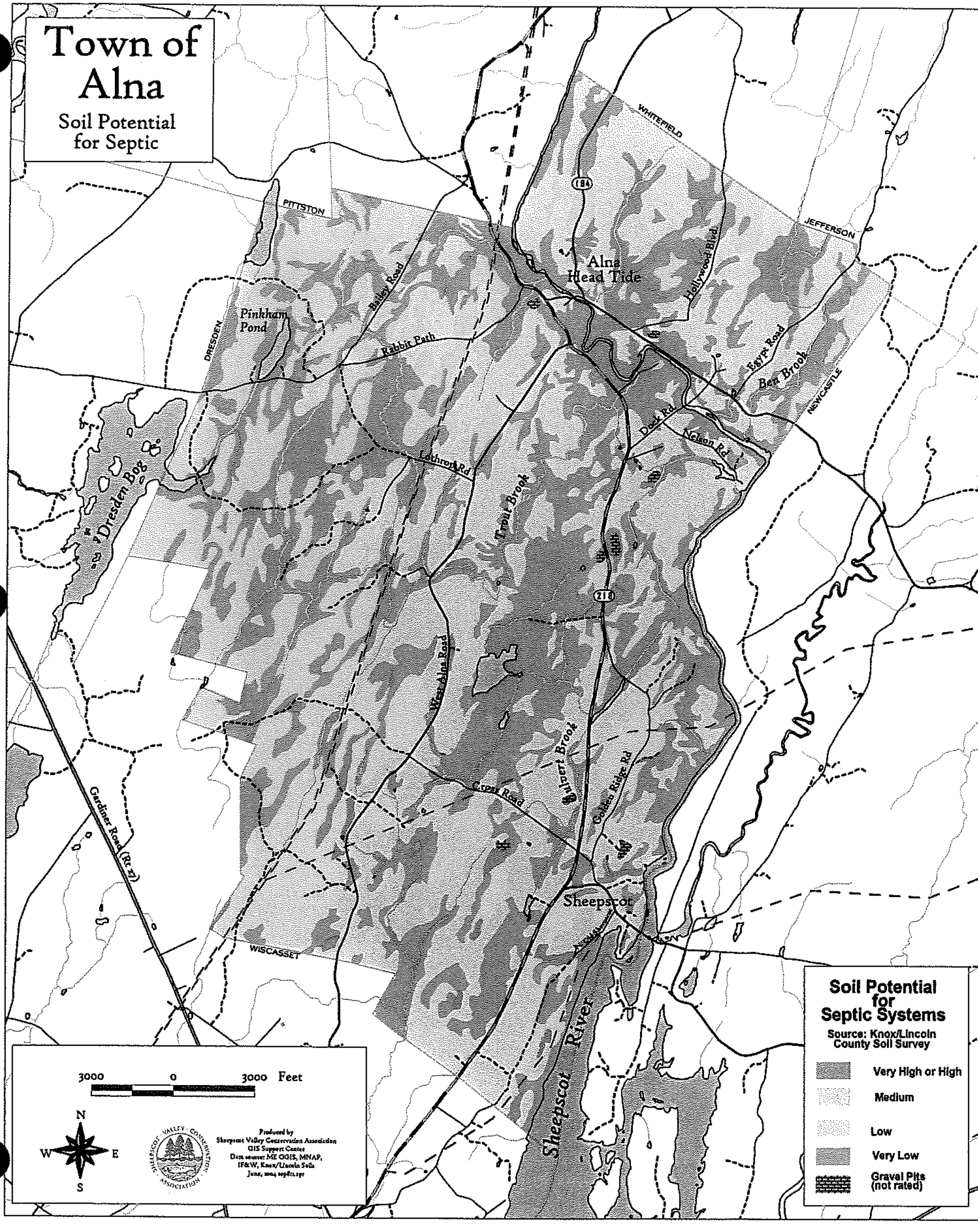
Overall, the Town of Alna contains 30% of the nursery habitat and 28% of the spawning habitat for the entire Sheepscot River watershed. The quality of habitats in lower sections of the watershed is less than what is found in the upper river sections. The entire reach in Alna is estimated by the ASRSC as having a production capacity of one atlantic salmon smolt per 100 square yards of habitat as compared with 2-3 smolts per same unit area in better habitats upriver. This represents approximately 22% of the total smolt production capability of the Sheepscot River.

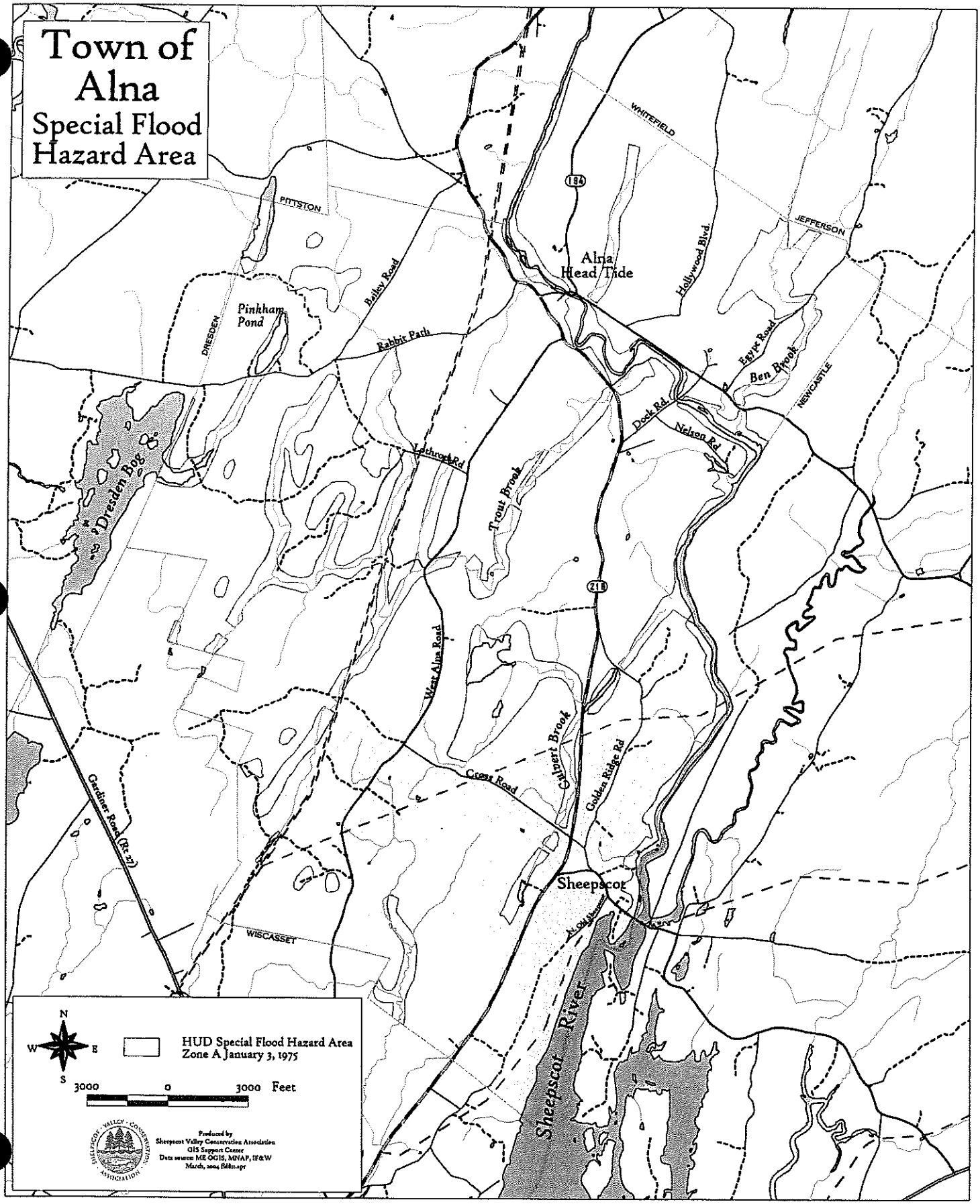
Sources: U.S.G.S. Quadrangle Maps, Departments of: Inland Fisheries and Wildlife, Marine Resources and the State Planning Office maps, 1"=4,000' and local knowledge.

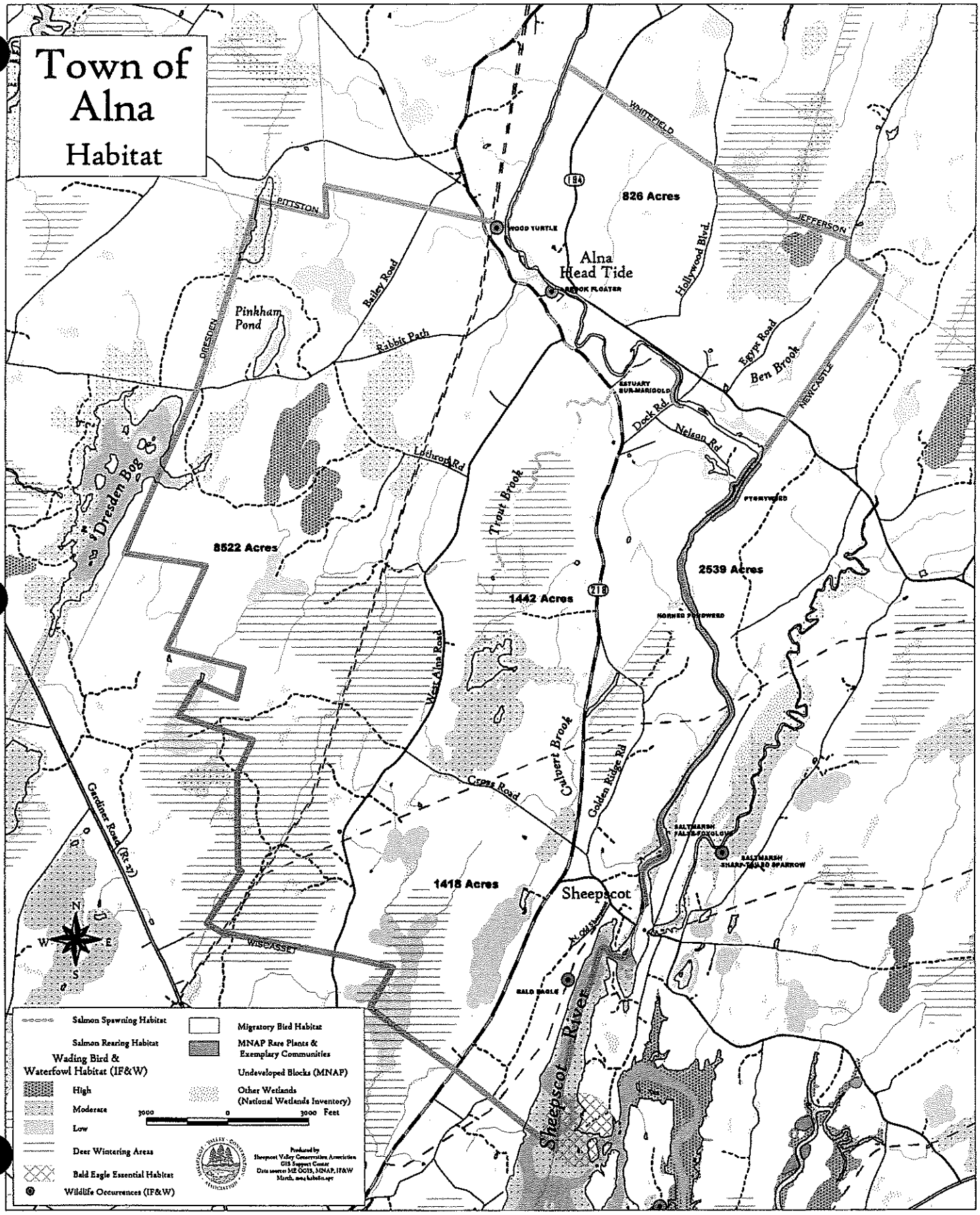
Marine Resources

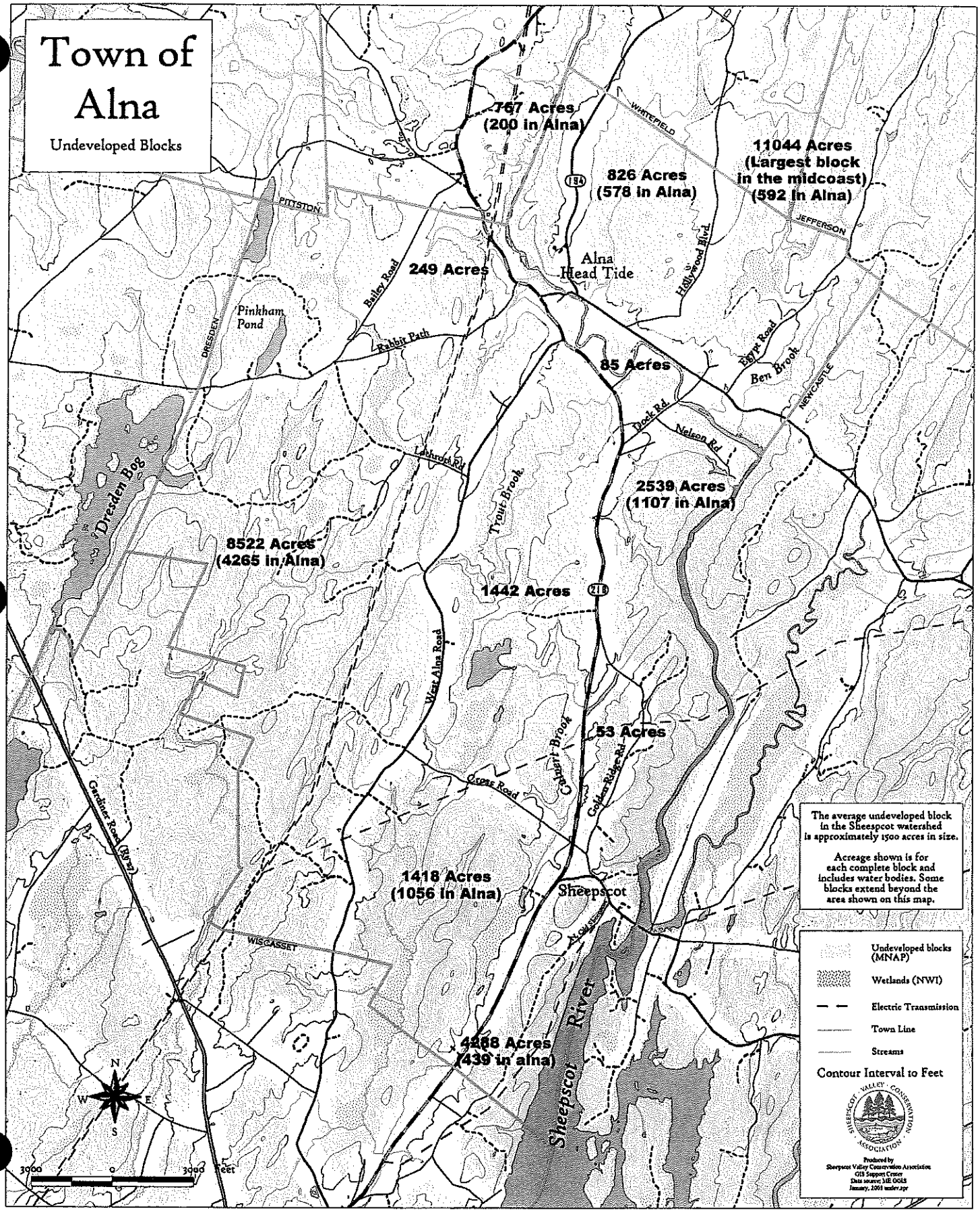
Alna has no ports or harbors. However, small boats may be launched at Puddle Dock and Head Tide on the Sheepscot River. There are no shoreland areas identified within the community as suitable for water-dependent uses. Similarly, there are no mooring/berthing facilities available to either the commercial or recreational industries. The Sheepscot River does have tidal flats that are important for waterfowl and clam flats. These areas are located downstream from Dock Road.

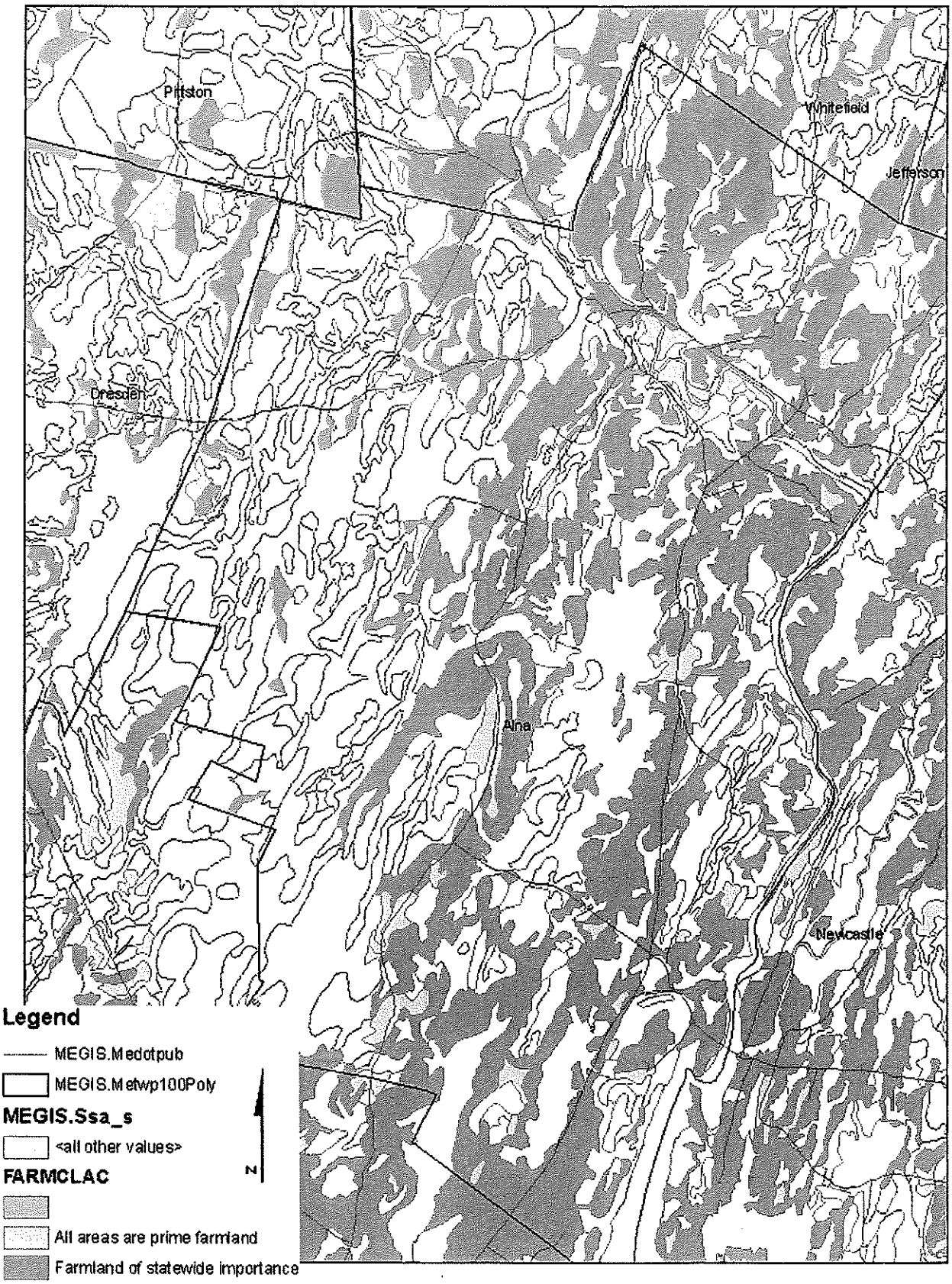
Based on data obtained from the Department of Marine Resources, there are 10 people in Alna who hold 11 licenses issued by the Department including eight for marine worm digging, one lobster/crab class II, one lobster/crab non-commercial, and one sea urchin-diver.


Town of Alna
Soil Potential for Septic
Soil Potential for Septic Systems
Source: Knox/Lincoln County Soil Survey
Very High or High
Medium
Low
Very Low
Gravel Pits (not rated)
3000 0 3000 Feet
N
S
W
E
WHITEFIELD
PITTSTON
JEFFERSON
DRESDEN
NEWCASTLE
WISCASSET
Alna Head Tide
Pinkham Pond
Dresden Bog
Bailey Road
Rabbit Path
Hollywood Blvd
Egypt Road
Ben Brook
Dock Rd
Nelson Rd
Lothrop Rd
Trout Brook
West Alna Road
Cross Road
Culvert Brook
Golden Ridge Rd
Gardiner Road (Rt 27)
Sheepscot
Sheepscot River
194
218


Town of
Alna
Special Flood
Hazard Area
WHITEFIELD
PITTSTON
JEFFERSON
Alna
Head Tide
Hollywood Blvd
Bailey Road
Pinkham
Pond
DRESDEN
Rabbit Path
Egypt Road
Ben Brook
NEWCASTLE
Dock Rd.
Nelson Rd.
Dresden Bog
Lothrop Rd.
Trout Brook
West Alna Road
Gilpert Brook
Golden Ridge Rd.
Crest Road
Gardiner Road (Rt. 27)
Sheepscot
WISCASSET
Sheepscot River
N
W
E
S
HUD Special Flood Hazard Area
Zone A January 3, 1975
3000
0
3000 Feet
Produced by
Sheepscot Valley Conservation Association
GIS Support Center
Data sources: ME OGIS, MNAP, IF&W
March, 2004 Alnamap


Town of Alna
Habitat
826 Acres
Alna Head Tide
Pinkham Pond
Dresden Bog
8522 Acres
1442 Acres
2539 Acres
1418 Acres
Sheepscot
Sheepscot River
Trout Brook
Culvert Brook
Ben Brook
Hollywood Blvd.
Egypt Road
Dock Rd.
Nelson Rd
Bailey Road
Rabbit Path
Lothrop Rd
West Alna Road
Cross Road
Golden Ridge Rd
Gardiner Road (Rt 27)
PITTSTON
DRESDEN
WHITEFIELD
JEFFERSON
NEWCASTLE
WISCASSET
184
218
Salmon Spawning Habitat
Salmon Rearing Habitat
Wading Bird & Waterfowl Habitat (IF&W)
High
Moderate
Low
Deer Wintering Areas
Bald Eagle Essential Habitat
Wildlife Occurrences (IF&W)
Migratory Bird Habitat
MNAP Rare Plants & Exemplary Communities
Undeveloped Blocks (MNAP)
Other Wetlands (National Wetlands Inventory)
3000 0 3000 Feet
Produced by Sheepscot Valley Conservation Association GIS Support Center
Data source: ME OGIS, MNAP, IF&W
March, 2004 habitat.apr


Town of Alna
Undeveloped Blocks
767 Acres (200 in Alna)
826 Acres (578 in Alna)
11044 Acres (Largest block in the midcoast) (592 in Alna)
249 Acres
85 Acres
2539 Acres (1107 in Alna)
8522 Acres (4265 in Alna)
1442 Acres
53 Acres
1418 Acres (1056 in Alna)
4288 Acres (439 in alna)
Alna Head Tide
Pinkham Pond
Dresden Bog
Sheepscot
Sheepscot River
Trout Brook
Calvert Brook
Ben Brook
Bailey Road
Rabbit Path
Lathrop Rd
West Alna Road
Cross Road
Golden Ridge Rd
Egypt Road
Dock Rd.
Nelson Rd
Hollywood Blvd
Gardiner Road (Rt 27)
PITTSTON
DRESDEN
WHITEFIELD
JEFFERSON
NEWCASTLE
WISCASSET
194
218
The average undeveloped block in the Sheespcot watershed is approximately 1500 acres in size.
Acreage shown is for each complete block and includes water bodies. Some blocks extend beyond the area shown on this map.
Undeveloped blocks (MNAP)
Wetlands (NWI)
Electric Transmission
Town Line
Streams
Contour Interval 10 Feet
Produced by Sheepscot Valley Conservation Association GIS Support Center
Data source: ME OGIS
January, 2003 under.apr
N
S
E
W
3000
0
3000 Feet


Pittston
Whitefield
Jefferson
Dresden
Alna
Newcastle
Legend
MEGIS.Medotpub
MEGIS.Metwp100Poly
MEGIS.Ssa_s
<all other values>
FARMCLAC
All areas are prime farmland
Farmland of statewide importance
Not prime farmland
N

6. PUBLIC FACILITIES AND SERVICES

There are a number of public facilities and services available to the residents of Alna, most of which are provided by residents who donate many hours to the community with very little pay. Local taxes would be much higher were it not for the contributions of those who serve the community. Some of Alna's services are provided as a municipal service, but others are made available by volunteers, private groups and organizations. The Town of Wiscasset and Lincoln County also provide a number of services

Town Government

Alna is governed by the Town Meeting/Selectmen form of government. An Annual Town Meeting is held in March, at which time the Town's voters elect municipal officers and appropriate funds for the coming year. A Special Town Meeting is generally held in June to vote on educational funds. Elected officers and officials and their terms of office are shown below:

Selectmen (3)	2 years
Treasurer	1 year
Road Commissioner	1 year
School Committee	3 years
Cemetery Trustees	3 years (staggered terms)

Appointed positions are listed below. While the list is long, it should be noted that one person may serve in more than capacity:

Animal Control Officer
Deputy Animal Control Officer
Building Inspector/Code Enforcement Officer
BI/CEO Alternate
Center School/Dock School Caretaker
Civil Emergency Preparedness Director
Clerk
Assistant Clerk
Constable
Deputy Treasurer
Fence Viewer
Fire Chief
Assistant Fire Chief
Fire Department Board of Directors
Fire Department President
Fire Department Treasurer
Fire Warden
Fire Warden Deputies
First Responders
General Assistance Administrator
Health Officer
Meetinghouse Caretaker
Old Town Hall Caretaker
Plumbing Inspector
Registrar
Safety Officer
Surveyors of Lumber, Wood and Bark
Tax Collector

Appointed boards and committees include:

Board of Appeals
Committee for Alna History
Planning Board
Welfare Hearing Board

Alna's form of government appears to work well for the community, although it is sometimes difficult to recruit volunteers for the various appointed positions, boards and committees. While there does not appear to be a need to change the basic structure of Alna's government.

Town Structures

Town Office. In 1997, the voters authorized the purchase of the 12-acre Webster property on Route 218 for use as a town office. The original farmhouse has since been renovated into a town hall that contains a fire-resistant vault for the storage of historic records.

Alna Center Meeting House. This structure was built in 1789 by one of the early settlers, Joseph Carleton. It is deemed by some experts to be the finest of this particular type of architecture now standing in New England. It was originally built as a church. The Meeting House is on the National Register of Historic Places.

Puddledock School/Old Town Hall.. This structure was built in 1870, and was used for many years as Alna's Town Hall.

Alna Center Schoolhouse. The Alna Center Schoolhouse was built in 1820. It is on the National Register of Historic Places.

Sand and Salt Building. This structure is basically an old potato shed. It may need repairs and maintenance within the next ten years.

Head Tide Dam. The Head Tide dam was built about 1880 and has an impoundment area of about one acre.

Fire Protection

Fire protection is provided by the Alna Volunteer Fire Department, a non-profit organization consisting of about 10 active members. The Fire Station is located on Route 218, just north of and across the road from the Town Office. Vehicles include a brush truck, a pumper and a tanker.

Alna has mutual aid agreements with Wiscasset, Whitefield and Jefferson and is part of the county-wide response system. The system of mutual aid and county-wide response appears to be a cost-effective means of providing protection to Alna from the threat of large-scale fires.

The three-bay fire station, which is owned by the Fire Department, is located on Route 218 just north of and across the highway from the town hall. The second floor of the structure contains a meeting room and a kitchen.

All of the vehicles are in very good condition. Water is obtained from dry hydrants strategically located throughout town. The following is a summary of Fire Department responses for the period 1997-2003.

Table 1
Fire Department Calls
1997-2003

Type of Call	1997	1998	1999	2000	2001	2002	2003
1. Mutual aid structure fires and woods fires	2	1	5	4	8	3	4
2. Vehicle accidents	10	10	11	12	13	18	12
3. Chimney fires	0	1	2	3	1	2	1
4. Woods fires	1	1	1	1	1	-	4
5. Structure fires	1	1	1	3	1	-	4
6. Other emergencies	11	-	-	-	-	-	-
7. False alarms	2	1	6	2	-	1	-
8. Trees down on power line or road	-	-	5	3	2	-	5
9. Service calls	-	-	-	2	7	6	11

Rescue

Alna is served by a First Responder Team made up of volunteer residents who have been trained and certified by the State to administer emergency aid to the ill or injured while waiting for ambulance service response. Emergency medical services are provided by Wiscasset Ambulance.

Police Protection

Alna does not have its own police force. Law enforcement is provided by the Lincoln County Sheriff's Department out of Wiscasset and the Maine State Police. During calendar year 2003, the County Sheriff's Department responded to 266 calls for service from Alna, including 32 traffic accidents, 46 reports/investigations of crimes against individuals/property, 28 court/civil services, 85 traffic assists/offenses, and 65 assists to residents.

Medical Services

Alna does not have its own medical facilities, but residents have access to a number of nearby services. Hospitals include Mid Coast Hospital in Brunswick, Miles Memorial Hospital in Damariscotta, MaineGeneral Medical Center in Augusta and Maine Medical Center in Portland. There are several dozen nursing homes and assisted care facilities within 30 miles.

Public health and social services are provided for Alna by state and regional agencies with offices in Lincoln County, as well as some locally-based agencies. In response to annual agency requests, the Town has provided financial support to agencies such as the following:

- Wiscasset Public Library
- Lincoln County Animal Shelter
- Mobius, Inc.
- Coastal Transportation
- Kno-Wal-Lin
- Senior Spectrum
- Miles Health Care Center
- Coastal Economic Development
- Maine Public Broadcasting Corp.
- New Hope for Women
- Coastal Community Action Program
- Healthy Kids
- Lincoln County Historical Society
- American Red Cross
- Wiscasset Ambulance Service
- Downtown Teen Resource Center

Public Road Maintenance

Alna has an elected Road Commissioner, but does not have its own public works department. The Town contracts for snow plowing of its roads and State Route 218. The Town also contracts for road improvement work. Alna is too small a town to have its own public works department, so contracting appears to be a cost effective alternative for providing road work and snow plowing services. It is not likely that the Town's population will grow enough during the next 10 years to justify having a public works department.

Solid Waste

Alna has been paying an annual fee to the Town of Wiscasset ($33,715 in 2002) so that its residents can dispose of their solid waste at the Wiscasset Waste Transfer Station. The fee is population-based, and varies from year to year. Residents are individually responsible for delivery of solid waste to the transfer station. There is concern that Alna residents are subsidizing part of the solid waste disposal costs of Wiscasset's businesses, so Town is currently considering other alternatives.

Based on data submitted to the Maine State Planning Office, the volume of solid waste handled at the Wiscasset transfer station has declined from 3,240 tons in 1993 to 2,761 tons in 2003. During that same period, the amount of recycled material grew from 1,689 tons to 2,331 tons. The recucling rate grew from 41% in 1993 to 45.8% in 2003.

Lincoln County operates a recycling station not far from the Wiscasset Transfer Station. There is no requirement that Alna residents participate in recycling. Incentives for recycling include personal commitment to the environment and the knowledge that recycling may reduce trash disposal costs charged by the Town of Wiscasset to the Town of Alna.

Schools

Alna has not had its own school since the Town voted to close its schools in 1961. For the past 40 years, students have been transported by Town buses to the Wiscasset school system where they attend as tuition students. Wiscasset's schools include the primary school (grades K-5), the middle school (grades 6-8) and the high school (grades 9-12). Alna is represented on the school board for Union #48 by an elected, three-member board with each member serving a term of three years. One member serves on the Wiscasset School Board as a non-voting member. Most of Alna's students attend Wiscasset's schools, but some attend schools in other communities as well as private schools. A number of students in the community are taught at home.

School Costs. At the June, 2003 Town Meeting, the voters, faced with a substantial tax increase, passed a motion requiring the school committee to evaluate a range of options for educating the Town's children. The following paragraphs contain excerpts from the school committee's subsequent report:

> **"Why have school costs risen so dramatically...and why are our education costs going up even if our student population is declining?"**
>
> "There are several reasons for this. First, the state is not paying their full contribution towards education. In the early 1990's and again during the recent recession, when the state could not balance their budget, state funds for education got cut. This...is impacting communities across the state and resulted in the referendum question on last November's ballot which if passed, would have required the state to pay their designated share, not pass the burden of education back on the local communities..."
>
> "Secondly, Alna's share of state funding has also been going down. There's been impact from the increased value of the town that the state determined through property sales analysis and from personal income growth, both components of the state funding formula. And as our student population declines..., we also got less money from the state through the school funding formula. This means the town has to pick up the difference."
>
> "Third, while Maine Yankee was operating, Alna paid only 50% of the state allowable tuition rate and no special education costs. This gave Alna one of the lowest costs for educating its students in the state for years (long enough that everyone began assuming these were normal education costs). In 1997, when Maine Yankee closed, Wiscasset transitioned Alna (and the other tuitioning towns) to 100% of (the) state allowable tuition rate over three years and required Alna to pay for the special education services we use (costs which other towns in the state have been paying all along)..."
>
> "Fourth, as the number of students decline, the per pupil costs must increase to pay for the same level of programs or programs have to be cut to keep costs contained. Many towns in our area are seeing substantial increases in the per pupil cost and consequently, this increases the tuition rates that these towns are allowed to charge."

The school committee's report discusses the fact that the number of students educated at public expense in Alna reached a peak of about 140 students in 1998 and has since been declining, as shown

in Table 2 on the next page. School enrollments are expected to continue to decline, as shown in Table 3 (Table 3 unrealistically projects zero elementary students by the year 2011).

The school committee is currently studying a number of alternatives for educating Alna's students, but recommends that until Alna has a contract in place with another school system, the contract with Wiscasset be continued for the 2004-05 school year.

Table 2
Alna October Enrollments
Total Resident Enrollment

Grade	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Elem. Spec.						1			3	2	2	1	2	
K	11	12	13	5	12	9	9	11	3	6	3	3	5	7
1	12	13	12	16	6	15	9	11	9	5	5	3	4	6
2	9	9	11	13	17	7	15	9	11	7	5	5	4	5
3	9	9	10	11	13	15	7	15	10	12	7	5	6	5
4	9	10	9	11	12	15	17	10	15	12	9	6	4	6
5	8	10	10	7	10	12	16	17	10	14	11	7	6	3
6	4	7	7	10	8	10	13	14	16	9	16	10	11	6
7	10	2	7	8	9	8	12	15	12	16	9	14	10	9
8	5	11	1	10	8	9	8	12	13	11	17	10	16	10
Total Elem	***77***	***83***	***80***	***91***	***95***	***101***	***106***	***114***	***102***	***94***	***84***	***64***	***68***	***57***
9	6	4	10	2	11	7	10	9	8	11	11	24	9	15
10	9	7	4	13	1	9	8	8	10	8	12	9	20	8
11	12	10	7	4	11	2	7	7	5	11	6	11	10	19
12	6	12	10	7	4	11	2	8	6	5	10	6	10	12
Sec Spec		1						3	3	2	3	2	1	
Total Sec	**33**	**34**	**31**	**26**	**27**	**29**	**27**	**35**	**32**	**37**	**42**	**52**	**50**	**54**
Total	**110**	**117**	**111**	**117**	**122**	**130**	**133**	**149**	**134**	**131**	**126**	**116**	**118**	**111**

Source: Maine Department of Education

Table 3
Projections - Alna Residents
Educated at Public Expense

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Elem.	22	18	15	12	9	6	3	0	0	0	0	0	0	0
Junior High	35	33	31	29	28	27	26	25	23	22	21	21	20	20
Senior High	56	59	61	63	63	63	63	64	64	66	66	66	67	68
Total	**113**	**110**	**107**	**104**	**100**	**96**	**92**	**89**	**87**	**88**	**87**	**87**	**87**	**88**

Source: Maine State Planning Office, December, 2003

School board representation. The 2004 school committee report also deals with the issue of "having a say" in school administrative matters:

> "When Alna made the decision to close its schools in the ...1960's and tuition our children to another school system, we gave up the right to have a vote on the day-to-day issues an operating school system faces. At the time, it looked like a good thing. A regional school had more to offer our children than the three one-room school houses we had. However, since we were not financially responsible for the school we had no legal right to vote on the day-to-day issues. As time passed, this has been forgotten and people have become frustrated with not having a voice in how our money is spent."

> "People need to keep in mind that any option we choose that involves tuitioning our students will mean we still have no legal right to vote...We are strongly recommending that a non-voting seat on the board be included as part of any school system to us that involves tuitioining."

School choice. On the issue of school choice, which is available to Alna residents, the school committee's report had this to say:

> "Alna currently has a contract with Wiscasset that allows Alna to send all of its K-12 students to Wiscasset, and also allows students who choose to do so to attend other schools approved by the state, with Alna picking up the state-allowed tuition. In gaining the option for choice in our contract, Alna has agreed to transport (bus) children to Wiscasset only. (The contract with Wiscasset was drafted) to give our parents some degree (of) choice in how their children were educated in the absence of having any say in the local school system."

> "Having choice comes at a cost. Some school committees are considering eliminating choice and putting contracts in place because they are finding that they have too many children opting for private schools...the state allows an added 10%...cost on top of the state-allowed tuition rate (for private schools). So, for example, every child going to a private school, such as Lincoln Academy, costs the town 10% more than attending a public high school, such as Wiscasset."

> "Some of the options being considered by the school committee may impact the choice benefit we now have at the lower grade levels. If we choose to join the Great Salt Bay CSD, we would now be part of a school system, not a tuitioning town and parents would not be eligible to have the tuition costs if they chose to send their children elsewhere."

Recreation/Conservation Lands

There are many areas of the Town that are used for recreational purposes such as hunting, fishing, canoeing, swimming, cross-country skiing and snowmobiling. In a sense, most of the Town can be viewed as a recreational facility. The customary recreational facilities normally associated with a school location, such as ball fields and playgrounds, do not exist because Alna relies upon Wiscasset for its school needs. Wiscasset has tennis courts, outside basketball courts, a baseball field, a softball field, and a community playground which are open to the residents of the surrounding towns. The Wiscasset Recreation Department sponsors trips and activities during the year which are available to

Alna residents on a "space available" basis. Other regional facilities include two YMCA's and their associated programs in Bath and Boothbay.

Town-owned property. The Town owns two properties that are used for recreational purposes:

Head Tide Dam - the dam serves as a swimming area during the summer months;

Pinkham Pond – The Town owns property at Pinkham Pond which is used for swimming and picnicking.

Sheepscot Valley Conservation Association. The Sheepscot Valley Conservation Association owns four parcels in Alna and has conservation easements totaling 250 acres on eight other parcels.

Ownership Parcels

1. **Bass Falls Preserve**. SVCA owns the Bass Falls Preserve which contains 32 acres on the Sheepscot River. In addition, SVCA holds a conservation easement on an adjacent 35-acre parcel (the McCullough Parcel) that abuts Route 218 and the Bass Falls Preserve parcel. There is a public parking lot on Route 218, and a trail system that extends throughout the ownership parcel as well as the easement parcel.

2. **Biddle Preserve**. This 15-acre parcel is located on the Sheepscot River outside of Sheepscot Village. SVCA is planning to develop a trail system on this parcel.

3. **Philbrook Preserve**. This 8-acre parcel is located on the Golden Ridge Road. It is a wildlife preserve with no trail system.

4. **Marsh preserve**. This 4-acre parcel consists of a marshland area located on the Sheepscot River. There are no trails, and no public access from a public road.

Conservation Easements. In addition to the McCullough Parcel (above), SVCA owns conservation easements on the following properties. There are no trails on these parcels.

1. **Walker Property:** 90 acres on the Sheepscot River off Route 218.

2. **Wood Property**: 5 acres on the Sheepscot River

3. **Thomas Property**: 5 acres on the Sheepscot River located next to the Wood Property.

4. **Sage Property**: 33 acres on the Sheepscot River at Head Tide Village.

5. **Donham Property**: 22 acres on the Sheepscot River at Head Tide Village.

6. **Barth Property**: 67 acres off Hollywood Boulevard.

The properties listed in the preceding paragraphs provide outdoor recreation opportunities for Alna residents. However, there is no long-range parks and open space plan that would analyze outdoor recreation needs and to what extent these needs are or are not being met. For example, the Sheepscot River helps define what is special about Alna, yet opportunities for access to the river are extremely limited.

Library

Alna has no public library, but regularly provides financial support to the Wiscasset and Damariscotta Libraries. All Alna residents can obtain membership at these libraries without charge. The Maine State Library also provides services, and the Internet is a wealth of information for anyone that has access to a computer. There does not seem to be a need for a town-based library, either in the foreseeable future or within the next 10 years.

Cemeteries

The major cemetery in Alna is located just south of the Alna Meetinghouse. It is currently in use, and has additional capacity for the foreseeable future. There are several family cemeteries located throughout town. None are currently in use, and none are maintained.

Wiscasset, Waterville and Farmington (WW&F) Railway Museum

The Wiscasset, Waterville and Farmington Narrow Gauge Railroad, which operated from 1901 to 1933, provided passenger and freight service for the citizens of Alna. However, with the advent of the Depression and the more common use of trucks for shipping, the line was dismantled. The main line and tracks were taken up and sold in 1934, and an engine and a bridge were scrapped in 1937.

Beginning in the mid-1980's, the late Harry Percival began to fulfill his dream of establishing the WW&F Railway Museum and rebuilding the WW&F on its own roadbed. The Railway Museum has now grown to over 800 members, a museum building and machine shop, tracks and steam locomotives and rolling stock, and an annual calendar of picnics and excursions along two miles of newly laid track.

Internet Access

The entire Town of Alna has internet access through the local phone company. However, high speed internet access is available in some parts of the community, but not others.

Post Office

At a time when small post offices are closing throughout the country, Alna is fortunate to have its own Post Office, even though it is located in a rented building. However, there is no guarantee that the Post Office will be able to rent the building indefinitely.

7. TRANSPORTATION

Alna's transportation network is similar to most small mid-coast communities in that it is highly dependent on automobiles. Understanding the extent of the transportation network, trends in its use and how changing development patterns may impact this network is crucial to planning for the community's future.

Vehicular Traffic

Transportation in Alna is almost entirely limited to vehicular travel on the network of public and private roads. The maintenance responsibility for these roads depends on the principal use of the roadway and falls on private individuals, the town, and the Maine Department of Transportation.

Currently, the road network within Alna consists of 32.64 miles of public and private roadways (Tables 1 and 2. These roadways vary in function and character from higher-speed state routes to private gravel roadways.

Table 1
Alna Public Road Inventory

Name	Function	Length (miles)	Summer maint. (miles)	Winter maint. (miles)	Paved (mi)	Gravel (mi)	Condition*
Alna Road	Major collector	6.55		6.55	6.55		F
Bailey Rd		2.27	2.27	2.27	1.00	1.27	F/G**
Colpit Road		0.17	0.17	0.17		0.17	G
Cross Road		1.66	1.66	1.66	1.66		G
Dock Road		0.91	0.91	0.91	0.91		G
Egypt Road		1.31	1.31	1.31	1.31		P/F**
Golden Ridge Road		1.75	1.75	1.75	1.75		G
Head Tide Church Rd		0.70	0.70	0.70		0.70	G
Head Tide Hill Road	Minor collector	1.50		1.50	1.50		F
Head Tide Rd	Minor collector	2.02		2.02	2.02		F
Hollywood Blvd		1.48	1.48	1.48	0.48	1.00	G
Lothrop Road		0.84	0.84	0.84	0.42	0.42	G
Nelson Road		0.70	0.70	0.70		0.70	G
N. Old Sheepscot Rd		0.43.	0.43	0.43	0.43		E
Rabbit Path Road		1.50	1.50	1.50	1.50		P
Reed Road		0.48	0.48	0.48		0.48	G
Salt Shed Road		0.41	0.41	0.41		0.41	F
Sheepscot Road	Minor collector	0.70		0.70	0.70		G
S. Old Sheepscot Rd		0.15	0.15	0.15		0.15	G
West Alna Road	Minor collector	4.89		4.89	4.89		G
Total		**30.42**	**14.76**	**30.42**	**25.12**	**5.30**	

*E=Excellent; G=Good; F=Fair; P=Poor
**Needs rebuilding
Source: Town of Alna

Table 2 Alna Private Road Inventorry	
Name	**Length in Miles**
Ames Road	0.32
Angier Road	0.47
Christine Road	0.17
Christopher Road	0.12
Davis Way	0.13
Hidu Lane	0.08
Martin Road	0.16
Mountain Road	0.13
Peaslee Road	0.35
Riverview Road	0.11
Verney Mill Road	0.12
Verney Road	0.06
Total	**2.22**

There are approximately 6.55 miles of **major collector** and 9.11 miles of **minor collector roadways**. Collector roads are defined by MDOT as roads that that collect traffic from local roads and also connect smaller cities and towns with each other and with arterials. In Alna, Alna Road (Route 218) is a major collector and Head Tide and Head Tide Hill Roads (Route 194), Sheepscot Road and West Alna Road are minor collectors.

There are approximately 14.76 miles of **local public roads**, defined by MDOT as all roadways primarily providing access to private property or low volume public facilities.

There are 12 **private roads** totaling 2.22 miles in length and many named and unnamed **common driveways**, which are maintained by private individuals and/or businesses.

The Town of Alna is responsible for summer maintenance of 14.76 miles of roadway, over a third of which are gravel. Some of these roads have experienced residential growth, which has resulted in increased traffic that, in turn, has created a need for additional maintenance expenditures. By encouraging or directing new development to areas that are served by suitable roads, increased maintenance costs associated with gravel roads and future capital outlays for paving gravel roads may be avoided or at least delayed. For example, Alna and West Alna Roads are in good structural condition, have relatively good horizontal and vertical alignments and can accommodate additional traffic. Bailey and Rabbit Path Roads, on the other hand, have poor alignments, areas of limited sight distance and structural deficiencies, all of which need to be addressed if they are to handle much additional traffic.

Road Maintenance and Capital Improvements

While Alna does not have significant gravel deposits, gravel pit operators in Whitefield have routinely used Alna and Sheepscot Roads for many years to transport product to the Route 1 corridor. Due to the posting of the Sheepscot River Bridge, heavy truck traffic on Sheepscot Road has been greatly reduced. However, the bridge is scheduled for replacement in 2004 and upon completion, Sheepscot Road will once again be used as a truck route.

Unless a road is constructed to accommodate truck traffic, heavy loads may damage the road's base and sub-base and cause deterioration of the paved surface. Deferred maintenance can have similar impacts. Fortunately, as noted above both Alna and Sheepscot Roads are classified as collectors and the state is responsible for summer maintenance and capital improvements.

Several other roads have experienced significant deterioration and maintenance responsibilities are borne solely by the Town of Alna. These include Bailey Road, Rabbit Path Road and Egypt Road. While some development has occurred on Bailey Road and Rabbit Path Road, these roads serve primarily as connectors between Route 218 in Alna and Whitefield and Route 27 in Dresden and much of the deterioration may be due to truck and commuter traffic. Rabbit Path Road also lacks adequate drainage and is only a lane and a half wide, resulting in deteriorated shoulders and potentially unsafe driving conditions. Egypt Road, which is paved, serves a lot of new residential development in Alna and Jefferson and experiences a significant amount of truck traffic.

The Maine Department of Transportation's (MDOT) Six-Year Plan identifies long-term plans for improvements to state and state-aid roads. In addition, MDOT's Biennial Transportation Improvement Program (BTIP) identifies projects that will be improved during the current two-year budget period.

At the current time there are no six-year plan or BTIP road projects in Alna. This probably reflects the overall condition of the collector roads, which in Alna, is probably as good or better than any other community in Lincoln County.

MDOT will continue to rebuild existing roads as funds are available. However, its top priority will continue to be its pavement preventive maintenance (PPM) program. The condition of a well-paved road tends to be stable for the first 5-10 years. Then, as cracks form and water gets into pavement and base, the rate of deterioration quickens. The PPM program focuses on applying lighter, less expensive pavement treatments earlier and more frequently in a pavement's life, thereby avoiding the point at which the pavement quickly deteriorates and the cost of repair accelerates.

Alna has an attractive rural roadscape that highlights the community's historical mix of agricultural, forestry and riverfront land uses. A number of roads offer winding automotive pathways through forests, fields, river corridors and historic rural village neighborhoods such as Head Tide and Sheepscot. While these roads are for the most part structurally adequate for current usage, they will eventually need to be rebuilt or improved to accommodate higher speeds, large trucks and increased traffic associated with new development in Alna and some of these important visual attributes may be lost. Context-sensitive design is a technique often used to ensure that as roads are brought up to modern standards, the character of the existing roads is not diminished.

The Town of Alna prepares an annual plan for road paving, ditching and related work. The town maintains a record of all past road projects and develops an annual improvement plan based, in part, on the age and condition of road surfaces. When gravel roads are paved, the work routinely includes additional clearing, ditching and enhancement of gravel base. There is a need to develop a long range road improvement plan for public roads.

Traffic Volumes and Patterns of Use

In general, traffic volumes have been increasing on Alna's road network although these increases vary from road to road. Some of these increases are due to residential development within the community

while others reflect steady growth in commuter traffic. MDOT counts traffic volume on a rotating schedule. The most recent counts in Alna were in 2002.

As indicated in Table 3, in 2002 the highest Average Annual Daily Traffic (AADT) was on the Alna Road, which is the principal north-south highway in the community. Traffic counts were relatively consistent from north to south on the roadway. The lowest counts were in the area between the Whitefield town line and Sheepscot Road, which probably reflects traffic turning towards Head Tide Village and Sheepscot Village. A two-lane rural highway in good condition has a capacity of about 30,000 vehicles a day so the current traffic volume on Alna Road represents only about 5% of capacity. The Sheepscot Road and Head Tide Road had the next highest AADT in 2002 but, again, these were far less than the roads' capacities.

The overall use of the Alna road network has been increasing. Total AADT for roads that were counted in both 1995 and 2000 increased by about 16% between 1995 and 2000, or about 3 % per year. More housing units in Alna, a suburbanizing population throughout the region, and more vehicle-trips-per-day from each household account for the increasing trends in AADT.

Table 3
MDOT Traffic Counts in Alna

Road	Description	AADT 1995	AADT 1997	AADT 2000	AADT 2002	% Change 1995-00	% Change 1995-02
West Alna Road	sw/o Rt 218	260	350	310	330	19	27
Cross Road	n/o IR 1915	430	400	400		-7	
Cross Road	w/o Rt 218	250	290	250		0	
Egypt Road	ne/o Head Tide Road	80	110	150		88	
Dock Road	sw/o Rt 218	340	400	390		15	
Head Tide Road	Head Tide Bridge	560		650	650	16	16
Golden Ridge Road	se/o Rt 218				40		
Sheepscot Road	at Newcastle town line	1,020	980	910	950	-11	-7
Head Tide Rd (Rt. 194)	se/o Head Tide Rd –village	570	840	630	680	11	19
Head Tide Hill Rd (194)	sw/o Head Tide Rd-village	280	320	300	270	7	-4
Head Tide Rd (Rt 194)	se/o Dock Road	700	890	730	770	4	10
Alna Road (Rt 218)	s/o Dock Road				1,150		
Alna Road (Rt 218)	sw/o Sheepscot Road	1,270	1,480		1,470		16
Alna Road (Rt 218)	n/o Cross Road	970	1,020	1,240	1,280	28	32
Alna Road (Rt 218)	at Whitefield town line	1,000		1,290	1,350	29	35
Alna Road (Rt 218)	nw/o West Alna Road	900	1,360	1,320	1,120	47	24
Rabbit Path Road	sw/o Rt 218	120	300				

As previously discussed, Bailey, Egypt and Rabbit Run Roads require structural, surface and drainage improvements. While most other roads are in good condition, they will need various improvements in the future as they experience increasing traffic volumes. For these reasons, a planned municipal road improvement program is an important aspect of a comprehensive plan.

It should be noted that although all of the private roads listed in Table 2 are maintained by private individuals or associations, it is possible that one or more could be proposed for public acceptance in the future. While the decision to accept a road is up to the town meeting, one of the reasons this most often occurs in some communities is the poor condition of the private road. In some instances the road may be so deficient that access by emergency vehicles is affected. Municipalities that require private

Table 7
Town of Alna Bridge Assessment

Name	Location	Water Body	Year Built	Structure Condition[1]	Sufficiency Rating[2]
Sheepscot Bridge	Sheepscot Village	Sheepscot River	1948	4-6	34.0
Carlton Bridge	Rt 218, .4m n/o Dock Rd	Carlton Brook	1931	6	78.9
John Erskine Bridge	Rt 194 .3m w/o town line	Ben Brook	1938	6	74.3
Dock Bridge	Dock Road	Sheepscot River	1936	5-7	46.3
Head Tide Bridge	.2m ne/o Rt 218	Sheepscot River	1949	7	70.1
Averill Bridge	W. Alna Rd, 2m s/o Rt 218	Averill Stream	1934	6	60.1
Ben Brook Bridge	Egypt Rd 1m n/o Rt 194	Ben Brook	1995	NA	97.0

Data reported by Maine DOT Bridge Maintenance Division January 8, 2004

[1] Structure condition ratings range from 0-9 with 9 representing the best condition.

[2] Sufficiency Rating reflects functionality, structural condition, water analysis; the higher the number, the better the condition

Parking Facilities

There are no public parking facilities in Alna. Parking lots at the town office and fire station are sufficient to meet normal needs of these facilities.

Pedestrian Facilities

There are no pedestrian facilities in Alna other than hiking trails in Bass Falls Preserve.

Public Transportation

There is no fixed route public bus system that serves Alna. Coastal Trans, Inc. (CTI) is a private, non-profit corporation that provides demand response services to Alna residents. CTI uses volunteer drivers whenever possible to reduce transportation costs. These drivers use their own vehicles to transport program-qualified people needing non-emergency transportation.

Concord Trailways operates two daily north- and two southbound bus routes in the mid-coast area that connect into the nationwide intercity bus system. The nearest bus stops are at Waltz Pharmacy in Damariscotta and Huber's Market in Wiscasset. Salt Bay Taxi and Courier service provides local taxi and delivery service.

Airports

There are no general aviation airports in Alna. Airports that serve the Alna residents include the Maine State Airport in Augusta and the Wiscasset Airport, the Knox County Regional Airport, the Portland International Jetport and Bangor International Airport. The Augusta, Bangor, Knox County and Portland airports offer scheduled air service. Various improvements are planned at these airports as part of MDOT's Six-Year Plan.

Railroad Facilities and Rail Services

There are no active rail lines or facilities in Alna. As part of MDOT's Six-Year Plan, it is completing planned improvements to the Rockland Branch so that passenger rail service can be extended to Rockland. The Department is also planning passenger rail stations in Wiscasset and Newcastle that will be convenient for Alna residents.

A significant number of Alna commuters have jobs in the greater Bath and Augusta area. The availability of regular passenger rail service in Lincoln County may make Alna more attractive to live for those who now live or work in the greater Portland area.

Corridor Planning

Several state highways and state-aid roads connect Alna with its neighbors. These include:

- Route 218 (Wiscasset, Whitefield and Newcastle (via Sheepscot Road)
- Route 194 (Newcastle and Whitefield)

Many of these towns share similar issues and concerns along these corridors and several are in the process of preparing comprehensive plans.

Regional Perspective

Up until 2004, Alna was one of 72 communities in MDOT Region 5. In 2004, MDOT abolished the statewide system of regional transportation advisory committees and replaced them with a series of corridor planning initiatives including the Gateway 1 project along Route 1. Prior to its dissolution, the Regional Transportation Advisory Committee prepared a number of recommendations to MDOT that may affect Alna. They include:

- Continue to evaluate posted speed limits and adjust as necessary
- Encourage alternative scenic loops
- Recommend using Maine Turnpike tolls to improve roads affected by secondary traffic from the turnpike
- Provide MDOT technical assistance to bridge structures less than 20 feet in length that are not on state or state-aid roads
- Give high priority to arterial highway improvements
- Identify gravel truck routes and increase priority within the major collector program
- Continue the Rural Road Initiative that provides towns with a 2/3 match
- Consider expanding the state bridge program in the future
- Encourage towns to plan because unplanned land use can affect the functionality of roads and the longevity of road improvements
- Encourage Context Sensitive Design that is based on consistent decision-making, environmental consciousness; protection of human and natural environment and encouragement of citizen input, collaboration and consensus building
- Continue to evaluate all state bridges for potential public access to water
- Work with towns to address the community impacts of highway projects

- Encourage transportation and its land use impacts to be a strong component of comprehensive plans
- Encourage towns to incorporate access management into their local ordinances
- Address transportation-related impacts to the Sheepscot River salmon habitat
- Work to decrease the weight limit on state roads to 80,000 pounds, which is the same as on the Maine Turnpike

8. MUNICIPAL FINANCES

Historical Valuations and Taxes

Both the Town of Alna and the State of Maine compute valuations for the Town ("valuation" in this context is the sum total of the value of all properties in Town). The State compiles and adjusts its figures to reflect actual property transactions, and hence market values. Alna's valuations will reflect market value only in those years in which the Town conducts a revaluation and adjusts values to reflect market conditions (Alna completed a revaluation in 2001). State valuation figures for any given year are two years old, and thus do not reflect recent changes in overall property values. State law requires that when a municipality's valuation drops below 70% of the State valuation, a revaluation must be undertaken.

Table 1 provides a summary of Alna's State valuation, municipal valuation, the tax assessment and tax rate for the years 1990 through 2002, as reflected in municipal valuations prepared by the State Bureau of Taxation and in municipal valuation returns. During the period 1990 through 2002, Alna's municipal valuation rose from $28.4 million to $47.1 million, or 66%. The largest jump in the municipal valuation occurred as a result of the revaluation, when municipal valuation rose from $32.0 million in 2000 to $46.3 million in 2001. A high valuation does not necessarily mean that taxes are high. A community with a high valuation can raise a given sum of money with a relatively low tax rate, whereas a community with a low valuation can raise the same amount of money only with a higher tax rate. By way of example, Alna's tax rate dropped from .02030 to .01420 following the revaluation, yet the Town's tax assessment rose by about $8,000.

Table 1
Historical Valuation And Taxes

	State Valuation in $	Municipal Valuation in $	Alna Tax Assessment in $	Tax Rate
1990	26,850,000	28,390,442	312,295	.01100
1991	31,450,000	29,437,662	348,836	.01185
1992	33,750,000	30,240,913	393,132	.01300
1993	32,950,000	30,930,553	354,155	.01145
1994	32,100,000	31,665,936	468,665	.01480
1995	32,250,000	32,146,403	475,767	.01480
1996	32,750,000	32,177,841	604,943*	.01880
1997	33,150,000	32,464,959	642,806	.01980
1998	33,350,000	32,289,477	603,887	.01930
1999	34,750,000	31,472,765	670,370	.02130
2000	36,750,000	31,982,801	649,251	.02030
2001	41,550,000	46,329,911	657,884	.01420
2002	45,200,000	47,079,102	682,647	.01450

Source: Municipal Valuation Returns Statistical Summary, 1990-2002, State Bureau of Taxation
* Reflects increase in school costs from 50% to 70%.

Valuation Comparisons

State valuation comparisons and full value per capita valuations are two measures of a community's wealth relative to other communities. Table 2 contains a summary of State valuations and per capita valuations for Alna and a number of comparison communities. Alna's 2002 State valuation ($45.2 million) is lower than that of all comparison communities, in large part because the Town has fewer people than the other communities (hence fewer houses), very little in the way of personal property valuation, no industrial valuation, and very little seasonal shorefront property.

Alna has a lower full value per capita valuation ($66,963) than the County ($106,977), but a higher per capita valuation than the State ($56,711). Alna's full value per capita valuation is lower than all of the comparison communities shown in the table except Dresden ($41,785) and Whitefield ($46,282). In terms of property taxes levied on a per capita basis, the figure for Alna ($1,011) is somewhat less than the figures for Lincoln County and the State ($1,296 and $1,195, respectively).

Table 2
Comparative Valuation Figures

	2000 Population	2002 State Valuation	Full Value Per Capita	2002 Commitment	Local Taxes/ Capita
Alna	675	$45,200,000	$66,963	$682,647	$1,011
Dresden	1,625	$67,900,000	$41,785	$1,064,758	$655
Edgecomb	1,090	$102,450,000	$93,991	$1,694,402	$1,554
Jefferson	2,388	$166,000,000	$69,514	$2,121,982	$889
Newcastle	1,748	$145,950,000	$83,495	$2,527,950	$1,446
Whitefield	2,273	$105,200,000	$46,282	$1,445,710	$636
Wiscasset	3,603	$329,100,000	$91,341	$4,512,219	$1,252
Lincoln Co.	33,616	$3,596,150,000	$106,977	$43,550,313	$1,296
Maine	1,274,923	$72,302,650,000	$56,711	$3,596.150,000	$1,195

Source: Municipal Valuation Returns Statistical Summary, 2002, State Bureau of Taxation and U.S. Census, 2000.

Property Tax Burden

Property taxes seem to be a concern in many communities, but how burdensome are they in Alna compared to other jurisdictions? The Maine Municipal Association has compiled comparative tax burdens for municipalities, based on the 1999 full value tax rate. Two measures are used to illustrate the tax burden at the taxpayer level; the tax paid on a median value home and taxes paid as a percent of median household income. In the property tax burden column in Table 3, the numbers represent statewide rankings where 1 is the highest tax burden, and 487 is the lowest. The tax burden in Alna (60) is higher than in all comparison communities. Several other statistics stand out in Table 3. First, the full value mil rate in Alna (16.93) is higher than in all of the comparison communities. The tax paid on the median home ($1,916) was higher than in all comparison communities except Edgecomb ($1,972) and Newcastle ($2,027). Finally taxes paid as a percentage of household income (5.07%) were higher in Alna than in all comparison communities.

Table 3
Property Tax Burden Indicators

	99 Full Value Mil Rate	99 Median Household Income	99 Median Home Value	Taxes Paid Median Home	Tax as % Household Income	Property Tax Burden
Alna	16.93	$37,784	$113,212	$1,916	5.07	60
Dresden	15.93	$37,486	$99,856	$1,590	4.24	127
Edgecomb	14.82	$41,967	$133,098	$1,972	4.70	80
Jefferson	10.26	$40,945	$97,169	$997	2.44	382
Newcastle	14.11	$43,188	$143,740	$2,027	4.69	84
Whitefield	12.75	$37,253	$88,249	$1,125	3.02	313
Wiscasset	14.84	$35,575	$113,652	$1,687	4.74	76

Source: 2001 Property Tax Burden Indicators for Municipalities in Maine, Maine Municipal Association

Educational Tax Burden

Alna's relatively high tax burden is directly related to the Town's educational costs. The Maine Municipal Association has compiled comparative educational tax burdens for municipalities, based on the 1999 full value tax rate. In the educational tax burden column in Table 4, the numbers represent statewide rankings where 1 is the highest tax burden, and 487 is the lowest. As shown in Table 4, the educational tax paid on the median value home in Alna ($1,570) was higher than in all comparison communities except Edgecomb ($1,677) and Newcastle ($1,751). Educational taxes as a percentage of household income (4.16%) were higher than in all comparison communities except Wiscasset ($4.26%), and the Town's educational tax burden rank (18) is one of the highest in the State (Wiscasset's, at 13, is even higher).

Table 4
Educational Tax Burden 2001

	1999 Education Mil Rate	1999 Median Household Income	1999 Median Home Value	Education Taxes Paid on Median Home	Education Tax as % of Household Income	Education Tax Burden Rank
Alna	13.87	$37,784	$113,212	$1,570	4.16	18
Dresden	12.74	$37,486	$99,856	$1,272	3.39	81
Edgecomb	12.60	$41,967	$133,098	$1,677	4.00	26
Jefferson	10.26	$40,945	$97,169	$997	2.44	256
Newcastle	12.18	$43,188	$143,740	$1,751	4.06	21
Whitefield	11.87	$37,253	$88,249	$1,047	2.81	188
Wiscasset	13.32	$35,575	$113,652	$1,515	4.26	13

Source: 2001 Educational Tax Burden, Maine Municipal Association

Long-Term Debt

Alna has very little in the way of long term debt. As shown in Table 5, Alna's only long-term debt is for a fire truck and the Webster (Town Office) property. As of January 31, 2004, the Town owed $11,500 on the fire truck, and $28,000 on the Webster property, for a total indebtedness of $39,500, which is less than many homeowners owe on their home mortgage.

By law, Alna's bonded indebtedness cannot exceed 15% of its State valuation. The Maine Bond Bank recommends as a general rule of thumb that total indebtedness should not exceed 5% of State valuation. Using the Bond Bank's rule of thumb and the 2002 State valuation, Alna's debt limit is $2.26 million. Alna's total debt is about 0.087% of the 2002 State valuation.

Table 5
Alna Long Term Municipal Debt

Item	When Issued	Payments	Balance 1/31/03
Fire Truck	1/31/95	$11,500	$11,500
Webster Property	8/14/97	$7,000	$28,000
Total		$18,500	$39,500

Source: Town Office

Town Revenues and Expenditures

Table 6 on the next page contains a summary of Town revenues and expenditures for the period FY 1998 through FY 2004. The information contained in these tables is taken from the Town's annual audits. As shown in Table, there have been tremendous fluctuations in specific revenue and expenditure categories.

Property taxes are the largest single source of municipal revenues, amounting to 61% of all revenues in FY 1998 and 57% in FY 2004.

Education is by far the largest expenditure category, amounting to 66% of all expenditures in FY 1998 and 75% in FY 2004. Educational expenses have varied considerably from year to year, ranging from a low of $498,274 in FY 2003 to a high of $1,331,866 in FY 2002 (for FY 2002, educational expenditures amounted to 76% of all town outlays). The average expenditure for the six-year period was 68%.

Table 6
Municipal Revenues and Expenses – 1998-2004
(for year ending January 31)

	1998	1999	2000	2001	2002	2003	2004	Increase 98-04
Revenues								
Property taxes	678,512	595,483	668,309	650,809	687,332	687,494	781,784	15%
Excise taxes	68,458	70,217	80,487	83,588	92,191	98,051	106,687	56%
Intergovernmental Revenues	35,580	44,002	45,130	53,000	53,000	46,000	45,000	26%
Homestead Reimbursement	0	29,992	32,951	30,487	22,067	22,228	21,907	-
General Government	28,123	27,941	26,106	30,874	29,591	32,544	18,067	-36%
Education	268,461	305,382	336,242	366,184	362,518	366,049	334,798	25%
Public Health and Safety	3,889	475	1,538	33,391	8,956	8,808	11,375	192%
Interest	10,246	17,627	29,345	33,915	35,938	19,096	12,004	17%
General Assistance	198	240	250	882	812	0	0	-
Public Transportation	26,976	29,807	27,399	28,668	28,422	27,964	27,876	3%
Dues, Support, Misc.	0	0	8,092	1,220	285	163	3,721	-
Payments on Tax Acquired Property				801	0	0	0	-
Total Revenues	1,120,443	1,121,166	1,255,849	1,313,819	1,321,112	1,308,397	1,363,219	

	1998	1999	2000	2001	2002	2003	2004	Increase 98-04
Expenditures								
General Government	140,303	117,101	91,487	80,669	120,555	101,956	110,733	-21%
Special Assessments	27,310	28,278	32,992	37,719	46,036	54,492	51,117	87%
Education	647,719	742,369	550,208	813,945	1,331,866	498,274	1,265,631	95%
Public Transportation	74,717	117,209	97,557	106,668	106,923	251,250	137,343	84%
Dues, Support & Misc.	18,059	11,714	8,713	23,949	11,524	21,405	17,263	-4%
Public health and safety	56,100	57,843	83,566	96,676	100,987	73,744	77,121	37%
Debt Service	19,201	28,923	27,783	25,754	24,589	21,895	22,400	17%
General Assistance	648	500	730	3,911	6,058	3,961	1,252	93%
Total Expenditures	**984,057**	**1,103,937**	**893,036**	**1,189,291**	**1,748,538**	**1,026,977**	**1,682,860**	
Excess, Revenues /Expenditures	**136,385**	**17,230**	**362,814**	**119,001**	**(427,426)**	**281,420**	**(319,641)**	

Capital Investment Plan

A key element of any plan for the future of Alna is the balancing of the Town's needs and wishes with the ability to pay for them. A capital investment plan develops projected capital expenditures for improvements to roads, buildings, equipment and other Town infrastructure that will be needed to support Town services in the next few years, and indicates the timing and funding sources which can be used for them. It also provides a basis for residents and town officials to discuss major issues and the options available for dealing with them, including priorities of needs, timing of projects, and ability and willingness to pay for them.

Obviously Alna can simply borrow for needed improvements, but there are alternatives. The principal possibilities are:

1. Level funding, which is spending only that amount available from the annual appropriation;

2. Reserve funds, which is the use of funds previously set aside for specific purposes; and

3. Grant monies, if the Town is fortunate enough to qualify.

Alna has a number of reserve funds which it uses to address capital needs. The Town's reserve funds, and the amounts in them as of January 31, 2003, include:

Table 7
Alna Capital Reserve Funds
January 31, 2003

Fund	Balance on January 31, 2003
School bus fund	$40,253.49
Historical building fund	$6,228.61
Municipal land fund	$19,654.48
Culvert replacement fund	$9,668.62
Fire truck fund	$1,496.68
Revaluation fund	$3,401.96
Total	**$80,703.84**

The Town of Alna is heavily dependent upon residential property taxes to finance all of its municipal services. With the exception of Central Maine Power Company's transmission facilities, there are no large commercial taxpayers. The largest expenditure for the Town is education, mostly in the form of tuition payments to the Town of Wiscasset. School costs for Alna are among the highest in the State, and will continue to hamper the ability of the Town to adequately maintain existing facilities.

Fortunately, Alna has many dedicated volunteers who donate their time and talents to the community in many ways. In the area of capital facilities, some serve on the Fire Department and maintain the vehicles and equipment. Others have donated their time to paint the Town Office and to preserve the Town's historic buildings including the Meetinghouse and Head of Tide Church. These are just a few examples. Without their help, the Town would have to spend a lot more to buy, maintain and preserve

its capital assets. The following is a summary of some of the Town's major capital needs over the next 10 years:

Table 8
Capital Investment Priorities

Capital Need	Priority	Cost (rough estimate)	Funding Source(s)
1. School bus	1	±$100,000	Local
2. Historical buildings	2	±$40,000*	Local/Private
3. Culvert replacement	3	Unknown	Local
4. Fire truck	1	±$200,000	Local/Grant

* Approximately $4,000/year

9. LAND USE

Alna is a rural, residential community with a very small population for its land area. Agricultural operations, although evident, are declining, and commercial and industrial activities are minimal. The greatest portion of the Town is heavily wooded open space. Residential development is clustered around the hamlets of Sheepscot Village, Alna Center, Puddle Dock and Head Tide. In addition, settlement has followed along the ridge roads of Route 218 and the West Alna Road. Along these higher elevations, soils and slopes are more suitable for development.

Residential Development

The Town's residential housing stock consists primarily of single-family dwellings. Based on 2000 Census data, 89% of the total housing units (or 283 units out of a total of 315) consisted of single-family dwellings. There were 25 mobile homes, four duplex units and two multi-family units.

One of the most notable characteristics of Alna has been its high rate of population growth compared to surrounding communities (see Table 2 in the Population section), but, because of its small population, a fairly small numerical increase in population numbers relative to these same communities. For example, between 1990 and 2000, Alna's population grew from 571 to 675, an increase of 104 people or 18%. Whitefield also grew by 18%, but there was an increase of 342 people (there were 1,931 people in Whitefield in 1990, and 2,273 people in 2000).

The distinction between the growth rate and the actual numerical increase may seem academic, but it's important for analyzing the impact of future development. The reality is that there has been very little growth in Alna over the past 20 years, and even less is projected for the future. Between 1980 and 1990, there was a net increase of 49 new dwelling units (an average of 4.9 per year), and between 1990 and 2000, there was a net increase of 54 new homes (an average of 5.4 per year). Based on population projections prepared by the State Planning Office, there will be a net increase of 27 housing units during the 2005-2015 period covered by this Plan, or an annual increase of about three housing units per year. This calculation is based on a projected population increase of 68 people between 2005 and 2015, divided by an average household size of 2.54 persons per housing unit (2000 Census). If the average household size continues to decrease, there will be slightly more than 27 additional housing units during the next 10 years.

Factors contributing to Alna's modest historical and projected population and housing increases probably include the following:

1. There are no arterial highways providing direct access to the Town. Route 218 and other local roads are relatively narrow and winding, and do not favor high speed commuter traffic.
2. There are significant development constraints in at least 60% of the community.
3. There has been no subdivision activity within the past 10 years.
4. There are no Town services other than volunteers who serve on the Fire Department and on various boards and committees. Alna purchases needed services from other towns or private contractors. There are no public water or sewer services.
5. There are no major employers in the community.

6. Per capita taxes are higher than in some surrounding communities.
7. There are no major water bodies that would attract seasonal development.

Commercial/Industrial Development

Commercial development is limited to one general store located on Route 218. Industrial operations are limited to gravel mining operations which are generally located in the eastern section of Town. There are a number of home-based businesses, but no major employers. Based on the 2000 Census, 88% of the Town's workforce traveled to job locations outside of Alna.

Agriculture

Agricultural activity is limited to the production of hay, pasture, crops and blueberries. There are approximately 936 acres (6% of the Town) that can be classified as agricultural.

Forestry

Approximately 80% (11,683 acres) of the land area of Alna is forested. In 2002, there were 87 parcels of land, or 3,436 acres, enrolled in the Tree Growth Tax program, representing 29% of the forested land in the community. Land that is registered under this program receives favorable tax status and may be less likely to be converted to other uses.

There have been a number of timber harvesting operations in the community since 1991, as indicated in the table below.

Summary of Timber Harvest Information
Town of Alna

Year	Selection Harvest Acres	Shelterwood Harvest, Acres	Clearcut Harvest, Acres	Total Harvest, Acres	Changes of land Use, Acres	Number of Timber Harvests
1991	222	30	-	252	-	11
1992	555	25	-	580	-	16
1993	333	190	-	523	-	10
1994	252	25	1	278	-	8
1995	138	200	7	345	-	9
1996	337	68	4	409	-	13
1997	475	-	7	482	-	14
1998	89	110	-	199	-	5
1999	230	-	-	230	-	7
2000	140	319	-	459	-	9
2001	511	25	-	536	3	14
2002	611	94	-	705	4	14
2003	575	180	-	755	2	15
Total	4,468	1,266	19	5,753	9	145

Source: Maine Forest Service

Historic and Archaeological Resources

The following is a summary of historical and archaeological sites in Alna, based on information obtained from the Maine Historic Preservation Commission (MHPC).

Historic Buildings/Structures/Objects

Alna Meeting House, Route 218
Alna School, Route 218
Moses Carleton House, Hollywood Boulevard
Head Tide Historic District
Sheepscot Historic District

Historic Archaeological Sites

Job Averill's Dam and Saw Mill, Anglo-American sawmill
Nelson-Plummer Mill, American sawmill
Cellar Hole, Anglo-American garrison house
Job Averill House, Anglo-American garrison house
Hersey-Keuney-Averill Mill, English sawmill

Pre-Historic Archaeological Sites

Site 26.6A (David Tobie) at Reversing Falls is highly significant with material 5,000 years old.

Areas of Archaeological Resource Potential

The Maine Historic Preservation Commission has identified virtually the entire shoreline of the Sheepscot River as having archaeological resource potential.

Land Use Ordinances

Land use ordinances serve to provide a balance between public interests and private property rights. The courts in Maine and the United States have consistently confirmed that some rights of the community come before some private property rights. However, the courts have also said that land use regulations must be reasonable and must be applied fairly and impartially. The Town of Alna does not have a zoning ordinance, but it does have several other ordinances that regulate land use activity. Town: officials including the Planning Board have been diligent in enforcing these ordinances. Nevertheless, these ordinances will need to be strengthened to protect Alna's rural character. In particular, changes are needed to minimize the potential impact of large subdivisions on the community.

1. **Building Code Ordinance.** The Building Code Ordinance was adopted in 1970 and was most recently amended in 2001. The ordinance requires that a permit be obtained from the Code Enforcement Officer prior to the construction, relocation or replacement of a structure greater than 200 square feet in size. Standards include the following:

Minimum lot size: 2 acres (87,120 square feet)
Setback from center line of any street or highway: 50 feet
Setback from adjoining lot: 20 feet
Minimum floor area: 600 square feet
Height limit: 35 feet
Accessory apartments: maximum 800 square feet of living space

Other standards

Apartments
Building construction
Electrical installations
Plumbing and subsurface sewage disposal
Businesses

2. **Shoreland Zoning Ordinance**. The Town of Alna has a Shoreland Zoning Ordinance that is based in the State's model shoreland zoning ordinance. The town's ordinance divides the 250-foot shoreland area into one of five districts: a Resource Protection District, a Stream Protection District, a Limited Residential District, a Head Tide Village District and an Alewife Fishery District. The ordinance contains a number of performance standards such as those regulating timber harvesting and clearing.

3. **Floodplain Management Ordinance**. The town's Floodplain Management Ordinance, which was adopted in 2004 and is based on a model prepared by the Federal Emergency Management Agency, regulates land use activities in the Town's designated flood hazard zones. The town's adoption, administration and enforcement of this ordinance enables land owners in flood prone areas to purchase federally subsidized flood insurance for their dwellings or businesses.

4. **Mobile Home Park Ordinance.** The Mobile Home Park Ordinance requires Planning Board approval prior to the establishment of any mobile home park (currently, there are none). For mobile home park lots served by individual subsurface sewage disposal systems, the lot size requirement is 20,000 square feet with a lot width and frontage requirement of 100 feet. For mobile home park lots served by a central subsurface sewage disposal system, the lot size requirement is 12,000 square feet with a lot width and frontage requirement of 75 feet.

Other standards include:

Lot setbacks
Lot coverage
Buffer strips
Conversion of park
Fire protection
Ground water
Park administration
Parking requirements
Refuse disposal
Road construction
Safety features

5. **Subdivision and Site Plan Review**. This ordinance requires Planning Board approval of any subdivision and any commercial, retail, mining, industrial and institutional development, as well as earth-moving in excess of 2,000 square feet and multi-family dwellings. The ordinance contains detailed road construction standards as well as generalized (non-numerical) performance standards for the following:

Preservation and enhancement of the landscape
Relationship of the proposed buildings to the environment
Vehicular access
Parking and circulation
Surface water drainage
Existing utilities
Advertising features
Special features of the development
Exterior lighting
Emergency vehicle access
Municipal services
Water pollution
Air pollution
Water availability
Existing water supply
Soil erosion and storm water
Sewage
Waste disposal
Critical areas
Capacity
Shoreland

6. **Wireless Communication Facilities Ordinance**. This ordinance requires site plan review for any wireless telecommunications facility and contains various standards for locating and constructing such facilities.

A Framework for Growth Management

Citizen survey. As part of the comprehensive planning process, the Alna Comprehensive Planning Committee conducted a planning survey. The survey was designed to be administered face-to-face or by phone, so as to encourage a high level of participation by residents. Of the 267 households that interviewers verified were inhabited by full-time residents, 122 (46%) participated in the survey. The majority (68%) said "the rural setting/lifestyle" was one of the two most important reasons why they chose to live in Alna. In terms of planning priorities, 96% responded that it was important to preserve open space, and 97% stated that it was important to preserve rural character.

Requirement for growth and rural areas. One of the requirements of Maine's Planning and Land Use Regulation Act is that municipal comprehensive plans identify and designate at least two basic types of geographic areas:

1) "Growth areas, which are those areas suitable for orderly residential, commercial and industrial development or any combination of those types of development, forecast over the next 10 years. Each municipality shall:

   a) Establish standards for these developments;

   b) Establish timely permitting procedures;

   c) Ensure that needed public services are available within the growth area; and

   d) Prevent inappropriate development in natural hazard areas, including flood plains and areas of high erosion; and

2) Rural areas, which are those areas where protection should be provided for agricultural, forest, open space and scenic lands within the municipality. Each municipality shall adopt land use policies and ordinances to discourage incompatible development."

Exemption from requirement for growth and rural areas. The law also provides an exemption from the requirement to designate growth and rural areas:

> "A municipality is not required to identify growth areas for residential, commercial or industrial growth if it demonstrates that it is not possible to accommodate future residential, commercial or industrial growth in these areas because of severe physical limitations, including, without limitation, the lack of adequate water supply and sewage disposal services, very shallow soils or limitations imposed by protected natural resources; or it demonstrates that the municipality has experienced minimal or no residential, commercial or industrial development over the past decade and this condition is expected to continue over the 10-year planning period. A municipality exercising the discretion afforded by this paragraph shall review the basis for its demonstration during the periodic revisions undertaken pursuant to section 4327." *(note: section 4327 of the law requires that the municipality periodically review its growth management program).*

Reasons for designating the entire Town of Alna as a rural area. The foundation for this plan is that the Town of Alna in its entirety is a rural area and should be exempt from the requirement to designate growth and rural areas. The reasons for designating Alna as a rural area include the following:

1. **No non-residential growth.** There has been no commercial, industrial or institutional development in the community over the past 20 years.

2. **Rural level of growth, last 10 years.** Based on a review of valuation returns between 1994 and 2003, there has been a net increase of 35 dwelling units in Alna (37 new dwellings and two losses due to fire). This rate of growth qualifies the Town for a rural area designation under rules promulgated by the Maine State Planning Office.

3. **Minimal residential growth, next 10 years**. Residential growth over the past 20 years has been modest; residential growth over the next 10 years is projected to be minimal (27 dwelling units, or an average of 2.7 per year). The projected level of future residential development simply doesn't justify the establishment of growth areas and the implementation of restrictions to limit future development in rural areas. In practical terms, it would mean that Alna would have to adopt a zoning ordinance and other restrictions to ensure that on an annual basis, two units would be built in a growth area, and only one would be built in a rural area. Many communities in southern Maine are growing at a rate of 40, 50 or more housing units in one year and few if any of these towns have been able to limit rural area development to a rate of three units per year.

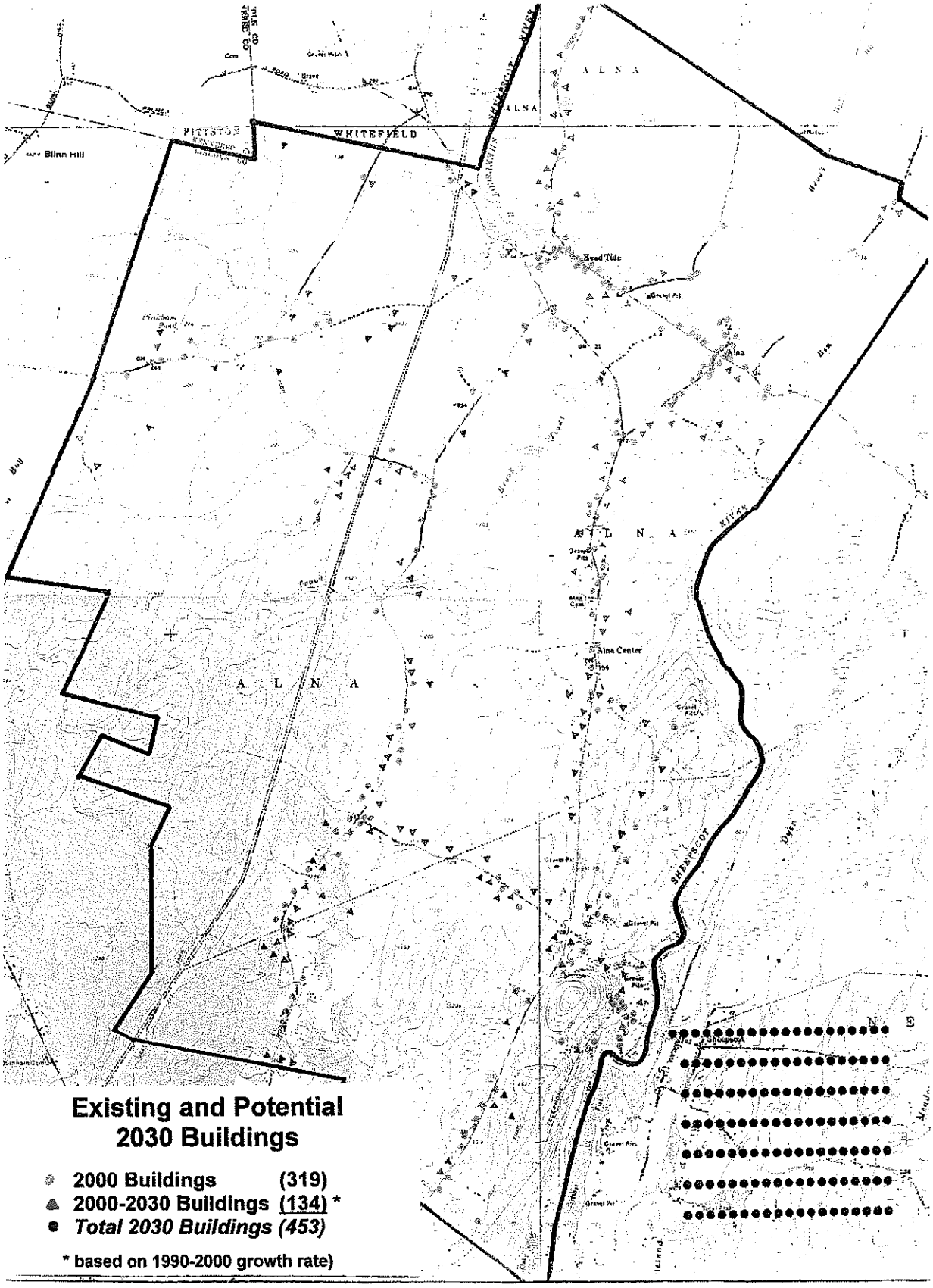
   The people of Alna have a tradition of independence and privacy typical of the rural lifestyle. Historically, this tradition has imposed few limitations on the activities a landowner can undertake on his or her property. This Comprehensive Plan respects that tradition and recommends very few limitations on activities a private landowner can undertaken on his or her own property, and then only for compelling reasons. There do not appear to be any compelling reasons for trying to dictate the location of three housing units per year.

4. **Lack of facilities.** Alna has no public facilities with which to support higher density in growth areas. There are no water and sewer facilities, and none of the other services that larger communities have (public works department, schools, recreation facilities).

5. **Existing land use controls**. Alna already has in place some of the needed land use controls to manage growth in the community including subdivision and site plan review controls, a mobile home park ordinance, shoreland zoning, floodplain management controls, and a basic building code.

6. **Recommendations to strengthen existing land use controls.** This plan contains strategies for strengthening existing ordinances so as to better manage future growth. For example, Section 12, page 12-16 contains strategies to limit the size and rate of future subdivision development, to limit growth in areas with development constraints, and to prohibit subdivisions along substandard roads unless the subdivider bears the cost of fixing the roads. See also Section 12, page 12-17, which contains a strategy for adding additional standards to the Subdivision and Site Plan Review Ordinance.

7. **Growth control triggers**. This plan contains strategies to monitor growth and to respond to changes in projected growth rates when certain growth thresholds or "triggers" are reached (see Section 12, page 12-15). This Plan recommends that the Planning Board monitor growth and development in the community and recommend appropriate land use controls when certain growth triggers or thresholds are reached.


PITTSTON
WHITEFIELD
ALNA
Head Tide
Alna Center
SHEEPSCOT
Existing and Potential
2030 Buildings
2000 Buildings (319)
2000-2030 Buildings (134) *
Total 2030 Buildings (453)
* based on 1990-2000 growth rate)

10. REGIONAL COODINATION

The members of Alna's Comprehensive Plan Committee have worked closely with the Sheepscot Valley Conservation Association (SVCA) to coordinate the Town's comprehensive planning efforts with those of nearby communities.

In March of 2003, the Sheepscot Valley Conservation Association (SVCA) received funding from The Betterment Fund to provide resources to several towns in the Sheepscot watershed that were planning to update or create a Comprehensive Plan. Towns in rapidly developing Midcoast Maine have used this tool to try to manage the increasing demand for residential housing that has resulted from sprawl from the more populated and increasingly expensive southern coastal regions. At the same time, the SVCA saw the need to augment its traditional strategies of in-fee and easement acquisition by participating in land use planning and decision-making at the local level. SVCA is uniquely qualified to bring its specialized knowledge regarding natural resource protection and its extensive GIS mapping experience to the process.

SVCA's services have been two-fold. First, SVCA offers the towns free GIS mapping, concentrating on natural resources information but also involving special issues the towns seek to address. The State provides an enormous amount of information for their use but much of it is more easily absorbed through a map.

In addition to the mapping, the SVCA has convened the "Comprehensive Plan Committee Support Group" to which SVCA has invited all of the members of the committees for each town served by SVCA. SVCA contracted with Friends of Midcoast Maine, a smart growth non-profit organization founded by members of the SVCA, to provide research into smart growth strategies and respond to technical inquiries by members of the Support Group. These meetings have been a great success on many levels. First, they have been so well received that members of three additional towns have asked to attend and been heartily received. Next, committee members have expressed relief to hear that others are in the same boat, have the same problem constituents and feel the same frustrations with lack of time, resources and abilities to deal with the increasing complexity of planning issues.

The following is summary of some of the meetings that have been helpful to Alna as well as the other participating communities:

10/23/03 - Initial meeting, introduction of SVCA and Friends of Midcoast Maine organizations, introduction by all attendees with short summaries of the status of each town's efforts.

2/25/04 - Members of seven towns' comp plan committees met to discuss common problems especially the questions concerning the impact of SPO approval of plans.

4/7/04 - Matthew Nazar of the State Planning Office discussed the SPO's procedures for approval of town comprehensive plans and the approval's impact on legal challenges to town ordinances.

5/19/04 - Jane Lafleur of FMM led the group in an exercise to identify regional issues among the towns, having participants identify Special Places, Growth Centers, etc. on area maps.

9/29/04 - Presentation of the Non-Point Source Education for Municipal Officials taskforce on the effects of good ordinances on limiting runoff into waterbodies.

11/16/04 - Members of the Rockport Comp. Plan Committee spoke about their approach to informing the public about the proposed plan which was passed successfully and their effort to encourage growth in the 5 historic villages in town.

1/26/05 - Bruce Mattson from Maine Department of Transportation discussed the State's access management regulations and their effect on growth management.

11. SUMMARY OF FINDINGS

Population

Alna is one of the smallest towns in Lincoln County, consisting of only 675 people (2000 Census). Between 1990 and 2000, the Town grew by 104 people, or 18%. Based on population projections prepared by the Maine State Planning Office, the Town is expected to grow from a level of 723 people in 2005 to 791 people by the year 2015, for a gain of 68 people or 9%.

Housing

Based on Census data, there were 315 dwelling units in Alna in the year 2000. This is 52 more units than there were in 1990 (263 units). Based on a review of valuation returns between 1994 and 2003, there has been a net increase of 35 dwelling units in the community (37 new dwelling units and two losses due to fire). Residential growth over the next 10 years is projected to be minimal. There may be as few as 27 dwelling units, or an average of 2.7 units per year, based on population projections prepared by the Maine State Planning Office and the number of persons per household as reported in the 2000 Census.

Economy

Alna's economy is very closely linked with, and is dependent on, overall economic conditions in the region, since so many Alna residents work outside the community (88%). There are no large businesses in Alna, and there has been no commercial, industrial or institutional growth in the community over the past 10 years.

Natural Resources

The natural resources of Alna provide a number of limitations to future growth. Approximately 60% of the soils in the community have low or very low potential for septic systems. Included in these soils are wetlands which comprise 10% of the Town, and floodplains which comprise 20% of the Town. Some of the areas with medium to high potential for septic systems are located along substandard roads.

The Sheepscot River is an important asset to Alna, the State of Maine and the nation, not only because of its geologic, ecological and scenic values, but also because of its fisheries habitat and recreational value. The State's Beginning with Habitat program has identified a number of significant wildlife habitats in Alna including a large number that are associated with the Sheepscot River.

Public Facilities

Alna has no public facilities with which to support higher density in growth areas. There are no water and sewer facilities, and none of the other services that larger communities have (public works department, schools, sidewalks, park and recreation facilities). Except for the Town's volunteer Fire Department, the community relies on other communities, the County and the State to provide services. The Town contracts with the private sector for snow plowing and road improvement services.

Transportation

There are no arterial highways in Alna. Alna is served by 6.55 miles of major collectors, 9.11 miles of minor collector roadways, 14.76 miles of local public roads, and 2.22 miles of private roads. While most roads are in good condition, Bailey, Egypt and Rabbit Run Roads all require major structural, surface and drainage improvements.

Municipal Finances

Alna has a lower full value per capita valuation ($66,963) than Lincoln County ($106,977) and all nearby communities except Dresden ($41,785) and Whitefield ($46,282). Based on an analysis by the Maine Municipal Association, the tax burden in Alna (60th highest in the State) is higher than all nearby communities including Wiscasset. Alna has very little in the way of long term debt.

Land Use

There has been very little growth in Alna over the past 20 years, and even less is projected for the future (see Population and Housing, above). Factors contributing to Alna's modest historical and projected population and housing increases probably include the following:

1. There are no arterial highways providing direct access to the Town. Route 218 and other local roads are relatively narrow and winding, and do not favor high speed commuter traffic.
2. There are significant development constraints in at least 60% of the community.
3. There has been no subdivision activity within the past 10 years.
4. There are no Town services other than volunteers who serve on the Fire Department and on various boards and committees. Alna purchases needed services from other towns or private contractors. There are no public water or sewer services.
5. There are no major employers in the community.
6. Per capita taxes are higher than in some surrounding communities.
7. There are no major water bodies that would attract seasonal development.
8. There are few logical areas that can be designated as growth districts. The land areas around the villages are constrained by soils with low or very low potential for septic systems, as well as wetlands, floodplains and steep slopes.

Alna can retain its rural character and still accommodate the relatively modest level of anticipated future growth (27 dwelling units over the next 10 years) without designating growth and rural areas. Alna already has in place some of the needed land use controls to ensure that growth does not overwhelm the community including subdivision and site plan review controls, a mobile home park ordinance, shoreland zoning, floodplain management controls, and a basic building code. Some of these ordinances need to be strengthened and clarified, but the basic structure to protect the Town's rural resources is there.

12. GOALS, POLICIES AND STRATEGIES

A. HOUSING

Goals:

1. Encourage and promote affordable, decent housing opportunities for all citizens of Alna, with a goal of 11 new housing units in the next 10 years being affordable.
2. Aim to maintain and attract a diversity of ages and incomes within the Town's population.

Policies	Strategies	Responsibility/Date
1. Affordable housing actions. Undertake local initiatives aimed at providing affordable housing opportunities for Alna residents.	**A. Rental housing**. Encourage private owners to create additional rental housing by conversion of existing buildings and new construction, provided that minimum acceptable standards for water and sewer are met.	Planning Board/Housing Committee/Ongoing
	B. Two-family housing. Modify the two-acre residential density requirement to permit two-family housing on lots of at least two acres outside the shoreland zone, provided water and sewer requirements can be met.	Planning Board/Town Meeting/2006
	C. 20% requirement. Amend local ordinances to offer incentives to developers, such as reduced lot sizes and setbacks, to provide one affordable housing unit, either on or off site, for every five lots. Require that such affordable housing unit(s) be priced such that they could be purchased or rented by low and moderate income households, and require that mechanisms be created for protecting the affordability of the units.	Planning Board/Ongoing
	D. Housing programs. Work with programs that are available through Coastal Enterprises, Genesis Fund, Coastal Economic Development and the Maine State Housing Authority, to develop housing for the area workforce.	Volunteers/Ongoing

Policies	Strategies	Responsibility/Date
	E. Accessory housing. Maintain the accessory housing provisions in the Town of Alna Building Code Ordinance.	Planning Board/ Town/Ongoing
2. Manufactured housing. Continue to allow manufactured housing.	**A. Location.** Continue to allow manufactured housing that meets federal or state construction standards throughout the community, subject to the same standards as site built housing.	Planning Board/ Town/Ongoing
3. Elderly housing. Address elderly housing needs.	**A. Support services.** Continue to support services such as meals-on-wheels, health care, and personal care services that allow elderly people to remain in their own homes as long as possible.	Town Meeting/Ongoing
	B. Regional services. Support regional facilities and services that provide congregate care, low income elderly housing, and other forms of housing assistance for the elderly.	Town Meeting/Ongoing

B. ECONOMY

Goals

A. Promote an economic climate that increases job opportunities and overall economic well being, consistent with Alna's rural, small-town atmosphere.

Policies	Strategies	Responsibility/Date
1. **Non-Residential Development.** Ensure that future non-residential development does not threaten the small-town nature of Alna and does not adversely impact the quality of the Town's natural resources by way of wastewater disposal or other adverse impacts.	A. **Small Businesses.** Amend local ordinances to encourage small, cottage-type businesses in the community, subject to the Building Code Ordinance and/or Subdivision and Site Plan Review Ordinance to ensure that new businesses and business expansions do not adversely impact the Town's natural resources and rural character.	Planning Board/Town/ Ongoing
	B. **Home Occupations.** Continue to allow home occupations throughout the community, subject to registration with the Town and, where applicable, the Building Code Ordinance and/or Subdivision and Site Plan Review Ordinance.	Planning Board/Town/ Ongoing
	C. **Site Plan Review Standards.** Upgrade the general performance standards contained in the Subdivision and Site Plan Review Ordinance to include numerical standards wherever possible.	Planning Board/Town Meeting/2006
	D. **Regional Context.** Continue to rely upon nearby service centers such as Wiscasset, to provide major employment opportunities as well as places to shop and do business.	Planning Board/Town/ Ongoing
	E. **Internet Access.** Work with local communities, economic development agencies and communication companies to encourage expanded access to high speed internet and advanced communications for everyone in Alna.	Selectmen/Ongoing
	F. **Post Office.** Explore options for establishing a post office facility on Town office property.	Selectmen/2005 and Ongoing

C. MUNICIPAL FINANCES

Goals

1. Plan for, finance and develop an efficient system of public facilities to accommodate growth and development.
2. Provide for cost-efficient means of operating the Town and fair compensation for Town officials.

Policies	Strategies	Responsibility/Date
1. **Volunteer efforts.** Continue to support volunteer efforts to maintain and improve municipal facilities.	A. **Municipal support.** Continue to encourage, support and periodically honor the many individuals who contribute their time and energy to the community, the collective result of which is to make the community a better place in which to live while minimizing the tax burden on residents.	Town/Ongoing
2. **General.** Plan for the public facility needs of the community on a long-range and continuing basis.	A. **Budget overview.** Continue to scrutinize municipal expenditures and work to maintain or reduce expenditures, especially in high cost areas such as education and solid waste.	Selectmen/Ongoing
	B. **Reserve funds.** Continue the practice of using reserve funds to finance at least a portion of major capital projects and for equipment replacement.	Selectmen/Ongoing
	C. **Capital improvements plan.** On an annual or biannual basis, consider developing a capital improvements plan for financing the maintenance, repair and/or improvement of public facilities. Prioritize needs and indicate how needs from the previous plan have been met.	Selectmen/Road Commissioner/Fire Chief/2007
	D. **Contracting vs. town-owned equipment.** Continue to review the benefits and costs of contracting for public works services versus purchasing town public works equipment.	Selectmen/Ongoing

Policies	Strategies	Responsibility/Date
3. **Grant programs.** Use grant programs to the maximum extent possible to meet Alna's needs.	A. **Pro-active grant approach.** As a town policy, continue to give grant applications a high priority. Meet with state and other officials, and actively and systematically seek grants to help Alna meet its needs.	Selectmen/Fire Chief/Ongoing

D. PUBLIC FACILITIES AND SERVICES

Goals

1. Maintain Alna's public facilities and services, and make needed improvements where necessary and feasible.
2. Encourage the availability of outdoor recreation opportunities for all Alna residents, including access to surface waters.
3. Avoid the expansion, improvement or replacement of facilities and services that might have the effect of encouraging growth.

Policies	Strategies	Responsibility/Date
1. **Emergency services**. Ensure that the residents of Alna continue to receive high quality emergency response services.	A. **Fire Department**. Continue to support the Alna Fire Department and review, on a five-year basis, the Town's fire fighting capabilities in light of changing population levels, federal and state mandates and budget constraints, and increase budget support if necessary.	Selectmen/Fire Chief/ Town/Ongoing
	B. **Dry hydrants**. Continue to maintain the Town's system of dry hydrants. Continue to require that developers document the availability of sufficient water supplies to meet the fire control needs of their developments (e.g., fire ponds, dry hydrants).	Fire Department/Planning Board/Ongoing
	C. **Fire truck reserve fund**. Continue to appropriate funds on an annual basis for the eventual purchase of a new fire truck.	Town/Annually
	D. **10-Year Plan**. Develop a 10-year plan for the Fire Department's needs.	Fire Department/ Selectmen/2006

Policies	Strategies	Responsibility/Date
	E. Alna First Responders. Continue to support Alna First Responders and encourage additional volunteers.	Town/Ongoing
	F. Police protection. Continue to rely upon the Lincoln County Sheriff's Department and the Maine State Police for police protection.	Town/Ongoing
2. Solid waste. Continue to plan for and provide an efficient system of solid waste disposal.	**A. Solid waste services.** Continue to review and recommend to the town the best/most cost efficient course of action for disposal of solid waste and continue to encourage residents to recycle to the maximum possible extent.	Selectmen/Ongoing
3. School system. Ensure that students from Alna receive a cost effective, quality education.	**A. School efficiency and participation.** Continue to work with the contracted school system to contain costs and allow tuition towns a say in the administration of the school system.	School Committee/ Ongoing
4. Water supply. Protect ground water supplies from potential adverse impacts of future developments	**A. Subdivision and Site Plan Review Standards.** Upgrade the "Existing Water Supply" standard by requiring that developers of high density and large (to be determined by ordinance) residential and non-residential projects prepare a ground water impact analysis and, where necessary, modify their projects or take steps to protect existing and ground water supplies as well as the water supply proposed for the new development.	Planning Board/Town Meeting/2006
	B. Sand and gravel aquifer. Continue to rely on DEP regulations for protection of the State-identified sand and gravel aquifer and continue to monitor DEP enforcement of operations and handling of petroleum, hazardous materials and dust control.	Selectmen/Ongoing

Policies	Strategies	Responsibility/Date
5. **Subsurface sewage disposal.** Ensure that adequate provision is made for subsurface sewage disposal as land is developed.	A. **State rules**. Continue strict administration and enforcement of the State's subsurface wastewater disposal rules. B. **Plumbing permit prior to construction.** Continue to require that a plumbing permit be obtained prior to the issuance of a permit for a new structure or use involving subsurface wastewater disposal.	Plumbing Inspector/ Ongoing Planning Board/Town Meeting/2006
6. **Municipal/historic building.** Maintain/ preserve Alna's municipal, public and quasi-public historic buildings in a cost effective manner.	A. **Volunteerism.** Support, encourage and recognize the efforts of volunteer groups and individuals aimed at maintaining, preserving and restoring Alna's historic public buildings.	Selectmen/Town/Ongoing
7. **Library**. Support library services for the residents of Alna.	A. **Service center libraries**. Continue to support one or more library services in nearby communities so that its facilities remain available to the residents of Alna.	Town/Ongoing
8. **Public works**. Provide for the maintenance of town roads, ditches, and lands in a cost effective manner.	A. **Private contractors**. Continue to utilize private contractors for meeting the public works needs of the community. B. **Municipal public works capacity**. Continue to evaluate the cost effectiveness of contracting for public works services, and recommend to the Town changes that may result in a more efficient or complete delivery of services, or that may address gaps in the current provision of services. Include recommendations for the purchase of town equipment, when deemed necessary and appropriate.	Road Commissioner/ Selectmen//Ongoing Selectmen/Road Commissioner/Ongoing
9. **Outdoor recreation**. Provide opportunities for outdoor recreation for the residents of Alna.	A. **Park and open space plan**. Form a committee to develop a long range park and open space plan to include: • An inventory of trail systems; • An inventory of public lands, easements and rights-of-way • An assessment of long-range outdoor recreational needs including	Selectmen/2006

Policies	Strategies	Responsibility/Date
	the potential of a town park, and the extent to which these are currently not being met; • An exploration of alternatives for public access to the Sheepscot River, including researching existing rights-of-way; • A review of the efforts of the Sheepscot Valley Conservation Association and the extent to which these efforts can be coordinated with the Town's efforts; and • An exploration of ways of encouraging landowners to keep land open to the public.	
	B. Private initiatives. Promote ongoing coordination between the Town and private and non-profit organizations, on open space preservation efforts to assure that mutual goals are met to the maximum extent possible.	Town/Ongoing

Policies	Strategies	Responsibility/Date
2. **Town road maintenance**. Plan for the long-term, cost-effective maintenance of the Town's roads.	A. **Road improvement plan**. Develop a long-range plan for maintaining the Town's roads. • Include provisions in the plan for maintaining existing levels of service and retaining existing grades and alignments. • Avoid any funds or actions aimed at re-opening any abandoned or discontinued roads or constructing new roads, or maintaining or accepting any roads created or re-opened by private initiative. • Research the status of roads or sections of roads that have fallen into disuse and take steps to formally discontinue or abandon them. • Conduct an analysis of the most cost-effective means of maintaining town roads (for example, is it more cost-effective to maintain some roads as gravel roads, pave or rebuild them). B. **Reserve fund**. Establish a reserve fund for a 10-year paving program sufficient to maintain the paved roads in the community and add funds on a yearly basis.	Selectmen/Road Commissioner/2007 Town Meeting/2007
3. **Access management**. Ensure that new driveways and other entrances along Routes 184 and 218 comply with the State's access management rules.	A. **Information to applicants**. Make information available at the Town Office about the State's access management rules and inform applicants for building permits that the rules apply to Routes 194, 218 and the West Alna Road. B. **Residential development**. Amend the Town of Alna Subdivision and Site Plan Review Ordinance to require a common entrance for new subdivisions, where feasible, when the subdivisions abut Routes 194, 218, and the West Alna Road.	Selectmen/Town Clerk/2005 Planning Board/Town Meeting/2006
4. **Narrow Gauge Railroad**. Support reclamation of the narrow gauge railroad.	A. **WW&F Railway Museum.** Continue to inform the public through the Town Report about the private efforts of the Wiscasset, Waterville and Farmington Railway Museum to restore the narrow gauge railroad and preserve its history.	Town/Ongoing

F. NATURAL RESOURCES

Goals

1. Protect the quality of Alna's water resources.
2. Protect Alna's critical natural resources including, without limitation, wetlands, wildlife and fisheries habitat, shorelands, forests, scenic vistas and unique natural areas, from inappropriate land use activities.

Policies	Strategies	Responsibility/Date
1. **Sheepscot River**. Protect and improve the quality of the Sheepscot River.	A. **Sheepscot Valley Conservation Association**. Continue to work with and support the efforts of the Sheepscot Valley Conservation Association to monitor the quality of the Sheepscot River and reduce non-point source pollution.	Selectmen/Planning Board/Ongoing
	B. **Shoreland zoning**. Continue strict administration and enforcement of the Town's Shoreland Zoning Ordinance. Continue to include in the Resource Protection District the land areas within 150 feet of the Sheepscot River as well as the floodplains bordering the river (except in Head Tide Village and the Alewife Fishery District).	Selectmen/Code Enforcement Officer Planning Board/Ongoing
	C. **Future growth**. Continue to ensure that as development plans are reviewed, future growth in Alna is located so as to minimize or avoid adverse water quality impacts on the Sheepscot River including the negative impacts of erosion and sedimentation.	Planning Board/ Ongoing
	D. **Head Tide Dam.** Work with State officials and citizens of Head Tide Village to assess the Town's long-range liabilities and costs for maintenance of the Head Tide Dam, as well as the benefits, costs and impacts of removing the dam. Report to the Town on the recommended course of action, if any.	Selectmen/Planning Board/2008

Policies	Strategies	Responsibility/Date
2. **Access to the Sheepscot River**. Work to improve public access to the Sheepscot River for Town residents.	A. **Existing rights-of-way**. Seek to clarify the precise location and routing of possible town-owned rights-of-way to the Sheepscot River. Use State funds for any legal research and for designating the rights-of-way.	Selectmen/2008
	B. **Additional public access**. Explore possibilities and opportunities for creating one or more public access points to the Sheepscot River. Coordinate efforts with the SVCA to ensure a cost effective approach to creating access that is convenient yet provides minimal impact on river quality.	Selectmen/Planning Board/2008 and Ongoing
	C. **Grant funding**. Explore the possibility of applying for grant money for either the Town or another entity to purchase a site as land becomes available.	Planning Board/2008 and 2009
3. **Flood plain management**. Manage the use of floodplains in Alna so as to minimize the threat of future losses from inappropriate development.	A. **Floodplain Management Ordinance**. Strictly administer and enforce the Town's Floodplain Management Ordinance, incorporating updated information as it becomes available.	Selectmen/ Code Enforcement Officer/Ongoing
	B. **Floodplain study.** Work with the Maine Emergency Management Agency (MEMA) to continue to monitor federal/state efforts to update and digitize floodplain maps.	Selectmen/Code Enforcement Officer/2007
4. **Wetlands**. Continue to protect wetlands from the adverse impacts of development.	A. **Shoreland zoning**. Continue strict administration of the Town's Shoreland Zoning Ordinance. Continue to include land areas surrounding these wetlands in the Resource Protection District (250 feet from upland edge of primary wetlands; 150 feet from upland edge of secondary wetlands).	Selectmen/Code Enforcement Officer Planning Board/Ongoing
	B. **Public facilities**. Minimize adverse impacts on wetlands during the relocation/construction of public buildings and facilities.	Selectmen/ Planning Board/Ongoing

Policies	Strategies	Responsibility/Date
5. Ground water resources. Protect the Town's ground water resources	**A. Hazardous waste.** Include specific standards in the site plan review ordinance to regulate any new activity involving the processing, storage, generation or handling of hazardous waste as defined by the Maine Department of Environment Protection (not including normal household uses and materials and heating fuel).	Planning Board/Town Meeting/2007
	B. Gravel extraction/mining. Amend the Town's Subdivision and Site Plan Review Ordinance to include specific standards to regulate, but not prohibit, gravel extraction and mining activities.	Planning Board/Town Meeting/2007
	C. Oil spills, other hazards. Review Town ordinances and consider adding provisions to protect ground water (for example, consider alternatives for heating oil and petroleum products storage/containment).	Planning Board/Town Meeting/2007
6. Forest resources. Encourage the wise use of forest resources	**A. Shoreland zoning.** Continue to regulate timber harvesting through the Town's Shoreland Zoning Ordinance.	Selectmen/Code Enforcement Officer Planning Board/Ongoing
	B. Tree Growth Tax Law. Provide landowners with factual information about the State's Tree Growth Tax Law and take steps to explain the benefits to them.	Selectmen/Planning Board/Ongoing
	C. Other actions. Encourage landowners to retain their land for forest and open space purposes and take steps to explain to them how the law works and how it could benefit them. • Continue to tax wild land in such a manner that encourages people to keep their land open and retain ownership; • Support existing programs aimed at helping people keep their land as forest land and open space; • Encourage private efforts aimed at recognizing and honoring people who allow the public access to their land (for example, a breakfast or dinner for landowners);	Selectmen/Planning Board/Ongoing

Policies	Strategies	Responsibility/Date
	• Consider dedicating a page in the annual report to honor Alna landowners who keep their lands open to the public (honor one or two landowners each year).	
7. **Agricultural resources.** Encourage the wise and continued use and management of the Alna's agricultural resources.	**A. Farm and Open Space Law.** Provide landowners with factual information about the State's Farm and Open Space Tax Law.	Selectmen/ Planning Board/Ongoing
	B. Landowner support. Work with owners of large tracts of farm or forest land in the rural areas to assess their long-term plans and needs for their land and, where turn-over is anticipated, consider strategies (for example: easements, tax abatements, land swaps, etc) to encourage the land to stay in a natural resource-based use while meeting the needs of the landowner.	Selectmen/Planning Board/Ongoing
	C. Prime agricultural soils. Amend the Town of Alna Subdivision and Site Plan Review Ordinance to include standards for the preservation of prime agricultural soils such as, but not limited to, clustering of proposed developments so as to preserve usable tracts of agricultural land.	Planning Board/Town Meeting/2006
8. **Wildlife resources.** Protect wildlife and wildlife habitat to the maximum extent possible.	**A. Shoreland zoning.** Continue strict administration of the Town's Shoreland Zoning Ordinance.	Selectmen/Code Enforcement Officer Planning Board/Ongoing
	B. Development review assistance. Request review assistance from the Maine Department of Inland Fisheries and Wildlife when development proposals would impact resources identified by the Department, including deer yards and waterfowl and wading bird habitat.	Planning Board/Ongoing

Policies	Strategies	Responsibility/Date
	C. Large habitat blocks. Amend the Town of Alna Subdivision and Site Plan Review Ordinance to require clustering of proposed developments in areas identified by the Beginning with Habitat program as large habitat blocks.	Planning Board/Town Meeting/2006
9. Scenic areas and vistas. Protect scenic areas and vistas to the maximum extent possible.	**A. Development review**. Encourage the voluntary preservation of scenic areas and vistas (as seen from public roads and public property) during the development review process.	Planning Board/Ongoing

G. LAND USE/ORDERLY GROWTH AND DEVELOPMENT

Goals

1. Maintain the rural character of the Town.
2. Protect historic landmarks and resources.

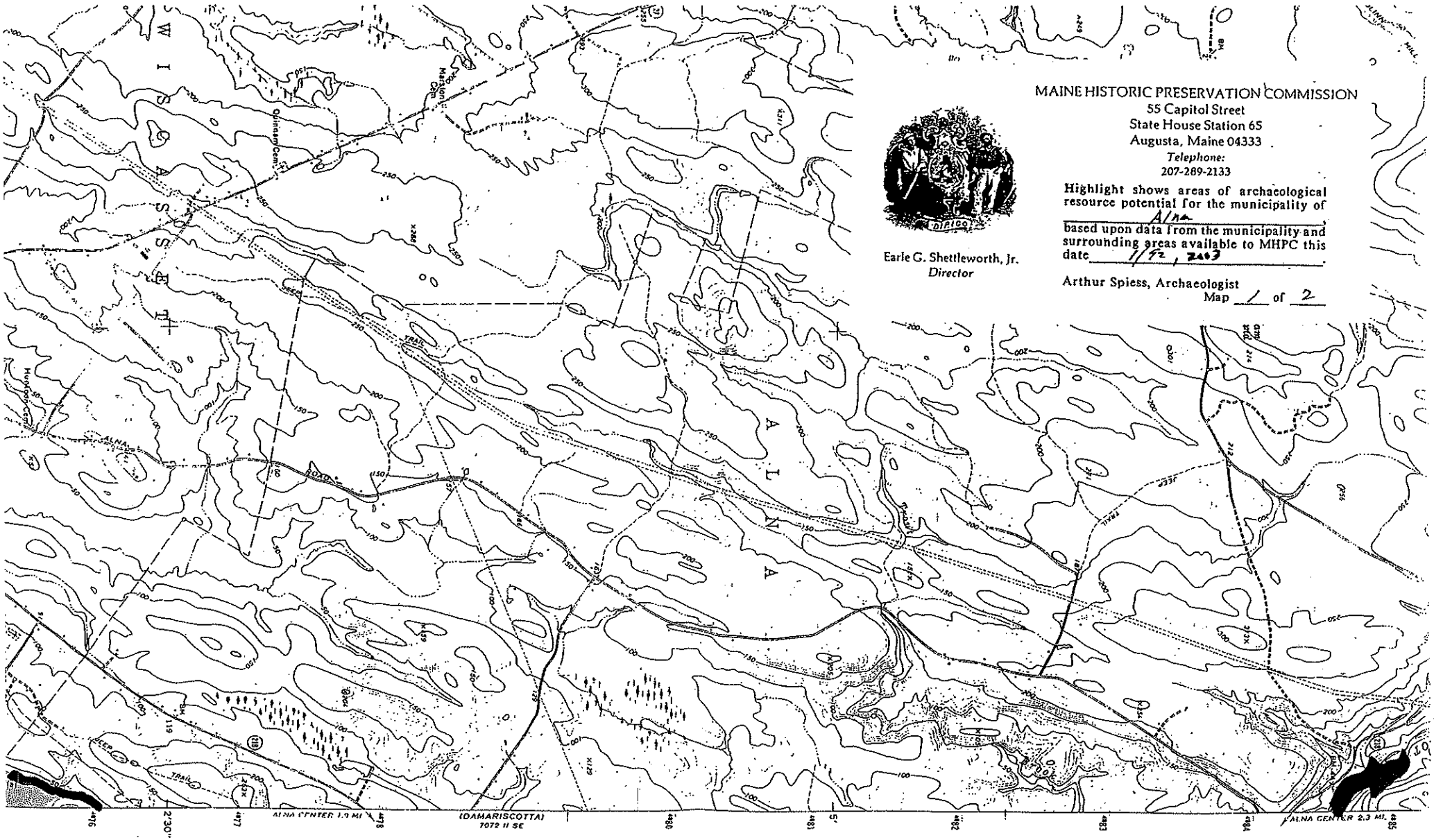
Policies	Strategies	Responsibility/Date
1. Rural area designation. Consider the entire Town of Alna as a rural area as defined in the State's Comprehensive Planning and Land Use Regulation Act. De-emphasize the community as a growth area.	**A. Growth monitoring.** Request that the Planning Board report annually to the Town on the patterns of building and development occurring in Alna. Request that the report include a statement as to whether or not Alna's ordinances appear to be effective in guiding growth and preserving rural character and, if not, include in the report recommendations to the voters of Alna for new ordinances or amendments.	Selectmen//2005 and Ongoing
	B. Growth limit threshold. When the rate of new housing development exceeds 20 units in any consecutive three-year period, recommend actions to limit future growth. Such actions may include, but are not limited to;	Planning Board/2005 and Ongoing

Policies	Strategies	Responsibility/Date
	1) Building caps and/or temporary (180 day) moratoriums; 2) Standards to discourage strip development such as requiring that all subdivisions be cluster development/open space subdivisions, and requirements for shared driveways along the Town's major roads; 3) Continued monitoring (for example, 3-year trigger reached, but it's not clear whether or not 10-year rate of 35 dwellings for rural designation will be reached); 4) Revisiting the issue of establishing growth and rural areas (this may include a recommendation to establish a committee to identify potential growth and rural areas): 5) Amending the Building Code Ordinance by requiring that all lots created after a certain date have a specific, minimum percentage of "developable area" within the boundaries of the lot; and 6) Other growth management techniques which have been demonstrated to be effective in other communities in managing growth. C. **Rural designation review.** Review the appropriateness of the rural area designation when the Comprehensive Plan is periodically updated. D. **Public facility expenditures.** As a Town policy, do not plan for public expenditures to create new capacity for roadways, waste treatment facilities, water supply systems or other facilities that would stimulate growth and development.	Planning Board/Ongoing Selectmen/Town/Ongoing

Policies	Strategies	Responsibility/Date
2. **Subdivision limits.** Limit the rate and extent of new subdivision development in the community.	A. **Subdivision size limit.** Amend the Town of Alna Subdivision and Site Plan Review Ordinance to include a requirement that proposed subdivisions be phased such that the maximum number of lots that can be approved in any 5-year period is five (5).	Planning Board/ Town Meeting/2006
	B. **Subdivision rate of development.** Amend the Town of Alna Subdivision and Site Plan Review Ordinance to include a townwide limit on the number of lots that can be approved by the Planning Board in any one year (recommend 10).	Planning Board/ Town Meeting/2006
	C. **Developable areas.** Amend the Town of Alna Subdivision and Site Plan Review Ordinance to direct development, by means of standards, away from areas with severe development limitations as shown on the Town of Alna Constraints to Development map and to areas that may be more suitable for development based on considerations of soils, wetlands, wildlife habitat, topography and other natural and man-made limitations (e.g. shoreland zoning).	Planning Board/ Town Meeting/2006
	D. **Development prohibitions.** Amend the Town of Alna Subdivision and Site Plan Review Ordinance to prohibit subdivision development on roads or portions of roads that have poor alignments, unsafe sight distances, or structural deficiencies (for example, Rabbit Path Road) unless the developer bears the cost of correcting such deficiencies. Utilize objective standards, such as those recommended by MDOT, in determining which roads have the greatest deficiencies.	Planning Board/ Town Meeting/2006

Policies	Strategies	Responsibility/Date
3. **Non-residential development.** Provide for a more in-depth review of non-residential development.	A. **Development standards.** Include in the Town of Alna Subdivision and Site Plan Review Ordinance standards for the preservation of the landscape, access to the site, erosion and sedimentation control, open space preservation, surface water drainage, topographic and architectural compatibility, ground water protection, sewage disposal, advertising, outdoor storage areas, lighting, emergency vehicle access, waste disposal, and height restrictions.	Planning Board/ Town Meeting/2008
4. **Historic and archaeological resources.** Protect historic and archaeological sites.	A. **Protection for historic and archaeological resources.** Amend the Town of Alna Subdivision and Site Plan Review Ordinance to require that building permit applications in archaeologically sensitive areas, as identified by the Maine Historic Preservation Commission, or areas in historic districts or related to historic properties on the National Register of Historic Places, include an assessment of the value of the resource(s) and the impact that the development will have on the resource(s), performed by professionally qualified persons, and permit the Planning Board to require a development application to be modified to protect historic and archaeological resources.	Planning Board/ Town Meeting/2008
5. **Comprehensive plan implementation.** Ensure that mechanisms are developed to oversee implementation of the Comprehensive Plan on a continuing basis.	A. **Agency oversight.** Request that the Planning Board assume responsibility for overseeing the implementation of the Comprehensive Plan on a continuing basis. Support the provision of adequate resources for the Planning Board to undertake this work. B. **Regional cooperation.** Meet with representatives of other Lincoln County communities on a continuing basis to discuss issues of regional significance and to consider ideas, opportunities and regional strategies for better managing growth and otherwise benefiting the Town of Alna.	Selectmen/2005 Selectmen/Planning Board/Ongoing

APPENDIX



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Earle G. Shettleworth, Jr.
Director

Highlight shows areas of archaeological resource potential for the municipality of Alna based upon data from the municipality and surrounding areas available to MHPC this date 1/92, 2003.

Arthur Spiess, Archaeologist
Map 1 of 2

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