

# **Alfred** **Comprehensive** **Plan 2016**

*Inventory Chapters*

September 2016

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2016 Alfred Comprehensive Plan - Inventory

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## Introduction

This is the Inventory Section of the 2016 Comprehensive Plan for the Town of Alfred, Maine. The Comprehensive Plan Committee used the 2002 Plan as a guide for developing the new Plan. This section deals with the inventories and analysis of existing conditions for the following topics:

- Farmland and Forest Resources
- Fiscal Capacity
- Historic and Archeological Resources
- Housing
- Land Use and Future Land Use
- Local Economy
- Natural Resources
- Population
- Public Facilities and Services
- Recreation
- Regional Collaboration
- Transportation
- Water Resources

In brief, the inventory and analysis of each topic includes:

- A discussion of recent trends that will provide a picture of where the Town has been and where it is headed.
- A description of existing conditions.
- Projections where appropriate.
- An analysis of issues and implications. What problems or issues are raised by the information collected and how serious are they? If certain trends continue, what will the impact be on the Community? Do the issues raised deserve specific attention in the Policy section of the Comprehensive Plan? Analyzing issues and implications is the link between the inventory and the formulation of policies.

The Inventory section of a Comprehensive Plan provides the information necessary to create a foundation on which the future Policies and Strategies can be constructed. The Comprehensive Plan will serve as a guide to Alfred's future. The Plan provides a blueprint of what the town wishes to be and makes recommendations for following the blueprint. It serves the following functions:

1. An up-to-date Comprehensive Plan serves as a legal foundation for the town's zoning regulations and other ordinances. Any legal challenge of Town ordinances will be based primarily on whether they are consistent with the town's Comprehensive Plan.
2. It sets a coordinated strategy for the Town's future, based on the desires of the citizens and on the assessment of current conditions and anticipated needs.
3. It offers guidance to Town Boards, committees and other decision-makers, by providing a set of voter-approved goals, policies, and recommended implementation steps.
4. The plan serves as a framework for fiscal planning and developing a Capital Improvement Program.
5. It provides a forum for ongoing public discussions about the community's future.

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6. It summarizes and analyzes background information on the Town's natural, fiscal, and economic resources, its facilities and services, and its growth and land use trends.

Although the Comprehensive Plan must be approved by voters at town meeting, it is not an ordinance or regulatory document. Recommendations are made for zoning revisions and capital investments, but these items require consideration and approval at subsequent town meetings before they actually go into effect. The Comprehensive Plan is intended to provide direction, not dictate an inflexible course of action. The plan can be revised at any time by Town Meeting vote.

Comprehensive planning is essentially a process, and the Plan should reflect changing conditions and priorities. It is recommended that the Plan be reviewed and updated every 5 years and completely revised every 10 years to reflect new information, emerging planning issues, and changing citizen attitudes.

### Maine State Goals

Guidelines state that Comprehensive Plan policies shall promote the following State Goals:

1. To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl;
2. To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
3. To promote an economic climate that increases job opportunities and overall economic well-being;
4. To encourage and promote affordable, decent housing opportunities for all Maine citizens;
5. To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas;
6. To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and to safeguard the State's agricultural and forest resources from development which threatens those resources;
7. To preserve the State's historic and archeological resources; and
8. To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

### Organization of the Comprehensive Plan Committee, Past and Present

In September 1998, the selectmen appointed a volunteer committee for a term necessary to finish the plan. They charged the Committee with developing a Comprehensive Plan for managing growth over the next decade. The Southern Maine Regional Planning Commission (SMRPC) now Southern Maine Planning and Development (SMPDC) provided some assistance in data collection. The plan was adopted in 2002.

#### Funding Sources for the Planning Process

	2002	2016
Town Appropriations	\$3,325.00	\$15,000 (FY14 & 15)
State Planning	\$10,000	\$0
Total	\$13,325.00	\$15,000

For this update of the Plan, the Selectmen appointed a volunteer committee to oversee the effort with some assistance from SMPDC. Beginning in September 2013, the Comprehensive Plan Committee met twice a month. It announced meetings, all being open to the public. In 2016, the Plan was completed in two volumes: the Inventory, an account of Alfred's present-day resources, and the Goals, Policies & Strategies, which lays out a vision for Alfred's future and roadmap for achieving the vision.

### **The Planning Process**

The State Statutes require that a Comprehensive Plan, must include subsections 1 to 4, and as part of a Growth Management Program, an Implementation Program must be adopted that is consistent with the strategies in subsection 3-A. All five sub-sections below appear under Chapter 187, Section 4326 *Growth management program elements*, in Maine's State Statute. Because they were written for the entire state, one portion referring to coastal resources is not relevant to Alfred.

1. **Inventory and Analysis** - A comprehensive plan shall include an inventory and analysis section addressing state goals under this subchapter and issues of regional or local significance the municipality considers important. The inventory must be based on information provided by the State, regional councils, and other relevant local sources. The analysis must include 10-year projections of local and regional growth in population and residential, commercial and industrial activity; the projected need for public facilities; and the vulnerability of and potential impacts on natural resources
2. **Policy Development** - A comprehensive plan must include a policy development section that relates the findings contained in the inventory and analysis section to the state goals.
3. **Implementation Strategy** – A comprehensive plan must include an implementation strategy section that contains a timetable for the implementation program, including land use ordinances, ensuring that the goals established under this subchapter are met. These implementation strategies must be consistent with state law and must actively promote policies developed during the planning process. The timetable must identify significant ordinances to be included in the implementation program. The strategies and timetable must guide the subsequent adoption of policies, programs and land use ordinances. ***Guidelines for policy development and implementation strategies*** - In developing its strategies and subsequent policies, programs and land use ordinances, each municipality or multi-municipal region shall employ the following guidelines consistent with the goals of this subchapter:
  - A. Except as otherwise provided in this paragraph, identify and designate geographic areas in the municipality or multi-municipal region as growth areas and rural areas, as defined in this chapter.
  - B. Develop a capital investment plan for financing the replacement and expansion of public facilities and services required to meet projected growth and development;
  - C. Protect, maintain and, when warranted, improve the water quality of each water body pursuant to Title 38, chapter 3, subchapter I, article 4-A and ensure that the water quality will be protected from long-term and cumulative increases in phosphorus from development in great pond watersheds;
  - D. Ensure that its land use policies and ordinances are consistent with applicable state law regarding critical natural resources. A municipality or multi-municipal region, if authorized to enact ordinances, may adopt ordinances more stringent than applicable state law;
  - E. Ensure the preservation of access to coastal waters necessary for commercial fishing, commercial mooring, docking and related parking facilities. Each coastal area may identify and designate one or

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more critical waterfront areas and implement policies to ensure protection of those areas or otherwise discourage new development that is incompatible with uses related to the marine resources industry;

- F. Ensure the protection of agricultural and forest resources. Each municipality or multi-municipal region shall discourage new development that is incompatible with uses related to the agricultural and forest industries;
  - G. Ensure that the municipality's or multi-municipal region's land use policies and ordinances encourage the siting and construction of affordable housing within the community and comply with the requirements of section 4358 pertaining to individual mobile home and mobile home park siting and design requirements. The municipality or multi-municipal region shall seek to achieve a level of at least 10% of new residential development, based on a 5-year historical average of residential development in the municipality or multi-municipal region that meets the definition of affordable housing. A municipality or multi-municipal region is encouraged to seek creative approaches to assist in the development of affordable housing, including, but not limited to, cluster housing, reduced minimum lot and frontage sizes, increased residential densities and use of municipally owned land;
  - H. Ensure that the value of historical and archeological resources is recognized and that protection is afforded to those resources that merit it;
  - I. Encourage the availability of and access to traditional outdoor recreation opportunities, including, without limitation, hunting, boating, fishing and hiking, and encourage the creation of greenbelts, public parks, trails and conservation easements. Each municipality or multi-municipal region shall identify and encourage the protection of undeveloped shoreland and other areas identified in the local planning process as meriting that protection; and
  - J. Develop management goals for great ponds pertaining to the type of shoreline character, intensity of surface water use, protection of resources of state significance and type of public access appropriate for the intensity of use of great ponds within the municipality's or multi-municipal region's jurisdiction.
- 4. **Regional Coordination Program.** - A regional coordination program must be developed with other municipalities to manage shared resources and facilities, such as rivers, aquifers, transportation facilities and others. This program must provide for consistency with the comprehensive plans of other municipalities for these resources and facilities.
  - 5. **Implementation Program.** An implementation program must be adopted that is consistent with the strategies in section 3 above.

### Community Profile

Alfred, Shire town of York County, is the geographic center of the southernmost county in Maine. The designation of shire town is particular to New England in the U.S. and means “a town where a court of superior jurisdiction (as a circuit court or a court with a jury) sits.” Alfred is the location of the York County Courthouse. The Town is an old-time community and retains the characteristics of a typical New England village with buildings arranged around the village green and a graceful church with a tall steeple.

The rural atmosphere, created by the landscape, the substantial and attractive 19<sup>th</sup>-century architecture mingling with more recent buildings, and the friendliness appeal to Alfred's citizens. These attributes are attractive to others as well. Perceiving the area as having a superior quality of life, people are migrating to Maine in increasing numbers.

## **Physical Setting**

The last ice age created the Town's present physical surface. Thick sheets of ice carved away the stratified Devonian-period rock and 14,000 years ago, the glaciers receded from Alfred. The mantle of ice and rock created the hills, valleys, flatlands and surface waters that comprise the raw land. The topography, soil composition, hydrology, and vegetation determined how the original settlers selected their home sites and influenced settlement patterns. And these same features, including soil type, forest cover, vegetation, slope, surface waters, ground water, wetlands, wildlife habitat, and hazard areas define the land's suitability for development in the present day. Accordingly, the suitability of Alfred's undeveloped land will present the Town with opportunities for growth in the future.

To the northwest of present route 202, the soil is chiefly coarse glacial till. The southeast end of town has soil resulting largely from deposits of glacial melt water, consisting of sand and gravel deposits. In the Gore, a narrow strip of ice contact deposits follows the course of the Middle Branch Stream. A larger area of ice contact deposits runs across the middle of Alfred, in the village area, in a north south direction. The ice contact deposits, often 100 feet thick, consist of sand, gravel, cobbles, and boulders. These areas contain sand and gravel aquifers. They are the best sources of large supplies of groundwater. Under favorable conditions they may yield up to 1,000 gallons of water per minute.

There are two distinct topographical areas, roughly made up of the southern and the northern parts of town. Southern Alfred has the lowest elevations above sea level, near Hay Brook and Estes Lake. From the tip of southern Alfred up to the center village, the land is generally flat, and is 200 to 250 feet above sea level. This flat plain is the inner margin of the continental shelf, occupying the southern end of town, including the village, up to the foot of Brackett Hill.

In northern Alfred, the highest elevations start abruptly at Brackett Hill (480 ft.) and Yeaton Hill (600 ft.) and extend northward through town. The highest elevation is 1,020 feet on Fort Ridge at the Shapleigh town line. The steepest slopes occur on the eastern faces of Brackett and Yeaton Hills, and on Fort Ridge. The developed areas in the Alfred Gore are generally 400 to 600 feet above sea level. Middle Branch Pond is situated 419 feet above sea level. Shaker Pond is 230 feet and Estes Lake is 215 feet above sea level.

## **Geographic Setting**

Maine has four geographic regions: (1) the Coastal Lowlands, (2) The Hilly Inland Belt, (3) The Mountain Division in the Northwest, and (4) the Upland Plateau in the far north. Alfred is on the edge of the Coastal Lowlands, and the northern end of town lies where the Hilly Inland Belt begins. This location influences the town's climate and land use patterns.

Ports, cities and seacoast resort communities lie to the Atlantic side of Alfred. To the South are Portsmouth and Kittery with long shipbuilding traditions and where the Portsmouth Naval Shipyard and Pease International Trade Port provide employment to many Alfred residents. The beaches of York, Ogunquit, Kennebunk, Wells and Old Orchard are only a half-hour's drive. The Scarborough Marsh and South Portland are also a half-hour away.

The historic port of Portland has diverse employment opportunities, shopping centers, financial districts, and cultural attractions. The city has a class AA professional baseball team and a professional hockey team. The jetport and international ferry give Alfred quick accesses to long distance travel. The commuting time is forty minutes for Alfred residents employed in the Greater Portland area.

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A drive inland reaches mountains, major lakes, ponds, rivers, streams, and wilderness areas. These areas support a large tourist industry, as does the coastal division. They offer skiing, snowmobiling, ice fishing, hunting, fishing, hiking, bird-watching, camping, sight-seeing, foliage trips, white-water rafting, and many other outdoor activities.

### **Climate**

The town's climate shares features common to both the coastal area and to the hilly inland area. Located in York County where the coast faces south, Alfred has a landmass to its south. The climate is warmer than the rest of the state, resembling that of southern New Hampshire.

The weather is warmer in the summer, and colder in the winter than it is nearer to the coast. There are more clear days annually than along the coast because the coastal fog usually doesn't penetrate into Alfred. East and southeast winds bring oceanic influences, whereas winds from the northwest, west and south bring interior effects. When the prevailing northwest winds carry wet air over the higher elevations down into Alfred and the coastal area, the air dries out. Thus, it may be unsettled in the interior and clear in Alfred. In summer, when the wind is out of the east or southeast, Alfred may have a cooling sea breeze and sometimes coastal fog. In the winter, such a southeast wind may bring rain in Alfred and snow in the mountain area.

In winter there are sometimes differences in weather conditions between the northern and the southern sections of the town. Low-lying clouds may decrease visibility in the north, but not in the south. Icing conditions may occur at the higher elevations, but not in the southern end of town.

### **History**

The first humans to inhabit Alfred arrived about 12,000 years ago. They remained undisturbed until the period of discovery began in 1498 and continued through 1604. France and England contested for dominion of Maine. The locale that would later become Alfred remained largely under English control. Colonization of the Maine coast started in 1622.

Until the fall of Quebec to the English in 1759, continual conflict resulted in five wars between the English, French and Indians. Because of the wars and destruction, people did not settle in the interior areas. They preferred to live in the coastal areas, near rivers. The French surrendered Canada in 1760. After the Treaty of Paris in 1763 the British dominated North America. Settlement of interior regions of Maine began shortly after the end of hostilities.

The first settler, Simeon Coffin of Newbury, Massachusetts, arrived in 1764. He settled on the north side of Massabesic Pond (now called Shaker Pond). The early settlers who followed him lived, as he did, in wigwams and later in rough cabins. Soon, they built permanent homes. Daniel Gile built the town's first two-story house around 1765. This home, owned by an unbroken succession of Gile heirs, still stands today on Federal Street.

Within twenty years there were sawmills, gristmills, a forge, a brickyard, tanners, and potters. The first school began in 1770. The settlers provided for their needs with handmade tools, including spinning wheels, cobbler's tools, and furniture. What they needed they had to make. They fished and hunted; they preserved their meat by pickling and smoking; they raised Indian corn for their bread and pudding. They cleared the land and they built the stone walls that stand today. Each family was a self-sufficient unit.

The City of Sanford incorporated in 1768, and included Alfred, then called "Massabesic." Later the Town became the "North Parish of Sanford." Finally the Town became "Alfred" in 1794 when it separated from Sanford.

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In 1799 the population was 400, with 122 taxpayers. There were ten sawmills and six gristmills. Other industries included pottery, tanning, and a brickyard. The roads developed from existing Indian trails.

A thriving lumber industry developed, and it influenced subsequent land use patterns. After cutting the timber, the settlers used the cleared land for crops and pasture; they developed an agricultural economy. They cut virgin pine for the lucrative mast trade, and named "Mast Road." The lumber business continued until recent times, with many saw mills operating on local streams.

The Shakers became an important part of the community in 1781 and built a meetinghouse in 1794. They originally owned 1,000 acres between what is now Bunganut Lake and Shaker Pond. They organized the Shaker Community in 1793. At its zenith, the Shaker community had more than fifty buildings. The converts continued to grow so that a second family became necessary by 1800 and still another by 1805. After nearly 150 years, the Shakers went into decline. In 1931 the twenty-one-surviving members joined the Sabbathday Lake Community, thus ending the Alfred Shaker Community. The Shakers sold the property to the present owners, the Brothers of Christian Instruction, who named it the Notre Dame Institute. Today, the Shaker site and buildings are on the National Register of Historic Places. Beside the Shakers there were in the early 1800's a Congregationalist, a Baptist and a Methodist Episcopal Church. A Free Baptist Church, built at Alfred Mills in 1855, became the Alfred Grange in 1935 and is now a commercial building.

Historians separate the early residents into three categories: (1) merchants and professional men of the village, (2) mechanics and manufacturers, of which lumber was the principal business, and (3) farmers. Each of these classes decreased in numbers after 1845 until they began to increase again in 1867.

Between 1800 and 1820, residents built most of the principal buildings now standing in the village. At this time all local courts were centered in Alfred. After Alfred became the York County shire town in 1806, the County Court House was built in 1807, at a cost of \$3,499.99. The Methodist Church, located on the courthouse lawn, was dedicated in 1834, and was demolished in 1932.

Many professional men moved to town and built substantial homes that are now listed in the National Register of Historic Places in the State of Maine.

In 1820, Maine became a state. John Holmes, an Alfred resident, helped achieve Maine's separation from Massachusetts. He was one of Maine's first two United States Senators. "The John Holmes House" on the Waterboro Road was called the "Bow and Arrow House" because of the elaborate balustrade that once existed and included bows with arrows. The arrows pointed downward to express "friendship toward the Indians." Alfred flourished between 1830 and 1845, a period of prosperity roughly coinciding with what historians describe as "Maine's Golden Age."

The railroad reached Alfred from Waterboro in 1864; continued west, reaching Rochester in 1871. Then the name was "The Portland and Rochester Railroad." During the busiest years from 1910-1920, more than thirty trains a day passed through Alfred. The last passenger service ended in 1949, and the last train ran in 1961. The railroad further strengthened Alfred's status as a shire town.

Before and after the Civil War, Alfred went into a moderate decline, reaching its lowest ebb in 1867. Westward migration caused part of the decline. The farm population decreased, the lumber industry declined, and the local economy suffered. By 1866, only one store remained and that one burned in 1867; the old Griffin Hotel burned the same year.

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Alfred did not suffer from out-migration as much as many other towns. Being the county seat, the town attracted many professionals. Service businesses grew to support the professional population. The town remained a trade center and had a substantial agricultural economy. Alfred maintained a stability that has characterized most of its history. For over a century and a half, the population has fluctuated much less than it has in most other Maine towns of similar size.

Industrial development never occurred to any degree. By not being heavily dependent upon a specific economic sector, the town escaped the effects of sharp changes in the business cycle. More recent years saw operations in camping trailers, plastics molding, and machine shops, among others, but Alfred has never provided any substantial industrial employment.

The past fifty years have been a period of relative stability. During this time, development in Maine has shifted from rural to urban areas. While Alfred has remained a rural residential community; there has been an increase in home based business and occupations, which was encouraged by the prior comprehensive plans. Today, most of employed residents work in other towns.

In 1947, when widespread forest fires burned throughout Maine, Alfred lost 4,500 acres of woodland and two residences. North Alfred burned above Gebung and Avery Roads; a strip in southeast Alfred burned along the Lyman town line. The 1954 hurricane destroyed a relic of colonial times: "The Whipping Post Tree" located on what was then Dr. Richards' front lawn.

Alfred residents have served in all of America's wars since the Revolution. The community honors its servicemen and women each year on appropriate holidays. The American Legion is active. A succession of individuals representing veterans' organizations have continued to place flags on veterans' graves each year.

Faced with rapid growth, Alfred wrote its first comprehensive plan in 1973. In December 1981 the Town voted to enact a building moratorium for nine months while the Planning Board revised the 1973 Comprehensive Plan and the Zoning Ordinances. The Town took this action because the population had increased by 56% during the previous decade. The 1983 Comprehensive Plan projected that the 1990 population, based upon an average annual growth rate of 5.6% would be 2,950. However, this projection was substantially overstated. In fact, the true population was only 2,238. Ten years later, the Town grew in population to 2,497. In the year 2002, because of the threat of unregulated development, the Town voted to limit the number of building permits to 40. Since then, the Town has revised and updated its land use ordinances, following the 2002 Comprehensive Plan's guidance.

### **Alfred Today**

Municipal operations continue to be directed by a three-member board of selectmen and the Town Meeting form of government has been in place for over two and a half centuries.

The Town's budget supports cultural facilities and services, such as the Parsons Memorial Library, and summer band concerts. Social service organizations receive community tax support. The Town Hall and the Conant Chapel are available for cultural and recreational activities. A parks and recreation program offers a variety of activities.

Volunteers and staff maintain the Alfred Fire and Rescue Service. A 2014 Comprehensive Plan Public Opinion Survey gave high ratings to the Fire Department and the Alfred Rescue Service. Police protection is provided by the Maine State Police and York County Sheriffs.

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Properties in the Village and throughout the rest of the town are largely well maintained. Alfred's character is that of a pleasant and attractive community. Memorial Day observations usher in the warmer weather. The Alfred Summer Festival, including a parade, entertainment, a Lions' Club breakfast of pancakes and sausage, refreshment stands, crafts, and a chicken barbecue at the Conant Chapel highlight the summer. At Christmas, there are town-wide decorations with the Village Center especially well decked-out. Winter sporting activities include cross-country skiing, ice fishing, and snowmobiling.

The population of Alfred increased 38% between 1990 and 2010. Examining the population counts for the 2000 Census and the 2010 Census, shows that Alfred's population increased by over 23% during that decade. Conversely, higher real estate prices and stricter lending practices are putting home ownership out of reach for many first time buyers. As Alfred's population grows, more housing, more educational facilities, more public safety, and more transportation facilities are needed. Needing more infrastructure requires additional municipal revenues. Growth without careful consideration will threaten the community's remaining natural resources - those resources that give the town its unique rural character.

In spite of the pressures of rapid growth, Alfred has retained its identity. It is still a "Classic New England Village" and the residents of Alfred wish to safeguard that identity into the future.

### **Public Participation in Planning**

While developing Alfred's 2016 Comprehensive Plan, the Committee has encouraged public awareness and interest. The ultimate success of this plan depends upon public participation and the Committee has involved Alfred citizens in every stage of the planning process.

In the spring of 2014 the Committee mailed out a survey and received 180 responses for input toward the plan. The Committee held public forums in June 2015 and June 2016 to share with the community the work that had been done and receive input from the public at large. All input was discussed at subsequent meetings. The final presentation was held on September 13, 2016 to present to Alfred residents the final version of the plan, to be voted on by ballot November 8, 2016.

The committee used the information, opinions, and suggestions from the surveys and forums to write the goals and policies, and implementation strategies contained in Volume 1, Plan Summary.

The committee regularly included news in the Shiretown News mailed to residents by the Selectmen's Office. The committee announced the Public Forum in the Smart Shopper, and the Shiretown News.

Both the regular and any unscheduled committee meetings were posted at the town hall. The committee has frequently requested public involvement through committee membership or volunteer efforts in specific areas.

The committee has obtained valuable data and opinion input from: municipal officials, service organizations and committees, the library board, historical committee and society, area agencies, businesses, Southern Maine Planning and Development Commission and from concerned individual residents. In addition, throughout the Planning Process, committee members encouraged people to participate and they tried to get "one-on-one" opinions from their friends and neighbors. The result is a Plan written by a committee, but with input from much of the Town.

### **Agricultural Trends in Maine**

The 2012 Census of Agriculture shows that both the number of farms and acreage of farms in Maine increased since the last Census of Agriculture in 2007. In fact, Maine has the most farms of the New England states, and farm acreage is up eight percent from 2007. Maine has 2,311 operations with direct market sales, placing our state fifth nationally for direct market sales measured in percent of farms (exemplified in Alfred by the Gile Family Farm). Five percent of Maine farms participate in a Community Supported Agriculture (CSA) arrangement, placing us third nationally for number of CSAs (including Alfred's Wolf Pine Farm CSA).

### **Agricultural Trends in Alfred**

Farming and forestry activity is woven into the lifestyle of many Alfred residents. Though there are only a small number of full-time/commercial farm and forestry businesses, a large number of residents, if asked, would say that they live on a farm, raise animals, grow their own food, make hay, or harvest firewood or timber from their woodlot. Because of the scattered and small-scale nature of these endeavors it is difficult to definitively measure whether the total amount of agriculture and forestry is growing, stable, or declining. It does seem that homesteading or hobby-farming is thriving in Alfred.

As for commercial agriculture, Gile Family Farm represents a farming culture that has been passed down through 8 generations of Gile living in Alfred for more than two hundred years. Their business has changed with the times and continues to offer fruits and vegetables and other store goods at a year-round farm stand on Rt. 202. Wolf Pine Farm's 1<sup>st</sup> generation farm owners were able to purchase an existing farm in Alfred and offer vegetables and meat almost entirely on a Community Supported Agriculture business model. There are a handful of other small farms that primarily operate as direct-market farms. These farms sell vegetables, fruits, meats, eggs, dairy, hay, syrup, landscape plants, and assorted other items.

Over the last several years there have been a few pieces of prime farmland that have been lost to development. The "old cornfield" on Rt. 202 was sold and is now the Shaker Pond Commons subdivision; the old Burns farm was sold to Patco and is now being developed as the Collins Meadows subdivision; and the old Brock Orchard property was sold and is now 4 house lots. This is happening here and there on woodlots as well. In general, there is a gradual decline of larger tracts of farms and forest land. Over time, large pieces are being split up. Most of the building permits in the past 10 years have been issued in the Rural Residential Area. Though we do not have exact data on how many acres of croplands, orchards, hayfields, pastures, or forested lands Alfred has lost, people who have lived in Alfred for a long time have seen it change substantially. The 1980 Comprehensive Plan estimated "agricultural open space" (probably including forests) to be around 70% of the town's area. They described a steady decline of agricultural uses and a growing-over of pasture lands.

### **Alfred Agricultural Land**

Alfred has some acreage with "prime agricultural soils" and a larger number of acres of "farmland of statewide importance," as shown in the map of Alfred's agricultural and other important soils, included in Appendix D, page D-4, Map 4. These areas consist of individual pockets varying in size from 40 acres to 300 acres and are scattered all around town, most often along roads and in residential areas. Most prime agricultural soils are not being used for commercial agriculture.

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The highest concentrations of prime agricultural soils exist in a strip along Alfred's southwestern edge to the east of Estes Lake. These lands follow Mouse Lane (Wolf Pine Farm is part of this) and head into town along Kennebunk Road (where there are several farms with livestock and many existing hayfields of significance to local 'livestock farming'). The strip is 0.8 miles wide, and is 3.5 miles in length.

A second concentration of prime agricultural land starts around Shaker Hill Rd., includes the orchard at the Notre Dame Institute leased by Gile Family Farm, and extends northwest to the upper end of the Gore Road. The prime soils are less concentrated here than in the southwestern area, though there are dense concentrations along the triangle formed by Gore Road, Gile Road, and Federal Street. There is one active Gile orchard remaining here as well as significant amounts of livestock farming and hayfields.

There is a high concentration of "farmland of statewide significance" along Back Road from Rt. 111 heading toward Shaker Hill Rd. There are also many other areas of this category of farmland throughout the lesser-sloped areas of town.

**Table 1-1 Alfred Agricultural Land Use.**

**Source: 1990 and 2000 data collected by Comp Plan Committee verbal interviews and estimation. 2014 data detailed below**

<b>Land in Farming</b>		<b>1990 acreage</b>	<b>2000 acreage</b>	<b>2014 acreage</b>
<b>Hay Fields</b> (includes leased properties used for haying)	hay & silage	455	400	Information not currently available
<b>Pastures &amp; Livestock Farming</b> (acreage includes pastures, barnyards, etc.)	beef cattle, pigs, chickens, sheep, wool, goats, goat milk	270	150	Information not currently available
<b>Orchards</b>	apples, peaches, etc.	135	100	50
<b>Crop Land</b>	mixed vegetables	50	25	12
<b>Forested Land for Maple Sugaring</b>	These acres are hard to quantify. There are smaller and larger-scale producers scattered around town.			

## **Notes on the Changes between 2000 and 2014**

**Hay Fields** – There are still a good number of open fields that are hayed by property owners for their own animals or hayed by other farmers to supplement their hay supplies. Some of these farmers come in from other towns to hay properties in Alfred for their farm businesses out of town.

**Pastures** – Pasture lands in Alfred are very difficult to measure. They tend to be owned primarily by homestead-sized farms not recorded in the State Farmland Tax Program. Pastures may be in open fields or in wooded areas, making it even more difficult to attempt to calculate this acreage. There are currently 75 acres listed as pasture on properties in the State Farmland Tax Program. Additionally, there are quite a few horse farms, a large handful of small-scale sheep and goat farms, and the usual suspects of farms hosting small numbers of cows, pigs, chickens, turkeys, ducks and other livestock.

**Orchards** – The tally of 100 acres of orchards in 2000 included lands held by Gile Orchards, Brock Orchard, the Notre Dame Institute, and probably some other smaller homestead-sized orchards. Gile Orchards removed 36 acres of Alfred orchard land from the State Farmland program around 2007. These orchards are out of production, but not developed. Brock Orchard (about 13 acres) was sold and subdivided into 4 house lots in 2006. The approximately 50 acre Notre Dame Institute Orchard still remains and is currently being leased by Gile Family Farm for active production. There are still other small homestead orchards remaining in Alfred that are difficult to tally.

**Crop Land** – Land listed in 2000 may have included property leased by Rodney Shain and Tibbetts Family Farm. One approximately 15 acre parcel of this land along Rt. 202 has been developed (“the old cornfield” now Shaker Commons). The 13 acres of crop land in 2014 reflects about 5 acres of crops at Gile Family Farm, about 6 acres of crops at Wolf Pine Farm, about 1 acre at a property on Mouse Lane leased by Tibbetts Family Farm from Lyman, and an extra acre to acknowledge other small scale vegetable growers whose exact acreage we do not know.

**Maple Sugaring** – It is a familiar sight to see the sap buckets on big old maple trees along the roadsides all around town. Maple syrup production ranges from the small homestead scale production to the larger scale operation of Gile Family Farm. Some trees in Alfred are also tapped by syrup producers in abutting towns. Acreage used for sugaring is difficult to quantify.

In general, there is an appeal to the rural lifestyle that Alfred residents enjoy with fresh local produce readily available, the ability to know the farmer who produces that food and the energizing of the local economy when residents spend their money on local products.

## **Alfred Forest Land**

Alfred has land areas with prime soils and slope characteristics that are suitable for forestry land uses.

The prime forestry soils are distributed uniformly throughout the town, except small areas in both the extreme northern and southern ends of town. There is a large area in central Alfred around Brackett and Yeaton Hills where 15-80 degree slopes and prevalent Lyman Rock Outcrop Soils make the land unsuitable for forestry uses.

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Approximately 21% of Alfred's land area is listed in the State Tree Growth Program, but there are a significant number of other forested properties which are not listed and therefore not currently accounted for. The Massabesic Experimental Forest accounts for an additional 10% of Alfred's land. It would be safe to say that over 31% of Alfred is forested, just how much more we do not currently know.

Around 2002, the Lavalley family sold 1,500 acres of woodland in Alfred, much of it to North Country Land, Inc. Much of it continues to be maintained as a commercial forest, but several areas have been divided and sold for residential development. Because many of the remaining parcels of these forest lands are large in size, they are of interest as we plan ahead for the future.

### **Forestry-Dependent Land Uses and Facilities**

Historically, Alfred had a thriving lumber industry. Today there are no commercial sawmills or retail lumber businesses. There are two or more firewood businesses in Alfred that serve the town and that are reliant, to some extent, on the forested land of Alfred. Many more Alfred residents harvest firewood for their home use from their own properties in Alfred, therefore saving on heating fuel. Alfred residents are also able to access forested lands for recreational purposes, whether their own or publicly accessible land such as Massabesic Experimental Forest.

### **State of Maine Current Use Tax Law Programs**

Current Use Tax Laws are designed to protect farm, forest, working waterfront, and open spaces from development pressure by providing an incentive for keeping these properties in their current uses. Property taxes can be onerous for owners of working lands, especially when that land is assessed at its potential use as developable land.

Many properties are in "Tree Growth", "Farmland", or "Open Space". Owners of these properties have applied for and been accepted (based on certain qualifications) to receive property tax reductions. Studies have been done that show how towns can afford to provide these tax breaks since larger tracts of undeveloped land usually do not require a large number of public services. According to a study done by The Farmland Information Center, farm and forest lands usually represent a significant net gain to the municipal budget when compared to residential properties. In this same study working and open lands were found to be similar to commercial and industrial properties in terms of revenue to expenditure.

The only study of this type that has been conducted in Maine was from Bethel. When comparing the ratio of revenue (property taxes)-to-expenditure (public services) for each type of land use, they found that the ratio for residential land (including farm houses) was \$1.00 of town revenue to \$1.29 of expenditure, commercial and industrial lands were \$1 of revenue to \$0.59 expenditure, and working and open lands (farm and forest, etc.) were \$1.00 of revenue to \$0.06 of expenditure. These ratios of revenue to expenditures vary around the country. (Source: American Farmland Trust, Farmland Information Center, "Cost of Community Services Studies", 2010).

### **Timeline of the Current Use Tax Law Programs**

1971 – Farm and Open Space Tax Law enacted

1972 – Tree Growth Tax Law enacted

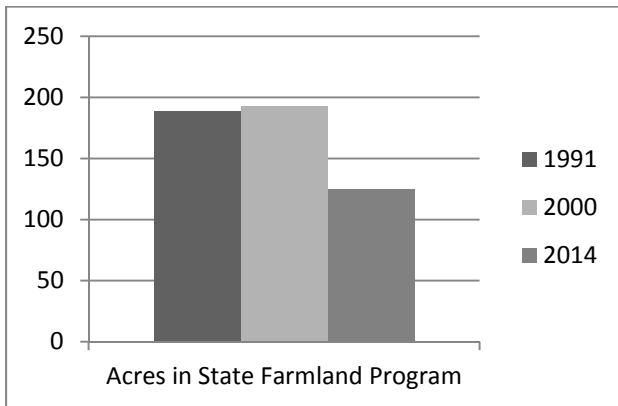
2006 – Working Waterfront Tax Law enacted (ocean/coastal intertidal only)

**Maine State Farmland Program**

In 2014 there are 8 parcels classified as Farmland under the State Farmland Program including a total of 125 farmland acres plus 165 acres of farm woodlands for a total of 290 acres (farm and farm woods). This is down 74 acres from 2000 when there were 12 parcels, 193 farm acres, 171 farm woodland acres for a total of 364 acres. Please note that the 2002 Comp Plan listed the total farm acreage in 2002 as 662 acres. That appears to have been an estimation of total farmland acres, not the acreage included in this Farmland Tax program.

**Table 1-2 Alfred Acreage in Maine State Farmland Tax Program.**

**Sources: Annual reporting from the State of Maine and Alfred Town Records**

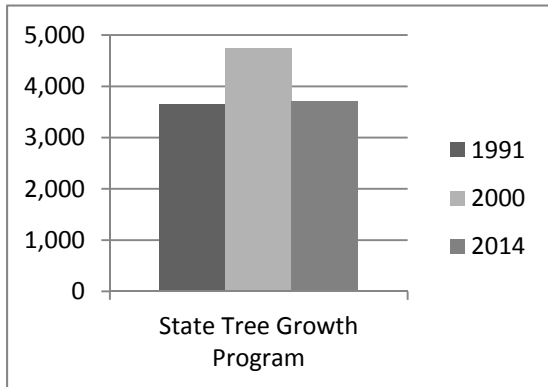


**Maine State Open Space Program**

In 2014 there are 2 parcels totaling 40.83 acres classified as Open Space under the State Open Space Tax Law Program. This is the first time that Alfred residents have participated in this program. Please note that there are other lands that have Land Trust held easements or that are held by the town as open space, but these are not included in this Open Space Tax Program.

**Table 1-3 Alfred Acreage in Maine State Tree Growth Tax Program.**

**Sources: Annual reporting from the State of Maine and Alfred Town Records**



### **Maine State Tree Growth Program**

In 2014 there are 55 parcels totaling 3,714 acres classified as Tree Growth land in the State Tree Growth Tax Law Program. This is down 1,034 acres from year 2000 totals of 70 parcels and 4,748 acres.

### **Threats to Farmland and Forests**

Continued growth and development pose threats to Alfred's prime and significant agricultural lands, to undeveloped forest land, and to the Rural Residential District. Once land is developed, it is unlikely to revert back to forest or agricultural land.

Starting a new farm is expensive. Often, a beginning farmer cannot afford to purchase prime farm land in this part of Maine, making it difficult for an aging farmer to sell the farm to someone who wants to keep it in farming. Data from the 2012 Census of Agriculture showed that the average age of a farmer in Maine is 57 years old while the national average is 58 years old so farm ownership changes will only continue during the coming decade. Alfred has seen subdivisions of properties still in farming and the sale of whole farms that have then in turn become subdivided for residential use.

Globalization, cheap imported foods (and timber and fuels), and multiple options nearby for one-stop shopping impact the smaller scale growers of the area who often need to compete by offering something more than just food. Farms that are thriving in our town and our area are offering customers an opportunity for a relationship with the farm. These farms offer opportunities for "Pick Your Own" (PYO) crops, invitations to visit the farm, special events, and programs for becoming shareholders of a farm through Community Supported Agriculture (CSA).

As a side note, the Town of Alfred does not keep records of farm and forest land other than lands in the Maine Farmland and Tree Growth programs. This means that we do not keep data that would allow us to see trends in how our farms and forests are being used over time. There are many technologies available to us from satellite images to assessing and mapping software that the town could choose to use to begin to track the use of these important land resources.

## **Existing Measures Protecting Agricultural and Forest Resources**

- Alfred has a cluster-housing ordinance that helps to preserve a portion of prime agricultural and forestry land included in a development.
- Alfred encourages farms through farm-friendly zoning that allow barns and outbuildings, permits agricultural uses in most zoning districts and includes farmers markets as a use with permitting either through the CEO or the Planning Board.
- State Current Use Tax Laws may provide some incentive for land owners to keep their land in a resource-based use to keep their properties at a more affordable tax rate.
- The Three Rivers Land Trust works in Alfred and surrounding towns to protect working farms and forests. Three Rivers Land Trust is a member supported organization dedicated to helping landowners preserve and protect their properties through easements and acquisitions.

## **Summary**

1. Despite some steep and often rocky terrain, Alfred does have concentrations of prime agricultural soils and soils of statewide agricultural significance in southeastern Alfred, and in a 1 x 5 mile strip from Shaker Hill, along the northeast town line with Waterboro up through the northern end of Gore Rd.
2. Growth and development are potential threats to Alfred's agriculture and forest resources. Another threat is the globalized food marketplace with cheap food imports which can pull consumers away from the local farm into one-stop shopping stores providing food and more.
3. The Massabesic Experimental Forest is a forest resource protected by federal management and regulations. It comprises approximately 10% of Alfred's total acreage.
4. State Tax Law programs offer some incentive for land owners to keep land in active agricultural and forestry uses. It also offers incentives for designating land as open space.
5. Alfred's rural lifestyle is attractive to its residents because of its working farmland which offers access to locally produced foods, keeping local money within the community, and for its swaths of forest for firewood and recreation.

## Chapter 2 Fiscal Capacity

The fiscal capacity of a community is a key factor in its ability to accommodate growth, while providing the facilities and services needed by the community. This section examines the current financial condition of Alfred and its ability to meet new growth.

### Valuation

Both the Town and the State calculate a community's property valuation annually. By State law, a revaluation needs to be conducted when a community's valuation drops below 70% of the State's valuation, which is typically adjusted to reflect market value. Due to a lack of in-house capabilities for market analyses, annual adjustments are not made on a town-wide basis to property assessments that reflect true market values. As indicated in Table 2-1, Alfred's valuation was below 70% in 2003 and in 2004 Alfred conducted a revaluation. The State's valuation began increasing slowly over the Town's Valuation from 2005 until 2009 during a home sales boom. This takes place when the "sales" numbers (fair market value) stay above the Towns assessed value until such time as another revaluation is done. This dropped off by 2010 with the Town's valuation slowly coming in line with the State's valuations as the Recession deepened.

**Table 2-1 State Valuation vs. Town Valuation**

**Sources: Annual reporting from the State of Maine and Alfred Town Records**

Year	State Valuation	Town Valuation	Certified Ratio
2003	202,700,000	137,980,674	68%
2004	240,450,000	228,412,595	95%
2005	262,550,000	232,965,699	89%
2006	285,250,000	239,181,792	84%
2007	307,950,000	242,319,966	79%
2008	294,950,000	245,518,961	83%
2009	284,100,000	247,279,243	87%
2010	282,200,000	253,248,863	90%
2011	263,550,000	253,352,090	96%
2012	253,100,000	255,219,572	101%
2013	258,000,000	258,426,640	100%
Change	increase 24%	increase 47%	

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**Tax Rate**

At the beginning of 2003, Alfred’s tax rate was \$15.00 per thousand dollars in value. Eleven years later, it had dropped to \$13.75 with the lowest rate during that period being \$12.55 per thousand for both 2005 and 2006. Leading to that decrease in the rate was the increase in valuation until 2010 when we began to see a decline in the economy and in building growth. From 2003 to 2014, the assessed valuation rose to over \$260 million. The total increase in valuation over this period was about 52%. The Town saw an increase in valuation in 2004 due to a town-wide revaluation which helped to lower the tax rate. Until 2010, new construction that Alfred shared with the rest of York County accounted for the majority of the increase. From 2010 on, the natural increase of the assessed valuation helped keep the annual tax rate from rising rapidly. Table 2-2 shows the history of Alfred's assessed valuation and the tax rate from 2003 through 2014.

**Table 2-2 Historic Tax Rate 2003 – 2013.**

**Source: Town of Alfred record**

Year	Town Valuation	Tax Commitment	Municipal Tax Rate	% of Change from Previous Year
2003	137,980,674	2,069,710	15.00	
2004	228,412,595	2,592,482	13.50	-10%
2005	232,965,699	2,923,719	12.55	-7.04%
2006	239,181,792	3,001,731	12.55	0.00%
2007	242,319,966	3,065,347	12.65	0.80%
2008	245,518,961	3,118,090	12.70	0.39%
2009	247,279,243	3,140,446	12.70	0.00%
2010	253,248,863	3,317,560	13.10	3.05%
2011	253,352,090	3,369,582	13.30	1.50%
2012	255,219,572	3,394,420	13.30	0.00%
2013	258,426,640	3,553,366	13.75	3.27%
2014	\$264,456,684	3,715,041	14.25	3.5%

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**Expenditures**

**Table 2-3 Municipal Expenditures by Category 2004-2013.**

**Source: Town of Alfred Audited Financial Statements**

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
General Government	556,275	576,528	483,371	501,341	531,721
Public Safety	274,093	377,682	433,998	472,642	479,984
Health & Sanitation (includes Transfer Station)	181,680	175,830	212,191	199,371	207,051
Community Services	18,600	18,875	28,856	28,629	30,474
Public Works	405,612	659,364	491,336	1,117,007	1,074,988
Parks & Recreation	51,068	54,704	30,752	32,977	34,031
Cemeteries	0	0	4,785	4,710	5,210
Welfare	15,320	18,308	10,583	32,675	37,955
Library	48,534	54,950	51,657	59,556	80,061
County Tax	96,880	112,184	119,370	126,584	134,179
Education	1,596,407	1,769,355	1,840,404	1,872,586	1,871,559
Grants	48,755	29,400	0	0	0
Capital Outlay	228,780	63,387	0	128,195	166,732
Unclassified	0	0	0	0	0
Debt Service	105,128	163,778	159,567	134,077	125,604
<b>Total</b>	<b>3,627,132</b>	<b>4,074,345</b>	<b>3,866,870</b>	<b>4,710,350</b>	<b>4,779,549</b>

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	2009	2010	2011	2012	2013
General Government	515,986	509,977	544,114	604,739	616,002
Public Safety	494,852	487,276	503,096	437,294	492,993
Health & Sanitation (includes Transfer Station)	196,380	208,186	189,787	204,073	218,260
Community Services	29,575	30,164	30,171	32,754	36,163
Public Works	577,960	529,825	582,593	600,216	805,286
Parks & Recreation	23,398	22,552	25,160	39,109	19,780
Cemeteries	6,310	6,510	6,510	6,510	7,310
Welfare	24,504	30,330	34,941	24,522	26,173
Library	70,903	66,423	64,681	93,437	75,792
County Tax	147,300	149,573	148,780	152,818	218,243
Education	1,891,032	2,023,655	2,145,010	2,166,428	2,266,388
Grants	0	0	0	0	0
Capital Outlay	16,540	98,689	3,447	0	0
Unclassified	0	0	9,689	11,060	39,202
Debt Service	161,600	156,387	109,316	105,799	482,077
<b>Total</b>	<b>4,156,340</b>	<b>4,319,547</b>	<b>4,397,295</b>	<b>4,478,759</b>	<b>5,303,669</b>

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Table 2-4 shows trends in similarly recorded expenditures from 2004 to 2013 ranked from the category with the greatest percentage increase to the one with the least. The three categories showing the greatest percentage increase in expenditures were: Debt Service, County Tax and Public Works. The three lowest percentage changes were: Parks & Recreation, General Government and Health & Sanitation.

**Table 2-4 Percent Change in Expenditures, by Category, 2004-2013.**

**Source: Town of Alfred Audited Financial Statements**

<b>Category</b>	<b>2004</b>	<b>2013</b>	<b>% Change</b>
Debt Service	105,128	482,077	358.6
County Tax	96,880	218,243	125.3
Public Works	405,612	805,286	98.5
Community Services	18,600	36,163	94.4
Public Safety	274,093	492,993	79.9
Welfare	15,320	26,173	70.8
Library	48,534	75,792	56.2
Education	1,596,407	2,266,388	42.0
Health & Sanitation	181,680	218,260	20.1
General Government	556,275	616,002	10.7
Parks & Recreation	51,068	19,780	-61.3
Cemeteries	0	7,310	
Grants	48,755	0	
Capital Outlay	228,780	0	
Unclassified	0	39,202	

**Revenues**

Table 2-5 illustrates the collection of revenue from various sources in 2013. Alfred receives revenue primarily from real estate and personal property taxes assessed to property owners, governmental funding, and excise taxes collected from vehicle registrations.

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**Table 2-5 Municipal Revenue Sources, 2013.**

**Source: Town of Alfred Audited Financial Statements**

Item	Actual Revenues	% Of Total
Property Taxes	3,579,255	67.0
Excise Taxes	478,866	9.0
Intergovernmental	349,034	<b>6.5</b>
Interest Income	22,280	0.4
Rescue Service Fees	73,450	1.4
Miscellaneous	113,893	2.1
Capital Lease Proceeds	49,292	0.9
Bond Proceeds	675,000	12.7
Total	5,341,070	100.0

As indicated in Table 2-6, the total adjusted annual revenues from all sources, increased from \$3,931,977 in 2004 to \$5,341,070 in 2013 – a 36% increase. This is an average annual increase of 4.0%.

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**Table 2-6 Municipal Revenue Trends 2004-2013.**

**Source: Town of Alfred Audited Financial Statements**

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
<b>Property Taxes</b>	2,562,331	2,925,829	3,005,634	3,093,344	3,112,792
Excise Taxes	493,025	532,259	526,917	507,632	480,950
<b>License, Permits &amp; Fees</b>	114,577	128,779	115,598	88,055	72,750
Intergovernmental	267,410	309,477	323,667	359,958	362,171
Interest Earned	36,741	49,810	63,879	94,917	62,470
Grants	47,665	147,561	100,430	452,935	506,052
Rescue Service Fees	117,579	134,524	127,584	101,242	109,874
Miscellaneous	47,027	16,346	20,094	24,981	45,702
Capital Lease Proceeds	16,955	0	0	0	0
Bond Proceeds	228,667	0	0	128,195	175,000
<b>TOTAL</b>	<b>3,931,977</b>	<b>4,244,585</b>	<b>4,283,803</b>	<b>4,851,259</b>	<b>4,927,761</b>

(Table continued on next page)

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Table 2-6, continued

	2009	2010	2011	2012	2013
<b>Property Taxes</b>	3,156,573	3,276,790	3,375,619	3,376,680	3,579,255
Excise Taxes	459,694	454,342	440,804	444,394	478,866
<b>License, Permits &amp; Fees</b>	55,391	67,932	0	0	0
Intergovernmental	308,722	252,270	356,454	297,058	349,034
Interest Earned	34,752	25,904	23,522	22,119	22,280
Grants	152,535	43,169	0	0	0
Rescue Service Fees	145,414	130,169	104,417	94,598	73,450
Miscellaneous	50,336	25,518	135,898	153,061	113,893
Capital Lease Proceeds	16,540	0	0	0	49,292
Bond Proceeds	0	0	0	0	675,000
<b>TOTAL</b>	<b>4,379,957</b>	<b>4,276,094</b>	<b>4,436,714</b>	<b>4,387,910</b>	<b>5,341,070</b>

**Municipal Debt**

In accordance with Title 30-A, Section 5702 of the Maine Revised Statutes, as amended, "...that in no event shall any municipality incur debt which would cause its total debt outstanding at any time to exceed 15% of its last full State valuation, or any lower percentage or amount that a municipality may set."

The Town of Alfred's 2013 State Valuation is \$263,000,000. The 15% debt limit is \$39,450,000. As of December 31, 2013, the Town's long-term bonded debt outstanding was \$675,000 or .25% of the equalized State valuation.

The Per Capita Debt (the amount of debt divided by population) has decreased from \$397.28 in 2004 to \$223.58 in 2013. Table 2-7 indicates the current outstanding balance of long-term debt owed.

**Table 2-7 Long-Term Bonds – 2013.**

**Source: 2013 Town of Alfred Audited Financial Statements**

	Maturity Date	Balance as of 12/31/13
Transfer Station Refunding	December 1, 2020	455,000
2013 Paving Bond	December 1, 2017	220,000

Alfred has a Standard & Poor’s Bond Rating of AA as of 2013. This rating indicates that the Town’s capacity to meet its financial commitment on the outstanding debt is “very strong” and puts Alfred in the top 5% nationally of rated towns.

**Fund Balance**

Table 2-8 shows the various categories of Fund Balances at year-end from 2004-2013. In 2011, a new accounting standard (GASB 54) was adopted by the Town that substantially changed the categories and terminology of the Fund Balance, but did not change the amount reported as Total Fund Balance. Fund balances are currently classified as:

**Restricted Components:**

Nonspendable-resources which cannot be spent because they are either a) not in a spendable form or; b) legally or contractually required to be maintained intact.

Restricted-resources with constraints placed on their use by either a) externally imposed by creditors (such as through debt covenants, grantors, contributors, or laws or regulations of other governments; or b) imposed through constitutional provisions or enabling legislation.

**Unrestricted Components:**

Committed-resources which are subject to limitations the Town imposes upon itself at its highest level of decision making, and that remain binding unless removed in the same manner.

Assigned-resources neither restricted nor committed for which the Town has a stated intended use as designated by the Selectboard or a body or official to which the Selectboard has designated the authority to assign amounts for specific purposes.

Unassigned-resources which cannot be properly classified in one of the other four categories.

In 2013, a formal written Fund Balance Policy was created which established guidelines for the usage of any Fund balance.

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**Table 2-8 Fund Balance 2004 – 2013.**

**Source: Town of Alfred Audited Financial Statements**

	2004	2005	2006	2007	2008
Reserved for:					
Permanently	48,677	48,677	49,103	51,530	51,780
Restricted Use	112,717	49,330	51,106	51,406	60,737
Inventory	7,900	6,842	17,225	44,120	17,928
Prepaid	6,380			5,571	1,824
Unreserved:					
Subsequent Year	177,702	57,176	59,349	144,593	60,337
Undesignated	1,243,642	1,605,233	2,007,409	2,027,882	2,280,708
<b>Total Fund Balance</b>	<b>1,597,018</b>	<b>1,767,258</b>	<b>2,184,192</b>	<b>2,325,102</b>	<b>2,473,314</b>

**(Table continued on next page)**

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**Table 2-8, continued**

	2009	2010	2011	2012	2013
Reserved for:					
Permanently	53,103	52,791			
Restricted Use	53,854	50,893			
Inventory	27,484	103,714			
Prepaid	1,952	2,088			
Unreserved:					
Subsequent Year	60,083	55,117			
Undesignated	2,500,455	2,388,875			
Post 2010					
Nonspendable			112,109	81,528	48,479
Restricted			324,720	324,220	324,601
Committed			0	0	0
Assigned			388,554	396,713	460,391
Unassigned			1,867,514	1,799,587	1,805,978
Total Fund Balance	2,696,931	2,653,478	2,692,897	2,602,048	2,639,449

The 2013 policy strives to maintain a 25% minimum unassigned fund balance and an additional 8% “Tax Rate Stabilization” fund balance as a percentage of municipal expenditures. Using this for comparative purposes, the unassigned fund balance has varied from a low of 34% of expenditures for 2004 to a high of 60% for 2009. As of December 31, 2013 the unassigned fund balance was again 34% of expenditures.

Maintaining the unassigned fund balance at, or near the combined 34% level allows the Town to be prepared for any unforeseen expenses that occur. For instance, the 2007 “Patriots Day Storm” caused approximately \$1,000,000 worth of damages to the Town’s infrastructure. Using the unassigned fund balance to start

## 2016 Alfred Comprehensive Plan - Inventory

corrective measures immediately, the Town did not have to borrow funding to make these necessary repairs while waiting for the Federal and State approved disaster relief.

A second rational to maintaining the 34% level is that these funds are available to eliminate or reduce any potential municipal increase in the tax mil rate at the commitment date.

### **Capital Improvement Program**

Alfred has a capital improvement plan, adopted July 2015. It will be reviewed and updated late in 2016. For the July 2015 Plan, see Appendix A.

### **Summary**

1. Alfred's Tax Rate has remained stable over the past ten years. Increasing from \$11.35 in 2004 to \$13.75 in 2013, an average annual increase of 2.3%.
2. The last town-wide revaluation was in 2004.
3. The Town does not have an ordinance limiting the annual percentage increase in the tax rate.
4. The Town does maintain a Capital Improvement fund that is utilized on an as needed basis and to aid in tax stabilization.
5. The Town does not have in-house capabilities to do market analyses to determine the current market value at which property is assessed so annual adjustments are not made to keep the assessed values current with market values. Such annual adjustments generally don't affect property taxes although they can affect certain segments of the real estate market. In the case of Alfred, which is primarily a single family residential community, the tax affect would be minimal. The budget drives the taxes that need to be paid.
6. From 2004 to 2013, expenditures increased 46% while revenues increased by 36%. The result of this disparity has been three fold. With very careful planning, the tax rate has increased, the Capital Improvement Fund has been utilized and the usage of the unassigned fund balance has been closely monitored. During this time that expenditures outpaced revenues as a percentage, the usage of the Capital Improvement Fund and the unassigned fund balance acted as a buffer to any large increases in the tax rate without having to substantially reduce or eliminate programs and services.
7. Alfred bills for property taxes once a year to the assessed owner as of April 1<sup>st</sup> and offers a Tax Club to tax payers who wish to pay taxes monthly.

### Chapter 3 Historical Resources

Historic and archaeological resources are a part of a community's heritage. They contribute to each town's unique character. The purpose of this section is to inventory these resources to help formulate goals and policies for protecting the Town's heritage.

#### **Alfred's History: Events, Development and Character**

Alfred's architectural history from its first settlement in 1764 to modern times is summarized quite nicely in its National Register of Historic Place's Statement of Significance which is presented below. Alfred's historic district (see Figure 3-1: each building is numbered on the map and any building located in the Historic District that is mentioned in this chapter has a numbered reference so that it can be located on the map) is located in the center of Alfred Village, which was incorporated February 4, 1794. The following italicized passage is quoted from the application for inclusion of the Historic District in the National Register of Historic Places; it offers a more in-depth explanation of Alfred's National Register of Historic Places designation and what it means. The numbers in parenthesis following references to buildings refer to the locations of the buildings in Figure 3-1.

*Simeon Coffin, the first white man to arrive in Alfred, settled in November of 1764, dwelling in an Indian wigwam on the northwest side of what is now called Shaker Pond. Members of the Coffin family and several of the other early settlers were later converted to Shakerism. For many years, Alfred was associated with the Shaker community, which was built on the hill overlooking that same pond. Daniel Gile built the first two story home in Alfred. Some of the first cultivated cranberries grown in Maine were planted by the Giles on the shores of Shaker Pond. Today the Giles have extensive orchards in the same area of the village as that settled by Daniel.*

*The proposed historic district is located in the center of Alfred Village, which was incorporated February 4, 1794. The Conant and Knight families settled here during the 1760's and they and their descendants built many of the homes and shops around the village green. John Knight built a barn and ell (36) where he entertained early travelers, earning for him the nickname, "Barn Knight". During the revolutionary period, meetings to examine articles in the new form of government took place in Knight's barn. Here, early churches meetings were held which were apparently somewhat disrupted by the Merry Dancers, a group of early celebrants whose activities seem to have shocked the more staid inhabitants of the community. Across the street from the barn is the oldest residential home in the village center, now called "The Beehive" (26). It is actually three buildings joined together with construction evolving over three centuries. John Knight began the first and oldest portion, the middle, c. 1770, in the colonial style. Although this is the most altered portion of the Beehive, many original features remain such as the raised paneling in the front room. In 1801 Joshua Conant, an early Alfred entrepreneur, purchased the 100 acre Knight holdings in the village center which he sold one month later to Dr. Abiel Hall, Sr. Dr. Hall lived in the Beehive, adding the northern section in the Federal style. Finally, the third and last section was built facing south, c. 1915, by Alonzo Roberts in the homestead style. At one time the Beehive housed multiple families, hence the name.*

*Alfred's best-known citizen, John Holmes, arrived in 1799. He was a young lawyer who became an expert in real estate law. Titles to Alfred land were in an unsettled state with squatters making improvements on land they did not own. Holmes was employed to secure good title in these cases. An example is the tract of land in Alfred Village for the jail. Thomas Hutchinson of Devon, England, deeded two acres to York County for the jail*

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*through John Holmes. The site of this original jail (22) is located next to John Holmes' dwelling (24). Called the "Bow and Arrow House", the Federal house of John Holmes was originally a Cape, which he raised to its present profile. Known for his gregariousness, Holmes designed with a flair reminiscent of the Southern hospitality he must have experienced in Washington where he was one of Maine's first two senators. Notable are the two story columns and the roof balustrade with bow and arrows pointing downward, a sign of friendliness toward the Indians, as well as tall Palladian windows centering the second story.*

*John Holmes provided the impetus for locating the York County Court House here. Presence of the Court House significantly affected the character and ensured the growth of the village center. Completed in 1807, fireproof wings were added in 1854. Fire destroyed the original center section, which was rebuilt in 1933. Berry Tavern (41) facing Alfred Green, provided meals and lodging during court sessions in the mid 19th century. The Tavern was originally built for Daniel Holmes. It was here that Holmes developed one of the several local early 19th century potteries producing the much admired and collected Alfred redware. This home retains original 12/12 and 12/8 windows, Indian shutters, and stands almost touching the Porter Lambert house (42). Both have the low profile hip roof and high double end chimneys typical of a large and stately Federal home.*

*Stylistic change provides visible evidence of changes in attitude and growth spurts experienced in the village. During the pivotal year of 1829, Dr. Abiel Hall, Sr. died and his land holdings in the village were divided. After this time, a profusion of Greek Revival homes, storefronts, and churches suggest the labor of local carpenters constructing on a less opulent scale with demands of living and intended use forcing adaptations in design, to accommodate a, more popular perspective.*

*Construction after 1860 assumed the Victorian sensibility reflected in increased sense of scale and proportion. Notable is the Victorian house built by J. N. Stinson (11) next to the Town Hall (12) which was constructed in the same year but with a Greek Revival flair. Both were built on sites of buildings burned in 1860. It is easy to understand the allure on the Italianate style in this country village. Porches and increased window size achieve an integration of interior and exterior space. Victorian infatuation with Italian architectural fostered rich detail, such as the corner quoins, bay windows, roof-line brackets, and ornamental cupolas. All helped create a setting of enhanced elegant sophistication for living and entertaining. Many homes in the village speak to the changing architectural fashions. Italianate porches abound on earlier buildings, such as the Daniel Goodenow House (5), Abiel Hall House (36), etc. Neighborly influences can still be seen, for example, on the distinctive "Brick Ends" house (44) with its corner quoins and other embellishments. Overall, there was an effervescent individualism about the stylistic trends of the time.*

*The Alfred Historic District presents a rural village situated in the center of a well-populated county. The village continues to maintain its 19th century flavor despite the area's rapid growth. Although there is a diversity of architectural style within the village, there is also a sense of continuity and pride in the past.*

There is a more complete history of the Town in the Introduction of this Inventory document.

### **Historic Resources**

Historic resources include historic buildings, structures, and objects above the ground.

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The National Register of Historic Places, administered by the National Park Service, is a listing of buildings, districts, structures, objects, and sites deemed worthy of preservation for their historical, cultural, or archaeological importance.

There are some benefits to having a site listed in the National Register of Historic Places: the prestige of possessing the property, buildings may qualify for a 20% investment tax credit and qualification for historical preservation federal grants when monies are available. Listing a property on the register does not place any restrictions on the property unless the building was awarded federal monies in which case any changes to the building must be reviewed by the Advisory Council on Historic Preservation. To qualify for the tax credit the buildings must be income producing, depreciable, and "certified" historic structures.

Besides the Alfred Historic District, described below, the Alfred Historical Committee has identified an additional 45 buildings outside the District as being of historical importance. Many, possibly all, of these buildings may be eligible for nomination to The National Register of Historic Places. Further study will be needed for sufficient documentation.

### **The Alfred Historic District**

On April 28, 1983, the Alfred Historic District was added to the National Register of Historic Places. The District is in the center of the village, located southwest to northeast on Route 202 and 4 (Oak Street) and along Kennebunk Road and Saco Road. The village and buildings within the district have changed little in the last one hundred years (see Figure 3-2, "Alfred Village, 1872"). The National Historic Register lists 48 homes in the district, mapped and numbered in Figure 3-1.

### Notable Public & Commercial Buildings of the Historic District

Note: Some wooden buildings were built in the 'low' Federal style, many others in the Greek Revival style

- Town Hall (1854, #12): This building served as the meeting house for Alfred's early days. It suffered a fire early in 1861 and was rebuilt in 1862.
- County Courthouse (1806): The Courthouse contains records dating back to 1636, reputed to be the oldest continuous set of legal records in the United States. John Holmes provided the impetus for locating the York County Court House in Alfred. Presence of the Court House significantly affected the character and ensured the growth of the village center. The original structure was built soon after Alfred became the shiretown of York County in 1806 and fireproofed in 1814. The Court Expansions were made in 1856, 1895, 1917, and 1927. A 1933 fire destroyed much of the central structure but, fortunately, no records were lost. Fireproof wings were added in 1854.
- Parson Memorial Library (1903, #45): Colonial Revival style structure built with native granite.
- Parish Church (1834, #13, #14): On site is the second Alfred Parish Church. The church features a Revere bell and a Seth Thomas clock. The clock still depends on the original mechanisms, requiring a person to climb into the steeple and wind the clock once a week.

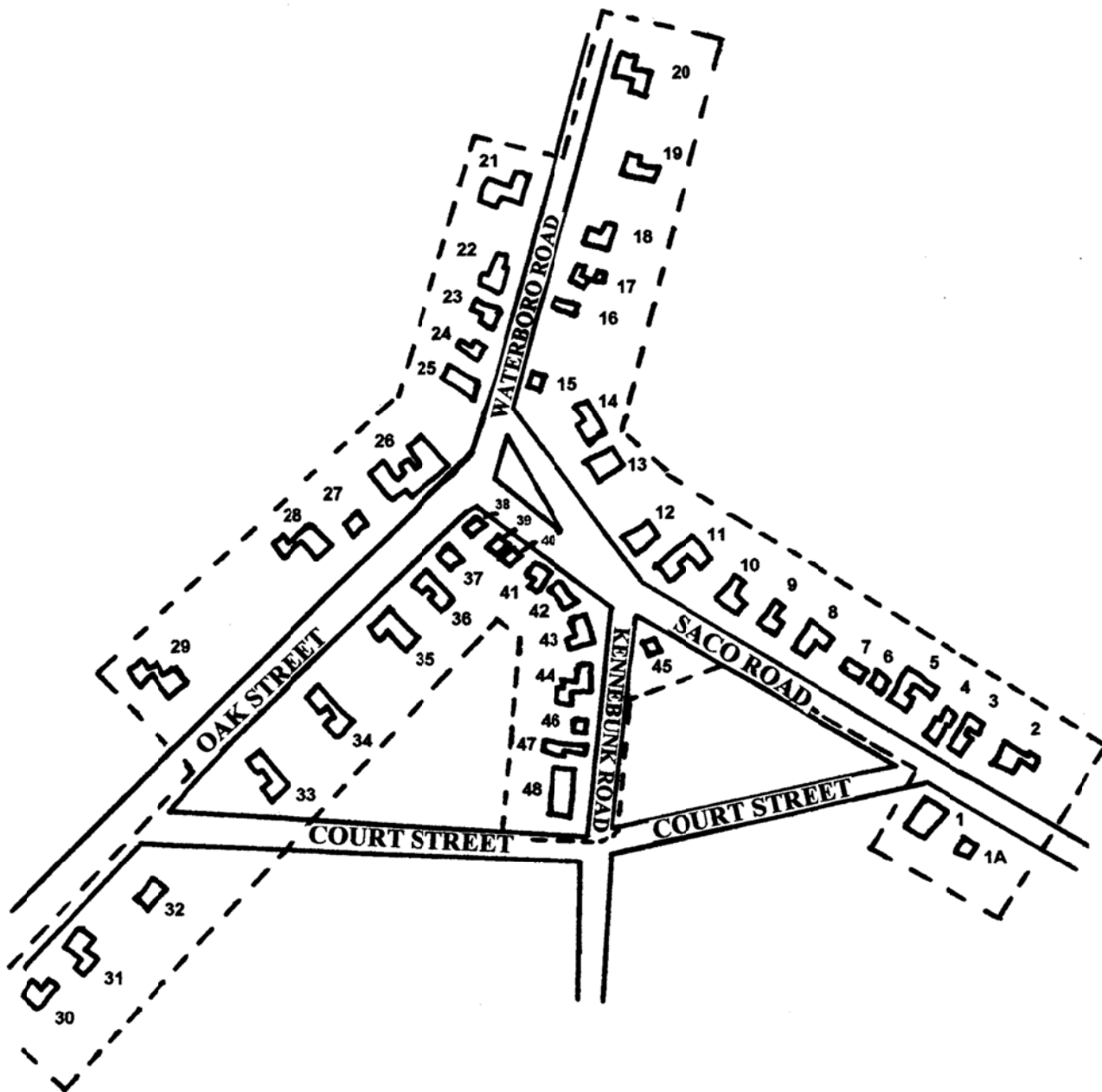
## 2016 Alfred Comprehensive Plan - Inventory

- Old Log Jail House (1803, #22): Now the site of North Wind, a graphics design services firm.
- Old Brick Jail House (1870,#1): Currently not being used.
- DeWolfe & Wood Antiquarians on the Green (1868, #25): Constructed in 1868 as a bank. It later became a general store (late 1960s). The upper floor was once the meeting place for the Masons.
- Country Store (circa 1841, #38): Originally was the Wm G. Conant Store
- ‘The Beehive’ (circa 1770, #26): Built by one of Alfred’s original settlers, John Knight. The Beehive is actually three buildings joined together with construction evolving over three centuries. John Knight began the first and oldest portion, the middle, c. 1770, in the colonial style. Although this is the most altered portion of the Beehive, many original features remain, such as the raised paneling in the front room. In 1801, Joshua Conant, an early Alfred entrepreneur, purchased the 100-acre Knight holdings in the village center which he sold, one month later, to Dr. Abiel Hall, Sr. Dr. Hall lived in the Beehive, adding the north section in the Federal Style. Finally, the third and last section was built, facing south, c. 1915, by Alonzo Roberts, in the homestead style. Once, the Beehive housed multiple families, hence the name. Three Rivers Land Trust currently has their office in the building. There is also an art gallery and apartments.
- Folsom Furniture (circa 1812, #21): Originally was the Joseph Sayward House.

### Notable Residential Buildings of the Historic District

- The John Holmes House: Alfred's best-known citizen, John Holmes, arrived in 1799. He was a young lawyer who became an expert in real estate law. Titles to Alfred land were in an unsettled state, with squatters making improvements on land they did not own. Holmes was employed to secure good title in these cases. An example is the tract of land in Alfred Village for the jail. Thomas Hutchinson, of Devon, England, deeded two acres to York County for the jail, through John Holmes. The site of the original jail (#22) is located next to John Holmes dwelling (#24). Called the 'Bow and Arrow House', the Federal house of John Holmes was originally a Cape which he raised to its present profile. Known for his gregariousness, Holmes designed with a flair reminiscent of the 'Southern Hospitality' he must have experienced in Washington where he was one of Maine's first two senators. Notable are the two story columns and the roof balustrade, with bows and arrows pointing downward, a sign of friendliness toward the Indians, as well as tall Palladian windows centering the second story.
- The Berry Tavern (#41): Now a residence, facing the Alfred Green, provided meals and lodging during court sessions, in the mid 19th century. The tavern was originally built for Daniel Holmes. It was here that Holmes developed one of the several local early 19th century potteries producing the much admired and collected Alfred redware. The home retains original 12/12 and 12/8 windows, Indian shutters, and stands almost touching the Porter Lambert house (#42). Both have the low profile hip roof and high double end chimneys typical of a large and stately Federal home.

Figure 3-1 Alfred Historic District on National Register of Historic Places. Source: Alfred Comprehensive Plan 2002, Volume 1, Appendix B



### **Historic Buildings Outside the Historic District**

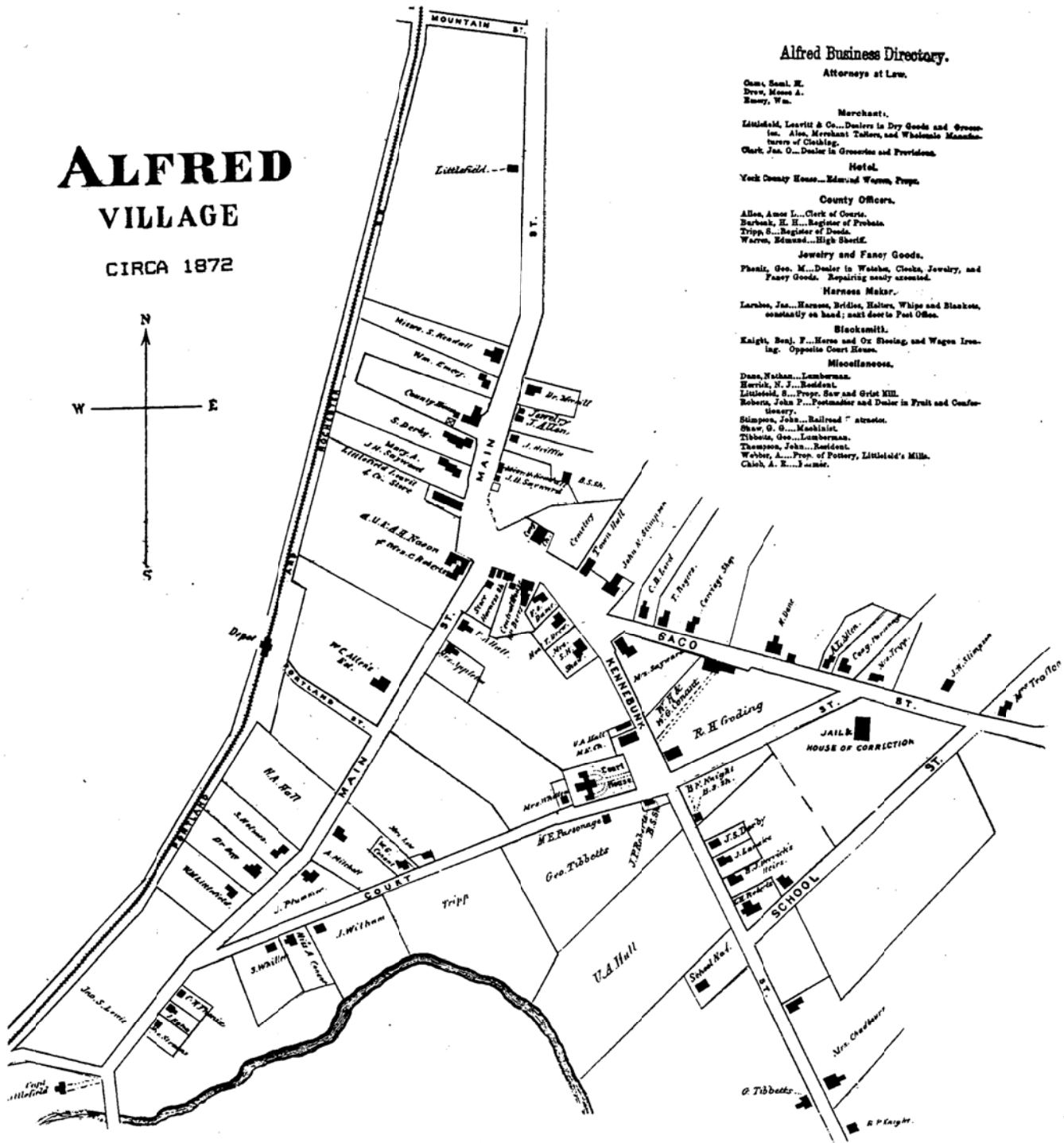
As noted above, there are other historic homes in Alfred that are outside the Historic District. For example, the Lord-Dane house on Federal Street was listed in the National Register on December 17, 1992.

Figure 3-2, 1872 Map of Alfred Village, shows the original homes dispersed evenly along the town roads. Housing density was greatest in Alfred Village, North Alfred, and Alfred Mills (Littlefield Mills). The 45 homes identified by the Historical Committee may be found on the map, but there are no map key numbers to their locations.

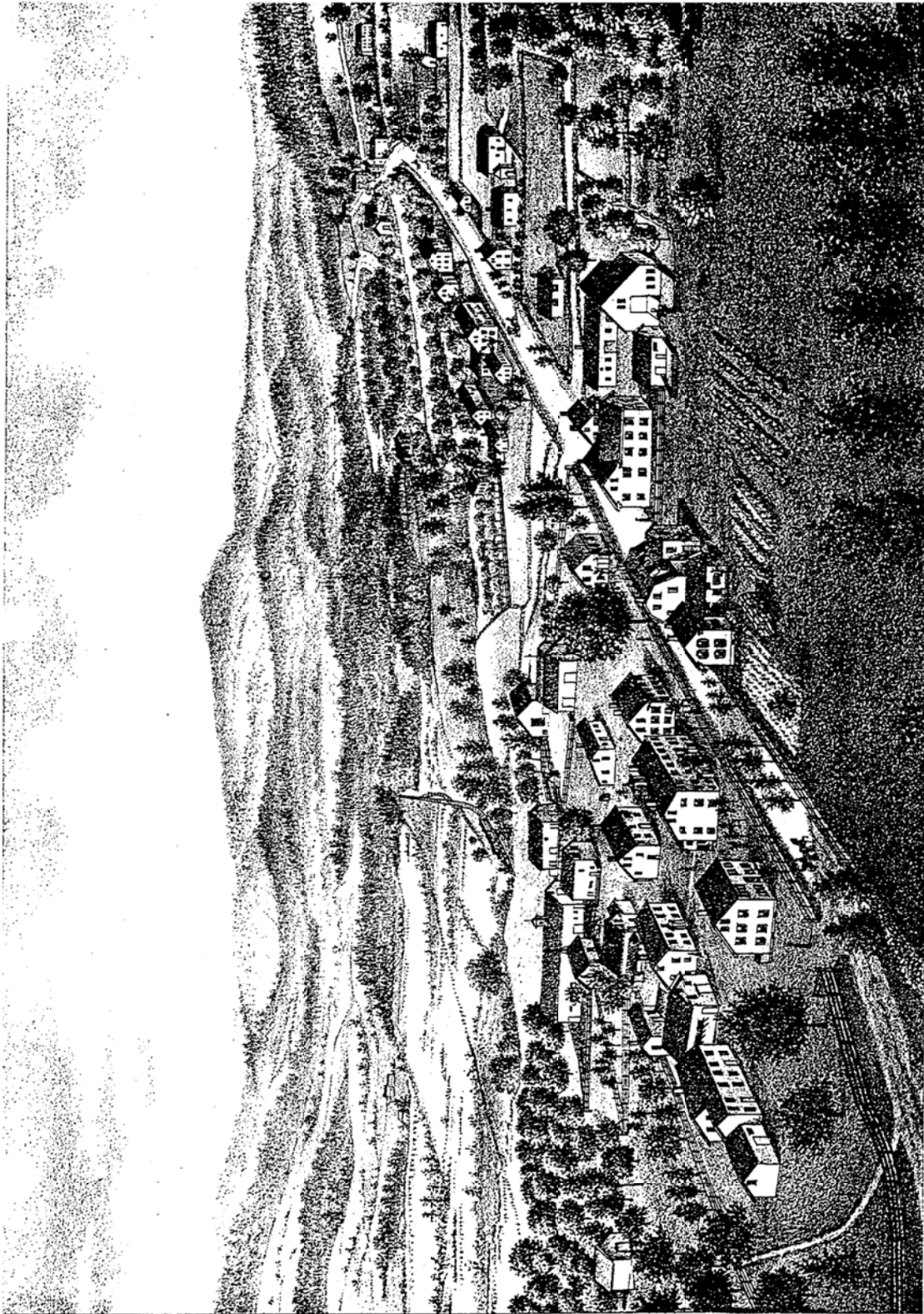
By 1880, the Shakers had created a large village on what is now named Shaker Hill. Once, the Shakers had more than fifty buildings. Today, the Brothers of Christian Instruction own the property. Eight of the old buildings survive in good condition. These buildings are also possible candidates for nomination to the National Register of Historic Places. Figure 3-3 shows a sketch drawn by Phares F. Goist in 1880. It shows forty-four buildings. Figure 3-4 lists building descriptions and gives key numbers to the sketch. The plates were reproduced by courtesy of Harland H. Eastman, who published the sketches in his 1986 book, *Alfred, Maine. The Shakers and The Village.*

The Alfred Shaker Historic District was listed in the National Register on April 11, 2001.

Figure 3-2 1872 Map of Alfred Village. Source: Alfred Comprehensive Plan 2002, Volume 1, Appendix B



**Figure 3-3 Sketch by Phares F. Goist, showing the Shaker village in 1880, on what is now called Shaker Hill. Source: *Alfred, Maine. The Shakers and the Village* by Harland H. Eastman**



SHAKER VILLAGE, ALFRED, MAINE.

This view was drawn by Phares F. Goist of Biddeford who visited the village on January 29, 1880. A key to the buildings appears on the opposite page. These key numbers are also included in the captions in parentheses to assist the reader in locating the buildings on the above plan.

Figure 3-4 Key to sketch shown in Figure 3-3. Source: *Alfred, Maine. The Shakers and the Village* by Harland H. Eastman

Plate 11-2

Church Family

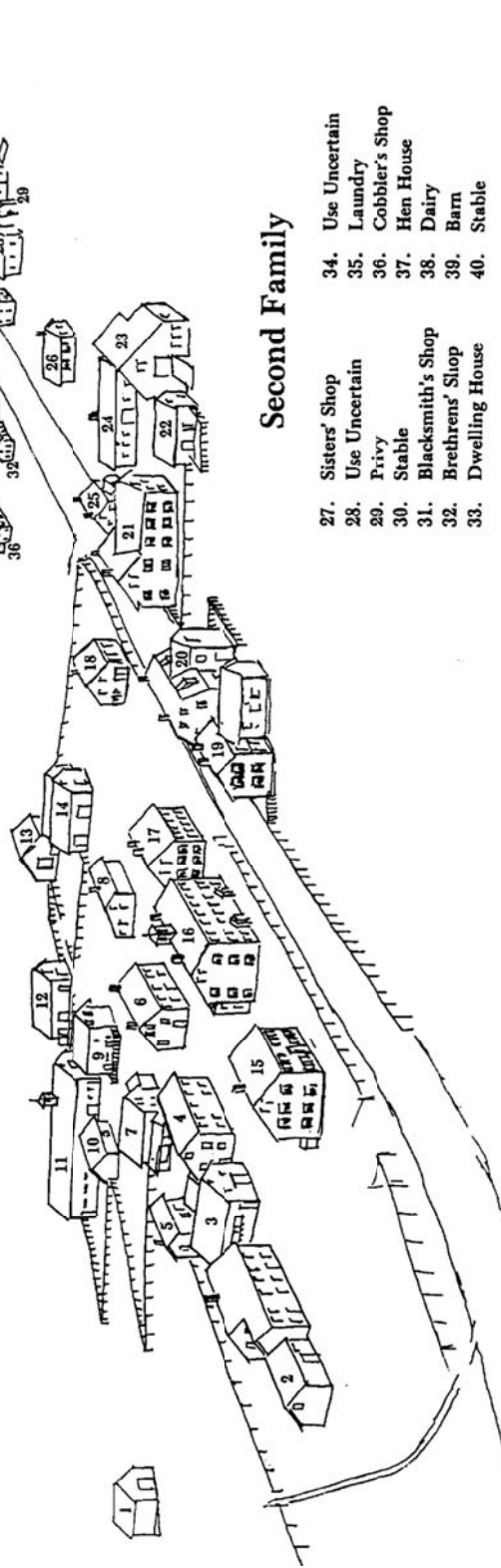
- 1. Cider Mill
- 2. 1796 Sisters' Shop - Laundry
- 3. Woodshed - Dry House
- 4. Boys' Shop
- 5. Privy
- 6. Infirmary
- 7. Dairy
- 8. Hen House
- 9. Use Uncertain
- 10. Use Uncertain
- 11. Cow Barn
- 12. Horse Barn
- 13. Ox Barn
- 14. Stables
- 15. Girls' Shop
- 16. 1794 Dwelling House
- 17. Brethrens' Shop
- 18. Blacksmith's Shop
- 19. Ministry's Shop
- 20. 1793 Meeting House
- 21. Trustees' Office
- 22. Wood Shed - Hen House
- 23. Stable
- 24. Carriage Shed
- 25. Hired Men's House
- 26. 1861 School House

North, Third or  
Gathering Family

- 41. Trustees' Office
- 42. Dwelling House
- 43. Tanyard
- 44. Mill

Second Family

- 27. Sisters' Shop
- 28. Use Uncertain
- 29. Privy
- 30. Stable
- 31. Blacksmith's Shop
- 32. Brethrens' Sloop
- 33. Dwelling House
- 34. Use Uncertain
- 35. Laundry
- 36. Cobbler's Shop
- 37. Hen House
- 38. Dairy
- 39. Barn
- 40. Stable



## **Alfred Cemeteries**

The cemeteries reflect Alfred's history and are part of the town's heritage. They were extensively researched and mapped by John Cook who identified 53 in the town. The locations and descriptions are in Appendix B.

## **Prehistoric and Historic Archeological Sites in Alfred**

Archaeological resources include sites with evidence of the prior presence of human beings: including structures, artifacts, terrain features, graphics or remains of plants or animals associated with human habitation.

By definition, archaeological resources are those below ground. There are two types of archaeological resources: prehistoric and historic. Prehistoric archaeological places are those associated with Indian archaeology, before the 1600s and European settlement. Historic archaeological places are those associated with the earliest European settlers.

The Maine Historic Preservation Commission has identified no prehistoric archaeological sites in Alfred. It has identified three historic archaeological sites:

- ME 006-01:Holmes Pottery Site (ca. 1811-1815)
- ME 006-02:Lambert Pottery Site (ca. 1817 - ca 1834)
- ME 006-03:Webber Pottery Site (ca.1820 - ca. 1890)

In Alfred, no professional prehistoric or historic archaeological surveys have been conducted, and no archaeological data exist for the above sites. Future fieldwork could focus on these sites and ones relating to the early settlement of the town.

Alfred's historical district is an archeological sensitive area; therefore every proposed change or modification needs to be monitored.

The Alfred Historical Committee has furnished the list of known sites and possible sites listed in map and lot order included in Appendix B, page B-8.

## **The Alfred Quarry**

The Alfred Quarry, formerly called the Bennett Quarry, is a historic site of local importance. It dates to the end of the nineteenth century. It is located on the south side of Route 202 and is approximately 1,000 feet west of Bennett Road.

Granite from the quarry was used to build the Parsons Memorial Library in 1903. Some was also shipped to Washington, D.C. for the construction of government buildings.

Today, the quarry is owned by the Genest Concrete Company and is no longer in use. The company allowed it to be opened temporarily for obtaining granite used for the War Memorial on the Alfred Town Green. The memorial was dedicated in 1986.

### **Threats to Historical and Archaeological Resources**

Growth and development, increasing traffic volume, and the lack of specific ordinances to protect the structures and streetscape of the Historic District threaten Alfred's historic resources.

#### **Summary**

1. The Alfred Historic District contains 48 homes and buildings that were included in the National Register of Historic Places on April 28, 1983.
2. There are 45 homes in Alfred outside the Historic District that, with further research might qualify for nomination the National Register of Historic Places.
3. There are 53 cemeteries that were identified by John Cook.
4. Alfred has no identified prehistoric archaeological places.
5. The Maine Historic Preservation Commission has identified three historic archaeological places: all are pottery sites.
6. Growth and development, increasing traffic volume, and a lack of specific ordinances to protect the integrity of the Historic District, threaten the town's historic resources.

## Chapter 4 Housing

Housing stock in Alfred is predominantly single-family although there are scattered multi-family developments as well. While the number of new residences has increased nearly every year since 1980, the sole exception being 2009, concerns about rapid residential growth as seen in some surrounding towns in the past have not been realized. In fact, in only 9 of the past 34 years has the number of building permits exceeded 35 and some of that was due to multi-family structures being built and mobile homes being sited.

### Growth Patterns

The area now known as the Town of Alfred was first settled in 1764. By 1790, there were about 100 households and over time, a number of neighborhoods developed in the Town, several of them centered on various branches of the Mousam River where saw and grist mills were set up. The center of Alfred Village has numerous historic homes in good or excellent condition. Most were built in the 18<sup>th</sup> or 19<sup>th</sup> century. After the courthouse was established in the early 19<sup>th</sup> century, the village began to expand as lawyers located their homes to be proximate to the court house. The lawyers were followed by merchants and other people who worked nearby. More mills were built in the Littlefield Mills area and housing was built for the mill workers and others who settled in Alfred. By 1840, the Town had over 1,400 residents. Population dwindled to a low of 738 people during the early years of the 20<sup>th</sup> century but slowly rebounded until the 1970s when growth accelerated (between 1970 and 1980, Alfred's population grew by over 56%) and then stabilized to a moderate rate, averaging about 17% for each decade during the last 30 years. According to the 2010 U.S. Census, Alfred has about 1,375 houses and about 3,019 residents (see Chapter 8 Population for more details on population).

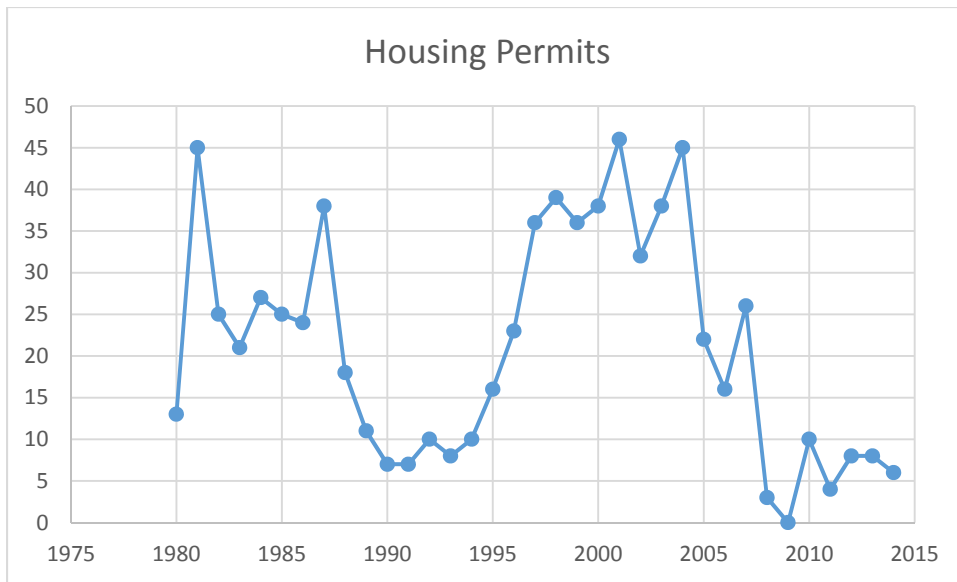
The growth of new housing in Alfred since 2002 is most noticeable through the development of multi-lot subdivisions such as Riverside Estates near Center Village. In general, Alfred's new housing is distributed along existing roads that crisscross its 27.25 square miles of land. A number of new houses were built in the Village District but quite a few more are located in the Rural Residential and Critical Rural Districts.

### New Housing

Alfred saw a number of residential permits issued in the years following the 2002 Comprehensive Plan's creation but before the recession began to be felt. Figure 4-1 below takes the data presented in the 2002 Comprehensive Plan and adds new data from 2002-2014 to it to show new building permits issued from 1980 to 2014. The graph's pattern reflects the general economic circumstances of the times – note the drop during the late 1980s-early 1990s recession, followed by the upswing which reached its peak between 2000 and 2004.

**Figure 4-1 Housing Permits in Alfred, 1980-2014 (including mobile and modular homes).**

**Source: 2002 Comprehensive Plan and Town Records**



Like nearly everywhere in the U.S., housing starts in Alfred dropped as the recent recession deepened beginning around 2008. The table below compares Alfred’s permits with those of its neighboring communities for 2008-2013.

**Table 4-1 New Housing 2008-2013 for Alfred and Other Communities**

**Source: Town Hall for Alfred, all other communities were contacted directly and supplied data**

	2008	2009	2010	2011	2012	2013	Total
<b>Alfred</b>	3	0	10	4	8	8	<b>33</b>
<b>Shapleigh</b>	34	8	10	9	6	17	<b>84</b>
<b>Lyman</b>	10	11	7	13	12	13	<b>66</b>
<b>Waterboro</b>	10	9	12	10	14	9	<b>64</b>
<b>Sanford</b>	18	19	25	20	10	19	<b>111</b>
<b>Biddeford</b>	Not available	Not available	29	22	26	21	<b>79*</b>

\*Incomplete data

About 215 housing permits were issued in the past twelve years in Alfred, 83% of which were issued prior to 2008. Since Alfred’s population is slightly larger than Shapleigh’s but smaller than Lyman’s, the housing

permit differences between these three towns are perhaps the most striking. Alfred’s new housing permits have not regained momentum since the recent recession.

**Households**

“*Household*”, a word often used when discussing housing, refers to all persons living in a single housing unit, often families but also including unrelated individuals. Households require a residential unit, and so the number of households becomes a housing indicator while household size and income become partial predictors of housing demand.

**Table 4-2 Households in Alfred and Surrounding Communities, 2010 Source: U.S. Census**

	<b>Population</b>	<b>Number of Households</b>	<b>Average Household Size</b>
<b>Alfred</b>	3,019	1,175	2.33
<b>Shapleigh</b>	2,668	1,072	2.49
<b>Lyman</b>	4,344	1,660	2.62
<b>Waterboro</b>	7,693	2,211	2.81
<b>Sanford</b>	20,798	8,500	2.41
<b>Biddeford</b>	21, 277	8,598	2.30

The effect that a smaller household size can have on a community is an increase in housing units without a corresponding increase in population. This is driven, in part, by more households now consisting of a single person, retirees or empty nesters or by adult children moving back in with family out of economic necessity. There are other factors at work as well. For instance, a report from the U.S. Census Bureau “*America’s Families and Living Arrangements: 2012* that was issued in August of 2013 found that between 1970 and 2012, the share of households that consisted of married couples with children under 18 halved from 40 percent to 20 percent. As noted in Chapter 8: Population, the median populations in Maine and in Alfred are growing older. This means fewer children in fewer households but not necessarily fewer households overall.

**Housing Affordability**

When discussing affordable housing, it is important to know for whom housing is affordable and by what standards housing affordability is judged. The most commonly used definition of affordable housing is as follows:

A residence is considered affordable if a family/household whose income is equal to or less than 80% of area median income (as published annually by the U.S. Department of Housing and Urban Development) pays no more than 30% of their income for mortgage principal, mortgage interest, property taxes and property insurance or for monthly rent including utilities.

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As estimated by the State of Maine’s Office of Policy and Management, in 2013, Alfred’s median income was \$54,609\*. This means half of Alfred’s residents earned less and half of them earned more. Alfred’s median house price was \$216,250, again half the houses sold were more expensive and half were less expensive. *[It should be noted that the median income figure is greater than the Census Bureau’s American Community Survey estimate for 2012 which is documented in Chapter 6: Local Economy. Since both are estimates based on sample surveying and not for the same year, for the purposes of this chapter, the 2013 estimate from the State’s Office of Policy and Management is used.]*

**Table 4-3 Median Income and Home Prices, 2013. Source: Maine Office of Policy and Management, Economics and Demographics, Maine State Housing Authority**

<b>Median Home Price, 2013</b>	<b>Alfred</b>	<b>York County</b>	<b>Maine</b>
Affordable at Median Income	\$190,365	\$190,693	\$165,374
Income Needed for Median Price	\$62,035	\$59,808	\$49,034
Median Sale Price	\$216,250	\$210,500	\$169,900

The income required to afford a home priced at \$216,250 would be \$62,035 annually which is \$29.82 per hour for fulltime work.

**Table 4-4 Households Unable to Afford Median-Priced Home (\$216,250) in Alfred, 2013. Source: Maine State Housing Authority**

<b>Percent of Households</b>	<b>Number of Households</b>	<b>Annual Income Needed</b>	<b>Hourly Income Needed</b>
57.9%	696	\$62,035	\$29.82

Nearly 58% of Alfred’s households were unable to afford a home at this median price and 61% of Alfred’s housing stock is unattainable by households making Alfred’s median income.

**Table 4-5 Unattainable Homes as a Percentage of Homes Sold in Alfred, 2013. Source: Maine State Housing Authority**

<b>Percent of Unattainable Homes</b>	<b>Affordable Homes Sold</b>	<b>Unattainable Homes Sold</b>
60.7%	11	17

**Rental Affordability**

According to the State of Maine’s Office of Policy and Management, in 2007, the most recent year data was collected and made available, Alfred’s average two-bedroom unit rent with utilities was slightly higher than the State’s average but considerably lower than York County’s.

**Table 4-6 Average Two-bedroom Rent, 2007. Source: Maine State Housing Authority**

	<b>Alfred</b>	<b>York County</b>	<b>Maine</b>
Average two bedroom unit rent with utilities	\$867.97	\$910.32	\$847.06

In 2013, the average rent including utilities for a two bedroom apartment in York County was \$1,114. Specific data for Alfred is unavailable.

**Table 4-7 Rental Affordability in York County. Source: Maine State Housing Authority**

Average two-bedroom unit rent with utilities	\$1,008
Income required to afford two- bedroom unit	\$40,335
Median income of renters	\$34,313

**Multi-family and Mobile Home Housing**

Alfred has a number of housing opportunities in the form of apartments, condominiums and mobile homes. Several have age restrictions and/or income-based rents.

Hazel Dell Apartments; 123 Waterboro Rd., Map 5 Lot 44A; has 14 two bedroom units, is age restricted at 62 and is income based.

Shaker Pond Commons; 199 Waterboro Rd., Map 5 Lot 51; has 20 units with two or three bedrooms. Rents are based on certain income criteria.

Woods Edge; 78 Saco Rd., Map 3 Lot 113; has 15 units with one or two bedrooms and is age restricted at 62. Rent is based on income according to the U.S. Department of Housing and Urban Development criteria.

Keyword Manor; Pools Crossing Rd., Map 1A; is a mobile home park with 174 lots and 167 homes in Alfred. Keyword Manor is spread across the towns of Alfred and Lyman. The park is age-restricted to 55 years and up.

Little Shaker Estates; Waterboro Rd.; is a twelve unit condominium cluster division which is restricted to 55 years or older.

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None of these housing developments have plans to expand currently and the affordable housing opportunities typically have waiting lists.

### Other Housing Options

Alfred has several group living facilities including York County Shelter Programs, Brothers of Christian Instruction and the York County Jail. In addition, there are seasonal residents that typically are occupied only during the summer. See Chapter 8: Population for additional information.

### Housing Age and Condition

Maine has the sixth oldest housing stock in the nation. So like much of Maine, Alfred has a number of older houses built before 1939. Some of the oldest homes are located in the Alfred Historic District which includes 48 houses on the National Register of Historic Places. However, the majority of Alfred's housing stock (about 62%) was built after 1980.

**Table 4-8 Housing Age in Alfred. Source: American Community Survey, US Census Bureau, 2009-2013 estimates**

Year Structure was Built	Number of	Percentage	Margin of Error
Total housing units	1,375		+/-146
Built 2010 or later	29	2.1%	+/-29
Built 2000 to 2009	294	21.4%	+/-87
Built 1990 to 1999	131	9.5%	+/-42
Built 1980 to 1989	398	28.9%	+/-92
Built 1970 to 1979	190	13.8%	+/-65
Built 1960 to 1969	60	4.4%	+/-33
Built 1950 to 1959	25	1.8%	+/-19
Built 1940 to 1949	33	2.4%	+/-30
Built 1939 or earlier	215	15.6%	+/-75

Generally, the condition of housing in Alfred is good to very good which would be characteristic of the prevalence of newer houses in the Town. There are only a few residences that are considered substandard. "Substandard" is defined as having major structural deficiencies, inadequate plumbing, heating or electrical. It

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should be a goal of Alfred to ensure that local housing is decent and sanitary. This is the basis for health and building codes. “Decent” can be hard to define, but considerations should include working plumbing with clean cold and hot running water, working septic systems and heating systems, safe electrical systems, and garbage that is collected and contained.

**Table 4-9 Substandard Housing in Alfred, 2011. Source: Maine State Housing Authority**

Facility	Complete	Lacking Complete
Kitchens	1,166	8
Plumbing	1,159	15

### Summary

1. Alfred’s housing permit numbers tend to follow general economic circumstances, with the numbers rising during times of prosperity and dipping during recessions.
2. In the years 2002-2007, Alfred saw 179 residential building permits issued but only 36 were issued in the years 2008-2013 after the recession began to take hold.
3. Alfred’s median house sale price in 2013 was higher than both York County’s and the State’s median sale price. With a \$25,885 difference between the median house price that is affordable at Alfred’s median resident income and the median sale price, it appears that some of Alfred’s residents may not be able to afford to purchase a house in town.
4. Median household size in Alfred is smaller than its neighboring communities except for the City of Biddeford, possibly indicating an increase in non-traditional households – such a single person and retiree households.
5. Rental units per month averages in Alfred appear slightly more expensive as compared to the State, but about 5% less than York County.
6. While Alfred has housing opportunities for seniors and those with limited income, affordable housing units often have a waiting list.
7. About 62% of Alfred’s housing stock was built after 1980 which means a prevalence of newer housing and works to the Town’s advantage as older homes often have outdated systems and lead paint.

Chapter 5 Land Use & Future Land Use

An inventory of current land use can help to identify past trends, areas of incompatible land uses, and areas where future growth is most likely to occur. This inventory provides information on existing land use and is a basis for the goals and policies that will govern future land use ordinances.

This section includes the land use data necessary for developing a land use plan that will promote orderly growth while preserving rural character. This information is useful in planning for the efficient use of public facilities and services and ensuring the compatibility of adjacent land uses.

Alfred covers an area of approximately 18,070 acres, equivalent to approximately 29 square miles. It is slightly more than 13 miles long from its southeastern tip in the coastal plain to the northwest tip where the hilly section begins. It is approximately 4 miles wide in the middle.

The topography, terrain features, elevations, and geological characteristics are discussed in the Introduction (pages viii-x); hydrology, aquifers, and wetlands are discussed in Chapter 7, *Critical Natural Resources* and Chapter 13, *Water Resources*; soils are discussed in Chapter 1, *Farmland and Forestry*.

The primary type of land use in Alfred is single family housing. Homes are distributed over the town, but denser concentrations occur in the Village, Littlefield Mills, and several subdivisions. Commercial uses are mainly located along the arterial highways, Routes 4, 111, and 202.

The undeveloped portion of the town is forest, open space, and agriculture. The land supports several orchards and other limited agricultural and forestry uses. Alfred also has several scenic vistas that contribute to Alfred's rural character. The scenic areas are discussed in Chapter 7, *Critical Natural Resources*.

**Historical Perspective**

According to *The History of Alfred* by Dr. Usher Parsons in 1876, the existing Indian trails in the mid-18<sup>th</sup> century provided the early framework for the town's road system. The waterways influenced where the earliest settlements occurred. The lumber industry was the earliest commercial activity and it continued into the 20<sup>th</sup> century. The clearing of the land made it available for settlement and farming. The Shaker community owned 1,000 acres that for 150 years were used for agriculture and are still agricultural land today.

Farming continued to be an important land use throughout most of Alfred's history. Over the past 30 years commercial agriculture has gradually declined. However, although no actual town data exists to support this, there appears to be a resurgence in the number of smaller "hobby farms" of under 15 acres where residents have horses, cows, pigs, chickens and gardens. Although not of commercial importance, these "hobby farms" are helping to preserve the rural character of Alfred.

Alfred's designation as York County Seat in 1860 strongly influenced land use patterns in the Village area. During the 19<sup>th</sup> century, lawyers and professionals built homes in the Village where they could live near the seat of county government. This stimulated commerce and land uses needed for providing goods and services to the professional community.

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The railroad came in 1864, and although no longer existing in Alfred, influenced the pattern of residential use in the Village area, which is the location of the Alfred Historical District.

The first zoning ordinance was introduced in 1973. The ordinance has been revised and amended several times. The last major revision was the 1999 Alfred Zoning Ordinance.

There are currently 3 wellhead protection zoning districts, 3 types of shoreland zoning districts, 1 drainage overlay district and 6 zoning districts which are not specific to wellhead protection, drainage or shoreland. Those 6 zoning districts are listed here with a short description of their purpose.

1. Center Village District –the intent of this zoning district is to protect the present character of the historic village and allow for a mix of residential, retail, office and institutional uses in a village setting on small lots as well as to provide regulatory oversight of activities that could cause health, safety or other concerns on small lots.
2. Village District – the purpose of this zoning district is to provide for a variety of residential and commercial uses in the area and to provide an area in which the location of public facilities can serve the greatest number of people economically. This district will provide for continuation of a village-type development pattern but at a density that is lower than the Center Village District. This district encourages new development to take place in the vicinity of the existing village and within service areas for water, public safety and schools and to fit with the existing characteristics of the surrounding environment.
3. Village Growth District –this zoning district will provide an extension of the Village development pattern into an area serviceable by the Alfred Water District. This district encourages new development in a location that will minimize development sprawl.
4. Commercial District – the purpose of this zoning district is to provide for commercial and light industrial development in locations best suited to accommodate traffic and associated impacts so that conflicts can be avoided with incompatible uses and so that all of the Town’s arterial highways do not become industrial and/or commercial frontage roads.
5. Rural Residential District – this district’s intent is to provide for a variety of low-density residential and appropriate home-based businesses and well as agriculture and forestry. The district’s designation will help retain existing rural character by encouraging open space preservation.
6. Critical Rural District – designates an area deserving maximum protection from residential development to preserve natural resources and related economic activities including farming and forestry and to protect high-value wildlife habitat and open lands.

The growth of the past 3 decades has caused an increase in single family residential land uses. The new homes are distributed along most of the town’s roads. Acreage suitable for agricultural land uses have been subdivided for these single family homes.

### **Existing Land Use Trends**

Please note that:

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- The detailed parcel information in the 2002 plan is not currently available given the limitations of town records, and the following information is based upon current town records available.
- Land registered as Tree Growth and the Massabesic Experimental Forest combined account for approximately 31% of the total land area in Alfred.

Individual statistics are as follows:

### Land Registered under State Current Use Programs

Please note that these figures are for registered state programs only and do not include any acreage that is individually owned but not registered with the State, although it may be used as forest land, farmland, or open space.

- **Tree Growth:** Since the last comprehensive plan in 2002 to the present, there has been a decrease in the number of parcels from 70 to 55 (a decrease of approximately 21%) and a decrease in acreage from 4,748 acres to 3,714 acres (a decrease of approximately 22%). Approximately 21% of the total acreage of the town of Alfred is currently in Tree Growth compared to approximately 26% in 2002.
- **Farmland:** From the last comprehensive plan in 2002 to the present, there has been a decrease in the number of parcels from 12 to 8 (a decrease of approximately 33%) and a decrease in acreage from 662 to 290 (a decrease of approximately 54%).
- **Open Space:** From the last comprehensive plan in 2002 until the present, there has been an increase from 0 to 3 parcels and 51 acres. Please note that per the 2000 State Valuation, there was no land in Alfred identified in the “Open Space” category. The State Valuation in 2002 had only one category which was a combined “Farm Land, Open Space Tax Law”. Presently there are 51 acres identified as “open space” in the Maine State Farm and Open Space Law Taxation Program. Current town records do not differentiate farm land from open space. If the current number of “Farm Land” parcels is added to the current number of “open space” parcels, the total is 11, which is only one parcel less than the combined parcels in 2002.
- **Massabesic Experimental Forest,** managed by a unit of the USDA Forest Service has remained the same at approximately 1,754 acres within the Town of Alfred (approximately 10% of the total acreage in Alfred). The entire forest is 3,676 acres.

### Trends in Residential Land Use

1. There were 909 residential parcels in 2002. Information on the current number of residential parcels is not available.
2. During the period 2003 – 2013 there were a total of 23 permits for mobile home lots in Alfred with the majority issued during the period 2003-2007. In 2011, two were issued and in 2014, five mobile home lot permits were issued.
3. The number of residential building permits for the following periods were:
  - a. 1981 – 1990, 241 permits

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- b. 1991 – 2000, 223 permits
- c. During 2001-2002, the building permits issued were not categorized (so could be new residential, commercial or permits issued for additions, decks etc.) in town records.
- 4. The 249 building permits issued during the period 2001 - 2013 were allocated in the various zoning districts as follows:
  - a. 206 in the Rural Residential District
  - b. 27 in the Village District
  - c. 11 in the Critical Rural District
  - d. 3 in the Center Village District
  - e. 2 in the Commercial District

### Types of Permits from 2003-2014

Beginning in 2003, the types of permits were able to be determined. Please see the table below.

**Table 5-1 Types of Building Permits, 2003-2014. Source: Alfred Town Records**

<b>Year</b>	<b>Single-family</b>	<b>Two-family</b>	<b>Mobile</b>	<b>Commercial</b>
2003	32	1	5	0
2004	29	0	9	2
2005	19	0	2	0
2006	16	0	0	0
2007	13	0	5	0
2008	3	0	0	0
2009	0	0	0	0
2010	10	0	0	0
2011	2	0	2	0
2012	8	0	0	3
2013	8	0	0	0
2014	6	0	5	4
<b>Totals</b>	<b>146</b>	<b>1</b>	<b>28</b>	<b>9</b>

Trends in Other Land Uses

1. There were 50 commercial parcels in 2002 per the 2002 Comprehensive Plan. This number was “estimated from town records”. Most of those were located along Routes 4, 111 and 202. Information on the current number of commercial parcels is not available due to limitations of town records.
2. About 10% of Alfred is land that is classified as tax-exempt:

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- (a) The federally owned Massabesic Experimental Forest is the largest with approximately 1,754 acres which is 9.7 % of Alfred's total size
- (b) York County has the second largest tax-exempt parcel with approximately 124 acres which is less than 1% of Alfred's total acreage (it is .07%). This property consists of the County Courthouse, County Jail, and County Administrative Offices.

3. It is felt that from 2002 until the present, the acreage allocated for other land uses in Alfred such as institutional (137), parks/recreation (8.72), and gravel/sand pits (336) have remained about the same. Again, please note that the figures from 2002 were "estimates from town records" and that due to limitations on current existing town records information on the above land uses is not available.

### Results of the 2014 Resident Survey

Please note that there were many questions on the survey, but only the ones pertaining to land use are mentioned here. Of the 92 respondents:

- 72 rated preservation of open space/undeveloped land as very important/important.
- 81 rated support of farm business & agricultural resources as very important/important
- 69 rated preservation of Alfred's rural character as very important/important.
- 27 responded "yes" and 40 responded "yes/limited" with the question "Do you feel commercial development is important for the future of Alfred"
- 7 responded "yes" and 27 responded "yes/limited" on the question Do you support the development of chain restaurants/stores in Alfred". 45 responded "no".
- 70 responded "yes" to the question "Should the town develop plans to encourage more small business to locate here"?
- Only 36 responded "yes" and 45 responded either "no" or "unsure" to the question "Should we expand either of the existing commercial districts and/or create additional commercial districts.
- 69 responded "yes" to the question "should Alfred encourage home-based businesses".

### Summary

1. The predominant type of land use in Alfred is the single family residential use.
2. The 2014 Resident Survey showed support for the preservation of Alfred's rural character, open space and agricultural resources, and support for commercial development.
3. Land registered as tree growth and farmland is decreasing, but at the same time, it is felt that there is an increase in the number of smaller residential parcels up to 20 acres utilizing a portion of their land for agricultural use such as chickens, sheep, goats, pigs, cows, horses and crops.
4. It has been observed that the Town's current data collection methods aren't capable of extracting building permit data or data on particular properties easily from the property tax records. Thus much current land use information is not presently available which makes analysis of land use trends in Alfred difficult. Perhaps the Town can adopt a computerized procedure and system to keep track of land use trends in the future.

## Chapter 6 Local Economy

In today's world economies have become more dynamic and changes occur more rapidly than ever before. The old model of living and working in a community, while still an option for many today, is rapidly changing. Technological advances and increasing commuting options make it easier for individuals to work from home and yet work for institutions and businesses located in other regions or states. Given the rapid speed with which technological advances occur these opportunities will only increase in the future.

In addition, today's economy is changing and shifting. Manufacturing, particularly mature and labor intensive industries are moving to other areas of the world where labor is much less expensive. Maine and York County has experienced some of these shifts as there have been a number of business closures and downsizings in recent years. In many cases the manufacturing base is being replaced by retail and services industries. This shift can be seen in York County as well.

The future of York County looks bright but there are a few issues of concern. York County lies between two dynamic and growing regional economies. With Portland to the north and the greater Boston region to the south, York County is placed in the middle of these two growing regional economies. Technological advances have allowed many persons to be able to choose where they live and "telecommute" to anywhere in the country. In many cases these individuals choose to live in rural areas. York County is an appealing option for those who wish to work, play and live in a more rural area yet have access to larger more urban areas.

There are several issues of concern for the future of York County. The first is that much of its manufacturing base is contained in two businesses. As we learned in the most recent base closing round if these businesses close it will have broad and significant regional impact. Another issue is that typically the wages paid by retail and service businesses are not as high as those paid by manufacturing businesses. Thus if there is a shifting of employment from manufacturing to retail and service businesses wages and income in York County may fall. Lastly, housing affordability is having, and will have, an impact on economic activity. If the employees of businesses are not able to find affordable housing it will impact the ability of businesses to grow or move into the region.

### **Alfred Employers**

The Alfred economy is mostly made up of small businesses. The average size of a business in Alfred is 4.4 employees. When taken as a total, the economic employment sectors in Alfred are an indicator of its reliance on the construction and services industries, both of which rely on internal and external markets. The largest economic sector in Alfred is the other service sector, which accounts for 70 businesses (largest in terms of number of businesses) and 135 employees (second in terms of number of employees). The second largest economic sector in Alfred is the construction sector, which accounts for 31 businesses (second in terms of number of businesses) and 92 employees (third in terms of number of employees). The government sector provides significant employment levels with 12 governmental institutions (third in terms of number of businesses) and 352 employees (by far the largest employment sector). Alfred's location as the county seat and resulting county administrative, sheriff and jail employment is the primary reason for its high percentage of the employment base. Other significant employment sectors include retail trade, agriculture and mining, manufacturing and educational institutions and libraries.

**Table 6-1 Businesses and Employees in Alfred.**

**Source: Copyright 2012 Dun & Bradstreet, Inc. All rights reserved. ESRI Total Residential Population forecasts for 2012. Note that due to a shortage of data on businesses, the committee was unable to clarify if this data includes only businesses within Alfred’s borders, or if includes all within the Alfred zip code and therefore also includes Lyman businesses.**

<b>Data for all businesses in area</b>	<b>Alfred town, ME</b>			
Total Businesses:	190			
Total Employees:	834			
Total Residential Population:	3,064			
Employee/Residential Population Ratio:	0.27			
	<b>Businesses</b>		<b>Employees</b>	
<b>by SIC Codes*</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture & Mining	10	5.3%	13	1.6%
Construction	31	16.3%	92	11.0%
Manufacturing	4	2.1%	55	6.6%
Transportation	6	3.2%	21	2.5%
Communication	0	0.0%	0	0.0%
Utility	1	0.5%	3	0.4%
Wholesale Trade	9	4.7%	23	2.8%
Retail Trade Summary	24	12.6%	48	5.8%
Home Improvement	5	2.6%	10	1.2%
General Merchandise Stores	0	0.0%	0	0.0%
Food Stores	2	1.1%	5	0.6%

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Auto Dealers, Gas Stations, Auto Aftermarket	4	2.1%	6	0.7%
Apparel & Accessory Stores	1	0.5%	2	0.2%
Furniture & Home Furnishings	2	1.1%	2	0.2%
Eating & Drinking Places	4	2.1%	9	1.1%
Miscellaneous Retail	6	3.2%	14	1.7%
Finance, Insurance, Real Estate Summary	7	3.7%	16	1.9%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%
Securities Brokers	1	0.5%	2	0.2%
Insurance Carriers & Agents	4	2.1%	10	1.2%
Real Estate, Holding, Other Investment Offices	2	1.1%	4	0.5%
Services Summary	86	45.3%	211	25.3%
Hotels & Lodging	1	0.5%	2	0.2%
Automotive Services	8	4.2%	16	1.9%
Motion Pictures & Amusements	3	1.6%	5	0.6%
Health Services	1	0.5%	2	0.2%
Legal Services	1	0.5%	2	0.2%
Education Institutions & Libraries	2	1.1%	51	6.1%
Other Services	70	36.8%	133	15.9%
Government	12	6.3%	352	42.2%
Totals	190	100%	834	100%

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\* SIC (Standard Industrial Classification) Codes are assigned by the U.S. government to business establishments to identify the primary business of the establishment.

### **Retail Sales Tax**

The Retail Sales Tax data provides us with a good overall picture of the economic activity that takes place in a community and region. Retail sales tax data for Alfred as an individual community is not available or very useful as most of the data is not disclosable. The most useful sales tax data level would be the economic summary area. The Town of Alfred is located in the Sanford Economic Summary Area (ESA). The communities and districts that make up the Sanford ESA are: Acton, Alfred, Berwick, Lebanon, Limerick, Lyman, Newfield, North Berwick, Sanford, Shapleigh, and Waterboro.

Overall, taxable retail sales in the Sanford ESA declined on a yearly basis by -.04% from 2007 to 2012. The economic sector that had the largest yearly growth rate percentage was lodging, which grew by more than 4.86%. Other economic sectors whose yearly growth rate was positive are food (1.51%), general (3.09%), restaurant (2.48%) and other (1.37%). The two sectors that show negative yearly taxable retail sales growth are automotive transportation (-4.53%) and building (-3.49%). These two economic sectors are usually negatively affected by downturns in the economy; in addition, they typically involve larger purchases and thus make up a higher percentage of the retail sales tax receipts. The negative growth rate in these two sectors played a large part in the overall negative yearly taxable retail sales growth. Overall, Consumer Retail Sales tax receipts grew at a lower rate in the Sanford ESA than those in York County and Maine.

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**Table 6-2 % Change in Maine Taxable Retail Sales by ESA and Sector. Sources: Taxable Retail Sales - Quarterly from Maine Revenue Services**

Economic Statistical Area (ESA)	Categories, Annualized % Change from 2007 to 2012								
	Total Retail	Consumer	Auto	Building	Food	General	Restaurant	Lodging	Other
BIDDEFORD	0.77%	1.23%	5.43%	5.55%	0.96%	1.01%	1.52%	2.18%	2.10%
FRYEBURG	-0.55%	-0.03%	-8.33%	5.38%	7.42%	12.53%	4.20%	0.69%	-0.37%
KENNEBUNK	0.92%	0.54%	-0.83%	8.54%	4.93%	1.80%	3.46%	1.64%	1.92%
KITTERY	1.49%	1.61%	-3.94%	2.62%	2.78%	0.06%	3.78%	2.31%	2.12%
SANFORD	-0.01%	-0.04%	-4.53%	3.49%	1.51%	3.09%	2.48%	4.86%	1.37%
<b>SOUTHERN MAINE TOTAL</b>	<b>0.86%</b>	<b>1.04%</b>	<b>1.97%</b>	<b>4.92%</b>	<b>2.11%</b>	<b>0.27%</b>	<b>3.02%</b>	<b>2.15%</b>	<b>1.90%</b>
<b>STATE OF MAINE TOTAL</b>	<b>0.09%</b>	<b>0.29%</b>	<b>-0.15%</b>	<b>3.20%</b>	<b>2.24%</b>	<b>0.36%</b>	<b>2.57%</b>	<b>2.40%</b>	<b>1.54%</b>

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**Table 6-3 Retail Sales by ESA. Sources: Taxable Retail Sales - Quarterly from Maine Revenue Services**

Economic Statistical Area (ESA)	Annual Totals (\$1000s)						Annualized	Percentage Change	
	2007	2008	2009	2010	2011	2012		2007-2012	2007-2012
BIDDEFORD	719,829	720,648	682,972	701,801	721,663	748,086	0.77%	3.93%	3.66%
FRYEURG	52,792	52,990	46,543	46,335	50,050	51,354	0.55%	2.72%	2.61%
KENNEBUNK	213,279	202,302	192,825	201,429	210,237	223,283	0.92%	4.69%	6.20%
KITTERY	643,121	636,456	608,313	643,327	655,209	692,507	1.49%	7.68%	5.69%
SANFORD	334,083	319,397	310,132	323,284	321,107	333,985	0.01%	0.03%	4.01%
<b>SOUTHERN ME Total</b>	<b>1,963,104</b>	<b>1,931,792</b>	<b>1,840,786</b>	<b>1,916,177</b>	<b>1,958,267</b>	<b>2,049,215</b>	<b>0.86%</b>	<b>4.39%</b>	<b>4.64%</b>
<b>State Total</b>	<b>17,419,324</b>	<b>17,155,736</b>	<b>16,015,455</b>	<b>16,447,967</b>	<b>17,027,633</b>	<b>17,502,156</b>	<b>0.09%</b>	<b>0.48%</b>	<b>2.79%</b>

**Table 6-4 Retail Sales by ESA and sector. Sources: Taxable Retail Sales – Quarterly from Maine Revenue Services**

Economic Statistical Area (ESA)	Maine Taxable Sales - Annual Review 2012 (\$1000s)							
	Other	Restaurant	Lodging	General	Food	Building	Automobile	Total
BIDDEFORD	\$43,874	\$95,972	\$53,352	\$109,810	\$78,658	\$87,147	\$241,711	\$468,814
FRYEBURG	\$7,361	\$9,457	\$3,821	\$3,425	\$9,533	\$7,899	\$6,320	\$41,497
KENNEBUNK	\$27,416	\$63,441	\$36,687	\$9,028	\$20,190	\$20,801	\$34,183	\$177,562
KITTERY	\$112,491	\$183,354	\$125,574	\$142,428	\$48,886	\$35,724	\$22,936	\$648,455
SANFORD	\$30,057	\$45,990	\$3,992	\$70,741	\$55,795	\$49,198	\$50,195	\$255,774
SOUTHERN ME			\$223,426	\$335,432	\$213,062	\$200,769		\$1,592,102
Total	\$221,199	\$398,213					\$355,345	

**Income**

The three indices of median income show that the income of Alfred residents is close to 90% of the income of York County residents as a whole. This income ratio is expected to remain fairly constant for the next five years. The American Community Survey indicates that incomes by 2017 will have grown by approximately 20%. Given recent income growth rates, this may be an optimistic outlook. When compared to York County income averages, Alfred had fewer residents making less than \$15,000 a year and more residents making between \$35,000 - \$49,000 a year. In addition, Alfred had more residents making less than \$75,000 a year and fewer residents making more than \$75,000 a year than York County averages

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**Table 6-5 Household Income Source: U.S. Census Bureau, American Community Survey**

Households by Income	Alfred 2012		York County 2012		Alfred 2017		York County 2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	104	8.70%	7,744	9.50%	102	8.30%	7,201	8.70%
\$15,000 - \$24,999	171	14.40%	8,514	10.50%	128	10.40%	6,185	7.50%
\$25,000 - \$34,999	120	10.10%	7,909	9.70%	92	7.50%	5,915	7.10%
\$35,000 - \$49,999	261	21.90%	13,119	16.10%	218	17.70%	10,647	12.80%
\$50,000 - \$74,999	226	19.00%	18,384	22.60%	241	19.60%	18,348	22.10%
\$75,000 - \$99,999	138	11.60%	11,029	13.60%	221	18.00%	16,458	19.80%
\$100,000 - \$149,999	129	10.80%	10,213	12.60%	173	14.10%	12,479	15.00%
\$150,000 - \$199,999	27	2.30%	3,007	3.70%	37	3.00%	3,994	4.80%
\$200,000+	15	1.30%	1,447	1.80%	18	1.50%	1,702	2.10%
Median Household Income	\$45,415		\$53,105		\$55,735		\$63,167	
Average Household Income	\$59,078		\$65,954		\$68,643		\$75,674	
Per Capita Income	\$24,515		\$27,255		\$28,645		\$31,612	

Note: American Community Survey data is based on 1) surveys done each year by the Census Bureau and 2) forecasts based on surveys. It is useful for planning purposes but should be interpreted as an indicator of general trends only.

**Labor Force**

For Alfred, two notable trends in educational attainment are evident in the time period between 2000 and 2010. The first is an increase in the number of high school graduates. The second is the increase in the number of persons in Alfred with a Bachelor’s degree or higher accompanied by a decrease in the number of persons with a graduate or professional degree. From 2000 to 2010 the number of persons with a high school diploma degree or higher grew by approximately 10%. Comparatively speaking, the percentage of Alfred residents with a high school degree or higher is approximately equal to York County and Maine averages, while the percentage of residents with Bachelor’s degrees or higher is lower than York County and Maine averages.

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**Table 6-6 Educational Attainment. Source: U.S. Census Bureau**

<b>Alfred</b>				
Educational Attainment	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>
Less than 9th grade	144	8.0%	134	6.1%
9th to 12th grade, no diploma	210	11.7%	117	5.3%
High school graduate (includes equivalency)	602	33.4%	1,029	46.5%
Some college, no degree	349	19.4%	344	15.5%
Associate degree	167	9.3%	213	9.6%
Bachelor's degree	215	11.9%	299	13.5%
Graduate or professional degree	113	6.3%	78	3.5%
<b>Total</b>	<b>1800</b>		<b>2214</b>	

<b>Alfred</b>	<b>2000</b>	<b>2010</b>
% High School Graduate or Higher	80.3%	88.7%
% Bachelor's Degree or Higher	18.2%	17.0%
<b>York County</b>		
% High School Graduate or Higher	86.5%	90.1%
% Bachelor's Degree or Higher	22.9%	26.7%
<b>Maine</b>		
% High School Graduate or Higher	85.4%	89.8%
% Bachelor's Degree or Higher	22.9%	26.5%

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Both the federal government and the State of Maine provide data on employment activity at the Town level. The data that is provided by the US Census details, on a self reported basis, information on where people work. This employment activity takes place both within and outside the community. The data from the State of Maine (and the US County Business Patterns) is reported by businesses and thus details employment levels within a community. Taken as a whole, both provide a good picture of employment levels and activity within a community.

Table 6-7 below indicates that Alfred’s employment within industry segments generally reflect those of Maine and York County with the most residents employed in the management, business, science and arts occupations and the fewest residents employed in the natural resources, construction and maintenance occupations. Within these categories, those employed in any and all of the industry segments are most likely employed by private companies, followed by self-employment, governments and non-profit organizations.

**Table 6-7 Employment by Sector – Alfred, York County and Maine. Source: 2010 U.S. Census**

		Employee of private company workers	Self- employed in own incorporated business workers	Private not-for- profit wage and salary workers	Local, state and federal government workers	Self employed in own not incorporated business workers
<b>Maine</b>						
Civilian employed population 16 years and over	657,556	60.10%	3.90%	11.90%	14.30%	9.80%
Management, business, science, and arts occupations	224,966	43.10%	5.00%	20.80%	23.20%	7.90%
Service occupations	115,271	59.90%	1.80%	12.60%	14.20%	11.60%
Sales and office occupations	160,970	74.00%	3.70%	7.70%	9.60%	5.10%
Natural resources, construction, and maintenance occupations	76,425	58.80%	6.70%	2.30%	6.20%	26.00%
Production, transportation, and material moving occupations	79,924	81.60%	2.10%	3.30%	6.40%	6.60%

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<b>York County</b>						
Civilian employed population 16 years and over	101,579	62.30%	4.30%	9.80%	14.30%	9.20%
Management, business, science, and arts occupations	34,353	48.70%	5.30%	16.50%	22.10%	7.40%
Service occupations	18,750	62.80%	2.10%	11.40%	13.50%	10.30%
Sales and office occupations	24,608	75.10%	3.80%	7.10%	9.00%	5.00%
Natural resources, construction, and maintenance occupations	11,466	55.20%	8.20%	1.70%	8.50%	26.40%
Production, transportation, and material moving occupations	12,402	80.30%	2.20%	2.10%	10.10%	5.30%
<b>Alfred</b>						
Civilian employed population 16 years and over	1,308	55.1%	7.2%	9.1%	12.30%	7.8%
Management, business, science, and arts occupations	437	29.7%	7.1%	16.5%	17.10%	11.2%
Service occupations	205	58.0%	0.0%	12.7%	9.70%	11.7%
Sales and office occupations	287	92.7%	0.0%	0.0%	10.50%	0.0%
Natural resources, construction, and maintenance occupations	161	43.5%	34.2%	8.7%	4.80%	13.7%
Production, transportation, and material moving occupations	218	62.4%	3.7%	30.7%	9.00%	3.2%

The County Business Patterns reflects employment data reported by businesses. Thus it provides a good picture of employment activity on a countywide basis. The data is reported for the week including March 12 as that week is considered the most seasonally neutral week of the year.

The data indicates that the top three employment sectors are manufacturing, retail trade and services (all those sectors in Tables 6-8 and 6-9 which end with “services” combined). Within the service sector itself, health care and social assistance and accommodation and food service are the most prominent. In the manufacturing sector

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two businesses (Portsmouth Naval Shipyard and Pratt & Whitney) are the most prominent and account for a high percentage of this employment base. Retail trade employment has clusters at the outlet malls in Kittery and regional economic centers in Sanford, Biddeford, Portland and Portsmouth, New Hampshire. The high percentage of employment in the accommodation and food services is a good indicator of the strong seasonal/tourism based economy of York County.

**Table 6-8 2009 York County Employees and Payroll by Sector. Source: U.S. Census Bureau**

*NAICS code description	Paid employees	Annual payroll (\$1000)	Total establishments
Total for all sectors	52,213	1,694,670	5,492
Forestry, fishing, hunting, and Agriculture Support	76	2992	20
Mining	20-99	973	5
Utilities	217	11221	12
Construction	2690	107098	858
Manufacturing	8788	339502	235
Wholesale trade	1440	62258	161
Retail trade	9349	221483	917
Transportation and warehousing	976	32495	106
Information	890	25940	63
Finance and insurance	1751	74520	238
Real estate and rental and leasing	555	18665	216
Professional, scientific, and technical services	1914	91458	411
Management of companies and enterprises	491	28763	22
Administrative and Support and Waste Management and Remediation Services	1620	44202	291
Educational services	1935	55895	45
Health care and social assistance	10081	359877	572

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Arts, entertainment, and recreation	779	21647	119
Accommodation and food services	6896	155285	752
Other services (except public administration)	1738	40357	445
Industries not classified	0-19	39	4

\*North American Industry Classification System is used by businesses and government to measure and classify economic activity in the U.S., Mexico and Canada

**Table 6-9 2009 Number of business establishments by employment-size class for York County.**

**Source: U.S. Census Bureau**

NAICS code description*	Total establishments	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1,000 or more
Total for all sectors	5,492	3,438	1,015	572	309	89	54	8	4	3
Forestry, fishing, hunting, and Agriculture Support	20	14	4	2	0	0	0	0	0	0
Mining, quarrying, and oil and gas extraction	5	3	2	0	0	0	0	0	0	0
Utilities	12	5	2	3	0	2	0	0	0	0
Construction	858	712	95	35	16	0	0	0	0	0
Manufacturing	235	99	42	31	32	14	8	6	2	1
Wholesale trade	161	95	31	20	10	3	2	0	0	0
Retail trade	917	470	236	123	58	13	16	1	0	0
Transportation and warehousing	106	72	15	5	12	1	1	0	0	0
Information	63	32	18	6	2	3	1	1	0	0
Finance and insurance	238	130	70	24	9	5	0	0	0	0

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Real estate and rental and leasing	216	179	29	7	1	0	0	0	0	0
Professional, scientific, and technical services	411	302	61	34	11	2	1	0	0	0
Management of companies and enterprises	22	10	3	1	5	2	1	0	0	0
Administrative and Support and Waste Management and Remediation services	291	216	36	25	11	1	2	0	0	0
Educational services	45	18	8	8	6	2	2	0	0	1
Health care and social assistance	572	253	148	92	42	16	18	0	2	1
Arts, entertainment, and recreation	119	81	17	12	6	2	1	0	0	0
Accommodation and food services	752	422	105	121	81	22	1	0	0	0
Other services (except public administration)	445	321	93	23	7	1	0	0	0	0
Industries not classified	4	4	0	0	0	0	0	0	0	0

\*North American Industry Classification System is used by businesses and government to measure and classify economic activity in the U.S., Mexico and Canada

York County has a high percentage of its employment base in businesses with 20 or fewer employees. The percentages are typically amongst the highest in the State of Maine. The industries with the highest percentages include in order 1) retail trade, 2) construction, 3) accommodation and food services, 4) health care and social assistance, 5) other services excluding public administration and 6) professional, scientific and technical services. While the small business sector provides an economic vibrancy and diversity, it is also vulnerable to volatility. Business and economic cycles can have a significant negative economic impact on small businesses that may not have the financial resources to weather these cycles.

### **Commuting Patterns**

A significant percentage of Alfred residents commute to a workplace within close proximity to home. In the 2005-2009 timeframe, 56.5% of Alfred residents commuted 30 minutes or less to their place of employment. This would indicate that the major employment centers for Alfred residents are located in Sanford, North Berwick, Kittery, Biddeford and Saco. In addition, 29.4% of Alfred residents commuted between 30 to 45

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minutes to their place of work, a good indication that a high number of residents work in Portland and Portsmouth.

**Table 6-10 Commuting Mode and Time. Source: U.S. Census Bureau, 2005-2009 American Community Survey**

<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>		<b>Percent</b>
Total	1,337	100.0%
Worked in state and in county of residence	1,105	82.6%
Worked in state and outside county of residence	116	8.7%
Worked outside state of residence	116	8.7%
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>		
Total	1,337	100.0%
Drove alone	909	68.0%
Carpooled	245	18.3%
Public transportation (excluding taxicab)	14	1.0%
Bus or trolley bus	14	1.0%
Streetcar or trolley car	0	0.0%
Subway or elevated	0	0.0%
Railroad	0	0.0%
Ferryboat	0	0.0%
Taxicab	0	0.0%
Motorcycle	27	2.0%

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Bicycle	0	0.0%
Walked	15	1.1%
Other means	35	2.6%
Worked at home	92	6.9%
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>		
Total	1,245	100.0%
Less than 5 minutes	59	4.7%
5 to 9 minutes	172	13.8%
10 to 14 minutes	186	14.9%
15 to 19 minutes	112	9.0%
20 to 24 minutes	136	10.9%
25 to 29 minutes	40	3.2%
30 to 34 minutes	231	18.6%
35 to 39 minutes	67	5.4%
40 to 44 minutes	67	5.4%
45 to 59 minutes	65	5.2%
60 to 89 minutes	94	7.6%
90 or more minutes	16	1.3%
Average Travel Time to Work (in minutes)	24.7	

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### Summary

1. The number of businesses located in Alfred continues to grow. Current data shows that there are 190 businesses in Alfred (or in Alfred and Lyman, see note on Table 6-1), as compared to the previous Comprehensive Plan which indicated that there were 90 businesses in Town.
2. Construction and other services businesses comprise over 50% of Alfred's business base.
3. Government and other services businesses comprise 58% of Alfred's employment base.
4. The percentage of residents with high school degrees or higher grew from 2000 to 2010.
5. The percentage of Alfred residents with Bachelors degrees or higher is significantly less than York County and Maine averages although the percentage of Alfred residents with Bachelor's degrees rose between 2000 and 2010.
6. Taxable retail sales decreased on a yearly basis from 2007 to 2009 and have increased from 2001 to 2012 to a level approximating those experienced in 2007.
7. In descending order, the primary industries where Alfred residents work are: manufacturing, construction, educational services, retail trade and healthcare and social assistance. When combined, these five industries employ approximately 60% of Alfred's residents.
8. Based on reported commuting times, it appears as if slightly more than half of Alfred residents work in York County.
9. Income levels are fairly close to York County averages although 74% of Alfred residents make less than \$75,000 a year as compared to 68% who do in York County as a whole.

Chapter 7 Natural Resources

Critical Natural Resources include the following: wetlands, wildlife and fisheries habitat, rare plants and animals, shorelands, scenic vistas, and unique natural areas. This chapter inventories these resources; discusses identified and potential threats to their existence, physical integrity or quality; and lists existing measures that protect or preserve the identified critical natural resources.

**Wetlands**

The Maine Department of Environmental Protection defines wetlands as freshwater wetlands as:

“freshwater swamps, marshes, bogs and similar areas that are inundated or saturated by surface or groundwater at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils; and, not considered part of a great pond, coastal wetland, river, stream, or brook”

Wetlands are sources of recreational and scenic enjoyment for people, and provide important habitat for many species of animals and plants. They also play an important role in the environment by controlling the flow of flood water, filtering pollutants, and recharging groundwater supplies. They help maintain property values by storing excess water during heavy rains, thus providing flood control.

Alfred holds many wetlands mapped by the National Wetlands Inventory (NWI). A comprehensive map of Alfred’s wetlands is shown in Beginning with Habitat Map 7: Wetlands Characterization – Alfred, available at the Alfred Town Hall. A shorter list of the major wetlands is listed below in Table 7-1.

**Table 7-1 Alfred’s Major Wetlands Sources: Maine Department of Environmental Protection.**  
<http://www.maine.gov/dep/water/wetlands/types.html>. Beginning with Habitat Supplementary Map 7: Wetlands Characterization, May 2013.

Northern tip of Alfred, north of Alfred, north of Middle Branch Pond, is dominated by forested wetlands

Large shrub-scrub wetland stretches north from Shaker Pond to the Waterboro town line

Medium shrub-scrub surrounds Mast Road

Medium forested wetland stretches along the Littlefield River north of the Village Center and west of Rt 202 / 4

Numerous medium and large forested wetlands are scattered from Littlefield Mills south along the Lyman town line, throughout the Massabesic Forest and on the land west of it

**Wildlife Habitat**

MDIFW recognizes three types of Significant Wildlife Habitat in Alfred: Inland Waterfowl and Wading Bird Habitat, Deer Wintering Areas, and Significant Vernal Pools.

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Inland Waterfowl and Wading Bird Habitat is comprised of those wetlands considered by MDIFW to be of high- or moderate- value. These wetlands are used by inland waterfowl for freshwater breeding, migration/staging, and wintering habitats; or by inland wading birds for breeding, feeding, loafing, migration, or roosting. Table 7-2 lists the Inland Waterfowl and Wading Bird Habitat in Alfred.

**Table 7-2 Inland Waterfowl and Wading Bird Habitat in Alfred Sources: Beginning with Habitat, MDIFW**

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Northern tip of Alfred, around Conant Brook

Middle Branch Pond and outlet south along Middle Branch River, stopping north of Avery Road

Middle Branch River, northwest of intersection of Gebung Road and Gore Road

Shaker Brook, extending south to Shaker Pond

Walnut Hill, west of Gebung Road

Walnut Hill, on Shapleigh town line

Littlefield River south of Shaker Pond

North side of Kennebunk Road, east of Clark Road

Southeast of Swett's Bridge Road, where Littlefield River joins Middle Branch River

Eastern border of Massabesic Experimental Forest South, along Lyman town line

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Deer Wintering Areas (DWAs), more commonly known as deer yards, are also a type of Significant Wildlife Habitat. DWAs are made up of forested stands with sufficient food resources and shelter where deer can congregate to survive during periods of extreme cold and heavy snows. They consist of dense softwood canopies to provide shelter from snow and wind, interspersed with mixed hardwoods that provide food.

In Alfred, MDIFW has previously mapped two candidate DWAs, but the data is very old and in the process of being updated. Note that state mapping is for *candidate* DWAs – not active ones – and is therefore based on forest canopy and presence of food resources as shown in aerial photographs, not on actual presence of deer. There is a large candidate DWA in Massabesic Experimental Forest south, north of Whichers Mill Road and east of Mouse Lane, extending to (and beyond) the Lyman town line. In recent winters, visitors to this area have seen evidence of significant deer activity, so it is reasonable to assume it is an active deer yard. Additionally, there is a smaller candidate DWA mapped east of Avery Road, extending to the Waterboro town line. This area was clear-cut around 2000, and is currently recovering but is forested by young trees with no significant canopy, so it is unlikely that it would be used as an active deer yard. Informal conversations with hunters, trackers and recreationalists indicate that there may be other active deer yards in Alfred; the most likely

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locations are in the Walnut Hill area west of Gebung Road, and beyond the end of Cable Bridge Road, east of the nearby power lines.

Significant Vernal Pools are temporary pools that fill in the spring and fall, and dry out in most summers. They provide important breeding habitat for amphibians and invertebrates because they cannot support viable populations of predatory fish. Significant vernal pools have been documented on the Sousa Preserve near Wilderness Acres Drive off Gebung Road. It is likely that many more exist through the Walnut Hill region and in the Massabesic Experimental Forest.

The information above came from the following sources: *Conserving Maine's Significant Wildlife Habitat: Waterfowl & Wading Birds*. Maine Audubon, Spring 2009; *Beginning with Habitat Primary Map 2: High Value Plant and Animal Habitats*, May 2013; *Conserving Maine's Significant Wildlife Habitat: Vernal Pools*. Maine Audubon, Spring 2009.

### **Fisheries Habitat**

Alfred's only significant fisheries habitats are those containing wild brook trout populations, which exist in many of the town's streams and rivers. The map in Appendix D, page D-7 shows the known brook trout populations in bold red lines.

Table 7-3 lists the major bodies of water in Alfred and their principal fisheries. A principal fishery is a species that is commonly sought by anglers and whose population is of sufficient abundance and size in that water body that anglers are able to frequently catch them.

**Table 7-3 Principal Fisheries in Alfred’s Major Waters Sources: Personal Communication, James Pellerin, Assistant Research Biologist, Maine Department of Inland Fisheries and Wildlife; Fish Distribution Map. Philip C. Wick, Maine Department of Inland Fisheries and Wildlife, Fisheries Research Section, June 2004; Beginning with Habitat Primary Map 1: Water Resources and Riparian Habitats, May 2013**

<b>Water Body</b>	<b>Fishery</b>
Estes Lake	Largemouth Bass
Estes Lake	White Perch
Estes Lake	Chain Pickerel
Estes Lake	Black Crappie
Middle Branch Pond	Largemouth Bass
Shaker Pond	Largemouth Bass
Shaker Pond	Chain Pickerel
Shaker Pond	Smallmouth Bass
Shaker Pond	Black Crappie
Shaker Pond	White Perch

**Shorelands**

Shoreland habitat, also called riparian habitat, is defined by Maine Audubon as “the transition zone between uplands and water bodies or unforested wetlands.” This habitat is crucial for wildlife: around 85 percent of amphibians use riparian habitat for some portion of their lives, and over 60 species of animals require shoreland for a critical part of their life cycle. This land also acts as a filter for runoff from pavement and other developed areas. Protecting shoreland helps to prevent and control water pollution; protect fish spawning grounds and other wildlife habitat; protect nearby buildings and lands from flooding and accelerated erosion; and protect views and potential access to water bodies.

Beginning with Habitat has mapped the riparian habitat in Alfred, defined as 250-foot-wide strips around great ponds, rivers, coastlines, and wetlands greater than 10 acres; and a 75-foot-wide strip around streams. The greatest concentrations of riparian habitat occur at the northern tip of Alfred; around the Middle Branch River east of Gebung Road; around the Littlefield River; surround the wetlands on either side of Mast Road; around the wetlands just south of the Village center, on both sides of Route 4; around the wetlands throughout the Massabesic Experimental Forest and southeastern Alfred.

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All the information above came from the following sources: *Conserving Wildlife in Maine's Shoreland Habitats*. Maine Audubon, 2006; Beginning with Habitat Map 1: Water Resources and Riparian Habitat, May 2013; Personal Communication, Glenn Charette, Alfred Code Enforcement Officer

**Rare Species of Plants and Animals**

No species of plant or animal that is federally listed as endangered or threatened has been identified in Alfred. Several Alfred species are listed by the state as endangered, threatened or of special concern. These are itemized below, with plants in Table 7-4 and animals in Table 7-5. State legal status of plants is updated biennially by the Department of Conservation, based on data from the Maine Natural Areas Program. Legal status of animals is from the Maine Department of Inland Fisheries and Wildlife. Definitions of statuses are as follows:

E = Endangered: Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.

T = Threatened: Rare and, with further decline, could become endangered; or federally listed as Threatened.

SC = Special Concern: Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.

**Table 7-4 Rare Plant Species of Alfred Source: Maine Natural Areas Program Rare and Unique Features Map, August 2012**

Common Name	Scientific Name	State Status
Atlantic White-cedar	<i>Chamaecyparis thyoides</i>	SC
Hairy Bush-clover	<i>Lespedeza hirta</i> ssp. <i>hirta</i>	E
Pale Green Orchis	<i>Platanthera flava</i> var. <i>herbiola</i>	SC
Smooth Winterberry Holly	<i>Ilex laevigata</i>	SC
Spicebush	<i>Lindera benzoin</i>	SC
Spotted Wintergreen	<i>Chimaphila maculate</i>	E
Swamp White Oak	<i>Quercus bicolor</i>	T
Upright Bindweed	<i>Calystegia spithamea</i>	T
Wild Indigo	<i>Baptisia tinctoria</i>	E

**Table 7-5 Rare Animal Species of Alfred. Source: Beginning with Habitat Primary Map 2: High Value Plant and Animal Habitats, May 2013**

Common Name	Scientific Name	State Status
Blanding's Turtle	<i>Emys blandingii</i>	E
Eastern Box Turtle	<i>Terrapene carolina carolina</i>	E
Eastern Box Turtle	Terrapene Carolina	E
Great Blue Heron	<i>Ardea Herodias</i>	SC
Hessel's Hairstreak	<i>Callophrys hesseli</i>	E
Least Bittern	<i>Ixobrychus exilis</i>	E
Northern Black Racer	<i>Coluber constrictor constrictor</i>	E
Ribbon Snake	<i>Thamnophis sauritus</i>	SC
Ringed Boghaunter	<i>Williamsonia lintneri</i>	T
Spotted Turtle	<i>Clemmys guttata</i>	T

### Scenic Vistas

The 2002 Comprehensive Plan Committee identified ten areas of scenic importance in Alfred. These views are still valid and still considered scenic.

**Table 7-6 Scenic Areas and Scenic Views. Source: 2002 Comprehensive Plan**

<b>Location Of Scenic Area</b>	<b>Description, Value, Significance</b>
View to Little Ossipee Mt.	Pastoral view of distant hills, fields
View of Shaker Pond And Hill, From Gore Rd.	Tranquil view of pond, fields, hill.
View of Brothers, Shaker Hill. Shaker Pond From Federal Street	View of upper Shaker Pond, Wetlands. Hill and buildings in the background
View of Littlefield River From Route 111 Bridge	Meandering water, vegetation and woodland in background
View of Hay Brook, Fields, Woodland	Pastoral scene, well-tended fields, winding stream, forested backdrop
View of Old Arched Bridge Over Middle Branch River From Sanford Road	High value view for photography, historic bridge over rapids
Views From Yeaton Bridge Of Middle Branch River	Picturesque scenes of rapidly moving water flowing into serene pool. Hilly and wooded backdrop.
View above Littlefield Mills Dam	High value for tranquility, slow winding water, wooded backdrop
View from Littlefield Bridge of Dam and Falls	Historic dam is picturesque with moving water below and tranquil open water above it
View toward Fort Ridge from Gebung and Gore Roads	Pastoral scene with well-kept open space, farm ponds, and highest elevation in Alfred in the background with old farm buildings on the ridge.

**Unique Natural Areas**

The Maine Natural Areas Program identifies two Rare and Exemplary Natural Communities and Ecosystems existing in Alfred. These are types of habitats or groups of habitats held together by a common feature, which have been classified as either rare (rated 1, 2, or 3 on a scale of 1 through 5) or exemplary (being a large and exceptional example of a community type). Complementary to this classification are the Beginning with Habitat Conservation Focus Areas, defined as “landscape scale areas that contain exceptionally rich concentrations of at-risk species and natural communities and high quality common natural communities, significant wildlife

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habitats, and their intersection with large blocks of undeveloped habitat”. Three such Focus areas are recognized in Alfred. These classifications are non-regulatory, but are intended as tools for conservation.

The first of Alfred’s Rare and Exemplary Natural Communities is the Atlantic White Cedar Swamp in Massabesic Experimental Forest. This type of forested wetland provides valuable habitat to many species; it is vulnerable due to its dependence on disturbance such as fire, and its susceptibility to damage from water quality degradation. Massabesic holds one of the state’s largest Atlantic White Cedar Swamps, and because of this also contains a high concentration of vernal pools in undeveloped forest such that Massabesic itself is one of the three Focus Areas. These 6,500 acres of forest support a large candidate Deer Wintering Area and several rare species, including the Endangered Hessel’s hairstreak butterfly (one of only four sites in the Maine where this butterfly has been identified) and several rare turtles.

The second Rare and Exemplary Natural Community in Alfred is the grassy shrub marsh (mixed graminoid-shrub marsh) north of Shaker Pond. This is a heterogeneous wetland type comprised of herbs and shrubs that often supports species of rare reptiles. These marshes are relatively well-distributed throughout Maine, but can be vulnerable to beaver activity and high-impact activities on adjacent lands. This marsh is within the Shaker Pond Focus Area, which includes the wetlands of Shaker Pond, Shaker Brook, and the Littlefield River, along with the adjacent forests. This Focus Area provides habitat for two rare plant species, one rare bird, and several rare reptile and invertebrate species.

The final Focus Area is made up of the undeveloped dense forest known as Walnut Hill, which is west of Gore and Gebung Roads, and extends across the town line into Shapleigh. This expanse of rolling uplands with pockets of wetlands supports Inland Waterfowl and Wading Bird Habitat, significant vernal pools, and at least two rare reptile species.

The information above came from the following sources: Maine Natural Areas Program “Natural Communities and Ecosystems.” <http://www.maine.gov/dacf/mnap/features/community.htm>; Maine Natural Areas Program “Focus Areas.” <http://www.maine.gov/dacf/mnap/focusarea/index.htm>; Maine Natural Areas Program “Atlantic White Cedar Swamp”; Maine Natural Areas Program “Grassy Shrub Marsh”; Beginning with Habitat “Focus Areas of Statewide Ecological Significance: Walnut Hill”; Beginning with Habitat “Focus Areas of Statewide Ecological Significance: Shaker Pond”; Beginning with Habitat “Focus Areas of Statewide Ecological Significance: Massabesic Forest South”; Beginning with Habitat Regional Map: Building a Regional Landscape, April 2013

### **Threats to Critical Natural Resources**

The greatest potential threat to Alfred’s critical natural resources is sprawling development and the activities that surround it. Developments, roads, and extensive tree cutting around roads all fragment habitat blocks, and are thus also harmful to wildlife. Traffic is also always a danger to wildlife, and increases with development. The human activities associated with development, such as roadwork, dam-building, and excavation, can negatively impact wetlands and fisheries. Non-point source pollution harms wetlands and plant and animal species, as well as drinking water supplies.

In an effort to illustrate current and potential sprawl, Beginning with Habitat has mapped large habitat blocks, buffer zones around them, and connections between them. Currently, most of Alfred’s development occurs

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around the major corridors of Route 202/4A, Route 111, Route 4, and Gore Road. Substantial undisturbed habitat blocks exist in the southeastern area of town (centered on the Massabesic Forest South), and the northwestern and western area (on either side of Gebung Road). A thriving wildlife population depends upon these uninterrupted and relatively undisturbed tracts of land, which must be connected by pathways with little enough disturbance that animals can move between blocks in search of food, water, nesting habitat, and mates. Wetlands and other vulnerable ecosystems require a buffer from developed areas to insulate them from the effects of high-impact activities on developed land. Scenic views are comprised of these uninterrupted blocks, which are also essential for hunting, hiking and other forms of outdoor recreation. Maintaining this open space has the additional advantage of preserving opportunities for future agriculture, forestry, and recreation.

Other potential threats to natural resources include forestry and logging operations, which can threaten scenic views and habitats, especially Deer Wintering Areas. However, if regulations are enforced and responsible forest management is practiced, forestry can be compatible with conservation of habitats and scenic views. The proliferation of invasive plant species constitutes a threat to native plant species. Currently, most of Alfred's invasive plants exist on and around residences, roads, and power lines. Over-hunting, over-fishing and illegal collection present potential threats to plants and animals, though there is no evidence of these activities posing a current problem in Alfred.

This information came from: Beginning with Habitat Primary Map 3: Undeveloped Habitat Blocks and Habitat Connections, May 2013

### **Existing Measures to Protect Critical Natural Resources**

Regulations exist at the state level to guard critical natural resources from many of the threats discussed above. Inland Waterfowl and Wading Bird Habitat and Deer Wintering Areas are both recognized by the Maine State Legislature as Significant Wildlife Habitats, and therefore are protected under the Natural Resources Protection Act. Projects that could impact these habitats require permits from the Department of Environmental Protection (DEP), whose review process strives to plan projects in such a way as to minimize disturbance to waterfowl and deer. Most development activity within 250 feet of significant vernal pools will also require a permit from the DEP, though forest management is exempt. Endangered plants and animals are protected by the Endangered Species Act, and most bird species (with the exception of non-native and gamebirds) are protected by the Migratory Bird Act. Alfred protects riparian habitats in compliance with the Mandatory Shoreland Zoning Act, regulating land use activities within 250 feet of great ponds, rivers, and wetlands (including significant vernal pools), and within 75 feet of streams. These shoreland regulations mandate that most activities taking place within these zones require a permit, under the jurisdiction of the Code Enforcement Officer.

There are several tracts of protected land in Alfred. These are listed in Table 7-7. Despite the fact that most of Alfred remains privately owned with no easement protection, a great deal of the land is currently open space.

**Table 7-7 Conservation Lands in Alfred. Sources: Personal Communication, Glenn Charette, Alfred Code Enforcement Officer; Beginning with Habitat Primary Map 3: Undeveloped Habitat Blocks and Habitat Connections, May 2013**

Location	Conservation Type
Massabesic Experimental Forest South	Owned by USDA Forest Service for research on sustainable forest management
Sousa Preserve, on “Crip Hussey Road” off Gebung Road	Owned by Three Rivers Land Trust for conservation
Shaker Woods, on Stone Road	Owned by the town, protected by conservation easement
Two town-owned properties in Walnut Hill Focus Area	Pending Conservation Easements

Regional cooperation often occurs to protect natural resources share between Alfred and other towns. The U.S. Forest Service, which owns the Massabesic Forest partners with the Alfred Conservation Commission to maintain the trails and monitor use of and damage to the Forest. The Three Rivers Land Trust is a non-profit whose mission is to protect working farms and forests in Alfred and four neighboring towns. This organization often partners with larger groups (including The Nature Conservancy, Maine Farmland Trust, Maine Department of Inland Fisheries and Wildlife, Maine Natural Resources Conservation Service and others) to protect regions of high value habitat, with a view to shared natural resources that extend beyond town borders.

**Summary**

1. Alfred contains many wetlands mapped by the National Wetlands Inventory (NWI).
2. Maine’s Department of Inland Fisheries and Wildlife recognizes three types of Significant Wildlife Habitat in Alfred: Inland Waterfowl and Wading Bird Habitat, Deer Wintering Areas, and Significant Vernal Pools
3. Alfred’s streams and ponds contain cold water species fish (brook trout) and warm water species (bass, perch, pickerel, crappie) respectively.
4. There are 10 scenic places or views that are important to the residents of Alfred.
5. Alfred likely has 9 rare plant species and 10 rare animal species within its forests, wetlands, and waterbodies that are endangered, threatened or of special concern to the State of Maine. However, no federally listed endangered or threatened species have been found in Alfred.

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6. Alfred contains two Rare and Exemplary Natural Communities and Ecosystems and three Focus Areas according to MDIFW's Beginning with Habitat.
7. The greatest potential threat to Alfred's critical natural resources is sprawling development and the activities that it brings, including tree-cutting, road creation and lawns.
8. Alfred is fortunate to have large lands such as Massabesic Experimental Forest South, Shaker Woods and the Sousa Preserve permanently protected. However, privately owned lands with conservation easements remain scarce.

Chapter 8 Population

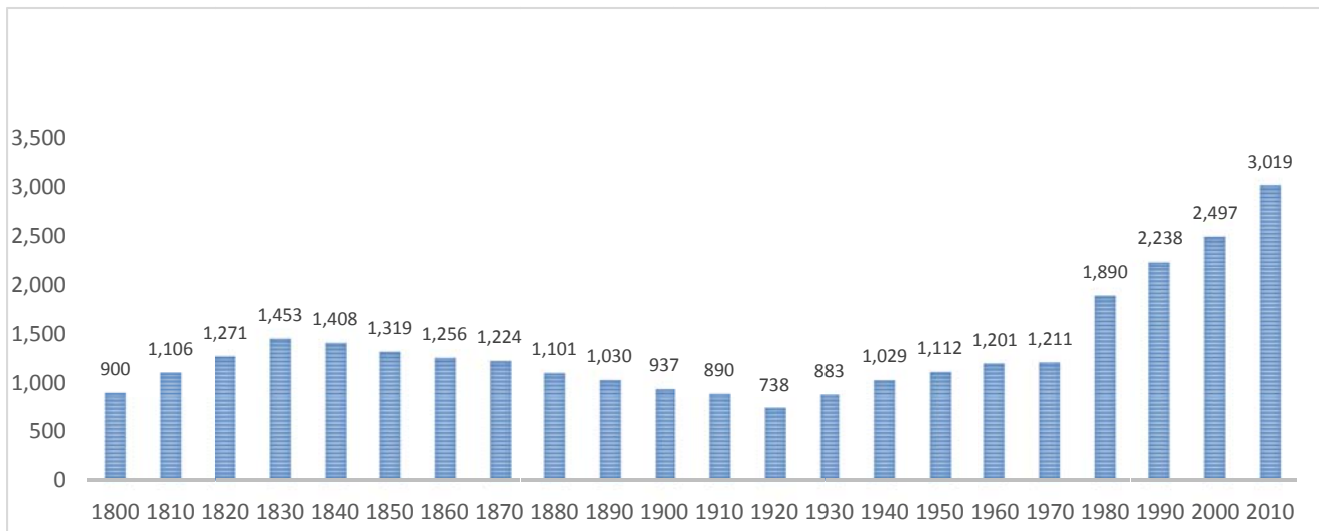
The data source for this chapter’s material is the U.S. Census unless otherwise noted. Please note that the future projections of population presented here were created using algorithmic calculations and the detail of the resultant numbers are not intended to demonstrate pinpoint accuracy. Rather, they are intended to give the Town reasonable data to formulate its future plan.

The two components of population change are “*natural increase*” and “*net migration.*” *Natural increase* (or decrease) in any area is the result of births minus deaths. *Net migration* is the number moving into an area minus the number moving out, and is described as either *net in-migration* or *net out-migration*. “Net population increase” (or decrease) is the arithmetic sum of the above two components.

The Median Age of a population is the age at which half of the population is younger and half are older.

Population in the Past

Figure 8-1 Alfred’s Historical Population. Source: U.S. Census



Alfred’s population has increased 149% from 1970 to 2010. However, it was only during the 1970s that the town regained the population it enjoyed at its previous peak in 1830. In 1830 the population reached 1,453 but steadily declined in the years following the Civil War and reached a low point of 738 residents recorded in the 1920 Census. During this era of heavy industrial development, Maine experienced a population shift to urban areas. Alfred residents moved out to seek employment opportunities in Sanford, Biddeford/Saco, and the greater Portland areas. The “Westward Expansion” brought on by the completion of the transcontinental railroad in 1869, also caused out-migration as New England farmers gave up their rock-filled landscape for the fertile soil of the Midwest.

In the twenty years between 1920 and 1940, Alfred’s population began to grow again at the moderate pace of 146 people per decade. However, from 1940 to 1970 the growth rate slowed to an average of 61 persons per decade. Then, in the ten years from 1970 to 1980, Alfred saw a significant growth in population attributed to the desire to move out of the crowded urban areas and back to what was perceived to be a better quality of life in a

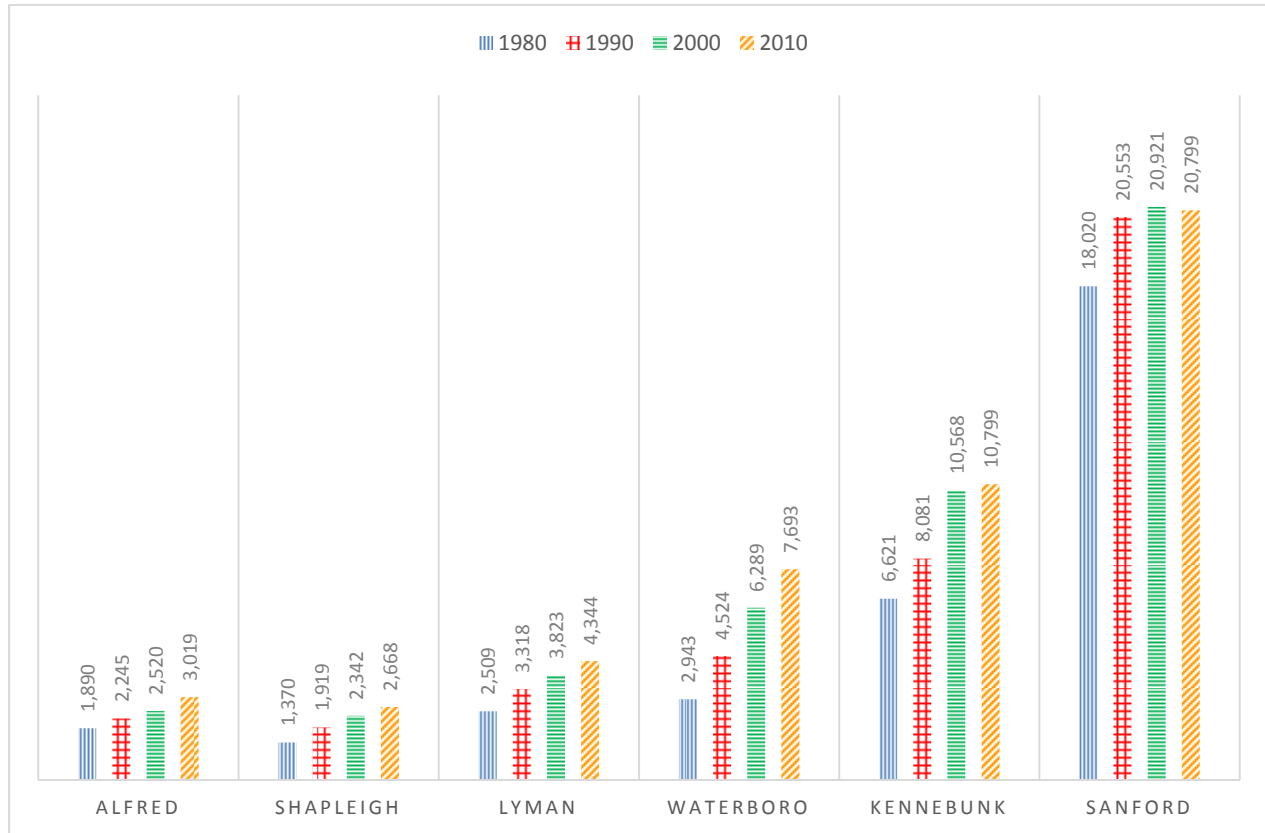
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more rural setting. Contributing to this migration were factors such as: rural housing programs, easier commuting to work in larger towns, and the economic security of southern Maine.

Since 1980, Alfred has experienced continued growth but at a slower rate, reaching a total of 3,019 residents in the 2010 census. The recent growth has been largely due to *in migration* as the *natural increase* change due to births and deaths between 2000 and 2013 was minus 3 while the total population grew by 522 residents.

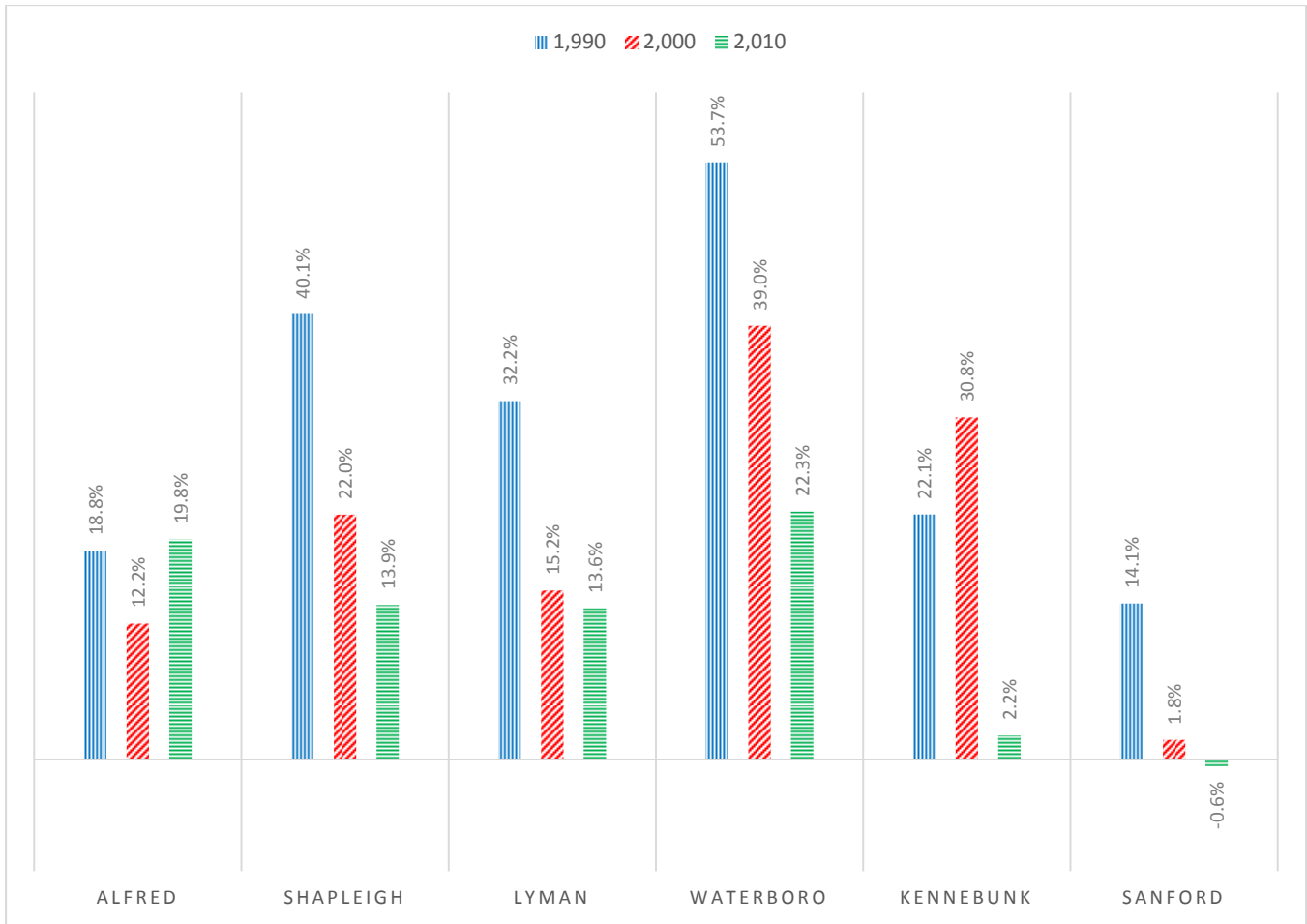
### Present Day Analysis

**Figure 8-2 Comparative Population Change for the Alfred Region, 1980-2010. Source: U.S. Census**



Comparing Alfred's growth with the growth of surrounding towns (see Figure 8-2 above) it is clear that Alfred, as well as most of our surrounding towns (excepting Sanford), has been enjoying increasing population growth over the past three decades. However, that rate of growth is different for Alfred as compared to our neighbors.

**Figure 8-3 Comparative Population Rate of Change for the Alfred Region, 1990-2010. Source: U.S. Census**

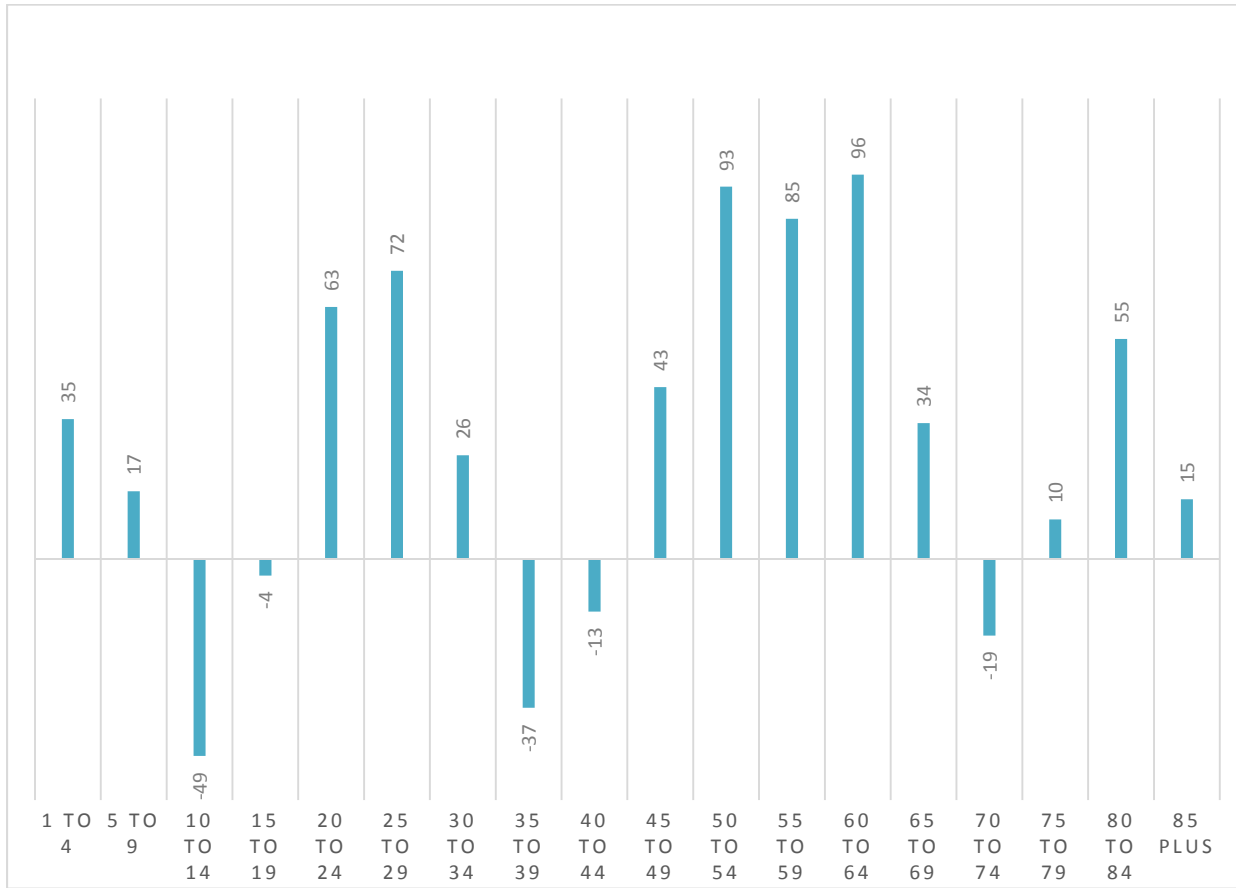


Alfred’s growth rate of 16.9% over the past 30 years has been somewhat slower than the most comparable neighboring towns of Lyman (20.4%), Kennebunk (18.3%) and Shapleigh (25.3%). Waterboro has grown substantially faster at 38.4% and Sanford substantially slower at 5.1%. However, it is notable that Alfred’s growth rate, while lower than its peers, has been considerably more consistent than any of its surrounding towns. It is also notable that Alfred has grown more rapidly in the past ten years than most of its neighboring towns – the exception being Waterboro.

Alfred and all of its surrounding towns have twenty year aggregate growth rates that exceed those of both York County (10.3%) and the State of Maine (5.7%). It is interesting to note that Maine and Vermont are the most rural states, with 61.3% and 61.1% of their respective populations residing in rural areas.

Population Change by Age Group

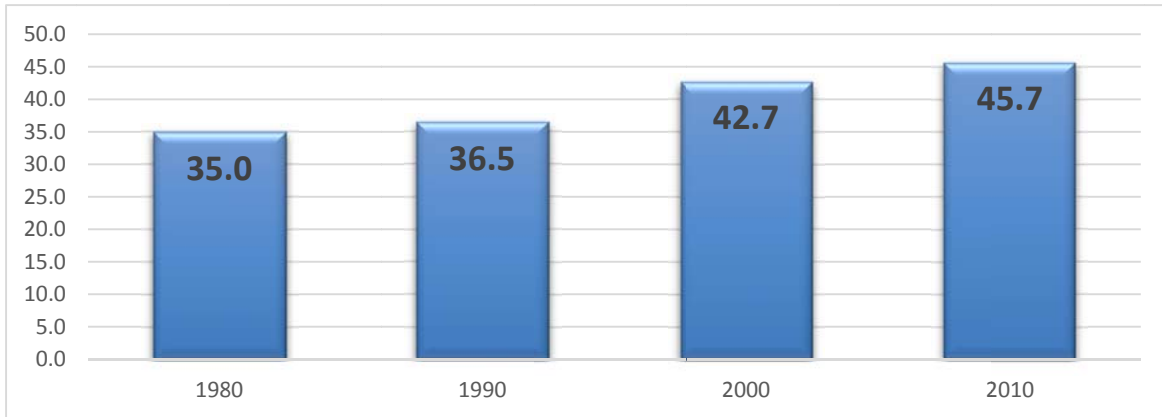
Figure 8-4 Change in Alfred Population by Age Range, between 200 and 2010. Source: U.S. Census



NOTE: The algebraic sum of the above population change by age totals a net increase of **522** persons.

Current population statistics (2010 Census) show approximately one third of Alfred residents are middle aged (45-65). This group is also the fastest growing segment of residents. Three other segments show rapid growth during the past decade. The 0 to 9 year old group accounted for 10% of the growth; the 20 to 29 year old group accounted for 26% of the growth; and the 80 to 85 year old group accounted for 11% of the growth. These figures are contrasted by reductions in the 10 to 19, 35 to 44 and 70 to 74 year old groups. *Please see Appendix C for a detailed table showing how Alfred’s population has been changing by age grouping, as well as a table comparing age group change for Alfred and its neighboring towns.*

**Figure 8-5 Median Age in Alfred. Source: U.S. Census**



NOTE: Median Age is the age at which 1/2 of the population is below that age and the other half is above that age.

Alfred's median age has been steadily increasing over the past three decades rising from 35.0 in 1980 to 45.7 in 2010. Key factors leading to this increase are a surge of young families relocating to Alfred in the 1970's and the addition of four "senior housing" complexes during the 30 year period. Woods Edge, Little Shaker Estates, and Hazel Dell are age restricted apartment complexes comprising 51 units, and Keywood Manor is an age restricted manufactured housing complex with 167 homes located in the Alfred portion of the complex that straddles the Lyman-Alfred line. Currently, there are 247 people residing at Keywood Manor.

## Household and Demographic Make-Up

Table 8-1 Demographic Profile for Alfred, York County, State of Maine. Source: Maine Office of Policy Management and US Census Bureau

	Alfred		York County		State of Maine	
	2000	2010	2000	2010	2000	2010
<b>Average Household Size</b>	2.26	2.33	2.47	2.40	2.39	2.32
<b>Average Family Size</b>	2.88	2.80	2.96	2.80	2.90	2.83
<b>Ethnicity:</b>						
<b>Non-Minority</b>	98.5%	97.5%	97.6%	97.6%	96.9%	95.2%
<b>Minority</b>	1.5%	2.5%	2.4%	2.4%	3.1%	4.8%
<b>Homeowners</b>	82.6%	71.3%	72.6%	73.6%	71.6%	71.8%
<b>Renters</b>	17.4%	28.7%	27.4%	26.4%	28.4%	28.2%
<b>Educational Attainment:</b>						
<b>High School or higher</b>	80.3%	92.1%	86.5%	90.9%	85.4%	90.2%
<b>Bachelor Degree or higher</b>	18.2%	23.2%	22.9%	28.0%	22.9%	27.1%

The reduction of household and family size across the State as detailed above is consistent with the aging population of the State and the attraction of older citizens looking to retire to a more rural setting. Contradictory to this trend, Alfred's household size actually increased somewhat from 2000 to 2010. This increase may reflect a slight uptick in households that span several generations as older people move in with children and grandchildren or the current trend where children move back in with parents after college for a period of time.

Alfred's ethnicity mix is consistent with York County, but significantly less diverse than the State mix. This, too, is not surprising considering the rural nature of Alfred and the concentration of tourism-related activity associated with York County.

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The ratio of homeowners to renters across the State is fairly consistent and is likely to remain so with small variants that would be considered insignificant influences on Alfred’s Comprehensive Plan.

### Non-Household Population

Non-household population is defined as that portion of the population that is not considered to be part of the local residential housing market. This population is composed of individuals who reside in dormitory-like facilities similar to military bases, correctional facilities, and institutional settings such as students in residence halls as well as that population who may stay for only few months (e.g. correctional institutions, County Jail and people who reside at the York County Shelter). The Town also experiences some population flux as some residents leave for the winter and return when the weather warms but still spend the majority of the year in Alfred. Shaker Pond and Estes Lake are two locations where seasonal homes can be found. There are also private campgrounds in Alfred. However, it is difficult to determine the amount of seasonal population shift from these properties or camps as no specific data is available to support it.

The York County Jail is located on Layman Way and opened in January 2004. The jail has 298 beds and operates at 90- 95 % occupancy (268 – 283 people) on average. At this time there are no plans for adding additional capacity to this facility.

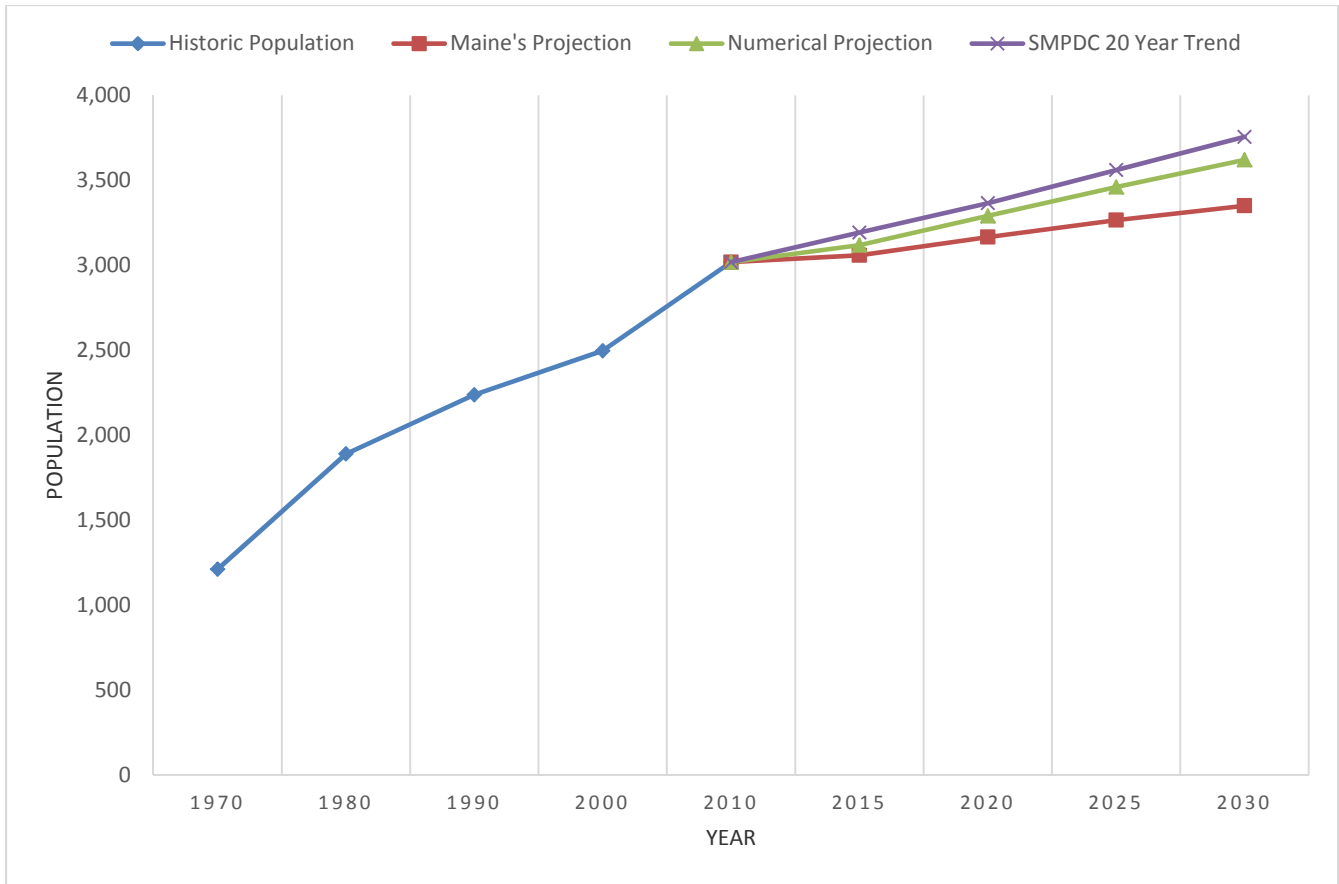
As of September 2016, York County Shelter Programs, Inc. has administrative offices, an emergency shelter and permanent housing opportunities located on Shaker Hill Road. The emergency shelter is a 63-bed licensed facility. Vinton Hall houses 8 permanent residents and McDermett Hall, located at Sacred Heart on George Road, houses 8 permanent residents. Fifteen members of the Brothers of Christian Instruction live on the Alfred Campus and are housed in various buildings, including the newly constructed Francis Hall (off Henry Hall).

### Population Growth Projections

**Table 8-2 Population Comparisons of Alfred and Surrounding Towns. Source: U.S. Census**

	<b>Alfred</b>	<b>Lyman</b>	<b>Kennebunk</b>	<b>Sanford</b>	<b>Shapleigh</b>	<b>Waterboro</b>
1990	2,238	3,318	8,081	20,553	1,919	4,524
2000	2,497	3,823	10,568	20,921	2,342	6,289
2010	3,019	4,344	10,799	20,799	2,668	7,693
<i>Estimated Future Population – State of Maine Projections</i>						
<b>2015</b>	<b>3,059</b>	<b>4,427</b>	<b>10,747</b>	<b>20,399</b>	2,776	<b>8,311</b>
<b>2020</b>	<b>3,166</b>	<b>4,554</b>	<b>10,679</b>	<b>19,965</b>	2,891	<b>8,926</b>
<b>2025</b>	<b>3,266</b>	<b>4,671</b>	<b>10,582</b>	<b>19,473</b>	2,999	<b>9,526</b>
<b>2030</b>	<b>3,351</b>	<b>4,768</b>	<b>10,439</b>	<b>18,894</b>	3,095	<b>10,085</b>

**Figure 8-6 Historic and Projected Growth for the Town of Alfred. Source: U.S. Census**



NOTE: In Figure 8-6, five year increments of time were used beyond 2010 solely for the purpose of graph presentation. The Comprehensive Plan Committee will be using the 2020 projection for their recommendations. *(The table of data that was used to create this graph is located in Appendix C)*

In Figure 8-6 the historic data (1970 to 2010) is from the US Census. The projected growth is calculated as follows:

1. Maine’s projection (lower path) is based on a complex algorithm of regression analysis
2. Numerical projection (center path) is simply a constant repeat of the prior Census’ increase
3. Applying Curve Fitting techniques to the historical data, SMPDC found a realistic projection using data from the most recent 20 year period (upper path).

Since Maine’s projections from previous census results have been somewhat understated, we should consider making our comprehensive plan recommendations based on the SMPDC projection. This projection, as does the Numerical Projection, considers growth rate information related in the Present Day Analysis of this chapter (page 8-2) where it is clear that Alfred is continuing to grow at a fairly consistent rate. Since the intent is to plan for how we envision Alfred to be in ten years, we should consider our 2020 population to be 3,366 persons.

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### Summary

1. Alfred's growth rate has been moderately increasing since 1990, unlike our surrounding towns who have been declining in their growth rates
2. Characteristic of most of the State of Maine, Alfred's retirement age population has been increasing by in-migration rather than by the aging of our existing population
3. Between 2000 and 2010, Alfred has enjoyed a healthy net growth in the Child Bearing Years population. The new growth in this category is unique in comparison to Alfred's surrounding towns.
4. Our natural net migration (Births minus Deaths) from 2000 to 2013 is a minus 3 persons. Such a small number is considered insignificant in this analysis.
5. Alfred's demographic profile appears on par with York County and the State in the areas of Average Household size and Level of Education.
6. As we consider our recommendations for Alfred's future, we should be comfortable with using a 2020 projected population of 3,366 residents or better.

**Chapter 9 Public Facilities and Services**

Public facilities and services include all town, county, state and federal facilities and services located in the Town of Alfred.

**Town** administered public and semi-public facilities and the services they render are predominately located in the Village District. They include the Town Hall, Fire Station, Rescue Service, Parsons Memorial Library, the Alfred Village Museum, the Recreation Field, Alfred Elementary School, and the Transfer Station.

**County** facilities and services are the York County Jail and the York County Court House. Today, four buildings in the Town of Alfred have had the distinction of having served York County as a jail. The first two, have been sold to private individuals. The third was recently converted to the York County Government Building in 2012 and the fourth on Layman Way off Route 4, opened in 2005 and serves as the current County Jail and Sheriff's Office.

The York County Courthouse was originally built in 1807 and rebuilt after a fire in 1833 with a similar façade. It occupies a prominent location in town.

**State** services include the Department of Transportation service and maintenance area on Stone Road, and the Maine State Police Barracks on Route 202 at the Alfred/Lyman town line.

**Federal** facilities are the Post Office that leases its building on Kennebunk Road in the Village, and the Massabesic Experimental Forest, located on 1,754 acres of land in the southeastern corner of the town.

**Water Facilities**

Under the Maine State Rules for drinking water supplies there are three different types of public drinking water systems. They are:

Community Water System (CWS):

Serves water to 25 people, and/or 15 connections on a year-round basis, or regularly serves at least 25 year-round residents. (Example: water districts, water companies, mobile home parks, condominiums, apartment buildings, and places of employment.)

Non-transient Non-community Water System (NTNCWS):

Serves 25, or more people four hours or more per day, four or more days per week, 26 or more weeks per year. (Includes: schools, factories, office buildings, and facilities with 25 or more employees.)

Non-community System (NCWS):

Serves 25 or more people, and/or 15 connections for at least 30 days out of the year. (Includes restaurants, campgrounds, summer camps, motels, etc.)

Active public water systems in Alfred are listed in Table 9-1 below.

**Table 9-1 Classification of Alfred Public Water Systems. Source: Alfred Water District**

Establishment	People served	Classification
Alfred Water District	800	CWS
Keyword Manor Mobile Home Park	272	CWS
Walnut Grove Campground	235	NCWS
Central Maine Power Company	90	CWS

**Alfred Water District**

The Alfred Water Company, which for many years had been a privately owned community water system, changed its form of ownership in 2000. The previous owners, in essence, gave the company to the Town of Alfred. The Town appointed a committee to study the options as how best to operate the Company. It was determined that the best way for the town would be to operate the company as a Water District. The water district would be eligible for many tax benefits as well as being able to borrow money at reduced rates. A Board of Trustees elected by residents within the Water District would govern it. The remainder of the community would have no control over its operation.

On October 10, 2000, voters of the Alfred Water Company voted to create the Alfred Water District. On the same date, three Trustees were voted in to manage the new Water District. On February 25, 2001, the 119<sup>th</sup> Legislature created the Alfred Water District, and on June 5, 2001 the Public Utilities Commission approved the Alfred Water District as a Quasi-Municipal Entity.

During the last ten years, the Alfred Water District has made system wide improvements. Some of these improvements are: new water lines, new hydrants, new storage tank, development of two new production wells, upgrades to services to customers, extension of water source protection, and extension of the territory of the water service. Some future plans include replacing two existing undersized mains and rehabbing several miles of existing mains that are showing signs of age. The district, over the next twenty years, will first rehab, and then as funds are available, replace sections of the last of the original 1911 cast iron main along Kennebunk Rd.

The District currently supplies water to 257 families, or approximately 800 people. The District also provides water to several public facilities. They include: the County Jail, the County Court House, the Alfred Elementary School, the Town Hall, the Alfred Public Safety Building, and the Parsons Memorial Library. It also serves commercial large-volume users such as George Roberts Concrete Products, the Oak Street Bistro Restaurant, Hazel Dell Apartments, Woodsedge Apartments, Shaker Pond Commons, Shaker Village and the Colonial Mobile Home Park.

The district, in 2002 and 2003, drilled two production wells as well as built a new treatment plant to remove iron and manganese. The treatment process involves injecting chlorine and soda ash prior to the water passing through a media filter which removes the iron and manganese. The plant can process 500 gallons per minute (GPM) in an emergency, but normally operates at 125 GPM. The average water production is 65,000 gallons per day (GPD).

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The Water District supplies water to 65 public hydrants and 8 private ones. The average volume per hydrant is 1,000 gallons per minute (GPM). The Town of Alfred presently pays a quarterly “Fire Protection Fee” of \$32,617.50.

In 1983, the Alfred Comprehensive Plan stated that the U.S. Army Corps of Engineers projected that the demand on the water system would increase to 53,000 GPD by the year 2000, and to 87,000 GPD by the year 2030, and that the well’s capacity was projected to be adequate for future demands. If new sources of water are required due to deterioration of quality, ample new sources are available. There are good alluvial deposits to the north of the existing well.

The Water District participates in the Maine Department of Human Services’ voluntary Wellhead Protection Program. Participation in this program allows a public system to be eligible for water quality testing waivers. This consists of a wellhead self-evaluation that allows the system owner to identify potential sources of contamination within the recharge area for the system source well. The Water District’s self-evaluation identified a number of potential contamination sources within a 2,500-foot radius of the well. The 1995 Alfred Zoning Ordinance established a watershed protection district around Round Pond and the well.

The Alfred Water District continues to monitor the movement of nitrates in the groundwater from the site of the former jail on Route 4 toward the production wells.

### **Sewerage**

Alfred does not have a public sewer system. Residents and businesses rely upon individual subsurface waste water disposal systems. These are predominantly single-residence or structure septic tank and leach field systems. The absence of a sewer system is a limitation for businesses, both new and existing businesses which may wish to expand.

### **Solid Waste**

#### Recycling

In August 1989, the Alfred Conservation Commission started a voluntary recycling program. The project succeeded in removing approximately one ton of glass each week from the waste stream. The program was run by the town Solid Waste and Recycling Committee. The program recycled plastics, newsprint, office paper, cardboard, glass, steel and aluminum cans. Recycling continues today to play a major role in the disposal of solid waste, especially with the utilization of the “Zero Sort” program which began in 2013.

#### Transfer Station

In 2000, the Town purchased a 35-acre parcel of land on Route 202 adjacent to the Alfred Elementary School. This property was developed and a new Solid Waste Transfer Facility was constructed. This facility located at 79 Sanford Road (Route 202) operates out of two buildings, each containing a compactor, one used for trash and the other for “Zero-Sort” recycling. Containers for the collection and recycling of waste metals, construction debris, and plastics are also located on site. Tires, batteries and household electronics are also collected and recycled. Brush and lawn waste are collected on site and a chipped twice yearly for reuse.

Table 9-2 is a summary of the solid waste disposal and recycling of the town for the last 10 years.

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**Table 9-2 Solid Waste Disposal & Recycling (tons)**

Year	MSW	Demolition	Recycled	Total	Recycle rate %
2004	1261	223	460	1945	34.34
2005	1202	253	572	2027	39
2006	1095	107	588	1790	46.24
2007	945	316	746	2007	46.81
2008	915	318	546	1779	40.19
2009	932	296	671	1899	47.46
2010	886	310	826	2022	45.62
2011	831	249	760	1840	*
2012	769	260	469	1482	*
2013	773	245	351	1367	*
Totals	9609	2577	5989	16351	299.62
Average	873.55	236.09	544.45	1486.45	42.81

\* In 2010, the State Planning Office was disbanded. The Department of Environmental Protection absorbed SPO's task of tallying and reporting on Municipal Solid Waste and Recycling, therefore, Recycling Rates are no longer provided.

**Public Safety**

Alfred Fire Department

Alfred has a 40+ member volunteer fire department. There is one full-time fireman who receives a Town-supported salary. Each member is paid per call attended. The department is responsible for fire suppression, fire safety, and fire safety inspections. The town's public safety building was built in 1994 on the former site of the old elementary school at #77 Kennebunk Road.

The Alfred Fire Department has mutual aid with all fire departments in York County through a county sponsored mutual aid agreement. The Alfred Fire Department works closely with all of their neighboring departments and provides automatic mutual aid to some departments in some locations.

The Fire Department responds to just under 200 emergency calls annually. These calls run the gamut from structure fires, hazardous conditions, alarms sounding, motor vehicle accidents, hazardous material spills and leaks to brush/grass fires. Calls have increased only slightly over the past ten years. The exception is that some years have had more weather related calls due to storms.

Department members update skills by participating in department, area, regional and state sponsored training. All members are trained to state and federally mandated standards. This amounts to several thousand man hours

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of training each year. The Department also supports York County Chiefs’ regional fire training programs, the Southern Maine Community College Live-in Student Program, and the local Sanford Regional Technical Center’s Fire and EMS programs.

The Alfred Fire and Rescue Departments are currently dispatched by the City of Biddeford Police Department. This dispatch center is a local E911 PSAP and dispatches for many of the local area emergency services including the City of Biddeford and the towns of Waterboro, Arundel, Lyman and Dayton, as well as Alfred. Dispatch services are charged on a per capita basis to each member town.

The Town of Alfred contributes financially to the Ross Corner Fire Company which is located just beyond the town line on the Gore Road at the northern part of Alfred. The Ross Corner Fire Department provides added fire protection to all parts of Alfred, Shapleigh and Waterboro as requested.

Table 9-3 shows the Fire Department's major equipment and indicates when it can be anticipated to be replaced.

**Table 9-3 Major Equipment. Source: D. Lord, Fire Chief**

		<b>Year</b>	<b>Condition</b>	<b>Use</b>	<b>Last Improvements</b>	<b>Life Remaining</b>
<b>Public Safety Building</b>		1994	Good	Heavy	Second floor living area added 2001	5-10 years**

	<b>Capacity</b>	<b>Year</b>	<b>Condition</b>	<b>Use</b>	<b>Last Improvements</b>	<b>Life Remaining</b>
<b>Engine 1</b> Freightliner/ Central	1250 gpm 1000 gal	1995	Good	Heavy	Minor Body 2014	5 years
<b>Engine 2</b> HME/Ferrara	1250 gpm 1000 gal	2000	Good	Heavy	Major Wreck 2011	11 years
<b>Tank 1</b> Sterling/EVM	1250 gpm 2000 gal	2005	Good	Heavy	None	16-18 years
<b>Forestry 1</b> International	350 gpm 500 gal	1972	Good	Moderate	Body Mounts 2012	1 year
<b>Forestry 2</b> Ford/HEWS	250 gpm 250gal	2010	Good	Moderate	Hose Reel Added	21 years

\*\* There is a current need for equipment and office space which will continue to grow in the next decade.

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The Department also owns a smokehouse that formerly belonged to Sanford Fire Department. It serves as a great fire prevention tool. Alfred and Waterboro applied together for an MMA safety grant to build a rehab trailer which is housed at the south Waterboro fire station and used for warming, cooling and rehabilitation at incident scenes.

### Alfred Rescue Department

The Alfred Rescue Squad was a private corporation and was approved to become a Town department at the 2002 town meeting. The Alfred Rescue Department provides emergency medical service and transportation to medical facilities. It shares facilities and some volunteers with the fire department. Call volume averages 500+ annually. Alfred's Rescue Department provides and receives mutual aid from the surrounding communities. Calls range widely from minor to severe. Personnel are compensated on a per call basis. They also cover the Rescue on a per diem basis in the evenings and on weekends. During these times they are paid according to their license level. The service is supported through billing, tax revenue and voluntary donations. The Rescue Department has one billing clerk who works part time and also serves as an administrative aid.

The members are trained to mandatory levels through regional and state courses. Yearly they spend thousands of man hours training and recertifying. The rescue members are all licensed to state and federal levels.

The 2015 Town Meeting approved the purchase of a new ambulance. The service equipment now consists of a new 2016 PL Custom Type 1 ambulance which replaced a 2006 model. Our new ambulance should provide the Town of Alfred with many years of reliable service.

### Police Protection

The Town of Alfred has no Police Department. Currently the Maine State Police provide police protection from their Troop A barracks in Alfred. They are supported by the York County Sheriff's Department. In 2013, through an agreement between the York County Sheriff's Department, the Maine State Police Barracks A and the Town of Alfred, the State Police became the Primary Responders for the town of Alfred. Calls for assistance via 911 are answered by the Biddeford Regional Communications Center.

Table 9-4 below is a brief review of available crime reports. These are some of the call items reported. There are many other types of call items that are combined to make up the total number of calls that are not listed here.

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**Table 9-4 Alfred Crime Reports. Sources: York County Sheriff, Maine State Police**

Call Item	2008	2009	2010	2011	2012	2013	2013
Motor Vehicle Accidents	85	89	117	126	97	64	83
Traffic Safety Enforcement	639	491	374	372	292	201	32
Domestic Disturbances	12	6	18	16	10	8	9
Larceny, Forgery, & Fraud	21	31	21	29	22	7	17
Burglary	15	20	30	13	25	5	10
Criminal Mischief <sup>2</sup>	19	19	23	11	11	1	7
Drugs	31	27	25	12	18	15	6
<b>Total of all monthly calls</b>	<b>1770</b>	<b>1849</b>	<b>1938</b>	<b>1452</b>	<b>1294</b>	<b>1706</b>	<b>1048</b>

Please Note: 2013 Data shows figures from Sheriff’s Dept. and State Police – Total incidents would thus be the sum of both columns. Total incidents for 2013 show an increase, possibly due to increased police presence.

<sup>1</sup> Includes: DTE, OUI, Traffic Violations, Traffic Stops, and Traffic Control

<sup>2</sup> Includes: Vandalism, Graffiti and other Damage to Property

The York County Sheriff’s Department offers a “Contract Deputy Program”. This service offers each community special contracts with the County for direct police services. Alfred does not currently participate in this program.

Emergency Management

The role of emergency management in the Town of Alfred is to safeguard the well-being of the citizens and protect their property in times of disaster, no matter the cause. This is done through County, State and Federal Mandates and regulations. Town emergency managers are trained to these levels and work within the State and Federal National Incident Management System. They also hold a local government radio channel which is available for communication during incidents in Town.

The Emergency Management Director is appointed by, and works under the direction of the Board of Selectmen. The Director is responsible for the design and implementation of the Town Emergency Plan. This plan is periodically reviewed and updated as changes in the Town's profile, methods of mitigation and resources dictate. The Emergency Management Director makes educational materials available to the citizens of the Town to help prevent and to lessen the ill effects of any disasters, as well as to promote a rapid return to normalcy. Working out of the Public Safety building, the director has access to all available emergency needs and is accessible to the townspeople who need assistance.

**Public Health (Hospitals or Clinics)**

Alfred does not have any hospitals, clinics or other medical-dental facilities in town. The nearest clinic is Nasson Health Care in Sanford and Goodall Express Care Walk-In in East Waterboro. Table 9-5 lists the hospitals for emergency medical service located near Alfred.

**Hospitals Servicing Alfred**

**Table 9-5 Local Hospitals and Distances from Alfred**

	Location	Travel Distance	Travel Time
SMHC - Sanford (Goodall )	Sanford	8 Miles	11 Minutes
SMHC - Biddeford (SMMC)	Biddeford	12 Miles	15 Minutes
Maine Medical Center	Portland	35 Miles	40 Minutes
York Hospital	York	25 Miles	32 Minute

**Parsons Memorial Library**

Built in Greek Revival Style of granite in 1903, The Parsons Memorial Library is in the Center Village District. The National Register of Historical Places includes the library in the Alfred Historic District (see Figure 3-1 in Historic Resources Inventory Chapter). The Library has 1,544 registered users, with 2013’s circulation being 11,294 items. As of March 2014, the library has 15,547 books in inventory. Total materials including DVDs and Books on CD bring the total to 16,405. Media devices that can be used in the library or signed out are two Kindles, a Chrome Book, an iPad and two desktop patron access computers. At present the library is open 25 hours per week

**Town Government**

All town government activities are centered in Alfred Town Hall. Built in the 1854, then rebuilt after a fire in 1862, the Town Hall is listed on the National Register of Historic Places (see Figure 3-1 in Historic Resources Inventory Chapter). In 1983 the building was renovated to centralize the town government activities, some of which were formerly carried out in town officials’ homes. This resulted in improved efficiency, better working conditions, and improved accessibility for residents. The Town Hall is now open Monday and Wednesday from 8:00 a.m. to 5:00 p.m.; Tuesday from 8:00 a.m. to 7:00 p.m. and Thursday from 8:00 a.m. to 2:30 p.m. The large public room upstairs is used for some meetings and events, but since the second floor is not ADA-compliant (Americans with Disabilities Act), its use is severely limited. The town must rent space with ADA compliance at the Alfred Parish Church for public hearings, voting and other meetings. The Alfred Elementary School is used for larger public meetings, such as the Annual Town Meeting. No meetings are currently televised or videotaped.

A new vault storage system was installed in 2012 to better utilize and maximize the storage space in the vault. The need for a larger ADA accessible meeting space, as well as the demand for greater office/storage space in general, seems to indicate the need for an elevator at Town Hall to access the second floor. Limited parking space and no striping or parking space designations at Town Hall can also be a concern.

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Alfred's town government is run by a combination of elected and appointed officials and volunteer citizen committees or boards. The elected officials are the three Selectmen, the Road Commissioner, Library Directors and RSU # 57 Directors. The following municipal officials are appointed by the Selectmen: Town Clerk, Tax Collector, Treasurer Plumbing Inspector, Animal Control Officer, Health Officer, Registrar of Voters, and Code Enforcement Officer. Standing boards and committees, made up of interested citizens, are the Planning Board, Zoning Board of Appeals, Park and Recreation Committee, Solid Waste and Recycling Committee, Conservation Commission, Budget Committee, Festival Committee, Veterans' Committee, Shaker Woods Reserve Committee, Historical Committee, Road Committee, Library Endowment Committee, Board of Assessment Review and Comprehensive Plan Committee.

### **Communication**

Communications facilities serving the Alfred area are:

US Postal Service	Alfred
FairPoint Communications	Portland
Time Warner Cable	Portland
Public Television	(Regional)
Network Television	(Regional)
WWSF, AM radio	Sanford
WXEX, FM radio	Sanford
WSEW, FM radio	Sanford
WGIN, AM Radio	Biddeford
WCYY, FM Radio	Biddeford
The Shiretown News	Alfred
Sanford News, weekly newspaper	Sanford
County Coast Star, weekly newspaper	Kennebunk
Smart Shopper, regional weekly	Waterboro
Journal Tribune, daily newspaper	Biddeford
Portland Press Herald, daily newspaper	Portland
Waterboro Reporter, weekly newspaper	Waterboro

## Education

Alfred is part of Regional School Unit #57. The District includes five other surrounding communities: Limerick, Lyman, Newfield, Shapleigh and Waterboro. The District schools serving Alfred children are: Alfred Elementary, Massabesic Middle School and Massabesic High School. RSU #57 ranks among the largest school districts in the State of Maine with a population of over 3,200+ students.

The Alfred Elementary School was built in 1987 and is in excellent condition. The school currently serves children in grades kindergarten to fifth. The school has a capacity of 298 students and currently serves 207 students.

Massabesic Middle School serves a student population in grades 6 - 8 for all six communities. The Middle School is the newest of the school buildings in the RSU #57, having been completed in 2006. The Massabesic Middle School has a capacity of 800 students. It includes a regulation size gymnasium and athletic fields suitable for softball, soccer, field hockey and track and field.

Massabesic High School serves students in grades 9 – 12 for all six communities serving approximately 1,200 students. The high school was built in the 1967. In 1984, voters approved a substantial addition and remodel of the facility. Following the completion of the Massabesic Middle School, the former junior high school located next door to the high school was remodeled in 2007. It is now used by the high school and is known as East Campus.

The district has capacity for growth. Most projections are for a decline in student population over the next decade from current 3,300 to 2,700. Ten years ago our district had a population of 3,700. Student population is declining statewide.

Table 9-6 shows enrollments for Alfred students by grade from 2003 -2014. The total school enrollment is also included by grade. “Spec” are students in alternative placements other than district classrooms.

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**Table 9-6 Alfred Student Enrollment Figures by Grades, 2003 to 2014.**

**Source: RSU # 57 Superintendent's Office**

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	SPEC	TOTAL
2003	38	33	34	28	32	34	29	30	19	20	25	17	25	22	386
2004	43	38	31	30	29	28	31	26	33	26	21	18	22	26	402
2005	33	50	36	35	28	40	30	30	33	28	32	16	15	29	435
2006	34	53	36	38	30	38	32	29	29	30	31	16	13	19	428
2007	31	33	46	34	34	31	35	27	34	33	27	23	16	15	419
2008	21	29	35	47	34	34	30	32	27	38	26	21	21	12	407
2009	29	25	35	37	51	41	35	33	32	31	32	17	21	7	426
2010	27	33	25	38	39	52	36	36	36	34	25	25	21	13	440
2011	22	27	31	24	34	41	48	38	36	41	22	21	29	7	421
2012	22	22	24	31	25	33	42	46	37	39	29	22	20	10	402
2013	24	25	22	29	30	24	31	34	51	43	26	25	22	9	395
2014	28	27	29	23	31	31	24	33	35	65	27	26	28	5	412

**Human Services**

The town appropriates approximately \$20,000 annually for general assistance. State services are available through the State Department of Human Services. Alfred also appropriates approximately \$20,000 in tax-revenues annually for the following services: American Red Cross, Visiting Nurses Services of Southern Maine, Inc., Home Health, York County Community Action Corporation, Southern Maine Area on Aging, Southern Maine Parent Awareness, York County Shelters, York County Child Abuse and Neglect Council, York County Counseling Services, Caring Unlimited, and Day One.

**Summary**

1. Alfred's public water supply appears to be adequate into the future. Of greater concern is the potential for contaminants leaching into the groundwater that serves the Water District's wells.
2. With no public sewer, the Town depends on private septic systems to service its residents and also local businesses. This may limit the ability of businesses to relocate to Alfred or to expand.
3. The Zero-Sort recycling program provides a much easier way to recycle. It is unfortunate that the Town cannot obtain recycling information from the State to track its progress.
4. The Town is well-served by its Fire Department, the State Patrol and the Rescue Service. Some fire and public safety equipment will need to be replaced or bought in the near future and the public safety building is running short of office space and storage space.

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5. Alfred's historic Town Hall cannot be utilized to its full potential because of lack of an elevator to provide full ADA-compliance. This costs the Town because some meetings that might be held at Town Hall must be held at a private facility for a fee.
6. Alfred's public meetings (Planning Board, Selectmen etc.) would be accessible to more people if they were televised via community television or videotaped and made accessible via the Town's website for video viewing.
7. Alfred's Elementary School appears to be adequate for the future as school enrollment has declined. Massabesic Middle and High schools are also expected to experience a drop in enrollment over time.

## Chapter 10 Recreation

Alfred's recreational resources consist of a recreational park, school facilities, private facilities, Massabesic Experimental Forest South, Shaker Woods, and a network of snowmobile trails. There are assorted recreational programs administered by the volunteer Parks and Recreation Committee. Trails are maintained and overseen by the volunteer Conservation Commission.

### **The Parks and Recreation Committee and Programs**

The Parks and Recreation Committee is a volunteer committee consisting of individuals who are appointed by the Selectmen. This Committee has a minimum of 5 members and a maximum of 11, who serve three-year terms. There is a chairperson, secretary and treasurer, all appointed by the Committee.

The Committee is responsible for developing, organizing and implementing a variety of programs for the benefit of the residents of Alfred and for residents of the RSU 57 district. The Committee is responsible for the maintenance and development of the ten-acre park located on Kennebunk Road and School Street in Alfred.

### Programs

The Parks and Recreation Committee offers the following programs:

Red Claws Hot Shot Contest

Ice Fishing Derby

Night Skiing at King Pine/Discounted tickets

Family Swim at the Sanford YMCA 1st Sunday of the month during the winter

Easter Egg Hunt with the Easter Bunny at Parsons Memorial Library

Pitch, Hit and Run Competition

Mother's Day Tea

Father's Day Mini Golf

Funtown/Splashtown discount admission tickets

Girls Field Hockey Summer Camp

Children's Area at Alfred Festival

Boys and girls co-ed recreational basketball

Boys and girls travel basketball

Tree lighting at Parson's Memorial Library with Santa

K-2 basketball

Night at the Red Claws Basketball game

The Parks and Recreation Committee takes pride in being able to provide much of the programming at no cost to the public. This is accomplished by conservative use of the Town appropriation and generous donations by local supporters. Membership in the Maine Recreation and Park Association (MRPA) entitles the Committee to discounts and program materials at reduced rates or no cost. The local Red Claws Hot Shot Competition and Pitch, Hit and Run Competition are free programs offered from MRPA. The discounted Funtown/Spashtown tickets are also provided by MRPA.

All the other programs are designed and implemented by volunteers and are limited only by imagination. The Ice Fishing derby, Mother's Day Tea, Father's Day Mini Golf, Easter Egg Hunt and the Tree Lighting are free

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events and are extremely popular. Partnerships with the Alfred Congregational Church and Parson's Memorial Library make it possible to provide indoor space to offer the programs.

Basketball programming is offered at the Alfred Elementary School. In December of 2013, The Parks and Recreation Committee installed a new score board at the school for use during games. Though the basketball program has seen a reduction in participation, the Committee feels that it is beneficial to the community to be able to offer the programs. There are participation fees charged for the summer camp and all basketball programs to help cover the costs of administration; however, no child is turned away because of their family's inability to pay.

In 2012, the Committee began working in conjunction with the Alfred Festival Committee to provide children's programming at the Alfred Festival. The Committee created, and continues to administer, a children's area located on the lawn at the Alfred Court House. Hundreds of area children take part in the activities offered, all of which are free of charge. This children's programming has become a highlight of the Alfred festival, and the Festival Committee continuously receives overwhelmingly positive feedback about it.

### Facilities

The Parks and Recreation Committee utilizes both public and private facilities for their recreational activities. Programs have been held at the Sanford YMCA, the Chapel at the Alfred Church, Parson's Memorial Library, the Alfred Elementary School, and the York County Courthouse lawn. The committee has use of a storage shed at the Alfred Elementary School to store items used in the programs that take place at the school.

The Town owns and maintains a 10-acre recreational park on Kennebunk Road and School Street. This area includes a baseball field, softball field, playground, two tennis courts, a basketball court, a covered picnic area with picnic tables and two storage/ concession buildings. Both ball fields have dugouts and bleachers. The Parks and Recreation Committee works in conjunction with Alfred-Lyman Little League to maintain the fields and dug outs. Alfred Lyman Little league installed a new score board for the softball field in the summer of 2013, and are currently drawing up plans for batting cages. The concession stand is rotting and is gravely in need of replacement. The Committee intends to work with the Alfred-Lyman Little League to build a new concession stand that also includes some storage space.

### The Future of the Parks and Recreation Programs

The Parks and Recreation Committee is always changing, with older members moving on and new members coming on board. The Committee is an evolving department and tries to keep programming fresh and changing with the needs and demands of the community. They anticipate a need for replacing the basketball and tennis courts within the next 5 years, as the condition of the courts are deteriorating with age. They also hope to add or replace old and wearing playground equipment to maintain safety. Water drainage needs to be addressed at the park, where spring flooding often occurs from parking lot runoff. Removal of the skateboard park will be needed, as it is currently not being used.

The Committee has introduced social media with a Facebook page. This continues to be a valuable resource for advertising and promotion of programs, and social media will continue to be a primary method of promotion of the committee.

The Parks and Recreation Committee plans to continue to offer free programming as much as possible. This will require creativity, resourcefulness, and a strong commitment from volunteers.

## **Alfred Conservation Commission**

The Conservation Commission is composed of volunteers appointed by the Selectmen, who serve three-year terms. There is a chairperson and secretary, elected by the Commission members. The group maintains the town's public trails. They also conduct several public activities throughout the year to encourage nature education and recreation. These include a winter speaker series on topics ranging from wildlife ecology and tracking to maple syrup tapping and Alaskan wilderness exploration. They also host a local foods barbeque as part of the Alfred Festival, in partnership with the Parish Paddlers. Periodic hikes and trail work days are held throughout the year. All these activities are free and open to the public.

## **Outdoor Recreation Resources**

Alfred is home to several woodland trails located throughout the town.

The *Massabesic Experimental Forest South* is a nearly 1,800-acre parcel in southeastern Alfred owned by the Northern Research Station of the USDA Forest Service. It contains an extensive mapped and marked trail system maintained by the Alfred Conservation Commission. There are parking spaces at multiple trailheads. The Forest is open to hikers, hunters, bikers, equestrians, skiers/ snowshoers, and snowmobilers. During hunting season, the gates at either end of Ida Jim Road are opened to allow hunters to bring trucks or ATVs further into the Forest.

The *Shaker Woods Reserve* on Stone Road is a small wooded lot owned by the Town and protected by a conservation easement that is held by Three Rivers Land Trust. The parcel includes a parking lot and a marked trail that leads along the Littlefield River. The parking lot also serves a nearby public boat launch for canoes and kayaks, into Hay Brook. The trail is maintained by the Shaker Woods Committee and the Conservation Commission. It is open year round for non-motorized recreation.

The *Sousa Preserve* is a property recently purchased by the Three Rivers Land Trust in the Walnut Hill region north of Gebung Road. The Land Trust will be developing trails, public access parking and signage in 2015. There are also hundreds of wooded acres of privately owned land in the Walnut Hill / Fort Ridge area which has tote roads and foot trails; this area is frequented by outdoor recreationalists in all seasons.

The *Shaker Valley Sno Travelers* is a local snow mobile club that maintains a network of snow mobile trails throughout the town with landowner permission. Hunters, hikers, bikers, and equestrians enjoy use of these trails when there is no snow.

The *Brothers' Beach Town Park* on the shore of Shaker Pond provides swimming and canoeing/ kayaking opportunities for town residents, though gas-powered watercraft are prohibited. Other points of *public water access* include a public boat launch on Stone Road into Hay Brook, with parking ¼ mile away at the Shaker Woods Reserve, where motor boats are also prohibited. Other official water access points are on the Charles Swett Trail off Whicher's Mill Road to Estes Lake, and off the Shaker Woods Trail into the Littlefield River. Neither of these points is much used by anglers, as they would need to hike in and fish from the shore. There are several privately-owned water access points throughout Alfred used by swimmers, anglers, and boaters to access Alfred's many bodies of water. The most popular are on Estes Lake, the southern end of Shaker Pond, Hay Brook, and points on the Littlefield River both north and south of Rte 111.

## **Regional Recreational Resources**

There are local swimming, picnicking, and camping facilities at Bunganut Lake in Lyman and on the Sanford side of Estes Lake. The Sid Emery Demo Forest in Lyman supports hiking, horseback riding and geocaching. Seashore recreation is available within twenty miles. The nearby lakes and mountains offer a wide range of outdoor recreational opportunities including camping, hiking, skiing, snowmobiling, hunting and fishing.

### **Summary**

1. Alfred has a robust volunteer-run recreational program featuring year-round activities
2. The Parks and Recreation Committee will work with the Alfred-Lyman Little League to build a new concession stand that also includes some storage space
3. Other recreational projects which will require funding in the future include:
4. replacing the basketball and tennis courts within the next 5 years
5. Add additional or replace old and wearing playground equipment
6. Water drainage needs to be addressed at the park, where spring flooding often occurs from parking lot runoff.
7. Possible removal of the skateboard park as it is currently not being used.
8. Alfred is fortunate to have many outdoor and nature-oriented recreational experiences available to its residents such as hiking, biking, swimming, picnicking, hunting, canoeing, and snowmobiling.

## Chapter 11 Regional Coordination, Collaboration and Cooperation

Over 40 years ago the people of Maine amended the State's Constitution to grant Maine's Towns and cities a far reaching empowerment referred to as "Home Rule". This authority allows the voters at the local level to adopt ordinances, enter into agreements or partnerships and implement policies as they see fit to advance the betterment of their community. Home rule allows these actions to be taken without first seeking permission from State Government.

Alfred should take advantage of the authority bequeathed to its municipal government. The Town should always be open to develop creative partnerships and collaborations among individuals, businesses and organizations in town, with other municipalities, private sector organizations and other levels of government to address the future challenges Alfred is sure to face, take advantage of the opportunities that may arise and otherwise create positive outcomes for the community.

Regional cooperation is not a new concept. Alfred has engaged in it many times in the past and today. This concept recognizes that while there are many things that Alfred can accomplish on its own, some of these can be done cheaper, faster and more effectively if the Town joins forces with other towns and organizations.

The following sections document existing instances of regional cooperation.

### PSAP/Dispatch Services

Emergency Communication services are vital to the Town's Public Safety programs. These services are provided to Alfred and several other communities by the City of Biddeford Police Department.

### Emergency Management

Alfred, as one of the 29 cities and towns in York County, is provided Emergency Management services by the County of York. While our Town and the other 28 in the County have a local EMA Director, it is the County's role to coordinate and manage emergency events on a regional basis.

While there are numerous examples of positive results for the Town as a result of this coordination, the most significant example is the 2007 Patriots Day Storm event that did a million dollars of damage to the Town's infrastructure. Prior to this event, neither the Town's Treasurer nor the Selectmen's office had much experience managing such a major event. The proven experiences of the County EMA Director guided town staff in documentation, application and follow through, bringing \$750,000 federal dollars and \$150,000 State dollars to the Town. The Town's share of the damage costs was \$100,000.

### Mutual Aid-Fire and Rescue

The Town has and is deeply involved with neighboring towns and cities throughout the region with efforts that bring fire and rescue services to every fire and/or rescue emergency that requires more people, experience, training and equipment than exists locally.

### Police Protection

Alfred does not provide its own police services. A recently approved call sharing arrangement provides police services to the towns of Alfred and Lyman by the State Police. A sargent and three troopers cover these two

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towns. Selectmen receive a monthly report of all calls by State Police. Regular communication and meetings keep troopers and town officials in constant contact. Surrounding Fire/Rescue Departments work with State Police on a regular basis.

### Joint Purchases

Alfred participates with dozens of others as part of a joint purchasing effort for road sand/salt coordinated by the Southern Maine Planning and Development Commission.

### Winter Road Maintenance

Town Road Commissioners in Alfred and surrounding towns coordinate winter road maintenance work with each other eliminating overlap usually found at town boundaries.

### Solid Waste and Recycling

Over a dozen cities and towns send recyclables and solid waste to a commercial waste management company for processing. No small town could afford to manage its waste on its own.

### Advocacy

The Maine Municipal Association is the membership organization for 487 of the State's 492 cities and towns providing member towns with a broad array of services and other assistance. MMA is critical to the successful management of all towns but especially to the 300 or so small towns without specialized in-house staff.

MMA's services include advocacy, legal and personnel advisory services, group insurance self-funded programs, and a number of services under the "communication" umbrella including professional development and training for municipal officials, educational programming and information-sharing for the benefit of membership and the general public, and the publication of an extensive array of manuals, magazines and newsletters, data aggregations and public policy analyses.

### Assessing

The Town shares professional assessors with Sanford and Old Orchard Beach. Selectmen are the Town's Assessors by Statute. The experience and professionalism provided by certified assessors is vital to the Town's effort to provide fair value to all property in Alfred.

### Health Insurance

Town employees' liability insurance, comprehensive insurance, property insurance, workmen's compensation insurance are provided by Maine Municipal Association.

### Memberships

The Town is involved in two specialized memberships. The 12-Town Group of Acton, Alfred, Buxton, Dayton, Hollis, Limerick, Lyman, Newfield, Parsonfield, Sanford, Shapleigh and Waterboro, in its 11<sup>th</sup> year, meets monthly to share ideas, discuss common problems, share experiences, track legislative races, gubernatorial races and monitor proposed legislation. The Group testifies before joint Standing Committees of the Legislature. It listens to guest speakers and works together to support or oppose issues that have impacts on the 12 Towns in particular and local government generally.

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The RSU #57 Six Town Boards of Selectmen meet several times annually with the RSU #57 Superintendent, Business Manager and School board Members to share ideas and discuss common concerns.

### Public Transit

York county Community Action Corporation provides public transportation services to the Town and the other 28 towns in York County.

### Technology

Alfred shares an IT person with Waterboro.

### Other Examples

1. York County Community college provides student live-ins for the Town's Fire and Rescue Services.
2. Joint purchases and operation agreement between the Towns of Alfred and Waterboro Fire/Rescue Departments.
3. Parks and Recreation Department coordinates programs with the sister group in Lyman.
4. US Forest Service and the Town of Alfred Selectmen and Town Conservation Commission work together on efforts associated with the 1,800 acre Massabesic Forest located in Alfred.

### **New Areas to Think About**

High Speed Internet Service – The proposed new contract for cable services between Time Warner and the Town of Alfred when approved by Town Meeting will contain a 5% fee on the monthly service bill. Projected to generate \$35,000 to \$40,000 annually, those fees could be used by the Town to expand cable coverage to areas of Town not serviced today and to pay for administration of a cable television channel dedicated to the Town. The channel could be used to broadcast Alfred's town events and possibly shared with the Six Town and RSU #57 members as well. These fees could also be used by the Town to install high speed internet similar to the model in place in Rockport and recently announced in Biddeford and South Portland. This service, 100 times faster than any offered in late 2014, would provide a huge boost to town businesses, citizens and local government.

Educational Programs – A topic of discussion for the Board and leadership of RSU #57 and the Six Town Board of Selectmen involves developing ways and methods to prepare children and interested adults with the skills needed to fill the jobs available or to be created in the six towns.

Among discussion items will be (1) current offerings, (2) current offerings, enhanced offerings and new offerings at the new Sanford Regional Vocational Technical Center, (3) Coordinated programs among RSU #57, Sanford Vocational and Technical School and York County community college.

Discussions with other organizations to learn what potential exists to establish educational partnership could include:

Incentive Programs – Explore the possibilities of establishing a fund of \$25,000 to \$50,000 to be used to assist

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in encouraging new ideas for creation of small businesses, expansion of existing small businesses, cooperative efforts among small businesses and the Town and associated ideas.

Utilization of local talent – As the oldest State in terms of population, many seniors living here and in our Town live quietly with talents and experiences that could, if known and utilized, do much to contribute to growth, stability, vibrancy and generally a number of positive results contributing to a town that looks out after itself, projects a certain attractiveness that entices people to live here and contribute to the town.

The same objective can occur as young families join with others helping the Town.

### **Greater Challenges**

Maintaining quality relationships with our neighbors in surrounding towns becomes quite urgent when a large impact is likely to occur as a result of a major expansion of an existing organization or the establishment of a new enterprise that is oriented to providing experiences to large numbers of people.

The much discussed outdoor theme park proposed for Sanford is a great example. Should that move forward, all the very best efforts of Alfred leaders will be required to mitigate negative impact while enhancing positive impacts.

The Town's local representatives are currently working with RSU #57's superintendent and school board in a cooperative effort that would provide benefits not only the students in the school system, but also to all of Alfred's residents.

## Chapter 12 Transportation

Roads, streets, and the means of transportation are often referred to as a town's circulation system. This system is necessary to move people, goods, and services from one part of town to another, into town, out of town, and through town.

The highway system also provides access to private property. Roads may be thought of as the framework upon which a town is built. In addition to these functions the highway system is also the setting from which we view much of the town. The views from the roads in Alfred- views of fields and forests and places where people live and work - form the visual impressions of our community. The efficiency of our town, the value of our land, and how we view and experience our surroundings are all affected by the highway system and how well it carries out often conflicting roles.

Many of the problems associated with highways in any town are a result of one or the other, or both of the basic flaws of today's roads and streets: (1) their inability to carry out all of their roles equally well, and (2) their inability to carry out these roles and provide a type of service for which they were never designed or built.

The following transportation inventory presents information necessary to develop a management plan for Alfred's future transportation system. It begins with general information with a description of how Alfred residents act as users of the transportation system (section two), followed by a summary of the characteristics of the road network, including how it is managed and how it is used (section three), a discussion about bridges, sidewalks, and bicycle routes (section four), a summary on Town parking (section five), and a summary of other modes of transportation available to Alfred residents (section six).

### **Alfred's Transportation System Users**

Data from this section comes from the American Community Survey, and the Census Transportation Planning Products. The American Community Survey is conducted every year by the Census Bureau to supplement data collected every ten years as part of the official Census count. Like the Census, The American Community Survey collects demographic information to help determine funding allocations for each state. Demographic data included in the American Community Survey is not included in the Census process. The American Community Survey invites approximately one out of every 38 households each year to participate. Participants are allowed to fill out paper forms or on-line forms. The Census Transportation Planning Products takes the American Community Survey data and allows the creation of easy to use maps with the data.

As it does in most Maine communities, the automobile supersedes all other modes as the predominant mode of transportation for Alfred workers (nearly 76 percent of all workers). About 10 percent of all workers carpooled. While the automobile is dominant because of its convenience, it is notable that other options are very limited in Alfred (see alternative transportation section). The lack of choice of alternative transportation modes is a major contributing factor in determining how people and goods move from one location to another.

**Table 12-1 Modes of Commuting in Alfred. Source: 2012 American Community Survey**

	Total	Percent
Car, Truck, or Van (Drive Alone)	1,088	75.8%
Car, Truck, or Van (Carpooled)	141	9.8%
Public Transportation	21	1.5%
Walked	7	0.5%
Bicycle	0	0.0%
Taxicab, motorcycle, or other means	139	9.7%
Worked at Home	39	2.7%
Total Commuters	1,435	100%

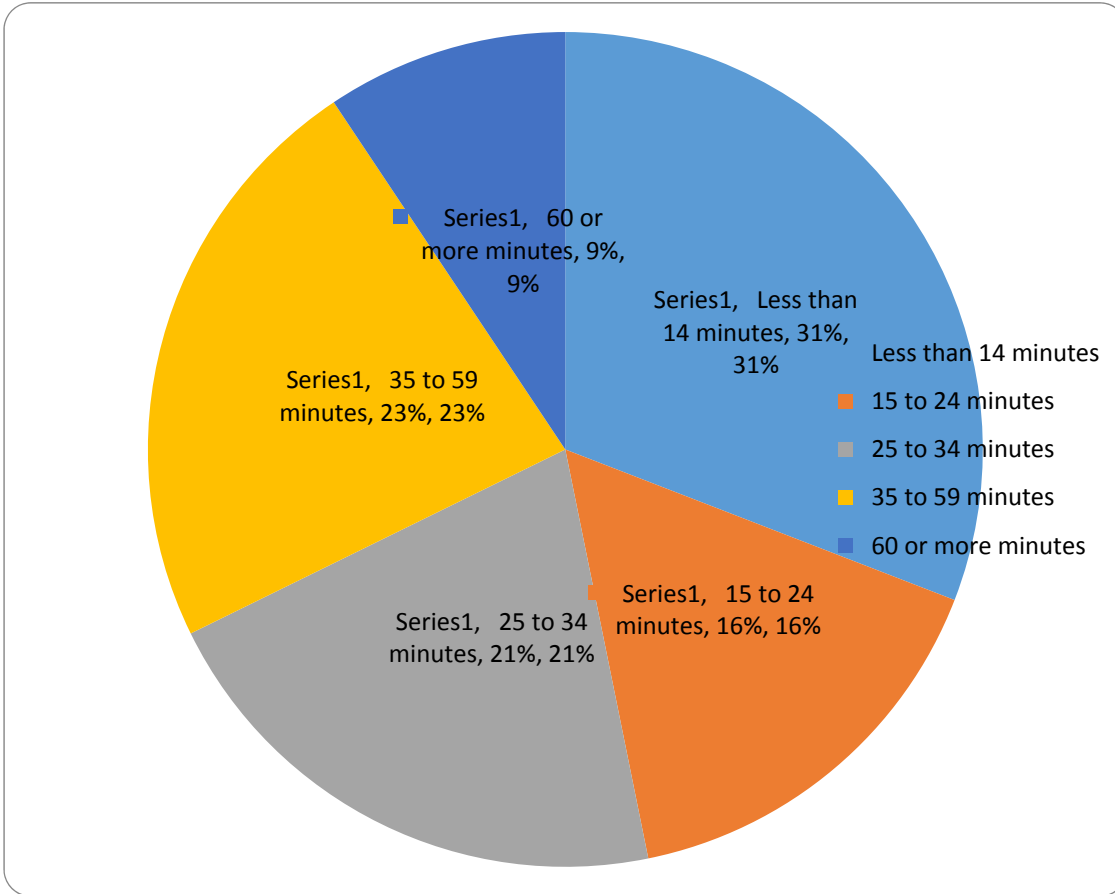
Data indicates that all adults living in Alfred have access to a vehicle. More than half (57 percent) of all households have access to at least two vehicles and approximately 35 percent have access to at least three vehicles.

**Table 12-2 Vehicles Available in Alfred. Source: 2012 American Community Survey**

	Total	Percent
0 Vehicle Available	0	0.0%
1 Vehicle Available	111	7.8%
2 Vehicles Available	817	57.3%
3 or More Vehicle Available	498	34.9%
Total Vehicles Available	1,426	100%

A consistent traffic issue throughout Maine and the rest of the country is that traffic tends to build up during “commute hours,” or times when people go to and come back from work. Approximately 31 percent of people with jobs in Alfred have less than a fourteen minute commute to work. Approximately 37 percent have commutes between 15 minutes and 34 minutes. 23 percent of all commuters travel between 35 and 59 minutes and the remainder of commuters (16 percent) has a commute greater than 60 minutes.

**Figure 12-1 Commuting Times for Alfred Residents**



Most residents (70 percent) of Alfred work in York County and only a small amount (16 percent) work outside of York County. Approximately 14 percent of residents worked outside of the state of Maine.

**Table 12-3 Place of Work for Alfred Residents. Source: 2012 American Community Survey**

Worked in Maine	86.5%
• Worked in County of Residence	70.2%
• Worked Outside County of Residence	16.3%
Worked Outside of Maine	13.5%
Total	100%

## **The Alfred Road Network**

Alfred's transportation network consists of 52.95 miles of public roadways. There is no interstate within Alfred, but there are 9.03 miles of state highway roads, 0.28 miles of state aid highway roads, 40.90 miles of town/seasonal roads, and 2.74 miles of additional seasonal roads.

Road systems are grouped and classified for several reasons. Some important reasons to classify roads include:

- To design appropriate capacity, safety measures and design speed for roads.
- To guide investment priorities for roads.
- To provide a framework for a road maintenance program.
- To guide land use related regulations and access management standards with frontage on the roadway system.

### Road Maintenance

There are four different jurisdictional categories used to classify how roads are maintained: state roads, state-aid roads, local, or private. The fourth category, which is important to distinguish, is private roads which are roads that are neither maintained nor owned by the town or the state.

In 2012, MaineDOT performed several maintenance tasks in Alfred related to the roads. These accomplishments are listed in the table below.

**Table 12-4 MaineDOT Activity Completed (2012). Source: MaineDOT**

Bridge(s) Cleaned	7
Bridge(s) Washed	5
Drainage Structures Cleaned	12
Linear Feet of Guardrail or Fence Maintained	37.50
Linear Feet of Brush Removed	2,050
Striping Applied in Miles	9.4
Minor Sign(s) Installed or Maintained	2
Person Hours of Traffic Signal Maintenance	29
Shoulder Miles of Litter and Debris Removal	28
Shoulder Miles of Sweeping	5.5
Shoulder Miles of Mowing	34
Ton(s) of Cold Patch Applied	5.5
Emergency Event Responses	2
Sq Feet of Pavement Legend Applied	1,166

State Roads are a system of connected main highways throughout the state which primarily serve arterial or through traffic. With the exception of urban compact areas, State Highways are mostly maintained by the MaineDOT. State Roads include the Jordan Springs Road (Route 4), Oak Street/ Main Street (Route 202/4), Sanford Road (Route 4A/202) and Biddeford Road (Route 111)

State-Aid Roads are those highways not included in the system of the state highways which primarily serve as collector and feeder routes connecting local service roads to the arterial state highway system. Generally, State-Aid Highways in the rural area are maintained by the MaineDOT in the summer and by the town in the winter. Any State-Aid Highways in the urban compact area are maintained by the town. The State-Aid Highways include Kennebunk Road from Oak Stand (Route 4) to Biddeford Road (Route 111).

Local Roads are highways not included in the state highways and state-aid highway systems, which are maintained by the towns and primarily serve as local service roads providing access to adjacent land.

**Table 12-5 Alfred Roads**

State Roads	State-Aid Roads
Jordan Springs Road (Route 4)	Kennebunk Road from Oak Stand (Route 4) to Biddeford Road (Route 111)
Oak Street/ Main Street (Route 202/4)	
Sanford Road (Route 4A/202)	
Biddeford Road (Route 111)	

Functional Classification

As was mentioned in the introduction to this chapter, two of the problems associated with highways are the fact that the highways’ roles often conflict with one another, and that not all highways perform all of these roles equally well. Also, highways of today are often expected to perform functions and carry the type and amount of traffic for which they were never designed or built.

It is important, therefore, to understand the function of the highways in Alfred in order to prevent their misuse and possible safety problems. From a standpoint of function, roads and streets can be classified into three (or more) functional classifications. For our purposes we have classified the roads in Alfred as local roads and streets, collectors, or arterials.

**Arterials** – MaineDOT defines arterials as roadways that provide long-distance connections between towns and regional centers. Volumes of traffic typically range from 5,000 to 30,000 vehicles per day. Arterials are divided between *principle* arterials and *minor* arterials. MaineDOT, in its regulating driveways and entrances on state and state-aid highways, further classifies arterials into *mobility* and *retrograde* arterials. A *mobility* arterial corridor is a rural arterial with a posted speed limit of 40 miles per hour or more that carries 5,000 or more vehicles per day for at least fifty percent of its length. A *retrograde* arterial corridor is a type of *mobility* arterial on which crash rates due to vehicles entering and existing driveways exceed the 2001 state average crash rate of such crashes. Principle arterials in Alfred include Waterboro Road (Route 4) and Sanford Road (Route 4A/202) and Biddeford Road (Route 111). Minor arterials in Alfred include Jordan Springs Road (Route 4). All of Routes 4, 111, and 202 are considered mobility corridors. Routes 4 and 111 are also retrograde arterials.

It is here at the arterial level where the conflict between the traffic service function of the highway and the land or property service function is most extreme. As traffic volumes increase and land use intensifies, this conflict also increases. There are three ways to eliminate or prevent this conflict from causing possible safety problems associated with misuse: (1) provide additional capacity in the highway (additional lanes), (2) provide additional highways, or (3) manage the access to the existing arterial highways.

**Collectors** – Collectors act as connecting roads between local or residential neighborhoods and arterials. Collectors also provide an element of community aesthetics. These roadways are the locations from which many of us view our community. Traffic is *collected* from local roads and delivered to arterial roadways, which

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are designed for higher speed and improved mobility. Typically, traffic volumes on collector roads range from 1,000 to 5,000 vehicles per day. Like arterials, MaineDOT further divides classification of collectors into *major* and *minor* collectors. MaineDOT requires driveway and entrance permits for all collector roads. Minor collector roads in Alfred include Kennebunk Road from Oak Stand (Route 4) to Biddeford Road (Route 111).

**Local Roads** – Local roads and streets provide access to individual parcels of land. Moving traffic is only of secondary importance. Volumes typically carry up to 1,000 vehicles per day. All roads not classified by MaineDOT as arterial or collectors are considered local roads. Local roads maybe be town-owned or private and it is important for towns to make that distinction. Local roads and streets are also a part of the residential (and sometimes commercial and industrial) design features. The curves, straight sections, street trees, landscaping, street lighting, and so forth can provide a strong element of community aesthetics. Local roads and streets also provide access to sites for building.

### Local Roads Assistance Program

The MaineDOT has a system to help municipalities maintain local and minor collector roads. In 1999, MaineDOT adopted the Urban Rural Initiative Program (URIP). Beginning July 1, 2013 URIP became known as the Local Road Assistance Program (LRAP). The new program eliminates the *hold harmless* portion of the law. The LRAP continues to be focused on municipal aid toward highway and bridge *capital improvements*. Prior to 1999, the use of these *local road* funds was only for the *maintenance or improvement of public roads*. Since 1999, these funds must be used for *capital improvements* to local roads. The table below indicates the LRAP funding the town of Alfred has received and will receive during federal fiscal year 2014. All towns are receiving less funding during Fiscal Year 2014 because the total LRAP funding was reduced for Fiscal Year 2014.

**Table 12-6 LRAP funding to Town of Alfred. Source: MaineDOT Local Roads Program**

Fiscal Year	Total Funding
2014	\$46,380
2013	\$46,908
2012	\$46,908
2011	\$46,908
2010	\$46,908
2009: Adjusted due to 4 <sup>th</sup> Quarter Reduction	\$48,204
2009 (Hold Harmless Amount)	\$46,908

### Capital Improvements

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There are two different entities that fund the road system in Alfred: the Town and MaineDOT. The Town of Alfred spends town funding on maintaining and improving local roads. There are several different sources of funding from MaineDOT that are available to Alfred. Beginning in 2013, MaineDOT will be listing projects in a calendar year method instead of federal fiscal year. The federal fiscal year begins in October and ends in September.

MaineDOT Work Plan – The MaineDOT’s new Calendar Year 2014-2015-2016 Work Plan (Work Plan) supports the department's mission, "To responsibly provide our customers with the safest, most reliable transportation system possible, given available resources." This Work Plan contains projections of transportation resources (federal, state, other) and MaineDOT’s strategy to apply them to the planning, engineering, construction, operation and maintenance of transportation infrastructure of all modes throughout Maine. The Work Plan emphasizes focusing scarce transportation resources on existing critical infrastructure needs—primarily roads and bridges—to the greatest extent possible. Projects that are included in the MaineDOT Work Plan focus on airports, bridges, and road infrastructure.

*Project ID:* 020952.00

*Calendar Year:* 2014

*Scope of Work:* Highway Light Capital Paving

*Highway Corridor Priority:* Varies

*Location:* Alfred

*Description:* Waterboro Area Light Capital Paving

*Estimated Funding:* \$1,127,700

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*Project ID:* 020998.00

*Calendar Year:* 2014

*Scope of Work:* Maintenance – Drainage

*Highway Corridor Priority:* Varies

*Location:* Alfred

*Description:* Culvert replacement, excavator ditching and grader work in preparation of Waterboro Light Capital Paving (LCP) project

*Estimated Funding:* \$226,000.00

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*Project ID:* 020279.00

*Calendar Year:* 2015-2016

*Scope of Work:* Highway Preservation Paving

*Highway Corridor Priority:* 1

*Location:* Alfred, Lyman, Waterboro

*Description:* Beginning 0.88 of a mile north of Oak Street and extending easterly 7.66 miles to Rt 5

*Estimated Funding:* \$1,958,500

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### Municipal Partnership Initiative (MPI)

The MPI is a new program to MaineDOT that began in 2011. The program is geared towards funding projects for state and state-aid highways that often get overlooked. Municipalities that would like to participate are required to contribute at least half of the project costs. The remainder of the project will be funding with state funds. It is expected that the municipality and not MaineDOT will manage the project. MaineDOT will reimburse entities once the work is complete to the satisfaction of MaineDOT. All MPI projects must be certified by a professional engineer and have a useful life span of at least ten years. Municipalities may propose shifting long-term maintenance responsibilities as part of their share.

### Asset Management

Like capital funding, asset management is an important step in ensuring that roadway infrastructure is adequately maintained. There are a variety of tools used in asset management, including mapping and prioritization. MaineDOT has created several tools for municipalities to use in asset mapping.

### MaineDOT Map Viewer

The MaineDOT Map Viewer is an online mapping program designed for municipalities to collect a variety of transportation data. There are many functions, but the most useful functions include mapping of federal functional road classifications, bridge and railroad data, MaineDOT transportation projects, and Highway Corridor Priorities and Customer Service Levels. The Map Viewer can be found on the MaineDOT website. For more information, visit: <http://www.maine.gov/mdot/mapviewer/>

MaineDOT Highway Corridor Priorities – The MaineDOT Highway Corridor Priorities are based on a ranking system. The following chart in Table 12-7 outlines the priority system for the current roadway system within Alfred. The Corridor Priorities are based on federal functional classification system, regional economic significance, heavy haul truck use and relative regional traffic volumes.

- Priority 1 – Jordan Springs Road (Route 4), Oak Street/Main Street (Route 202/4). Sanford Road (Route 4A/202), Biddeford Road (Route 111)
- Priority 2 – None
- Priority 3 – None

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- Priority 4 – None
- Priority 5 – Kennebunk Road from Oak Stand (Route 4) to Biddeford Road (Route 111)
- Priority 6 – Local Roads

**Table 12-7 Maine DOT Highway Corridor Priorities. Source: MaineDOT**

Priority	Definition
Priority 1 Roads	These roads include the Maine Turnpike, the interstate system and key principal arterials like Route 1 in Aroostook County, the Airline (Route 9), Route 2 west of Newport, and Route 302. The 1,400 miles of Priority 1 roads represent only 7 percent of the miles, but carry fully 40 percent of all vehicle miles traveled in Maine.
Priority 2 Roads	These roads total about 940 miles. They are non-interstate, high value arterials that represent about 4 percent of the total miles of road but carry 11 percent of overall traffic.
Priority 3 Roads	These roads generally are the remaining arterials and most significant major collector highways. These 2,050 miles represent only 9 percent of miles, but carry 19 percent of the traffic.
Priority 4 Roads	These roads generally are the remainder of the major collector highways, often also part of Maine's unique state aid system, in which road responsibilities are shared between the state and municipalities. These 1,900 miles represent about 8 percent of total miles, and carry 10 percent of the traffic.
Priority 5 Roads	These roads are 2,500 miles of minor collector highways, almost all on the state aid system. They represent 11 percent of miles, but carry only 7 percent of traffic.
Priority 6 Roads	These roads are local roads and streets, and are the year-round responsibility of our municipal partners. Though they carry just 13 percent of the statewide traffic, these 14,300 miles make up 61 percent of the total miles.

MaineDOT Customer Service Levels – Like the Highway Corridor Priorities, the Customer Service Level is prioritized on three criteria: safety, condition, and service. Each criterion has several factors that are included in the overall rating of each category. Roads and road segments are given an A-F rating with A being the best and

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F being the worst. To get a better idea of the customer service levels for each road/node, visit the MaineDOT map viewer program.

- Safety – Most roads in Alfred are classified in the B or C category. There is a small section of Route 4A/202 that is classified as an F due to crash history.
- Condition – The majority of roads in Alfred are classified in the A or B Category. There is a small section of Route 4 that is classified as an F due to the roadway strength.
- Service – Almost all roads in Alfred are classified in the B category, with a small portions of Route 4A/202 and Kennebunk Road classified in the A category. No roads are classified as a category D or F.

**Table 12-8 MaineDOT Customer Service Levels. Source: MaineDOT**

Customer Service Level	Category	Definition
Crash History	Safety	This measure includes the two types of motor vehicle crashes most likely related to the highway- head-on and run-off road crashes. The A-F scale compares these crash rates with the statewide average.
Paved Roadway Width	Safety	This measure compares total paved width (lane plus shoulder) with minimum acceptable widths by Highway Corridor Priority (not new design standards). If a highway segment fails this minimum, the Safety Customer Service Levels for that segment is decreased one letter grade.
Pavement Rutting	Safety	This measure looks at wheelpath rutting, since excessive rutting holds water and contributes to hydroplaning and icing in winter. The A-F scale set points vary by Highway Corridor Priority, and are based on hydroplane tests.
Bridge Reliability	Safety	This measure is pass/fail. If a highway segment contains a bridge with a Condition Rating of 3 or less (excluding non-overpass decks), the Safety Customer Service Level is decreased one letter grade. These bridges are safe, but may require increased inspection or remedial work that could affect traffic flow.
Pavement Condition	Condition	This measure uses the Pavement Condition Rating (PCR), a 0-5 scale that is composed of International Roughness Index, rutting, and two basic types of cracking. The A-F scale varies by Highway Corridor Priority.

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Customer Service Level	Category	Definition
Roadway Strength	Condition	This measure uses the results of the falling weight deflectometer, a device that estimates roadway strength. The A-F scale is uniform across Highway Corridor Priority, since even low-priority roads must support heavy loads in Maine's natural resource-based economy.
Bridge Condition	Condition	This measure converts the 0-9 national bridge inventory (NBI) condition ratings to pass or fail; it is uniform across Highway Corridor Priority.
Ride Quality	Condition	This measure uses the International Roughness Index (IRI), which is expressed in inches per mile of deviation. IRI is the nationally accepted standard for passenger comfort, and the A-F scale varies by Highway Corridor Priority.
Posted Road	Service	Each year, MaineDOT posts more than 2,000 miles of road during spring thaw to protect their longevity, but some posted roads directly affect Maine's economy. Road segments that are permanently posted get a D, those with seasonal postings get a C.
Posted Bridge	Service	This measure uses load weight restrictions to arrive at an A-F score that varies by Highway Corridor Priority.
Congestion	Service	This measure uses the ratio of peak traffic flows to highway capacity to arrive at an A-F score for travel delay. Peak summer months are specifically considered to capture impacts to Maine's tourism industry. This scale is uniform across Highway Corridor Priority, since tourist travel is system-wide and sitting in traffic affects customer service similarly on all roads.

Traffic Volumes – The Average Annual Daily Traffic (AADT) is the predominant type of traffic data that is collected for Maine roadways. In some ways, traffic volume trends are an excellent way to collect the functionality of the road system. MaineDOT is responsible for conducting traffic counts for the Southern Maine Planning & Development Commission. Alfred is part of the Zone 1 and traffic counts are conducted every 2-3 years.

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**Table 12-9 Average Annual Daily Traffic in Alfred. Source: MaineDOT, SMPDC**

Daily Traffic Volumes				2005-2010		2007-2010	
	2005	2007	2010	Change	Percent	Change	Percent
SR 4A/US 202 SW/O IR 7209 (Old Route 4)	12,940	12,630	12,960	20	0.15%	330	2.61%
SR 4 S/O IR 545 (Riverside Drive)	8,820	8,910	8,980	160	1.81%	70	0.79%
SR 4/US 202 N/O IR 7201 (Court Street)	9,380	9,400	9,490	110	1.17%	90	0.96%
SR 4/US 202 N/O Westcott Way (PW)	9,100	8,900	9,050	-50	-0.55%	150	1.69%
SR 4/US 202 (Waterboro) S/O IR 479 (Gore)	--	10,900	11,160	--	--	260	2.39%
IR 452 (Fort Rdg Road) W/O IR 479 at Bridge #1295	--	140	100	--	--	-40	-28.57%
IR 456 (Federal Street) N/O IR 479 (Gore Road)	--	810	810	--	--	0	0.00%
IR 479 (Gore Road) E/O IR 565 (Gebung Road)	1,320	1,330	1,240	-80	-6.06%	-90	-6.77%
IR 479 (Gore Road) W/O IR 565 (Gebung Road)	1,370	1,400	1,360	-10	-0.73%	-40	-2.86%
IR 479 (Gore Road) S/O IR 488 (Gile Road)	1,100	1,090	1,070	-30	-2.73%	-20	-1.83%
IR 479 (Gore Road) NW/O Westcott Way (PW)	2,170	2,240	2,220	50	2.30%	-20	-0.89%
IR 488 (Gile Road) SE/O IR 479 (Gore Road)	480	--	390	-90	-18.75%	--	--
IR 522 (Bracket Hill) W/O SR 4/202 at Bridge 1218	--	240	230	--	--	-10	-4.17%
IR 565 (Gebung Road) SW/O IR 479 (Gore Road)	960	1,000	880	-80	-8.33%	-120	-12.00%

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IR 796 (Bennett Road) S/O SR 4A/US 202	190	--	200	10	5.26%	--	--
IR 801 (Old North Berwick Road) NE/O IR 821	1,060	1,070	930	-130	-12.26%	-140	- 13.08%
IR 803 (Stone Road) SE/O IR 1611 (Swetts Bridge)	420	290	310	-110	-26.19%	20	6.90%
IR 821 (Witchers Mill) SE/O IR 819 (SJCT)	670	630	580	-90	-13.43%	-50	-7.94%
IR 821 (Kennebunk Road) NW/O IR 7201 (Court)	1,350	1,340	1,360	10	0.74%	20	1.49%
IR 821 (Pools XING) E/O IR 801 (Old N BE)	2,140	2,040	1,760	-380	-17.76%	-280	- 13.73%
IR 821 (Mouse Lane) SE/O IR 933 (Church Road)	860	800	760	-100	-11.63%	-40	-5.00%
IR 821 (Kennebunk Road) SE/O IR 833 (School)	950	1,060	1,000	50	5.26%	-60	-5.66%
IR 823 (Blueberry Hill Road) N/O IR 1098	320	400	430	110	34.38%	30	7.50%
SR 111 NE/O SR 4	11,650	11,770	11,91 0	260	2.23%	140	1.19%
SR 111 (Biddeford Road) at Lyman Town Line	12,300	12,720	12,00 0	-300	-2.44%	-720	-5.66%
SR 111 E/O 820 (Back Road)	--	12,030	11,90 0	--	--	-130	-1.08%
SR 111 (Alfred Road) W/O IR 820 (Back Road)	--	12,590	12,03 0	--	--	-560	-4.45%
IR 1611 (Swetts BR Road) E/O IR 803 (Stone)	490	430	390	-100	-20.41%	-40	-9.30%
IR 7201 (Court Street) W/O SR 111 (Alfred)	1,060	1,140	1,230	170	16.04%	90	7.89%

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Road Safety – The table below indicates that there were 415 crashes in Alfred between 2008 and 2013. From 2008 to 2013, there has been a decrease in crashes by 22 (28 percent). 2010 had the most crashes with 84.

**Table 12-10 Crashes in Alfred. Source: MaineDOT**

Town	2008	2009	2010	2011	2012	2013	TOTAL
Alfred	78	57	84	76	64	56	<b>415</b>

MaineDOT has a system that it uses to rate crash locations throughout the state called the *High Crash Locations*. High Crash Locations are given greater attention for funding projects by MaineDOT for their safety programs. In order to qualify, High Crash Locations must be at locations that have had at least eight crashes in the same location for a three-year period. It also must exceed the Critical Rate Factor of crashes. A Critical Rate Factor is the average expected rate of crashes for a location (based on statewide data of similar crashes). In Alfred, there was two identified crash location for the three-year period analysis of 2010-2012. The High Crash Location was located at the intersection of Biddeford Road and Kennebunk Road and the intersection of Biddeford Road and Blueberry Hill Road.

**Table 12-11 Locations of Alfred Crashes. Source: MaineDOT**

Intersection	Total Accidents	Injury Crashes	Number of Injuries	Critical Rate Factor	Ranking State/County
Biddeford Road and Kennebunk Road	15	7	14	1.21	209/38
Biddeford Road and Blueberry Hill Road	9	2	5	0.67	120/21

Access Management: For improved safety and speed preservation along the state's highways, the MaineDOT has developed a set of access management rules in response to legislation concerned with arterial capacity, poor drainage, and the high number of driveway-related crashes. Any new or changed driveway or entrance on state and state aid highways located outside of urban compact areas must meet specifications described in the rules in order to obtain a permit from MaineDOT. The rules regulate sight distance, corner clearance, spacing, width, setbacks, parking, drainage, and mitigation requirements.

The rules define mobility corridors as those corridors that connect service centers and/or urban compact areas and carry at least 5,000 vehicles per day along at least 50% of the corridor's length. Retrograde arterials are non-urban compact arterials where the number of crashes related to a driveway or entrance exceeds the statewide average for arterials with the same posted speed.

**Bridges, Sidewalks, and Bicycle Routes**

**Bridges:** There are 15 bridges in the town of Alfred, with 10 owned/maintained by MaineDOT, 4 owned/maintained by the town of Alfred and one owned/maintained privately. Information on these bridges is provided in the table below. Bridge condition is monitored every two years and given a Federal Sufficiency Rating (FSR). Each FSR has a numeric indicator of the overall value of the sufficiency of the bridge. A rating will be from 0-100 (0 indicates the worse and 100 indicates the best). FSR is computed with a federally supplied formula using an array of condition and inventory data. The formula is used to identify bridges eligible for federal funding. The FSR includes both structural deficiencies as well as functional obsolescence. This rating gives an overall value of the sufficiency of the bridge. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, one should not assume that a low sufficiency rating means the bridge could fail. It is important to note that the Hay Brook Bridge on Stone Road which is owned and maintained by Alfred and Sanford jointly is in need of significant repair.

Please see Bridges Map, Appendix D, page D-6 for locations of all the bridges in Alfred.

**Table 12-12 Alfred Bridges. Source: MaineDOT**

<b>Bridge Name</b>	<b>Bridge Number</b>	<b>Owner/Maintenance</b>	<b>Sufficiency Rating</b>
Middle Branch River	5753	Alfred	88.0
Lewis	5651	MaineDOT	95.6
Stevens Mills	3828	MaineDOT	92.5
Shaker Hill	3761	MaineDOT	85.9
Saco	2734	MaineDOT	75.5
Russell Mill	1295	Alfred	56.7
Littlefields Mill	1272	MaineDOT	99.8
Nutter's	1271	MaineDOT	89.0
Swetts	1264	MaineDOT	71.9
Great Works (Stevens Mill)	1263	Private	19.0
Witchers Mill	1260	MaineDOT	91.1
Yeaton	1218	Alfred	62.8

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Hay Brook	5368	Alfred/Sanford	48.8
Hay Brook	3162	MaineDOT	96.4
Goodwins	1265	MaineDOT	80.8

Sidewalks & Bicycle Routes: The town does not have a network of sidewalks or pedestrian ways. There are short sidewalks in front of the courthouse and in the center village at the corner of Kennebunk Road and Route 202. For bicyclists, paved shoulders along some roadways are available.

### 1. Parking

There are no public parking facilities except those serving a particular property, such as the courthouse, post office, county jail, town hall, school and the recreation field.

### 2. Other Modes of Transportation

Public Transportation: There is no public transit facility. York County Community Action provides a weekly (each Monday) shuttle for residents in Alfred for medical and shopping trips to the Sanford/Springvale area. For those residents with MaineCare who have a need for non-emergency medical transportation, LogistiCare, the new transportation brokerage for the York County region, can be contacted. There are a few taxi companies that provide service in and around Alfred, including a locally –owned taxi service on Church St.

Rail: The last railroad passenger service ended in 1949. The abandoned rail bed, now largely privately owned, runs parallel to Route 202 from Sanford, turning northward in the village. Then it follows Route 202, toward Waterboro, running along the east shore of Shaker Pond.

Air: Charter air transportation is available locally at Sanford. Travel times to regional airports are as follows: Biddeford Airport, 15 minutes; Portland International Jetport, 40 minutes; Pease International Tradeport, approximately 45 minutes; Logan Airport in Boston, approximately 1 hour and 45 minutes; Manchester, New Hampshire approximately 1 hour and 30 minutes. Logan, Portland, Pease and Manchester provide scheduled passenger service on commercial airlines. Sanford and Biddeford provide only general aviation services.

### Summary

1. All Alfred residents have access to at least one personal vehicle. About 76% of Alfred’s residents commute alone to work and most (69%) travel 15 minutes or more to reach the workplace.
2. The majority of Alfred’s public roads (over 40 miles out of 54.26 miles) are owned and maintained by the Town.
3. MaineDOT’s LRAP funding (state aid for capital improvements to local roads) declined in 2014 and may continue to do in the future. Small rural towns like Alfred will feel the pinch.
4. MaineDOT’s Work Plan included two highway and infrastructure projects in Alfred that were done in 2014, with a third scheduled for 2015/2016.

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5. MaineDOT's Municipal Partnership Initiative (MPI) may not be feasible for Alfred because of the requirement that the Town must fund half the project's costs and manage the project as well.
6. The majority of bridges in Alfred are in good condition, are generally safe and perform satisfactorily for the Town although the bridge on Stone Road which is owned and maintained by both Sanford and Alfred is in need of repairs.
7. Traffic, on some local roads, has declined in the period from 2005-2010 while the number of crashes in Alfred between 2008 and 2013 declined 28%. However, there are two High Crash Locations in Alfred that resulted in a total of 24 accidents during 2010 – 2012. Since the traffic light was installed at Kennebunk Road and Route 11, the high crash location data has not been gathered to see if it has lowered the accident numbers.
8. Alfred has only minimal pedestrian and bicyclist access, lacking sidewalks and bicycle lanes or shoulders along most roads in the Town. There is no public transportation beyond the limited services provided by York County Community Action or through MaineCare.

## Chapter 13 Water Resources

Alfred's water resources include the following: a lake, ponds, rivers, streams, brooks, wetlands, sand and gravel aquifers, bedrock aquifers, and groundwater. Alfred's water resources lie primarily within the Mousam River Watershed with small portions of southeastern Alfred draining into the Kennebunk River Watershed. Alfred's water resources provide the town with drinking water; sustain agricultural and forest resources; create fisheries and wildlife habitat; provide recreation; and augment the scenic qualities of the community.

### **Watersheds**

A watershed is the area of direct drainage surrounding a watercourse or a body of water. It is bounded peripherally by a line beyond which water drains to other water bodies. There are ten watersheds or sub-watersheds that are either completely or partially within Alfred's borders. See Appendix D, page D-2, Map 2, Town of Alfred Hydrologic Features and Topographic Lines.

The Mousam River Watershed drains 122 square miles from portions of Acton, Shapleigh, Waterboro, Sanford, Alfred, Lyman and Kennebunk, Maine. In the eastern part of the watershed, the Middle Branch of the Mousam River flows out of Waterboro and gathers water from Shaker Brook, Littlefield River, and other small streams and wetlands as it passes through Alfred and joins the Mousam River at Estes Lake. The Mousam River passes through a tidal estuary and empties into the Gulf of Maine at Parsons Beach. Most of Alfred lies within the Mousam River Watershed.

According to the Maine Department of Environmental Protection (DEP), the combined total number of square miles in the direct drainage areas of Estes Lake, Middle Branch Pond, Shaker Pond and Round pond is 21.48 square miles, or 74% of the town's total 29.06 square miles. (See table below) Round Pond is "landlocked." Its watershed, 0.10 square miles, drains solely into Round Pond. The Middle Branch and Shaker Pond watersheds ultimately drain, via their outlets, into Estes Lake. Thus, most of the town's land area ultimately drains into Estes Lake which feeds the Mousam River. The remaining 26% of the town's land surface area drains into the Kennebunk River.

### **Regional Watershed Impacts**

The Shaker Pond sub-watershed includes the center of Waterboro, via Shaker Brook, and extends northward to within a half mile of Little Ossipee Pond. Nearly the entire developed area of south Waterboro lies within the Shaker Pond sub-watershed. Shaker Pond also ultimately receives the drainage from Bunganut Lake in Lyman. Most of the western and southwestern margin of the town receives Sanford drainage into Hay Brook, the Middle Branch River, and into Estes Lake.

Along the southeastern town line, drainage from Alfred, principally in the Massabesic Experimental Forest, flows into Lyman and the Kennebunk River Watershed.

All the watersheds draining into Estes Lake ultimately affect the quality of the Mousam River as it flows through Kennebunk to the Atlantic. Thus, Alfred's contribution to the Mousam River and the Mousam River Watershed via Estes Lake is combined with impacts from Waterboro, Lyman, and Sanford also.

## Lakes and Ponds

Alfred has three great ponds and one other pond, Round Pond, which is not large enough to be considered a great pond but is of local importance. For a map of Alfred's water resources, see Appendix D, page D-2, Map 2.

**Table 13-1 Alfred's Water Bodies. Source: Department of Environmental Protection, LakeSmart**

Name	Surface Area, in Acres	Drainage Area, in square miles	Maximum Depth, in Feet
Estes Lake	353	18.23	30
Middle Branch Pond	49	0.34	26
Shaker Pond	86	2.76	22
Round Pond	8.6	0.10	Unavailable
<b>Total</b>	<b>496.6</b>	<b>21.48</b>	N/A

*Estes Lake* is approximately 353 acres in area, and is 215 feet above sea level. A dam impounding the Mousam River and its Alfred tributaries creates the lake. It is 1.6 miles long to the point of narrowing above Goodwin's Bridge. It lies along the southwest border of the town. The boundary between Alfred and Sanford is the midline of the lake. See Appendix D, page D-3, Map 3, Town Of Alfred Important Natural Areas.

The water quality of Estes Lake is considered below average based on total phosphorus and chlorophyll by the Department of Environmental Protection (DEP). The potential for algal blooms is moderate to high. Sanford's wastewater facility finished a \$20.6 million dollar upgrade in 2006. The facility is considered to be "state of the art" and can process 3.5 million gallons of water each day. The Sanford Sewage Treatment Plant is permitted by the DEP to discharge to the Mousam River which then flows to Estes Lake.

The uses of Estes Lake are both recreational and commercial. There are year round and seasonal homes on each side. The lake is used for boating and fishing. The fishery is categorized as warm water species habitat by the Maine Department of Inland Fisheries and Wildlife. There is public access to Estes Lake on a foot trail through the Massabesic Experimental Forest. The commercial uses include a private hydroelectric company at the dam. The former Lavalley Lumber property is now owned by Pleasant River Pine which owns and operates the pine board plant. The biomass boiler that uses water from the Mousam River still functions.

*Middle Branch Pond*, 49 acres in size, is located in the northernmost part of town. It is 419 feet above sea level, 0.4 miles long and 0.2 miles wide. It is on the town's northeast border, where the Alfred-Waterboro town line divides the pond in half. Fishing and recreation are the principal uses. Seasonal homes occupy the Waterboro shore. There is no public access from Alfred. The pond is the source of the Middle Branch River. Water quality is considered average but there are no recent DEP water quality reports available.

*Shaker Pond*, in central Alfred, is on the west side of Route 202. The old railroad bed runs between the shore and Route 202. The pond is 230 feet above sea level, 0.7 miles long, 0.3 miles wide, and its surface area is 86

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acres. It has two main inlets: Shaker Brook, flowing into it from Waterboro and the wetlands on the north side of the lake, and the brook that drains Bunganut Lake in Lyman. Shaker Pond is the source of the Littlefield River. The pond has seasonal and year round homes situated on its shores – most are located around the southern portion of the pond. It provides opportunities for swimming, boating, and fishing, principally warm water species. Winter recreation includes ice fishing, skating, and snowmobiling. Around the pond, there are pastoral scenic vistas that enhance the town's rural character. The Town of Alfred purchased “Brothers’ Beach” and most of the eastern shore of the pond from the Brothers of Christian Instruction in 2015, and subsequently established the Brothers’ Beach Town Park for use by Alfred residents.

The water quality of Shaker Pond is considered to be sensitive by the DEP based on measures of phosphorus and chlorophyll. The potential for nuisance algae blooms is high.

*Round Pond*, only 8.6 acres in size, is 215 feet above sea level. It is vitally important because it is close to the wells that supply water to the Alfred Water District which supplies water to 288 metered accounts, including seasonal accounts, and leases hydrants to the town for fire protection. The pond is a little less than a mile south of the village center, just east of Route 4. Because of its proximity to the Alfred Water District (AWD), it has no recreational uses and unauthorized access is prohibited. Round Pond is not the water source for Alfred’s Water District, but does impact the aquifer through recharge.

The Alfred Water District (AWD), while not a department of the Town of Alfred, is a quasi-municipal corporation. AWD regularly monitors the ground water along the shores of Round Pond. Since the early 1990s, ground water has been monitored for nitrates, which is thought to have originated from a failing subsurface waste water system at the County Jail, now the York County Government Offices. The waste water system has been improved although the nitrate plume is still evident based on the test wells monitored by AWD. Monitoring continues, the cost of which is paid for by the residents of York County.

The Maine Department of Environmental Protection gives a "GPA" rating to all four of Alfred’s ponds and lake. This rating means that the Department aims to maintain the water quality as suitable for drinking water (after disinfecting), recreation, industrial processes and cooling water supply, hydroelectric power generation, navigation, and fisheries and other aquatic life.

### Invasive Aquatic Plants and Pollution

Invasive aquatic plants have not been reported in Alfred’s lakes or ponds. Invasive aquatic plants are aggressive growers that are not native to Maine and can disrupt natural ecosystems. There are currently eleven plants listed by DEP as being illegal to sell, propagate or introduce to Maine’s waters.

Alfred’s lake and ponds, like all water bodies in Maine, are vulnerable to pollution. Development, roads, and agricultural practices in their watersheds affect the capacity of the water bodies to cleanse themselves naturally of polluting materials.

Nutrient pollution is one of the most widespread, costly and challenging environmental problems, and is caused by excess nitrogen and phosphorus in the air and water. The primary sources of nutrient pollution are: animal manure, excess farm land fertilizer, stormwater, wastewater, fossil fuels, fertilizers around the home, yard and pet waste, and certain soaps and detergents. Nitrogen and phosphorus are nutrients that are natural parts of aquatic ecosystems and support the growth of algae and aquatic plants, which provide food and habitat for fish, shellfish and smaller organisms that live in water. But when too much nitrogen and phosphorus enter the water,

it causes algae to grow faster than the ecosystems can handle. Significant increases in algae harm water quality, food resources and habitats.

## **Rivers and Streams**

Appendix D, page D-3, Map 3, Town Of Alfred Important Natural Areas, shows Alfred's rivers and streams. The longest river is the Middle Branch, originating at Middle Branch Pond. It runs the length of the town, in a southerly direction. It is joined by two tributaries: the Littlefield River, which drains Shaker Pond, and Hay Brook, which forms the southwestern town boundary from Mountain Road, at the Sanford line, to the point where the brook joins the Middle Branch River, near the Stone Road Bridge. The Middle Branch has scenic areas; a particularly picturesque area is located at swift water near the Yeaton Bridge, on Brackett Hill Road. There the river opens into a large pool surrounded by wetland and forest cover. Historically, the Middle Branch River provided power for saw mills. Today the principal uses are fishing, and, in its southern segment, boating and fishing.

The Littlefield River meanders south from Shaker Pond, widening at several points until meeting the dam at Littlefield Mills. It then flows into the Middle Branch River below Swett's Bridge. While the 1983 Comprehensive Plan mentioned the possible use of the Littlefield Mills Dam for hydroelectric power, there has been no movement in that direction. There are scenic vistas from the Route 111 bridge looking to the south, and another one looking upriver from the dam. The Mills dam itself is a pleasant sight as viewed from the bridge. Today, the principal uses of the Littlefield River are fishing and waterfowl hunting. Along the course of the river between Shaker Pond and the Littlefield Mills Dam, the Maine Department of Inland Fisheries and Wildlife has identified three wetland areas as waterfowl and wading bird habitat. Two of the wetland areas are "high value" habitats and one is "moderate in value." (See Chapter 7, "Critical Natural Resources.")

Hay Brook forms the southwestern boundary of the town at the point where it opens up to a wider meandering course from the Stone Road Bridge to the junction with the Middle Branch, a half mile below the bridge. This is an area of pastoral beauty. Well-kept fields slope down to the winding open water of the widening brook, against a backdrop of woodland. There is a high value wetland on the brook, just east of route 4. Principal uses of Hay Brook are fishing, and boating below Stone Road Bridge.

Alfred has several smaller watercourses, such as Canes Brook and Perkins Marsh Brook.

The State of Maine's Department of Environmental Protection has four classes for freshwater rivers and streams (AA, A, B, C), with AA having the highest water quality. All attain the minimum fishable-swimmable standards established in the federal Clean Water Act. DEP has rated Alfred's waterways, except Hay Brook, as Class B. Hay Brook is not rated by DEP. This classification means water quality will be maintained as suitable for drinking water (after treatment), fishing, recreation, industrial process and cooling water supply, hydroelectric power generation, navigation, and as a habitat for fish and other aquatic life.

## **Aquifers**

Subsurface water that fills the spaces between particles of rock and soil is called ground water. An aquifer is a water-bearing geologic formation capable of yielding a usable amount of water to a well. Approximately 90% of the rural population in Maine obtains its water from wells. In Alfred almost all households use ground water, either from individual private wells or from the wells of the Alfred Water District.

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There are two types of aquifers in Maine: (1) surficial materials (Sand and Gravel Aquifers), and (2) fractured bedrock. Coarse-grained surficial materials such as sand and gravel can transmit large quantities of ground water, and are generally the most productive water resources. In a bedrock aquifer, ground water is stored in fractures in the rock. Areas with many fractures may contain large amounts of water. Where coarse-grained surficial deposits are thin or absent, wells drilled into bedrock aquifers provide the only choice for domestic water supplies.

### Alfred's Sand and Gravel Aquifers

Moderate yield aquifers are those that yield 10-50 gallons per minute; high yield aquifers are 50 or more gallons per minute. Alfred has two high yield aquifers. The largest one is in the central southwestern part of town, from Hay Brook north to the intersection of Routes 4, 202 and 111, and extends east from Bennett Road almost to Kennebunk Road. Round Pond and the Alfred Water District wells are over this aquifer. Monitoring wells, located between the former landfill now closed and capped and the public water system well, are maintained to protect drinking water. The Water District's wells yield 150,000 gallons per day, or 104 gallons per minute (gpm). Within this aquifer area, the depth from the surface to the water table is 15 to 35 feet. The minimum thickness of sand and gravel varies from 7 to 38 feet, with most borings showing 20 to 30 feet.

The Alfred portion of the second high yield aquifer is smaller than the one near the village. It occupies all the southern tip of town, extending from the town line at the southern tip northward for 1.1 miles. This aquifer also lies under the adjacent areas of Lyman and Kennebunk. The depth from the surface to the water table is 6 to 11 feet, with one well being 15 feet. The depth of sand and gravel is 27 to 32 feet. This aquifer can yield 120 gallons per minute.

Two moderate yield aquifers (less than 50 gpm) are in Alfred. One, a narrow strip, follows the Middle Branch River from North Alfred southward along Gebung Road almost to the first Sanford town line.

The second moderate yield aquifer is much larger, extending from the Waterboro town line at Shaker Brook and becoming wider in central Alfred. It underlies the entire Village and Center Village Districts and it continues southward through Littlefield mills and along the shores of Estes Lake until it meets the southern high yield aquifer. This aquifer also underlies Waterboro to the north and a large part of Sanford to the south.

The total depth of "overburden" (the layer of surficial deposits over the bedrock) in Alfred varies from 20 to 50 or more feet. The bedrock wells in Alfred are generally 100 to 300 feet deep. Some bedrock wells near Littlefield Mills are less than 100 feet deep.

### **Point Source Discharges**

Point source discharges are generally direct discharges into water bodies, usually, but not limited to, pipes, ditches, channels, tunnels, and conduits. They are usually licensed and include discharges from sewage treatment plants and from manufacturing industries. An example of point source discharge is the Sanford Sewage District in Sanford which as mentioned earlier is licensed by DEP to discharge into the Mousam River.

Currently, Alfred has no licensed point source discharges; however any regional point source discharges into waters draining into Alfred's watersheds would obviously impact the water quality of Alfred's water resources.

**Non-Point Sources of Pollution**

Nonpoint source pollution (NPS) generally results from stormwater runoff from roofs, sidewalks and yards, drainage from roads and paved surfaces and seepage from failing subsurface septic systems. The term “nonpoint source” is defined to mean any source of water pollution that does not meet the legal definition of point source.

NPS pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human made pollutants, depositing them into lakes, rivers, wetlands. Some of these pollutants include fertilizers, herbicides from agricultural lands and residential areas, oil, grease and toxic chemicals from paved surfaces, sediment from improperly managed construction sites, crop and forest lands, bacteria and nutrients from livestock, pet wastes and faulty septic systems.

The effects of NPS on Alfred’s waters vary and are sometimes difficult to fully assess. However, we know that these pollutants have harmful effects on drinking water supplies, recreation and wildlife. Funding sources aren’t readily available to tally or monitor NPS sites in towns.

The table below summarizes the number of identified sites by the type of potential groundwater contamination. Some lots were listed more than once, because those lots had multiple uses associated with more than one potential source of contamination of groundwater. *Documentation of proven contamination has not been done and the list contains those lots with uses that have been designated by the DEP as having possible sources of ground water pollution.*

**Potential Non-Point Sources of Pollution, With Number of Parcels by Pollution Category**

Agricultural Spreading, Machinery, Filling, Cleaning	6
Auto Repair, Rust proofing, Body Shops	10
Agricultural Activities, Fertilized Fields	17
High Density Residential Shorefront Land Use	66
Service Stations, Garages	2
Graveyards, Currently Used, and Old	54
Junk and Salvage Yards	6
Landfills, Dumps, Transfer Stations	1
Large Consumers of Groundwater	2
Feedlots, Manure Piles	4
Salt and Sand Piles	1
Underground Storage Tanks:	8

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York County Court House, 6,000 gals. #2,

York County Jail, 121,000 gals. Diesel

G.R. Roberts Co., 2,000 gals. Diesel

MDOT, 6,000 gals. Diesel

Sanford Rd. bulk, 30,000 gals #2

Sanford Rd. bulk, 10,000 gals #1

Kallis garage, 15,000 gals automobile gasoline

Low's Variety Store, 20,000 gals. Automobile gasoline

**Total Parcels with Potential Groundwater Pollution:** **81\***

\* Source: DEP, Town records, please note that some lots fall under more than one category

### **Existing Measures to Protect Water Resources**

Alfred's current Land Use Ordinances provide for protection of shoreland and riparian areas by regulating land uses, including the harvesting of timber in the Shoreland District, Stream Protection District and the Resource Protection Districts. The ordinances are in conformity with the most recent Shoreland Zoning laws, having been modified at Town Meeting in 2009 and/or in 2013. Alfred also has water quality protection ordinances and wellhead protection districts. In addition, Alfred's plumbing codes meet state standards.

The Alfred Planning Board reviews shoreland development applications and issues land use permits that involve water extraction or mineral mining, requiring review by the Department of Environmental Protection when appropriate or necessary.

### **Flood Risk**

Alfred participates in the National Flood Insurance Program (NFIP) with a Community Rating System (CRS) rating of 8 out of a possible 10. This means that because of measures Alfred has taken to minimize exposure to flooding, the Town receives a 10% premium discount on policies. Thirteen policies are active in Alfred thru the NFIP. That represents \$265,100,000 of estimated value.

Severe flooding in Alfred is limited to the Littlefield River, including the shorelines of Estes Lake and Shaker Pond. Flooding generally occurs in the spring from rapid runoff caused by heavy rains combined with snowmelt. Less frequently, flooding occurs later in the year as a result of hurricanes or tropical storms. Significant flooding has occurred in this location in 1977, 1983, and 1984 and more recently some roads were flooded during the Mother's Day storm in 2006 and the Patriot's Day storm in 2007.

FEMA has calculated Alfred's risk of flooding as low. The Town Hall, 16 Saco Rd., is 250-300 feet above mean sea level and is outside the flood zone.

**Summary**

1. Most of Alfred, about 74%, is drained by the Mousam River watershed. The remaining 26% drains into the Kennebunk River watershed.
2. Alfred's two largest water bodies, Estes Lake and Shaker Pond, both suffer from impaired water quality, likely due to non-point source pollution from development on its shores and from pollution brought in by the rivers and streams that feed them. Algae bloom likelihood is high.
3. Alfred's rivers and streams, (except Hay Brook which wasn't rated) are classified as B which means drinkable with treatment, fishable and swimmable.
4. Alfred has four sand and gravel aquifers – two are rated as high-yield and two are rated as moderate yield.
5. Out of the 1,175 households identified by the 2010 U.S. Census in Alfred, 288 obtain drinking water from the Alfred Water District, with the remaining 887 households presumably accessing water from private wells.
6. Alfred's current shoreland ordinances are in conformity with existing State law although Estes Lake and Shaker Pond's water quality remains a concern.



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*Appendix B Cemeteries and Archreological or Historic Sites in Alfred, Maine*

It is assumed that other cemeteries have yet to be discovered. It is also assumed that physical evidence of still other cemeteries has disappeared.

Road names are based on the official Map of Alfred, Maine, adopted January 14, 1987 by the Alfred selectmen and published in the 1986 Alfred Town Report and as amended at the June 24, 1987 special town meeting unless stated otherwise.

<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>
1.	Shakley Old Falls Pond		0.45 mile from the intersection of Old North Berwick Rd. and Old Falls Pond Rd. On the left about 50 feet from the road. Enclosed by granite posts with iron bars.
1A	Unknown #4		Located near the dam on Estes Lake. No gravestones 150 yards northwest of Government road 13 + graves on a unmarked fieldstone with four granite corner posts
2.	Drown, Emmons West Kennebunk	1-27 or 28	0.4 mile from the intersection of Old North Berwick Rd. and West Kennebunk Rd. On the left about 100 ft. from the road. Alfred/Lyman town line bisects this cemetery. Enclosed by granite posts with iron bars.
3.	Day, Fiamer, Goodwin, Jones, Hall, Littlefield, Taylor Mouse Lane	1-4	0.1 mile from the intersection of Mouse Lane and Witchers Mill Rd. toward Goodwins Bridge, on the right, up a steep bank about 50 ft. from the road. Enclosed by granite posts.
4	Drown, Ricker, Tripp Witchers Mill	1-17	0.75 mile from intersection of Mouse Lane and Witchers Mill Rd. toward Old North Berwick Rd. On the left about 200 ft. from the road, across from Nutter Camp Rd. Enclosed by granite posts with iron bars.
4A	Shackford Witchers Mill	2-44	Located on Government road and the Massabesic forest

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<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>
5.	Willard	Route 4 4-3-A	1.6 miles from the intersection of Rt. 202/Rt. 4 and Rt. 111 toward Sanford. On the left about 400 ft. in the woods. Enclosed by granite posts with iron bars. Behind the machine shop.
6.	Fernald, Powers	Route 4 4-16	1.4 miles from the intersection of Rt. 202/Rt. 4 and Rt. 111 toward Sanford. On the right next to the road. Enclosed by granite posts with iron bars.
7.	Cluff, Roberts, Everson	Mouse Lane 3-12	0.45 mile from the intersection of Mouse lane and Kennebunk Rd. on the right. No wall, fence or sunken graves evident. Grave stones unearthed and leaning against garage and clothesline post.
8.	White	Mouse Lane 3-8	0.35 mile from the intersection of Mouse Lane and Kennebunk Rd. Sunken graves in the patch of trees on the left next to the road. No wall, fence or gravestones.
9.	Phenix	Route 4 3-53-B	0.8 mile from the intersection of Rt. 202/Rt. 4 and Rt. 111. On the left toward South Sanford, just before the Stone Road, next to the road. Enclosed by granite posts with iron bars. Grave stones stolen
10.	Maxwell	Route 4 3-53	0.7 mile from the intersection of Rt. 202/ Rt. 4 and Rt. 111. On the left toward South Sanford. Across from York County Jail. No fence or wall.
11.	Linscoit	Bennett 4-32	0.2 mile from the intersection of Rt. 202 and Bennett Rd. On the left next to the road. Partially enclosed by cut granite slabs, with mound construction.
12.	Bennett, Lewis, Moulton, Parsons, Pollock, Roberts, Tibbetts	Route 202 4-22	0.55 mile from the intersection of Rt. 202/Rt. 4 and Rt. 111. On the left going toward Sanford. About 300 ft. off Rt. 202 on old section of Rt. 202. Enclosed by cut granite walls.

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<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>	
13.	Evergreen	Route 4	3-44	0.1 mile from the intersection of Rt. 202/Rt. 4 and Rt. 111. On the left next to Rt. 4. No walls.
14.	Friend, Phenix	Clark	3-69	3 miles from the intersection of Rt. 111 and Clark Rd. On the left next to the road. Enclosed by stonewalls.
14 A.		Kennebunk	3-37	One slates' stone with no inscription. Inside of two stonewalls and an overgrown field.
15.	Congregationa l	Kennebunk	14-25	On the left in back of and beside the Congregational Church. About 300 ft. from the intersection of Rt. 202/4 and Kennebunk Rd. Enclosed by cut granite walls and wire fence.
15 A	Fernald, Nutter	Drown	3-88	Located at the rear of the barn on the former Cuffort Nutter property.
16.	Bickford, Clough, Morse, Sawyer	Drown	3-85	1 mile from the intersection of Rt. 111 and Drown Rd. On the right next to the road. Enclosed by cut granite posts, no bars.
17.	Ferguson	Back	5-56	0.7 mile from the intersection of Rt. 111 and Back Rd. On the left about 200 ft. from the road. Enclosed with granite posts, no bars.
18.	Hutchins	Back	5-61	1 mile from the intersection of Rt. 111 and Back Road, on the right. Follow a stonewall and private lane about 400 ft. to the intersection of another stone wall. One grave stone at intersection of stone walls, up a bank from the lane. Enclosed on two sides by intersecting stonewalls.
19.	Geary	Mountain	6-10	0.35 mile from the intersection of Rt. 202 and Mountain Rd. On the right about 500 ft. next to a stone wall running from Mountain Rd. down hill, across a wet area, and up hill to the cemetery enclosed by stone walls.

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<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>
20.	Lewis, Trafton Mountain	6-10	0.5 mile from the intersection of Rt. 202 and Mountain Rd. On the right about 500 ft. from Mountain Rd. Enclosed by cut granite walls.
21.	Bracy, Ridley Mountain	6-4-2	0.85 mile from the intersection of Rt. 202 and Mountain Rd. On the right next to the road, just beyond Deshon Hill Road. Enclosed by granite posts and iron bars.
21 A	Trafton, Gilpateric, Hill, Ridley Partridge Lane	6-20-C	Located on the right side of a private drive at 297 Mountain road
22.	Allen Deshon Hill	6-30	0.45 mile from the intersection of Mountain Rd. and Deshon Hill Rd. On the right 165 ft. South 20 degrees East from a point partway down Deshon Hill. No fence or walls.
23.	Sayward Mast	6-39	1.35 miles from the intersection of Rt. 202 and Mast Rd. On the right on a wooded knoll, next to the road and just beyond the cellar hole. Three sunken graves with short unmarked fieldstones at head and foot of graves. Enclosed by partially completed rock wall.
24.	Allen Bracket Hill	5-15	1.55 miles from the intersection of Rt. 202/4 and Bracket Hill Rd. on the left about 400 ft. from the road in an overgrown field, on a knoll. No fence or walls.
25.	Sayward Bracket Hill	5-15	1.05 miles from the intersection of Rt. 202/4 and Bracket Hill Rd. On the left about 400 ft. in, on a knoll in field. Enclosed by granite posts and iron bars.
26.	Yeaton Bracket Hill	5-15	1.2 miles from the intersection of Rt. 202/4 and Bracket Hill Rd. On the right .55 mile up a lane to the Poor Farm. Past cellar holes to a stonewall on the right, running WSW. Follow stone wall down grade 100 ft. Grave stone is laying on ground 6 ft. to the right of the wall. 2 other sunken graves. No walls or fence.

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<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>
27.	Shaker	Shaker Hill 5-64	0.55 mile from intersection of Rt. 202/4 and Shaker Hill Rd. Turn sharp right on private lane, about 500 ft. Cemetery is on the left next to the lane. Partially enclosed by stonewalls.
28.	Brothers	Shaker Hill 5-64	0.55 miles from intersection of Rt. 202/4 and Shaker Hill Rd. Turn sharp right on private lane, about 300 ft. Cemetery is on the left next to lane.
29.	Moses Stevens	Federal Street 5-25-A	0.1 mile toward Old Corner from the intersection of Gore Rd. and Federal St. On the right about 400 ft from road, in an overgrown field. Enclosed by a stone wall around the cemetery.
30.	Smith	Federal Street 5-19	0.4 mile toward Old Corner from the intersection of Gore Rd. and Federal St. On the right about 400 ft. down grade, in a field, enclosed by stonewalls.
31.	Gile	Federal Street 7-33	1.0 mile toward Old Corner from the intersection of Gore Rd. and Federal St. On the right about 400 ft. down a stone wall. Enclosed by granite posts with iron bars.
32.	Unknown #1	Federal Street 7-37	1.2 miles toward Old Corner form the intersection of Gore Rd. and Federal St On the right next to the road. Enclosed by granite posts and iron bars. The gravestones have disappeared.
33.	Chick, Cook, Holyoke	Gebung 8-38	0.85 mile from the intersection of Gore Rd. and Gebung Rd. On the right .95 mile up a now closed and bypassed section of Gebung Rd. referred to as the Crip Hussey Rd. or Guinea Rd. The cemetery is on the left about 200 ft. into a Red Pine Plantation. Enclosed by cut granite curb with single iron rail. (The Crip Hussey or Guinea Rd. is not named or shown on the official Map of Alfred adopted by the selectmen 1-14-89)

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<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>
34. Nason	Gebung	8-41	0.7 mile from the intersection of Gore Rd. and Gebung Rd. On the left next to the road. Enclosed by stonewalls.
35. Roberts	Gore	7-10-D	0.5 mile southerly from the intersection of Gore Rd. and Gebung Rd. On the left about 300 ft. off the road. Enclosed by granite posts and iron bars.
36. Goodrich	Gebung	8-35	0.45 mile from the intersection of Gore Rd. and Gebung Rd. On the right just over Middlebranch Brook. Estimated ½ mile up a private lane. Cemetery is on a wooded knoll surrounded by stonewalls.
37. Jewett	Gore	7-15	0.1 mile northerly from the intersection of Gore Rd. and Gebung Rd. On the right about 250 ft. from the road. Partly enclosed by stonewalls.
38. Unknown # 2	Fort Ridge	9-11	0.55 mile up Fort Ridge Road to a point where Fort Ridge Rd. bears off toward the right and a private lane continues on. About .1 mile along the lane with a stone wall on the left beside the lane to a point where another stone wall perpendicularly joins the first stone wall. Cemetery is on the easterly side of the second stone wall where it joins the first stone wall. The engraved grave stones have disappeared.
39. Hall, Nordberg	Fort Ridge	9-5-1	0.4 mile up Fort Ridge Rd. from the intersection of Gore Rd. and Fort Ridge Rd. On the right next to the road. Enclosed with a chain link fence and iron posts.
40. Marshall	Fort Ridge	9-13	1.4 miles from the intersection of Gore Rd. and Fort Ridge Rd. Take the right hand fork in road and cross the big power line. The cemetery is on the left about 20 ft. from the road and about 50 ft. from the edge of the power line right of way. Two marble footstones inscribed H.M. on one and S.B.C.M. on the other. One other apparent

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ID	Road	Map / Lot	Description	
			sunken grave. The surname Marshall is conjecture based on the 1856 Map of York County showing a Marshall homestead in that general location and the letter M inscribed on both stones.	
41.	Leland Stevens	Gore	9-36-D	1.7 miles northerly on Gore Rd. from the intersection of Gore Rd. and Gebung Rd. On the right about 100 ft. from the road. Enclosed by cut granite walls.
42.	A. Bennett	Gore	9-36-B	1.8 miles northerly on Gore Rd. from the intersection of Gore Rd. and Gebung Rd. to a stonewall on the right running easterly. Follow the stonewall about 500 ft. to an overgrown field. Gravestone and foot stone are reputed to be unmarked field stones. No walls or fence.
42 A	Bennett	Gore	9-36-B	
43.	Edgecomb	Gore	9-38-1	2.1 miles northerly on Gore Rd. from the intersection of Gore Rd. and Gebung Rd. On the left, follow the double stonewalls about 150 ft. Cemetery is over the left hand stonewall and enclosed by stone walls.
44.	Stone	Gore	10-3	2.1 miles northerly on Gore Rd. from the intersection of Gore Rd. and Gebung Rd. On the left, follow the double stonewalls about 300 ft. Cemetery is about 50 ft. to the right of the right wall. Enclosed by cut granite posts and iron bars.
45.	Smith, Stone	Gore	10-3	2.75 miles northerly on Gore Rd. from the intersection of Gore Rd. and Gebung Rd. to an old cellar hole on the left just before going downhill. Cemetery is on left about 600 ft. in on a knoll in a totally over grown field. Enclosed by stonewalls.

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<b>ID</b>	<b>Road</b>	<b>Map / Lot</b>	<b>Description</b>
46. Young	Gore	10-7	3.3 miles northerly on Gore Rd. from the intersection of Gore Rd. and Gebung Rd. The cemetery is on the left next to the road. Enclosed by stone walls.
47. Conant, Giles, Morrison, Thing, Wentworth, Willcox	Gore Road	10-11	3.75 miles northerly on Gore Rd. from the intersection of Gore Rd. The cemetery is on the left just beyond Garland Road. The Alfred, Shapleigh Town Line bisects this cemetery. Surrounded by stonewalls.

Both the cemetery list and map were updated by John Cook.

The Alfred Historical Committee has furnished the following list of known and possible archeological or historic sites listed in map and lot order.

<b><u>Map/Lot</u></b>	<b><u>Description</u></b>
3-5-1-A	Webber Pottery Site And Holmes And Lambert Pottery Site
3-16	Littlefield Mill
3-19	Littlefield Mill
3-33-1	Gile Cranberry Mill
3-50	Shepard Marse Mill Site
3-51	Civilian Conservation Corps Camp
3-53	Civilian Conservation Corps Camp
3.53b	Civilian Conservation Corps Camp
4-25	Possible Quarry Site
4-25	Morgan Lewis Mill
4-26	Morgan Lewis Mill
4-46	Alfred Quarry
4-51	Alfred Quarry
4-60	Alfred Quarry
5-15	Old Town Poor Farm
5-64	Shaker Hill
5-65	Shaker Hill
5-65B	Shaker Hill
5-65C	Shaker Hill
5-65C-1	Shaker Hill Mill Site
5-66	Eastern Wabanaki Indian Settlements
5-67	Eastern Wabanaki Indian Settlements

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<b><u>Map/Lot</u></b>	<b><u>Description</u></b>
5-68	Eastern Wabanaki Indian Settlements
5-69	Shaker Hill
7-34	Gile Cranberry Mill
5-71	Shaker Hill
5-71A	Shaker Hill
5-72	Shaker Hill
5-73	Shaker Hill
5-73-1	Shaker Hill
5-73-2	Shaker Hill
5-73-3	Shaker Hill
5-73-4	Shaker Hill
5-73-5	Shaker Hill
5-73-6	Shaker Hill
5-73-9	Shaker Hill
5-73-10	Shaker Hill
5-73-11	Shaker Hill
9-19	Gore Mill Site
9-22	Red School House (District 5 School)
11-3	Littlefield Mill
11-3a	Littlefield Mill
11-4	Littlefield Mill
11-9	Littlefield Mill
11-10	Littlefield Mill
11-11	Littlefield Mill
11-26	Grange / Baptist Church
12-60	Holmes And Lambert Pottery Site (Library Lawn)
13-32	Shepard Marse Mill Site

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Appendix C Alfred's Population Change History and Projections, from U.S. Census

<b>Population Change Per Decade by Age</b>						
<b>From 1990 to 2010</b>						
<b>Alfred, Maine</b>						
<b>Source: US Census</b>						
<b>Age Range</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>	
	<b>Change</b>	<b>Percent</b>	<b>Change</b>	<b>Percent</b>	<b>Change</b>	<b>Percent</b>
<i>1 to 4</i>	1	0.7	-33	-23.9	35	33.3
<i>5 to 9</i>	53	46.5	-28	-16.8	17	12.2
<i>10 to 14</i>	-53	-25.0	23	14.5	-49	-26.9
<i>15 to 19</i>	-45	-26.9	46	37.7	-4	-2.4
<i>20 to 24</i>	-27	-19.6	-5	-4.5	63	59.4
<i>25 to 34</i>	38	11.7	-116	-32.0	98	39.8
<i>35 to 44</i>	174	86.1	47	12.5	-50	-11.8
<i>45 to 54</i>	23	11.3	168	74.3	136	0.3
<i>55 to 59</i>	13	12.3	20	16.8	85	61.2
<i>60 to 64</i>	29	30.9	-4	-3.3	96	80.7
<i>65 to 74</i>	87	70.7	84	40.0	15	5.1
<i>75 plus</i>	55	78.6	57	45.6	80	44.0
<b>Total</b>	<b>348</b>	<b>18.4</b>	<b>259</b>	<b>11.6</b>	<b>522</b>	<b>20.9</b>

2016 Alfred Comprehensive Plan - Inventory

**Population Change by Age from 2000 to 2010**

**Alfred and Bordering Towns**

Source: US Census

Age Range	Alfred		Kennebunk		Lyman		Sanford		Shapleigh		Waterboro	
	CHG	%	CHG	%	CHG	%	CHG	%	CHG	%	CHG	%
< 5	35	33.3%	-131	23.7%	6	2.7%	42	3.2%	-2	-1.6%	19	3.7%
5 – 9	17	12.2%	-178	22.8%	-47	-16.3%	-308	19.4%	-14	-9.0%	-49	-8.4%
10 – 14	-49	-26.9%	-49	18.2%	-48	-14.9%	-401	24.8%	-4	-2.2%	134	25.7%
15 – 19	-4	-2.4%	50	7.8%	45	18.7%	-207	13.0%	23	16.1%	186	45.4%
20 – 24	63	59.4%	106	41.6%	3	1.7%	61	5.4%	37	36.6%	53	16.3%
25 – 29	72	71.3%	-86	20.2%	3	1.6%	51	4.1%	36	37.5%	12	2.8%
30 – 34	26	17.9%	-254	41.0%	-23	-8.3%	-99	-7.2%	-10	-6.4%	-2	-0.4%
35 – 39	-37	-17.9%	-291	34.6%	-40	-12.0%	-406	24.2%	-57	-25.9%	-16	-2.5%
40 – 44	-13	-6.0%	-204	21.0%	-45	-11.7%	-368	21.2%	-11	-5.3%	41	7.0%
45 – 49	43	21.2%	52	6.1%	37	10.6%	101	6.6%	45	21.5%	259	59.1%
50 – 54	93	48.9%	153	18.9%	121	39.5%	474	38.3%	98	60.9%	192	50.1%
55 – 59	85	61.2%	334	59.2%	108	43.7%	562	60.2%	121	96.8%	228	97.9%

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<b>60 – 64</b>	40	80.7%	128	76.6%	85	112.1%	166	42.6%	24	66.4%	101	130.3%
	56		236		82		187		49		131	
<b>65 – 69</b>	34	24.1%	158	34.0%	118	90.1%	109	14.6%	20	23.5%	118	84.3%
<b>70 – 74</b>	-19	-12.4%	122	29.9%	44	51.8%	-76	10.7%	0	0.0%	32	26.9%
<b>75 – 79</b>	10	9.8%	31	8.3%	38	63.3%	-95	13.5%	-27	-30.3%	-1	-1.1%
<b>80 – – 84</b>	55	125.0%	61	21.2%	38	146.2%	73	17.4%	3	7.9%	18	36.0%
<b>85 +</b>	15	41.7%	197	74.3%	24	218.2%	126	29.8%	11	34.4%	23	67.6%
<b>Total</b>	522	20.90%	435	3.10%	549	14.40%	-8	0.04%	342	14.70%	1,479	23.8%

2016 Alfred Comprehensive Plan - Inventory

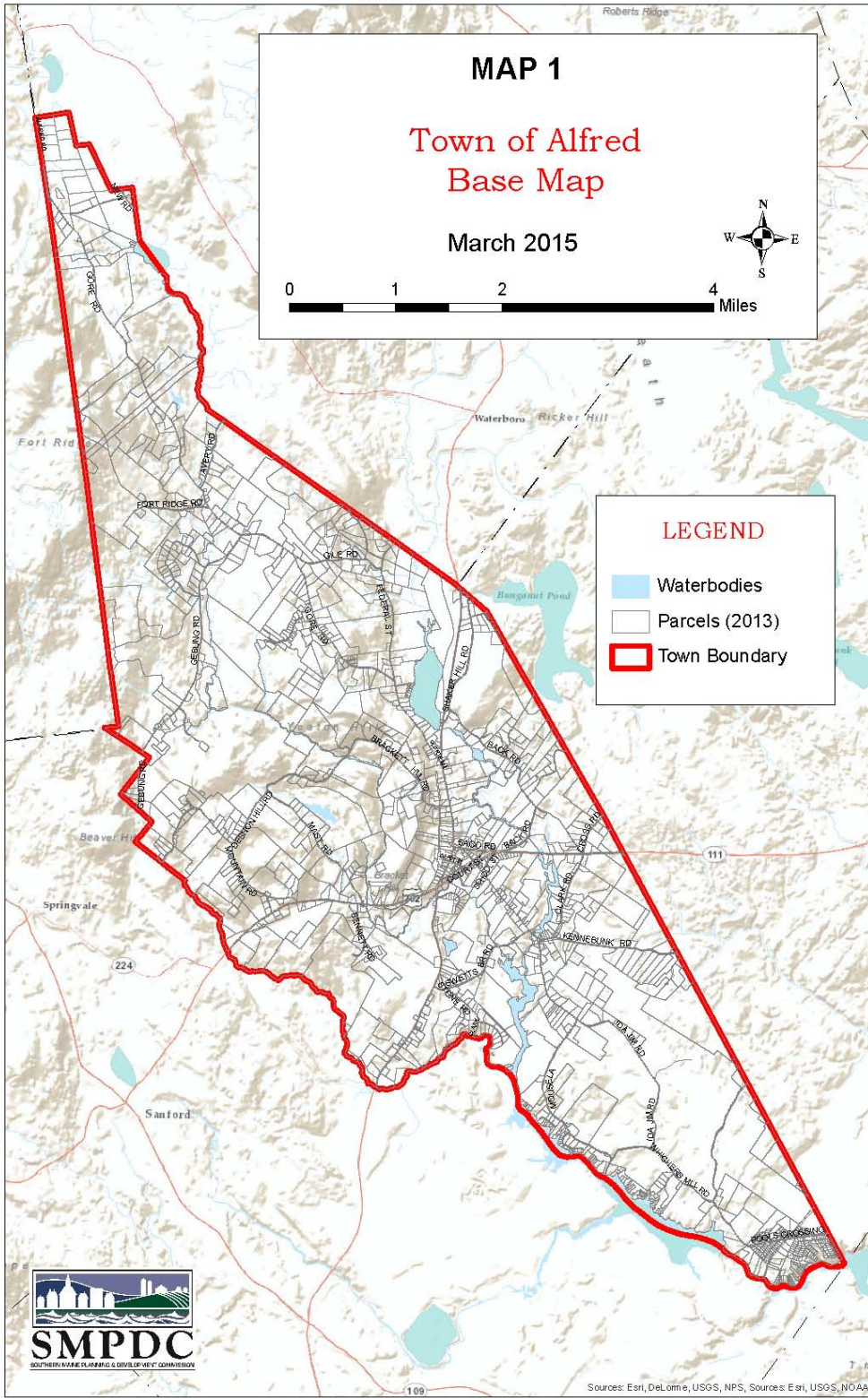
<b>Table of Alfred's Historic And Projected Growth – Three Methods</b>				
	<b>Historic Population</b>	<b>Maine's Projection</b>	<b>Numerical Projection</b>	<b>SMPDC 20 Year Trend</b>
1970	<b>1,211</b>			
1980	<b>1,890</b>			
1990	<b>2,238</b>			
2000	<b>2,497</b>			
2010	<b>3,019</b>	<b>3,019</b>	<b>3,019</b>	<b>3,019</b>
<i>2015</i>		<i>3,059</i>	<i>3,119</i>	<i>3,193</i>
<i>2020</i>		<b>3,166</b>	<b>3,291</b>	<b>3,366</b>
<i>2025</i>		<i>3,266</i>	<i>3,461</i>	<i>3,561</i>
<i>2030</i>		<b>3,351</b>	<b>3,621</b>	<b>3,756</b>

**NOTE:** The use of five year increments as opposed to the standard 10 year census increment for the projected values was purely for improving the visual clarity of the plotted data. Only the ten year increment numbers will be used by the Comprehensive Plan Committee as they generate their recommendations to the Town of Alfred.

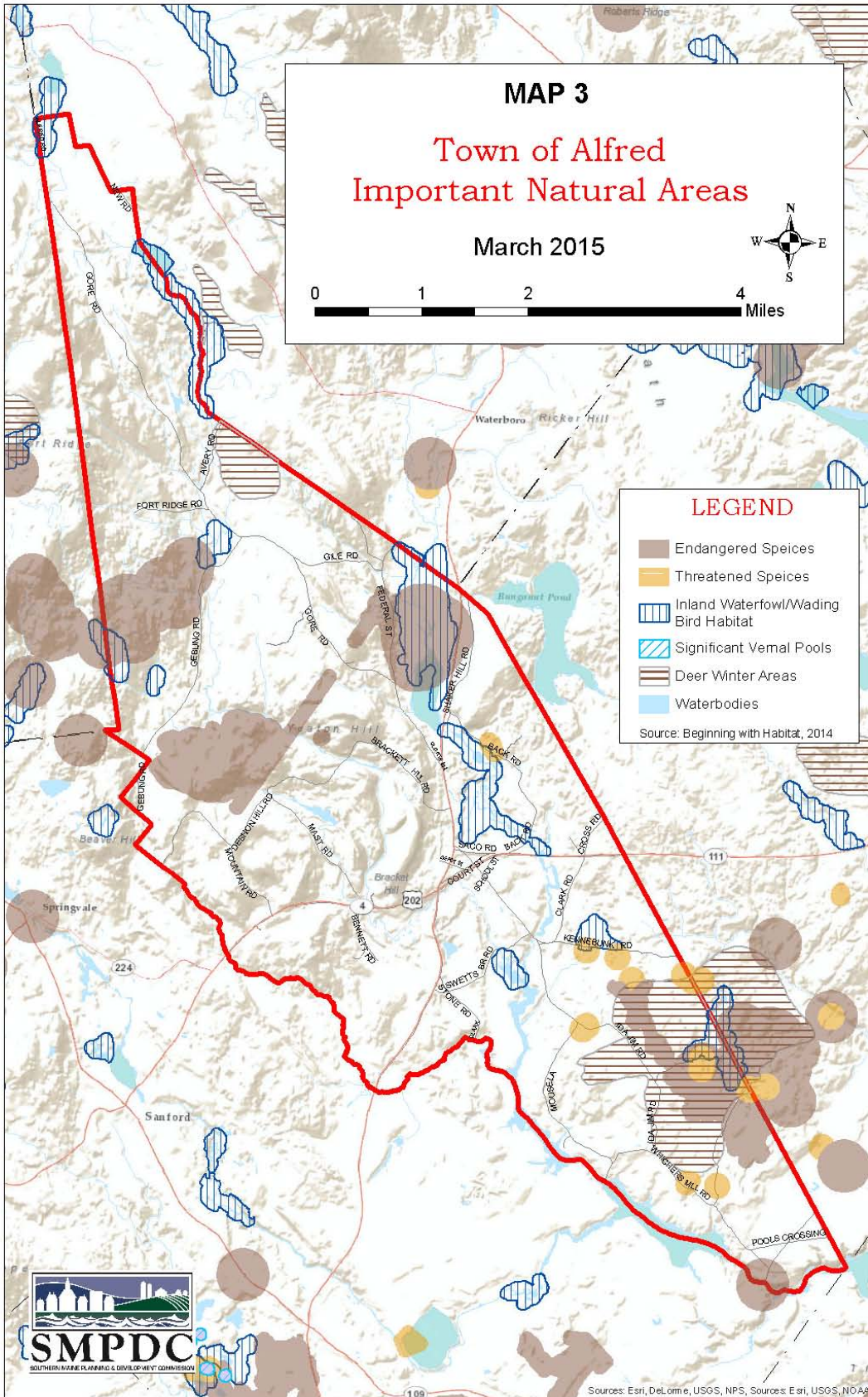
# 2016 Alfred Comprehensive Plan - Inventory

## Appendix D Maps

Note: Full-sized versions of all of these maps are available at the Code Enforcement Office at the Town Hall.



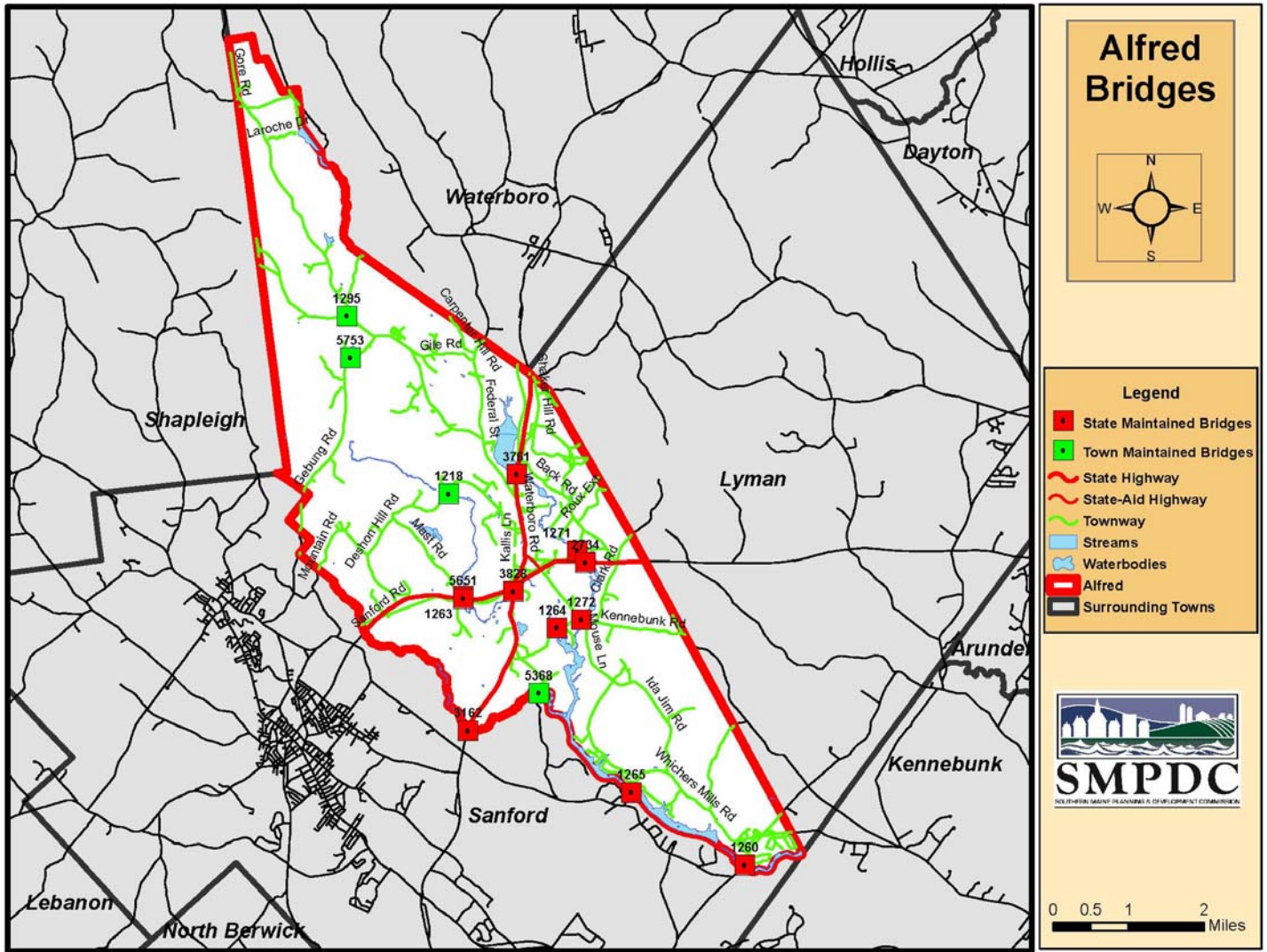




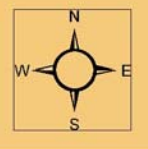




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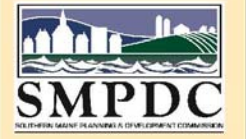


**Alfred  
Bridges**



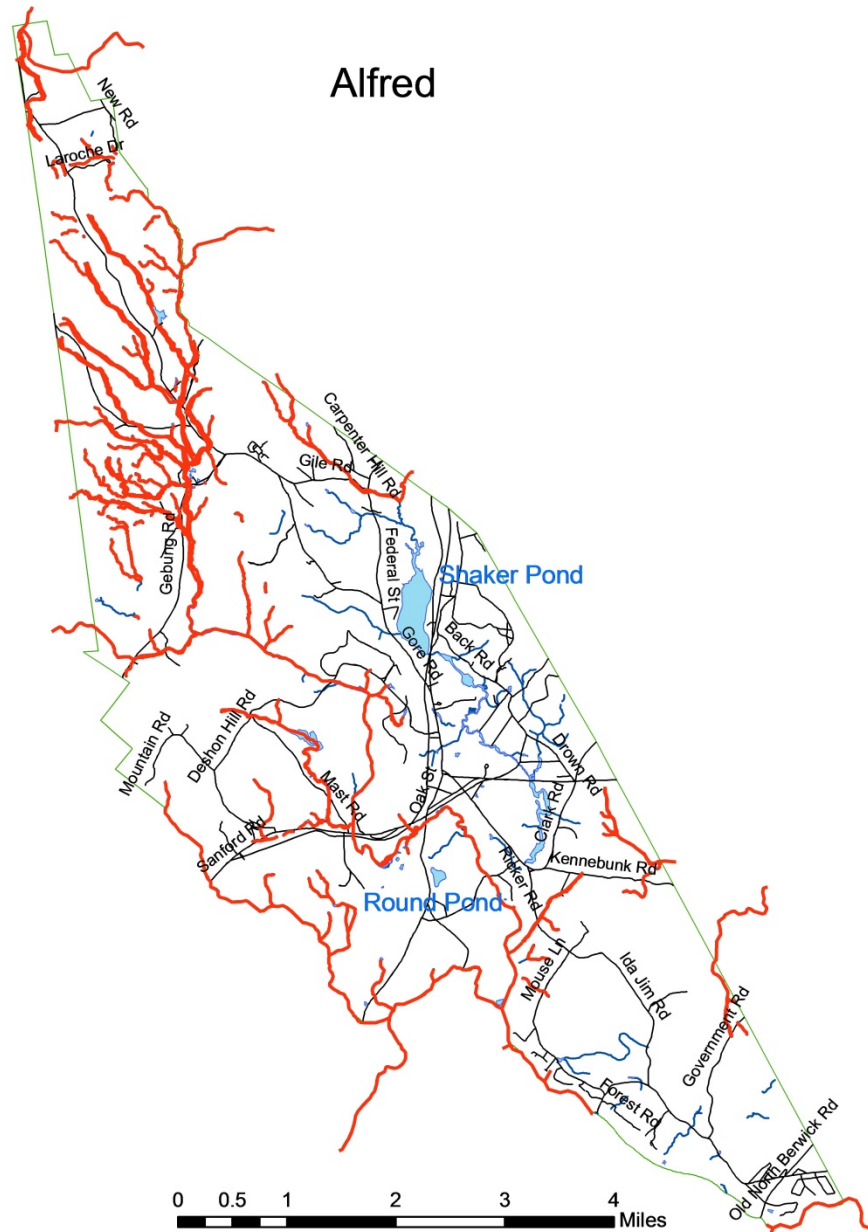
**Legend**

- State Maintained Bridges
- Town Maintained Bridges
- State Highway
- State-Aid Highway
- Townway
- Streams
- Waterbodies
- Alfred
- Surrounding Towns

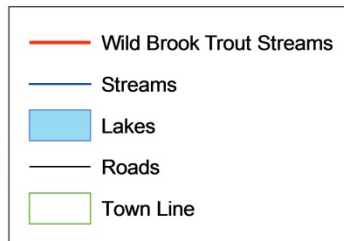


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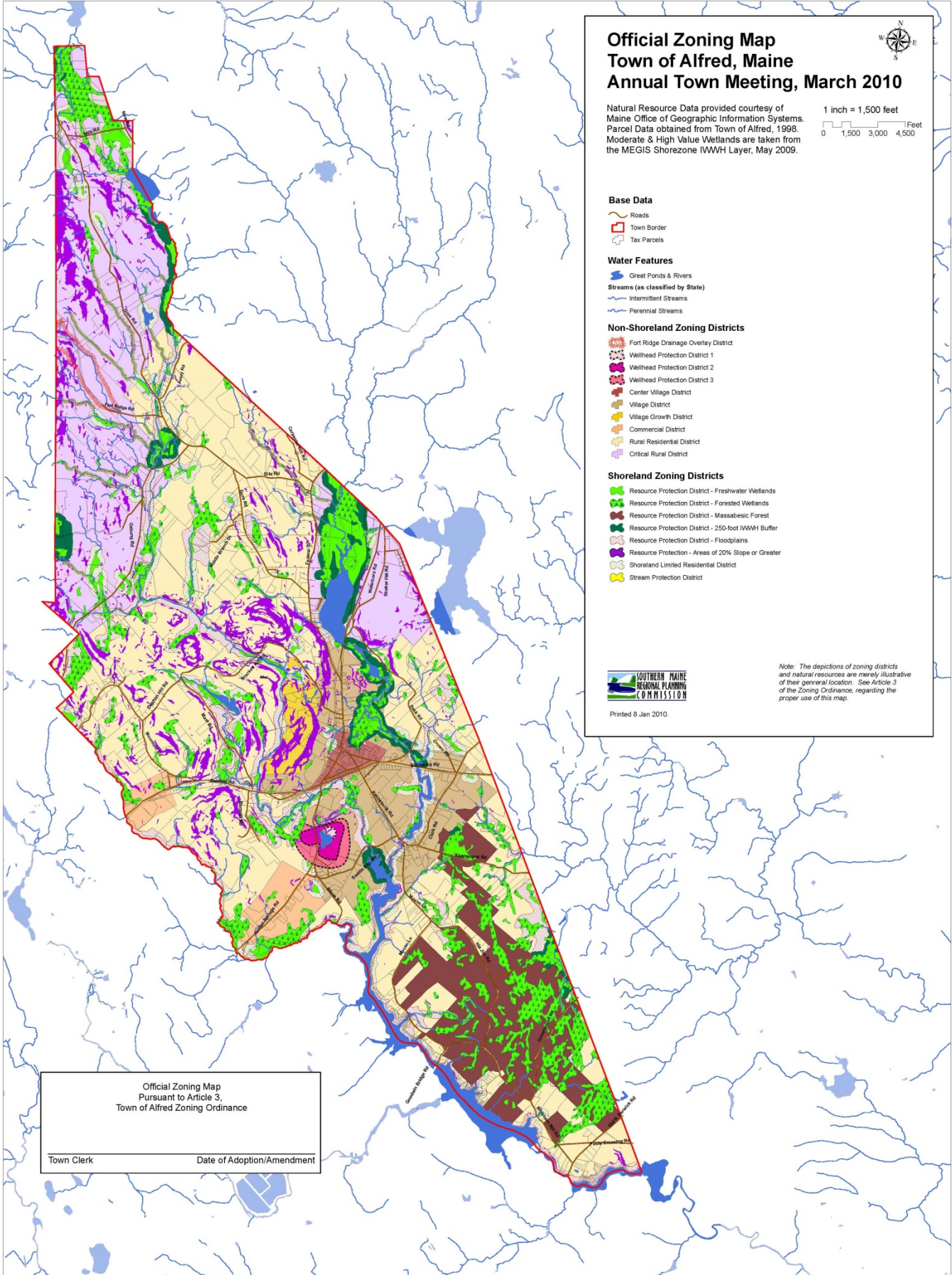
Wild Brook Trout Populations of Alfred. Source: Maine Department of Inland Fisheries and Wildlife



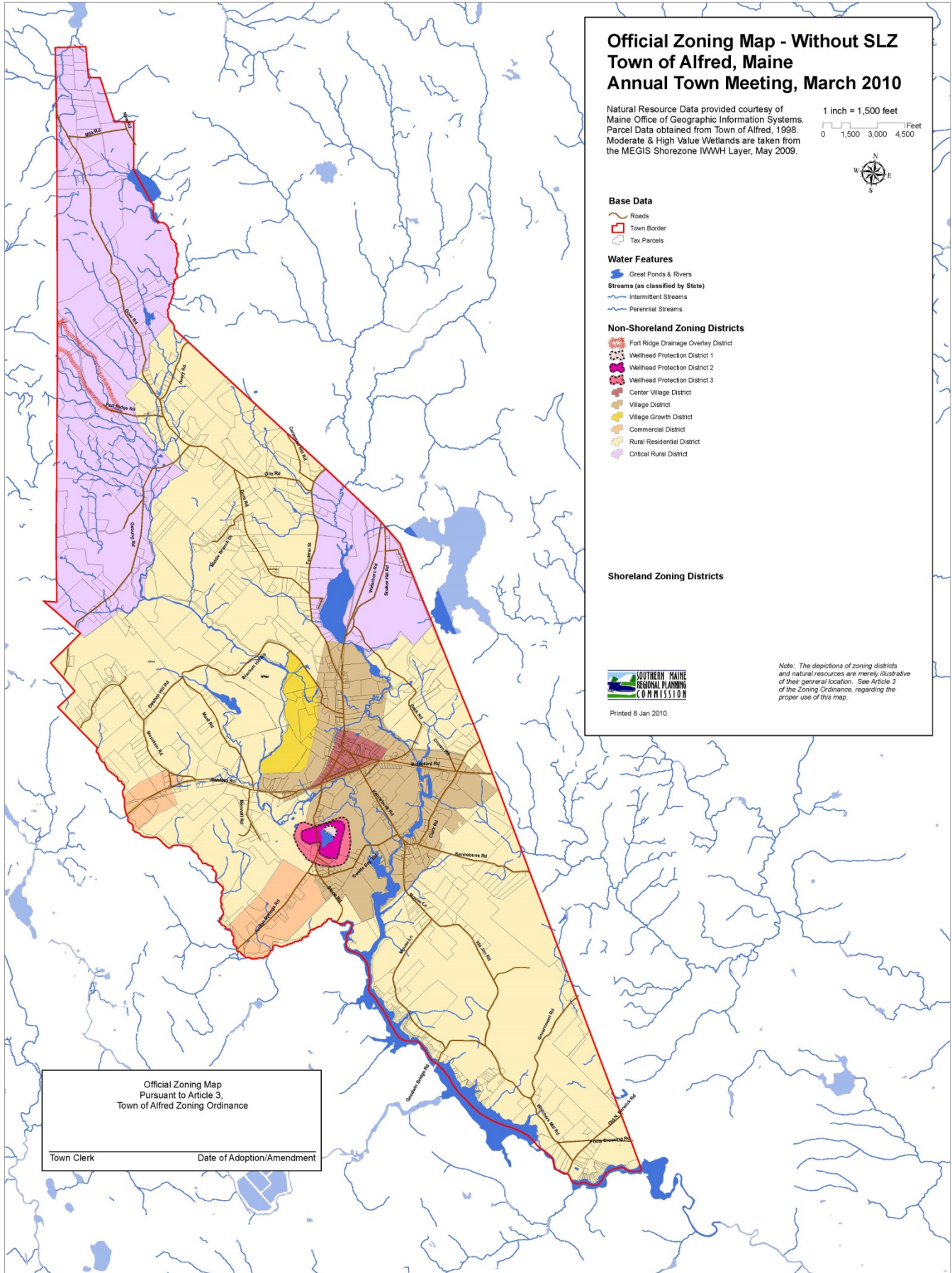
Map prepared by Philip C. Wick, June, 2004  
 Maine Department of Inland Fisheries and Wildlife  
 Fisheries Research Section,  
 650 State Street, Bangor, ME 04401  
 Projection: UTM NAD83 Zone 19  
 Fish Distribution Data from IF&W Reg. A Stream Electrofishing Surveys- Revised 2002.  
 Note: Distribution maps are based on incomplete and sometimes limited stream sampling data, and brook trout may be present in streams other than those indicated on this map. If wild brook trout are present within a particular stream drainage; it is highly likely that unsampled streams in the same system also support wild trout populations.



# 2016 Alfred Comprehensive Plan - Inventory



# 2016 Alfred Comprehensive Plan - Inventory



## Official Zoning Map - Without SLZ Town of Alfred, Maine Annual Town Meeting, March 2010

Natural Resource Data provided courtesy of  
Maine Office of Geographic Information Systems.  
Parcel Data obtained from Town of Alfred, 1998.  
Moderate & High Value Wetlands are taken from  
the MEGIS Shorezone IWWH Layer, May 2009.

1 inch = 1,500 feet  
0 1,500 3,000 4,500 Feet



### Base Data

- Roads
- Town Border
- Tax Parcels

### Water Features

- Great Ponds & Rivers
- Streams (as classified by State)**
- Intermittent Streams
- Perennial Streams

### Non-Shoreland Zoning Districts

- Fort Ridge Drainage Overlay District
- Wellhead Protection District 1
- Wellhead Protection District 2
- Wellhead Protection District 3
- Center Village District
- Village District
- Village Growth District
- Commercial District
- Rural Residential District
- Critical Rural District

### Shoreland Zoning Districts



*Note: The depictions of zoning districts and natural resources are merely illustrative of their general location. See Article 3 of the Zoning Ordinance, regarding the proper use of this map.*

Printed 8 Jan 2010.

Official Zoning Map  
Pursuant to Article 3,  
Town of Alfred Zoning Ordinance

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Town Clerk \_\_\_\_\_ Date of Adoption/Amendment \_\_\_\_\_