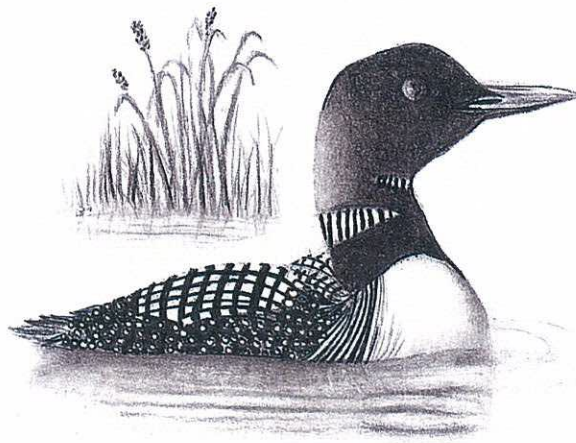


TOWN OF WAYNE, MAINE



2016 COMPREHENSIVE PLAN

Written and Submitted by:
Selectboard and Comprehensive Planning Committee

Final Draft

- State found plan consistent with Maine's Growth Management Act on May 26, 2016
- Plan approved at Annual Town Meeting on June 15, 2016

Condensed Table of Contents

VISION STATEMENT.....	vii
PUBLIC PARTICIPATION SUMMARY.....	viii
COMPREHENSIVE PLANNING COMMITTEE.....	ix
1. INTRODUCTION.....	1
2. POPULATION AND HOUSING.....	3
3. ECONOMY.....	11
4. NATURAL RESOURCES.....	21
5. PUBLIC FACILITIES AND SERVICES.....	47
6. TRANSPORTATION.....	57
7. MUNICIPAL FINANCES.....	66
8. CURRENT AND FUTURE LAND USE.....	79
9. IMPLEMENTATION.....	98
MAP INFORMATION.....	111

Cover Illustration By: Dawna Gardner, Blue Collar Painter

Full Table of Contents

VISION STATEMENT.....	vii
PUBLIC PARTICIPATION SUMMARY.....	viii
COMPREHENSIVE PLANNING COMMITTEE.....	ix
1. INTRODUCTION.....	1
What are the Important New Proposals?.....	2
2. POPULATION AND HOUSING.....	3
Historical Trends.....	3
Natural Increase vs. Migration.....	4
Comparative Population Change.....	4
Age Distribution.....	5
Household Size.....	6
Household Type.....	6
Housing Units.....	7
Population Projections.....	7
Analysis.....	8
Appendix 2.1. Wayne Year-Round Population Estimates.....	10
3. ECONOMY.....	11
Introduction.....	11
The Augusta Micropolitan Area.....	11
Local Businesses.....	11
Employment Levels.....	12
Place of Work – Average Travel Time to Work.....	13
Means of Commuting to Work.....	13
Employment by Occupation.....	13
Income Levels.....	14
Per Capita and Median Household Income.....	15
Income Sources.....	15
Education Attainment.....	16
Construction Activity.....	17
Regional and Local Sales Tax Data.....	17
Outlook.....	17
Analysis.....	18
Appendix 3-1. List of Known Wayne Businesses – 2010-2012.....	19

4.	NATURAL RESOURCES	21
	Introduction	21
	Topography and Slope	21
	Soils	23
	Watersheds	25
	Shoreland Areas	25
	Wetland Resources	27
	Wetland Mapping and Estimated Acreage	28
	Streams	28
	Vernal Pools	29
	Floodplains	29
	Groundwater, Aquifers, Drinking Water	31
	Impacts on Lake Water Quality	32
	Androscoggin Lake: Water Levels and Environmental Impacts of Flooding	33
	Watershed Impacts	34
	Sewage Disposal	34
	Non-Point Pollution	35
	Invasive Aquatic Species	35
	Forest Resources	36
	Terrestrial Invasive Plant Species	36
	Wildlife	37
	Nuisance Wildlife	38
	Fisheries	38
	Scenic Areas	39
	Opportunities for Open Space and Outdoor Recreation	39
	Public Health	40
	Summary and Analysis	40
	Water Resources	40
	Critical Natural Resources	41
	Other Long-term Concerns	42
	Appendix 4.1. Public Land and Conservation Areas in Wayne	43
	Appendix 4.2. Wayne Conservation Commission 2008-2009 Survey of Town Owned and School Lands	45
	Appendix 4.3: Map References	46
5.	PUBLIC FACILITIES AND SERVICES	47
	Introduction	47
	Town Government	47
	Municipal Building	48
	Roads, Bridges and Rights of Way	49

Ambulance Service.....	49
Animal Control.....	49
Dispatch/PSAP	49
Fire Protection.....	49
Police Protection.....	50
Water Supply.....	50
Sewage Collection and Treatment.....	50
Solid Waste	51
Public Education/Wayne School.....	51
Health Care.....	53
Power/Communication Facilities.....	53
Recreation Facilities.....	53
Analysis	55
Recreation	55
Public Facilities.....	55
6. TRANSPORTATION	57
Summary of Existing Road Network	57
MaineDOT Work Plan	59
Local Road Maintenance and Capital Improvements.....	59
Traffic Volumes and Patterns of Use	59
High Crash Locations	60
Access Management.....	60
Bridges	61
Parking Facilities	61
Pedestrian Facilities	62
Public Transportation	62
Air Transportation.....	62
Rail	63
Analysis.....	63
Roads, Bridges, Sidewalks and Bicycle Routes.....	63
Parking	63
Other Modes of Transportation.....	64
Environmental and Cultural Considerations.....	64
Land Use	64
7. MUNICIPAL FINANCES	66
Tax Revenue and Valuation Process	66
Historical Valuations and Taxes.....	66
Valuation Comparisons.....	67
Personal Property, Industrial Valuation	69

Exempt Property	70
Town Revenues and Expenditures	71
Debt and Debt Service	73
Conservation Tax Programs	74
Tree Growth Tax Law	74
Farm and Open Space Tax Law	76
Capital Plan	76
Analysis	78
8. CURRENT AND FUTURE LAND USE	79
Introduction.....	79
Existing Land Use Zones	82
Residential Land Use.....	85
Commercial Land Use	86
Agriculture.....	88
Future Land Use	88
Public Open Space	90
Historic and Archaeological Resources	91
Analysis and Key Issues.....	93
Land Use	93
Agriculture and Forestry Resources.....	95
Historical and Archaeological Resources	96
9. IMPLEMENTATION	98
Public Facilities and Services.....	99
Municipal Finances.....	102
Local Economy: Goals, Policies & Strategies.....	103
Natural Resources	105
Current and Future Land Use – Wayne Planning Board	107
MAP INFORMATION	111
Historic Resources Descriptions	111
List of Maps.....	112
Appendix 8.1. Land Use Zone Descriptions as of November 2015.....	113

VISION STATEMENT

In the future, Wayne will still be a small town that most people live in because of its natural and social environments, rather than for local employment. There may be an increase in the percentage of people who work from home, but the locations of job possibilities are not expected to change very much. There will be a stable tax base supported mostly by the homes and second homes of residents and visitors.

Municipal officials, staff, and individuals will support programs and policies that will continue to have a positive impact on the future of Wayne's water quality and therefore its economic base.

Demand from local, regional, and state-wide markets will continue to grow and support farming and jobs in Wayne. Similarly, increased management of timberlands for local consumption of wood and value-added wood products may create new opportunities and challenges for Wayne. Through thoughtful planning, the Town will accommodate growth while conserving the Town's natural assets, natural resource-based economies, and rural character.

The Town will profile the Village's historic assets and at the same time will explore appropriate development opportunities to enhance the community, in particular opportunities for senior housing, walkability and safety within the Village and around town restaurants, and bed and breakfast establishments.

There will continue to be a strong sense of community. This will be easier and more natural if the Wayne Elementary School remains open. Wayne people will continue to help their neighbors in times of need. There will be social networks for young and old and those in between. These networks will continue to help attract and retain families and bring the community closer together. These will still include good schools, library services, outdoor recreation, social organizations, and community gathering buildings for social interaction.

There will be undeveloped areas consisting of large tracts of open space that help maintain water quality, scenic views, wildlife habitats, and other related assets that residents enjoy.

Community and public buildings and facilities, including roads, bridges and dams, the Ladd Center, the Fire Departments buildings, the Town Office, the Library, Town historical buildings, the Church and the AYC will have been maintained to retain their function, and service life. There will be public access to water bodies for recreational use.

PUBLIC PARTICIPATION SUMMARY

The Board of Selectmen has tried to make this Comprehensive Plan process as inclusive as possible.

The Comprehensive Plan Committee was formed by the Board of Selectmen in March 2013. The Board of Selectmen appointed representatives from several local planning and land-use committees: (one) Planning Board, (one) Board of Appeals, (one) Conservation Commission, (one) Selectboard and (three) at large representatives.

The Committee met monthly throughout between March 2013 and December 2014. Early in the process, the Committee sought advice from the State Planning Office.

In June 2013, the Committee met with a number of representatives from the following agencies to discuss natural resources:

- Kennebec Land Trust (KLT)
- Androscoggin Lake Improvement Corporation (ALIC)
- 30-Mile River Watershed
- Friends of Cobbossee Watershed
- Cobbossee Watershed District (CWD)

In July 2013, the Committee met with the following agencies to discuss public services and facilities:

- Cary Memorial Library
- Ladd Recreation Center
- Fire Department
- Road Commissioner
- Town Manager
- Readfield Transfer Station Manager

In August 2013, the Committee met with representatives from the RSU #38 School District to discuss school enrollment and services.

In August 2014, the Committee held a public forum seeking comments from year around residents and summer residents on a set of draft Goals and Strategies.

In November 2014, the Committee held a public forum seeking comments on early draft of the Comprehensive Plan narrative.

The Comprehensive Planning Committee used a variety of forms of media to advertise meetings and public hearings. Early in the process, the Town created a Comprehensive Plan Committee website with a number of links to useful resources. We regularly posted notices around town at the Town Office, General Store, Post Office and North Wayne Building. Finally we kept the Selectboard informed of our progress on a regular basis and published occasional articles in the Wayne Messenger.

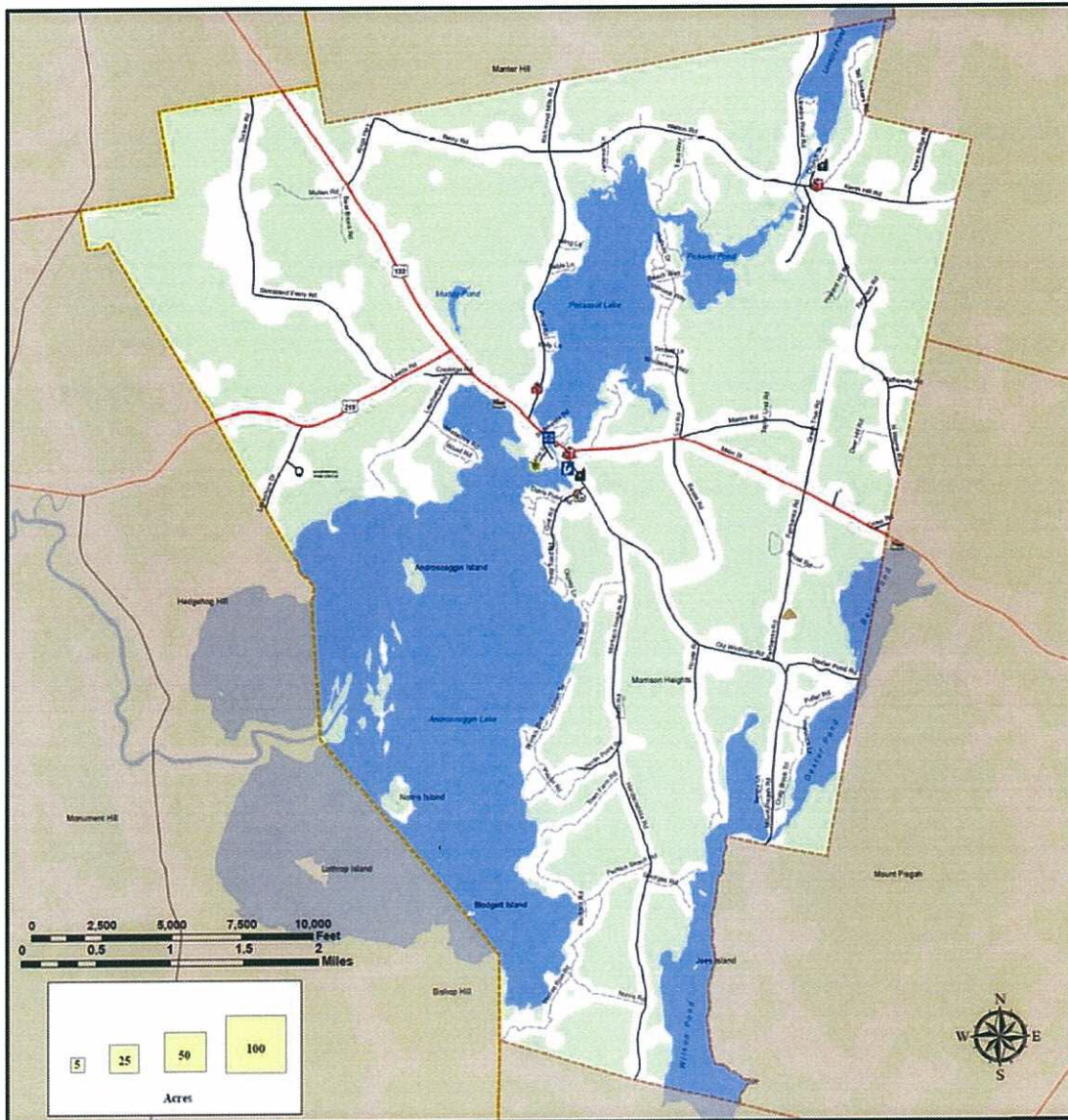
COMPREHENSIVE PLANNING COMMITTEE

1. Theresa Kerchner, Co-Chair
2. Lloyd Irland, Co-Chair
3. Teco Brown
4. Dave Petell
5. Anne Huntington
6. Steve Saunders
7. Steve McLaughlin
8. Bruce Mercier


Committee Staff

1. Ken Pratt, Code Enforcement Officer
2. Aaron Chrostowsky, Town Manager

Map 0-1. Town of Wayne, Maine



Town of Wayne
Kennebec County, Maine
Basic Planning Map
2014 Comprehensive Plan

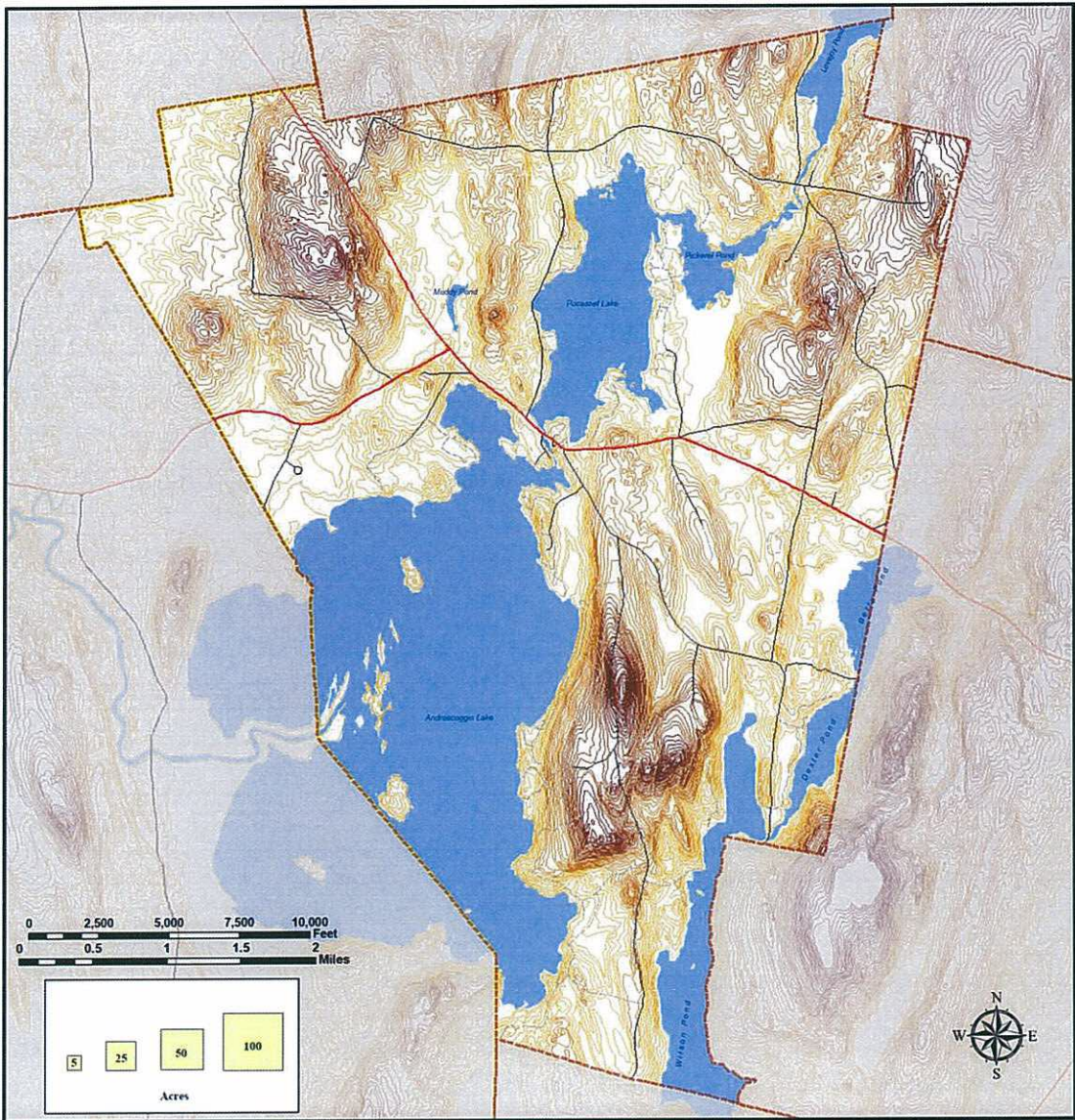


Map Legend


<ul style="list-style-type: none"> — State Highway Major Town Road Local Roads Private Roads County Boundary — Lakes, Ponds & Rivers ■ Fire Stations ● Elementary School / Town Office 	<ul style="list-style-type: none"> ◆ Androscooggin Yacht Club Cary Library ⊞ Ladd Rec Center ⊞ Churches ▲ Town Sand Shed US Post Office ⊞ Public Boat launch
--	--

Neither KVCOG nor the Town of Wayne assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.
Data Sources: Maine Office of GIS, Maine DOT. Created 10-01-2014 by JG

Map 0-2. Wayne Topography



Town of Wayne
Kennebec County, Maine
Topographic Map
2014 Comprehensive Plan



Map Legend

- State Highway
- Major Town Road
- Local Roads
- Private Roads
- County Boundary
- Lakes, Ponds & Rivers

Neither KVCOG nor the Town of Wayne assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.
 Data Sources: Maine Office of GIS, Maine DOT. Created 10-01-2014 by JG

1. INTRODUCTION

The Comprehensive Plan is a framework for identifying issues to be addressed. Periodic revisions are required under state law, and it is needed to qualify for various sorts of grants. This proposal revises an existing Plan in place since 2001. A Committee appointed by the Select Board has been at work on revisions for more than two years.

A detailed summary of the Proposed Plan is on the Town Website.

The Proposed Plan continues many policies already in place. It adds provisions for implementation, status reporting, and amendment to ensure that is an active guide to management and a useful provision for continuity as Town officials change. It also proposes a few new initiatives. The Plan is based on a generally shared assumption that growth in population and residential development in Wayne will be slow. Given this perception, and improved knowledge since the last Plan, it is clear that actions to protect water quality, public health, and ensure sound land use will need to focus more closely on existing subdivided lands and existing development, and grandfathered lots and activities, since most new development is well controlled. The Committee concluded that the Town's rules and policies are generally sound, and that compliance by property owners and enforcement need improvement.

Adopting the Plan itself cannot enact changes or additions to the Zoning Ordinance. Many of the important new ideas in the Plan require further work to specify details, and will require action by the Select Board and Town Meeting before taking effect. The Plan only initiates discussion, drafting, hearings, and action by the Town in the usual way.

The Plan proposes actions in five separate areas of Town government:

1. Public Facilities

Maintain Wayne's public facilities and services, and make needed improvements where feasible.

2. Municipal Finances

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

3. Local Economy

Promote, attract, retain, and support the growth and potentially incentivize small businesses that strengthen our existing niches or economic clusters in the Winthrop Lakes regional economy. Examples include agriculture (farms, orchards, vineyards, forestry), recreation (campgrounds, summer camps, golf courses, boating, sailing, kayaking, swimming, hiking) and creative economy (pottery, music, painting, photography, woodworking and antiques). Maximize economic potential while capitalizing on and maintaining the Town's unique rural, natural and historic character.

4. Natural Resources

Protect wetlands and sensitive areas; improve “housekeeping” on existing sources of erosion; support working lands; continue to refine provisions for environmental aspects of land use; address public health concerns.

5. Land Use

Provide for orderly growth and development in appropriate areas of the community.

Protect the rural, small town character of Wayne.

This will be addressed through continuing improvements and updates to the Town’s effective Zoning Ordinance, setting a target for retention of 15% of the developable land area as open space; and by promoting working lands such as farming and forest management. In addition, improved policies regulating driveways on major roads and management of Town roads will be proposed.

What are the Important New Proposals?

The Vision and Goals summary list numerous provisions, most of which continue or elaborate on existing policy. A few specific items are noteworthy, compared to the existing Plan, and will be of interest to many residents:

- Advocacy for retaining the Elementary School.
- The upcoming need for a new firehouse capable of housing modern fire engines.
- A list of proposals designed to foster improvements to the Village area.
- Proposal for an environmental audit of the Village area.
- An emphasis on refining and enforcing rules in existence instead of adopting new ones.
- More active approaches to regulating driveways on major roads; for the maintenance of Town roads; and for landowner/private road association maintenance of private roads.
- Proposal to develop a septic system ordinance applicable to the Shoreland Zone.
- A proposed target for 15% of remaining developable land to be in conservation status (~1,000 acres)
- Proposal for an Open Space and Outdoor Recreation plan.
- Specific provisions for implementation and monitoring of actions proposed under the Plan.

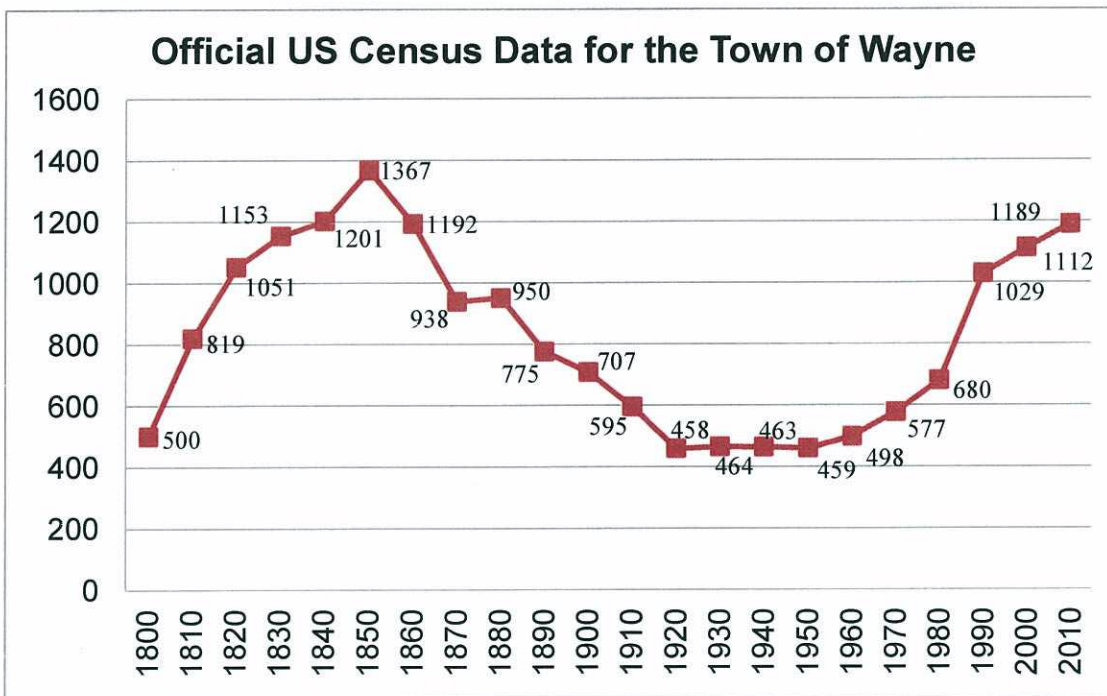
2. POPULATION AND HOUSING

One of the most fundamental aspects of this Comprehensive Plan is the Town’s population, how that population has grown, and how it is projected to grow in the future.

Historical Trends

The Town of Wayne has experienced substantial growth rates from 1970 through 1990. However, growth rates seem to have slowed down between 2000 and 2010. Wayne has almost recovered from the decline in population from 1850 to 1920 (smallest population on record for Wayne: 458 in 1920).

Figure 2-1



For data, see appendix to this chapter.

Factors contributing to Wayne’s growth between 1970 and 2010 include the national trend to migrate from urban to rural areas, the proximity of Wayne to Lewiston/ Auburn and Augusta, and the attractive lakes in Wayne.

State data from the Department of Human Services enable us to see more recent trends. Since 2010, Wayne’s population has declined by 13 people.

Natural Increase vs. Migration

Wayne saw the largest increase in population growth during the 1990's. Most of Wayne's population growth during the 1990's can be attributed to in-migration. Between 1990 and 2000, the Town's year-round population grew by 349 people. According to vital statistics records on file with the State Department of Health and Human Services, there were 95 births and 86 deaths during this period, for a net natural increase of nine people. The natural increase accounted for only about three percent of the Town's growth. The rest (a gain of 340 people) was the result of net migration (152 more people moved in than moved out).

More recently however, the picture has shifted. According to the State's DHHS data, from 2000 to 2013, Wayne gained 69 people or 5 per year. This would be the equivalent of one large family each year. How much of this is due to the overall economy, and how much to factors specific to the community is difficult to judge.

Reflecting an aging population, births in Wayne fell from an average of 7.9 per year in 1993-2000, to 6.8 from 2001-2014. Deaths averaged 8.5 and 9.1 per year in the respective subperiods.

Comparative Population Change

Wayne grew at about the same rate as most of the surrounding towns during the last six decades (1960-2010), as shown in Table 2-1, but at a faster rate than Kennebec County and the State of Maine.

Table 2-1. Comparative Population Change, 1970 to 2000

	1960	1970	1980	1990	2000	2010	Percent Change 1960-10
Wayne	498	577	680	1029	1,112	1,189	+139
Fayette	328	447	812	855	1,040	1,140	+248
Leeds	807	1,031	1,463	1,669	2,001	2,326	+188
Livermore Falls	3,343	3,450	3,572	3,455	3,227	3,187	-5
Manchester	1,068	1,331	1,949	2,099	2,465	2,580	+142
Monmouth	1,884	2,062	2,888	3,353	3,785	4,104	+118
Mount Vernon	596	680	1,021	1,362	1,524	1,640	+175
Readfield	1,029	1,258	1,943	2,033	2,360	2,598	+152
Winthrop	3,537	4,335	5,889	5,968	6,232	6,092	+72
Kennebec Co.	89,150	95,247	109,889	115,904	117,114	122,151	+37
Maine	969,265	993,722	1,125,043	1,127,928	1,274,923	1,328,613	+37

Source: US Census, 1960 1970, 1980, 1990, 2000, 2010.

Age Distribution

Table 2-2 contains a summary of age distribution for Wayne, a number of adjacent communities, Kennebec County and the State for 2010. Wayne’s age distribution seems to be similar to all the jurisdictions sampled, in that the largest age group is the “45-64” category. Wayne has the oldest median age of all jurisdictions sampled, six years older than the state average.

Table 2-2. Population by Age Category, by Percent, 2010

	Under 5	5 to 17	18-44	45-64	65 +	Median
Wayne	4	15	23	41	17	49.1
Fayette	4	14	26	41	15	48.0
Leeds	6	17	33	33	11	41.3
Livermore Falls	7	19	33	26	15	38.1
Manchester	5	18	26	35	16	46.2
Monmouth	5	18	31	34	12	42.0
Mount Vernon	5	15	29	36	15	45.7
Readfield	5	19	29	35	12	43.4
Winthrop	5	15	28	34	17	46.0
Kennebec County	5	16	32	31	16	42.8
Maine	5	15	33	31	16	42.7

Source: US Census.

Table 2-3 provides an overview of how the Town’s population changed during the 2000-2010 decade. The changes are quite dramatic. There was a 63% increase in the “under 5” category, a 42 percent increase in the “45-64” category, and a 22% decrease in the “5-17” category. If these numbers are sound, we can expect increases in elementary school populations very soon. In fact, kindergarten enrollments at WES have increased significantly since 2008. See further discussion in Public Services section below.

Table 2-3. Wayne Population Growth by Age Category, 2000-2010

	Number			Percent		
	2000	2010	Change 2000-2010	2000	2010	Change 2000-2010
Under 5	30	49	+19	3%	4%	+63%
5-17	231	181	-50	21%	15%	-22%
18-44	327	277	-50	29%	23%	-15%
45-64	340	484	+144	31%	41%	+42%
65 and over	184	198	+14	16%	17%	+8%
Total	1,112	1,189	+77	100%	100%	+7%

Source: US Census, 2000, 2010.

The 2011, the American Community Survey estimated the following demographic indicators:

Males per 100 females	94.4
Old-age dependency ratio	36.1%
Child dependency ratio	22.2%

Household Size

The average household size in Wayne (2.31 in 2010) has been declining since 1990, as it has in Kennebec County, the State of Maine and nearby comparison communities (see Table 2-4). In general, as the town ages its children and young adults leave Wayne. In general, a higher number of persons per household reflects a higher percentage of school age children in the general population.

Table 2-4. Comparative Household Size, 1990-2010

	1990	2000	2010	1990-2010 Percent Change
Wayne	2.61	2.39	2.31	-11.49
Fayette	2.78	2.49	2.32	-16.55
Leeds	2.96	2.72	2.60	-12.16
Livermore Falls	2.52	2.39	2.41	-4.37
Manchester	2.61	2.52	2.47	-5.36
Monmouth	2.83	2.63	2.59	-8.48
Mount Vernon	2.72	2.52	2.37	-12.87
Readfield	2.82	2.72	2.56	-9.22
Winthrop	2.61	2.42	2.31	-11.49
Kennebec Co.	2.55	2.38	2.32	-9.02
Maine	2.56	2.39	2.32	-9.38

Source: US Census, 1990-2010.

Household Type

Table 2-5 contains a summary of households by type for Wayne and the State of Maine, as shown in the 2010 Census. Wayne has a higher percentage of family households (69.6%) than the State (62.9%), as well as married couple families (58.9% vs. 48.5%). Conversely, the Town has a lower percentage of female householders (6.8% vs. 10%), non-family households (30.4% vs. 37.1%) and householders 65 years and over living alone (9.9% vs. 11.3%). There are no persons in Wayne reported to be in group quarters.

Table 2-5. Household by Type 2010

	Wayne		Maine	
	Number	Percent	Number	Percent
All Households	514	100	557,219	100
Family Households	358	69.6	350,621	62.9
Married couple, families	303	58.9	270,088	48.5
Female householder, no male	35	6.8	55,448	10.0
Non-Family Households	156	30.4	206,598	37.1
Householder living alone	124	24.1	159,533	28.6
Householder 65+ living alone	51	9.9	62,937	11.3
Persons in Households	1189	100	1,292,816	97.3
Persons in Group Quarters	0	0	35,545	2.7
Institutionalized	0	0	12,409	0.9
Other	0	0	23,136	1.7

Source: US Census, 2010.

Housing Units

The 2010 Census counted 847 housing units (includes all occupied and unoccupied structures) in Wayne, of which 471 were occupied year-round. This suggests 2.2 people per occupied unit. Fully 52% of the occupied homes had 3 or more bedrooms. Ninety-one percent of the units are in single family dwellings. There were an additional 376 vacant units. These are likely the seasonal properties. The seasonal population on peak weekends could easily exceed 3,000 people, or three times the town's permanent population. This is roughly consistent with state data on taxable retail sales in town (see Municipal finances chapter). Interestingly, 106 of the occupied units are heated with wood. Only 51 of the units were renter-occupied in 2010.

Only 10% of the housing stock was built since 2000; 46% was built 1970-1999, 19% 1950-69, and 25% before 1949. The population appears fairly stable: 60% of the occupied units were moved into by 1999 or earlier.

In Wayne, the connection between population growth and construction is loose. Over the 2001-2013 years, 95 residential units were permitted, but the population only increased by 64 people. Changes in use of seasonal homes – conversions to and from year-round rentals or between owner occupancy year-round and seasonal use – may explain part of this difference. Changing sizes of households as young people move in or move away is also a factor.

Population Projections

The State Planning Office (SPO) routinely releases population projections for every community in the State. As shown in Table 2-6, SPO projects continued, but slow population growth, between 2010 and 2030 for Wayne. This growth would average less than one person per year.

Table 2-6. Population Projections

	2010	2015	2020	2025	2030	Change 2010-2030	
						Number	Percent
Wayne	1,189	1,195	1,202	1,205	1,204	+15	+1.26
Fayette	1,140	1,158	1,176	1,191	1,201	+61	+5.35
Leeds	2,326	2,500	2,676	2,850	3,019	+693	+29.79
Livermore Falls	3,187	3,178	3,159	3,128	3,087	-100	-3.14
Manchester	2,580	2,566	2,553	2,535	2,506	-74	-2.87
Monmouth	4,104	4,144	4,188	4,222	4,239	-135	+3.29
Mount Vernon	1,640	1,653	1,666	1,675	1,677	+37	+2.26
Readfield	2,598	2,648	2,698	2,740	2,772	+174	+6.70
Winthrop	6,092	6,088	5,990	5,880	5,749	-343	-5.63
Kennebec Co.	122,151	121,674	121,085	120,238	118,930	-3,221	-2.64
Maine	1,328,613	1,329,823	1,331,607	1,330,821	1,325,751	-2,862	-0.22

Source: Maine State Planning Office (now, Office of Policy and Management).

Notes: The projected increase for Leeds seems anomalous.

Analysis

The following analysis responds to requirements in the State rules relating to the preparation of comprehensive plans.

- 1. Rate of population change.** Based on SPO's population projections, the rate of population growth is expected to be very slow: roughly one person per year to 2030. Rapid growth could challenge the Town's ability to provide services, protect its natural resources and the natural beauty of the community, while keeping taxes at a reasonable level.
- 2. Fastest growing demographic groups.** No projections are available, but further aging is likely.
- 3. Likely demand for services.** The Town should have sufficient capacity to accommodate the modest growth in its school age population. There are few services for the elderly in the community. Many of the Town's elderly are perhaps more self-sufficient than the statewide elderly population. However, there will probably be an increasing need for services, especially affordable housing. Transportation to appointments, banks, grocery shopping or for other necessary errands may become increasingly important.
- 4. Newcomers and their views.** The Town can continue to share information about Town resources and services through the Town's website, the Annual Town Report and the Comprehensive Plan. People who move into the community will not necessarily share the same views as those who are already here.