

BRISTOL COMPREHENSIVE PLAN INTRODUCTION AND SUMMARY

INTRODUCTION

At the 2021 Annual Town Meeting, the Town of Bristol authorized the Select Board to appoint a Comprehensive Plan Committee (CPC) to establish goals and strategies to guide the community during a period of rapid change. In March 2022, voters appropriated \$60,000 for the Committee to hire a consulting firm—later selected as North Star Planning—to support an expanded public outreach effort, assist with drafting the final Comprehensive Plan document, and help the CPC through the local and state adoption processes. After holding a public hearing in December 2023, the Committee submitted a draft Plan to the State of Maine in early 2024.

In July 2024, the Town of Bristol requested assistance from the Midcoast Council of Governments (MCOG) to revise the Comprehensive Plan, address inconsistencies identified by the State, and incorporate comments raised during a follow-up workshop and outreach effort.

The Comprehensive Plan serves as an advisory document to guide policy decisions, land use planning, and municipal investments based on the best available data and trends at the time of writing. This Plan is intended to remain a living document that reflects and supports Bristol’s Vision Statement.

ACKNOWLEDGMENT

The initial version of the Comprehensive Plan was developed between 2022 and 2024 by the Comprehensive Plan Committee. Committee members included: Alex Beaudet, Tom Bishop, Rebecca Cooper, Paul DiMauro, Jamie Doherty, Richard Francis, Roseanne Holladay, Patricia Jennings, Steve Jorgensen, Kenneth Kortemeier, Mary Piasecki, and Jess Yates. Additional contributions were provided by Alfred Ajami, Jim Barnes, Rob Davidson, Brittany Gill, and Jason Sewall.

The Committee also received assistance from Ben Smith and Logan Capone of North Star Planning.

This revised version of the Comprehensive Plan incorporates edits by Maxwell Johnstone of the Midcoast Council of Governments, with guidance from the Bristol Select Board, Planning Board, and the Town Administrator.

THE VISION OF BRISTOL

We believe Bristol should maintain its rural character as an unpretentious and welcoming coastal community. The Town’s natural beauty—especially its coastline, marine environment, conserved

lands, and undisturbed rural areas—is vital to its future. Careful land use planning, combined with respect for traditional land uses, is essential to preserving the Town’s character.

Every generation is important, from children to older residents. All should have access to affordable housing to allow them to remain in Bristol throughout their lives. The Town’s consistently low tax rate has supported residents who have aged in place. Education for children is essential, and work of all types should be encouraged and supported. Bristol also recognizes that climate change presents a threat to all generations, and efforts to mitigate its effects should be pursued by the Town.

Achieving the community’s vision for Bristol will require working together.

PRIORITIES

The following priorities, derived from the Vision Statement, form the core of the Comprehensive Plan and guide the goals and strategies throughout the document.

To preserve Bristol, we must:

- Protect the Town’s rural character;
- Protect and maintain natural and marine resources;
- Provide access to affordable housing;
- Balance an affordable tax rate with the Town’s priorities;
- Understand the impacts of climate change;
- Use the Comprehensive Plan as a roadmap for the future

These priorities form the basis for the goals and strategies in each of the eleven chapters in the second section of the Plan. They present simple guiding principles, identify who may be responsible for pursuing them, and suggest when the Town might consider acting.

HISTORY OF COMPREHENSIVE PLANS

Bristol Comprehensive Plan (1987)

The Town drafted and adopted its first Comprehensive Plan in 1987. The Plan addressed history, population and economy, natural resources, land use, housing, and community services, and included related goals and policies. The State Planning Office (SPO) found the Plan consistent with the Growth Management Act.

Bristol Comprehensive Plan (2002)

The Town adopted a new Comprehensive Plan in 2002. The State Planning Office found the Plan inconsistent with the goals and objectives of the Growth Management Act due to several gaps:

1. Insufficient natural resources inventory and analysis, including source water supply, groundwater, surface water, and floodplains.
2. No designation of rural or growth areas within the Future Land Use section and no Capital Investment Plan.
3. Lack of analysis regarding affordable housing in Bristol.
4. No recommendations for protecting historic or archaeological resources.

The Town chose not to pursue the SPO's recommendations, and the Plan was not deemed consistent by the State.

PUBLIC OUTREACH

The Town used a mix of in-person and online communication methods throughout the planning process, including a project website, email bulletins (reaching 1,462 addresses), social media, newspaper advertisements, pop-up events, conversations with committee members, and printed materials.

Key outreach activities included:

- Mini-Survey (Jan–Sep 2022): 262 responses supporting early visioning and awareness.
- Vision Survey (Jan–Mar 2023): 74 questions; 634 responses on vision and policy priorities.
- Town Meetings (2022 & 2023): Authorized project funding (2022) and promoted the Future Land Use Workshop (2023).
- Future Land Use Workshop (May 2023): More than 70 residents attended; reviewed survey results and land use scenarios.
- Public Hearing (Dec 2023): Approximately 170 residents attended; 16 public comments were recorded, including concerns, support, and requests for clarification.
- Comprehensive Plan Survey (Dec 2024–May 2025): 126 responses focused on the draft Comprehensive Plan.

- Comprehensive Plan Workshop (Feb 2025): Reviewed State concerns and gathered additional community input.

IMPLEMENTATION

Each section of the Comprehensive Plan includes Goals, Policies, and Strategies that provide advisory recommendations for the next ten years. The Strategies requested by the State of Maine, as part of the Growth Management Act, are identified with an asterisk (*) at the end of the Strategy. The Strategies identify responsible parties and include the following timelines:

- Ongoing – Work already underway and encouraged to continue.
- Early Term – Potentially achievable within three years.
- Mid Term – Potentially achievable within three to five years.
- Long Term – Likely to require more than five years.

To support ongoing implementation, the Town may establish an Implementation Committee (IC). This group, appointed by the Select Board, would monitor progress on Plan strategies, provide updates to the Select Board, and assist with projects needing additional support. The IC is recommended to include department heads and volunteers from existing boards and committees.

The Implementation Committee should provide annual updates to the Select Board at a public meeting or through a publicly available written report. Reports should outline progress on the Plan's goals and strategies and include requested data such as parcels placed under conservation, annual building permit and site plan activity, impacts on property taxes, and resilience-related progress.



Photo by Leslie Pell

CHAPTER 1: HISTORY OF BRISTOL

Historic and Archaeological Resources

Highlights

- There are 53 known prehistoric archaeological sites in the Town of Bristol. Ninety-five percent of the shoreland zone has been subject to a reconnaissance survey.
- The Town of Bristol has 10 sites listed on the National Register, and 1 site listed as a National Historic Landmark, the Pemaquid Archaeological Site.
- Bristol has had more than 7,000 years of human settlement, with patterns of development occurring in the Villages and along the shoreline.
- While many of the known historic and archaeological resources are well-maintained and protected, there are several known historical places and districts in Bristol that may be eligible for listing, such as the Bristol Mills and Round Pond villages.

A Brief History of Bristol

Introduction by Chris Hall

Bristol has at least 7,000 years of human settlement, according to the archaeological record, and over 400 years of European history commencing with the explorations of George Weymouth, John Smith, and other adventurers. The built environment of Bristol dates from no earlier than the late 1700s. Prior to that time, evidence of both Native American and early English settlement is hidden in the earth underfoot. The story of these people, their activities, their achievements, their failures, is tantalizingly concealed by the history of their successors layered atop. Archaeology discovers bits and pieces, interprets and presents them so that we may know our heritage.

Arguably, the most significant site in Bristol is found at Colonial Pemaquid State Park at Pemaquid Beach. The Fort William Henry reconstruction there has become an icon of Bristol since its erection in the early 1900's. Excavations about the fort and in adjacent fields from the early 20th century onward have unearthed a number of building foundations and other features now providing interpretive displays of considerable attraction to tourists, scholars and other park visitors. The site was designated a National Historic Landmark in 1993 under the listing 'Pemaquid Archaeological Site.'

The wealth of evidence found at this site describes a European settlement dating to the early 1600s.

Archival data from the same period suggests habitation spreading to other locations in what is now Bristol. In April 2000 Robert Bradley of the Maine Historic Preservation Commission noted,

"Considerable professional survey for historic archaeological sites has been conducted to date in Bristol. Future such field work could focus on sites relating to the earliest European settlement of the town, beginning in the 1620's, in the New Harbor and Round Pond villages, as well as a continuation of long term survey(s) on both sides of the Pemaquid River to Head of Tide."

Exploration along the coastal shoreline and inland along the Pemaquid and Damariscotta Rivers has revealed shipbuilding, brickworks and mill sites from the seventeenth to nineteenth centuries. The "locks" on the Pemaquid River just above the falls raise questions as to their origin and use. Remnants of piers and wharves along the shore speak of commerce and shipping now forgotten.

Historic structures within a town are important assets. In addition to the Pemaquid Archaeological Site, which encompasses Fort William Henry (1692, reconstruction 1908) and the museum and excavation site of the Colonial Pemaquid village (1630s or earlier), six other sites are listed on the National

Register of Historic Places (see descriptions below), including such icons as the Pemaquid Lighthouse, Harrington Meeting House, and Benner Road Stone Arch Bridge.

Additional buildings and archaeological sites within Bristol may be eligible for the National Register. The mill at Pemaquid Falls, now under restoration by the Old Bristol Historic Society; the Town Hall, the Rock Schoolhouse, and the Town Pound have all been suggested for listing, while the historic cores of Round Pond and Bristol Mills villages may qualify as National Historic Districts.

Throughout the Town are many examples of houses and barns dating to the late 1700's and early 1800's. Many are in excellent condition and some retain most of their original features. There are several one-room schoolhouses, either preserved as such or converted to new uses.

Not to be overlooked are Bristol's distinct villages, defined in the past by intervening green areas of woods, fields, and less densely settled farmlands, now to an increasing extent linked by 'ribbon' development along Bristol's public roads.

Pre-Historic and Archaeological Resources of Bristol

Before European settlement commenced in what is now Bristol, Native Americans occupied the area along the coast between the Kennebec and St. George rivers. These people were the Abnaki, with the local tribe known as the Wawenock, members of the Algonquin language family who, in the northeast, are known as the Wabanaki. Archival records speak much of the meetings and interactions of the first explorers/colonizers and indigenous peoples.

There is much evidence of earlier peoples. The famed shell heaps of the Damariscotta River, the Indian burial ground on Louds Island, the archaeological investigations on Indiantown Island on the Sheepscot as well as the Native grave, dated to the late 1500's to early 1600s, discovered in excavations at Colonial Pemaquid in the 1960's, provide eloquent evidence of indigenous occupation predating any European exploration. Research continues.

It is not in the least uncommon to find bits and pieces of these cultures in contemporary archaeological digs. The significant archaeological resources still buried throughout the Town must be kept in mind in the face of continuing new development and construction pressures. It is important to know our history and prehistory so that we can understand how and why the Town grew to be the way it is today. Such an understanding provides a foundation for decisions that may affect the Town's future.

1600-1700

Early explorers and fishermen who sailed to North America, from the Norsemen to later European adventurers, reported rich fishing grounds in Canada, and exploration further south soon followed. To supply European markets, Dutch, English, French and Portuguese fishermen soon appeared to harvest from these waters. Cabot's voyage of 1497 encountered Basque fishermen on the Grand Banks. Gosnold explored Maine waters in 1602, and while his voyage did not directly impact the settlement of Bristol, a local inn still bears his name. Champlain followed in 1604 and 1605. In the same year, George Weymouth came to Muscongus Bay, recording a visit at Monhegan. He also captured five Indians, taking them back to England for "exhibition." Only two returned home to Pemaquid.

Settlements, seasonal at first, relating to fishing and fur trade, appeared. A Spanish record suggests an English presence at Pemaquid in 1610. Captain John Smith came to Monhegan Island in 1614 looking for whales, fish and furs and reported fishing activity in the area, most likely at New Harbor. It was at this time that the great fishing industry of Maine began. Stations were set up for salting, curing and

processing the fish caught for transport back to the European markets. Mackerel and Herring were important commodities. Vessels bringing supplies from Europe would sail home loaded with fish. It has been reported as “a lively trade.”

Activity grew as the century progressed. Considerable interest existed in England, and France and Spain, for acquiring land and colonies in America. How affairs played out in the 1600’s may be glimpsed from the following chronology. It is neither complete nor definitive. Johnston’s (1873) “A History of the Towns of Bristol and Bremen in the State of Maine, including the Pemaquid Settlement” is recommended for more detail.

1621 Samoset, a Wawenock sagamore from Pemaquid, greeted the settler colonists at Plymouth and introduced them to the local people, the Wampanoag. Through diplomatic means he brought them together to sign a peace treaty which lasted over 50 years.

1625 Beginnings of first permanent settlement at Pemaquid.

1630 Wooden stockade erected, known locally as "Shurt's Fort," named for Aldworth's and Elbridge's agent (date approximate). Pemaquid named the port of entry for all English shipping between the Kennebec and the St. Croix.

1631 Pemaquid patent issued to Aldworth and Eldridge of Bristol, England. The patent was dated February 29, 1631, though the leap year was in 1632.

1632 Shurt’s Fort sacked by pirate Dixie Bull.

1635 August 15. Ship “Angel Gabriel,” 240 tons, 16 guns, wrecked at Pemaquid in a great storm after discharging passengers but not cargo. Remains of this vessel have never been found.

1665 James, Duke of York “erected” the Sagadahoc territory with “Jamestown” (Pemaquid) as its capital, and New Dartmouth (Newcastle) as the shire town of Cornwall County.

1675 King Philip's War began in Massachusetts. Fearing for their safety, 300 settlers of Pemaquid and New Harbor fled to Damariscove and Monhegan, returning to their farms by the next year.

1676 Hearing of an imminent attack, once again the residents of Pemaquid and New Harbor fled their homes. Both villages were destroyed by Wabanaki forces.

1677 Peace talks to end King Phillip’s war were held at Pemaquid. Fort Charles was built by Governor Edmund Andros at “Jamestown” (Pemaquid) in Cornwall, under the jurisdiction of James, Duke of York.

1686 September 19. Pemaquid separated from New York, annexed to Massachusetts.

1689 Fort Charles burned by the Wabanaki. Pemaquid abandoned.

1692 Fort William Henry erected, at a cost of \$20,000, by Governor William Phipps of Massachusetts.

1696 Fort William Henry surrendered by Captain Chubb to Baron de Castine and 400-500 French and Wabanaki fighters after bombardment from the guns of three French men-of-war. The entire area east of Falmouth (Portland) was destroyed and Pemaquid was abandoned for 20 years.

1700-1900

With the destruction of Fort William Henry in 1696, the English again abandoned the area. Then, a lull in the fighting among the Wabanaki, French and English allowed the proprietors to foster development and commerce. Dunbar arrived in 1729 to rebuild Fort Frederik at Pemaquid and bring in settlers, mostly ‘Scots-Irish’ from Ulster. Dunbar laid out three towns: Townsend in what is now Boothbay, Harrington in Bristol, and Walpole in northern Bristol and Nobleboro. Settlers were offered free land consisting of 20-acre “city” lots, 12-acre lots along the rivers and 100-acre lots in the woodlands. Notably, Dunbar

gave no deeds to these settlers. These lot patterns can still be seen today on the tax maps. The settlers came but the land was poor and not suitable for large-scale farming. Livings were made by fishing, shipping, and timber and firewood shipped to Boston or New York for goods and provisions. Another flare-up of war in 1745 caused most settlers to leave but they were back in 1749 once hostilities ceased. However, only a small population stayed in the area due to continued Native uprisings. The French and Indian War of 1750-1759 furthered hardships for the settlers. For safety, they lived mostly around the fort. No large battles took place in the area.

The fall of Quebec in 1759 brought peace to the area and people again moved in to reclaim the homesteads they had left behind. The census of 1764 showed 200 people in what is now Bristol. There were no roads. Travel was mostly by water. People lived by harvesting wood, fishing, and subsistence farming. They also raised cattle and sheep. A lot of the family names familiar today were present, including Elliot, Fossett, House, McFarland, McLain, Sproul, and Yates.

There was no political definition to the area until 1764 when settlers voted to form a town (taking effect from 1765). Three sections were laid out – Harrington, Walpole and Broad Cove (Bremen). After much discussion as to number and location, each section had its own meeting house by 1773. The town was just getting operational when the Revolutionary War began. Bristol supported the colonists' side and sent a number of its citizens to battle.

With peace in 1783, the Town was able to grow. Shipyards were set up, grist mills and sawmills built and new fishing grounds explored. The Embargo Act of 1807 and the War of 1812 interrupted progress. The gains in Bristol's maritime economy from 1764 to 1807 were largely lost by 1815, but with the end of the war, Bristol embarked upon a rapid expansion. A survey in 1812 by William McClintock, published in map form in 1815, was accepted as finally settling competing land claims – a big step forward for settlement. More settlers of Scottish and Irish origin arrived. Presbyterian, Methodist and Congregational churches were built – four in the 1830's and three more in the 1850's. New schools were built to replace old ones or to move classes out of people's homes.

In 1820, Maine separated from Massachusetts, and in 1828 Bremen separated from Bristol. In 1851, 20 school districts were set up, each with their own schoolhouse. Temperance societies sprang up in the 1850's, with the movement surprisingly strong in this area known for its enjoyment of spirits. In 1858, the Town voted to ban all sale of liquor in town. From 1815 to 1860, Bristol's population nearly tripled; a growth rate much higher than in recent years.

The autonomy of the villages was a product of the difficulty of travel over poor roads for the long distances between the population centers. Each village developed its own economic base (granite in Round Pond, fishing in New Harbor, sawmills in Bristol Mills), giving each its own character, still in evidence today. By 1860, life in Bristol had become quite sophisticated with frequent lectures, concerts and fairs. While the villages have not moved, housing patterns and land use in the rest of Town has shifted. Any walk in the woods today reveals stone walls, foundations and orchards – the remnants of a past agrarian livelihood. Ship building increased. Mills for grain, lumber, shingles and staves were established on virtually every flowing water in town. Granite quarries in Round Pond expanded. Brickyard and ice harvesting operations opened.

By 1860, the population in Bristol exceeded 3000 and there were over 1,000 children in school. Today's population, by comparison, is roughly 2,644 with 390 children in school. The Civil War slightly slowed population growth as, eventually, 337 men went off to war. The town raised funds to pay bounties to enlistees and also to help their families while they were away.

With the end of the war, changes in the nation's economic structure were not kind to Bristol. Local industries went through a series of boom and bust cycles. Farming shifted to the midwest and demand for wooden ships declined. Other businesses boomed for short periods of time. Pogies (Menhaden) arrived on our shores in great quantities. The first reduction plants to capture their oil (a substitute for whale oil in oil lamps) in the country were set up in Round Pond. Demand for bricks and granite rose as cities to the south expanded.

By 1892, the pogies had left and use for their oil waned with the rise of petroleum. The quarries could not compete with larger operations closer to the cities. The woods had been clear-cut along the shore and the riverbanks, putting the small mills out of business. Population dropped to under 2,000 by 1900 and by 1915, only nine schools remained open. However, the tourist industry was getting started.

The arrival of summer visitors to Maine in the 1870's and 1880's increased general trade as well as demand for ice. A number of large hotels were built between 1890 and 1920 in New Harbor, Round Pond, Christmas Cove, Pemaquid Point and South Bristol. Coastwise steamships made daily stops in Pemaquid Harbor, New Harbor, and Round Pond. These villages were then considered major vacation towns. A number of casinos (social clubs, not gambling dens!), roller rinks, dance halls, bowling alleys and billiard rooms opened in these communities. As other industries waned, tourism became a major industry along with the historic and ever-present fishing business, producing the economic base of today.

1900 - 2000

For the most part, the early part of the 20th century continued as in the later years of the 19th. South Bristol was set apart as a separate town in 1915. The population continued the slow decline that began after the Civil War, as farms became uneconomic and people left to seek employment elsewhere.

From the 1920 census to 1960, the Bristol population hovered around 1400, a little less than half of the 1860 peak (after adjusting for the loss of South Bristol). More detail is given in Chapter 3.

Fishing, boat building, and farming continued to be important activities in Bristol. The fishing industry saw its peak landings after World War II, with New Harbor as the center of activity for cod, herring, mackerel, shrimp, and other species; from the 1970s stock depletion by offshore foreign trawlers drove a shift in harvesting effort to the more profitable, and hopefully sustainable, lobster fishery.

The advent of the automobile, and especially the improvement of what became Routes 32 and 130 by the state in the 1930s and 1950s, ended the relative isolation of the peninsula's villages. Consolidation of the Town's many schools led finally to the single Bristol Consolidated School of 1953, and the busing of high schoolers to Lincoln Academy in Newcastle with the closure of the Bristol High School in 1969. Patterns of commerce changed as many began doing their shopping at larger stores out of town, first in Damariscotta and then further afield as US Route One was upgraded to the 'Atlantic Highway' in the 1960s.

Increased mobility was not universal, however; the spread of the automobile combined with the impact of World War Two led to the decline of public transportation, including the end of steamship service along the coast and in the Damariscotta River, and the end of passenger trains to nearby Newcastle station in 1960.

The convenience of the automobile led many local stores to close. Self-sufficiency was no longer as important for either families or communities. Farmlands were abandoned and went back to wood lots. A growing proportion of Bristol residents drove daily to work in Damariscotta, Bath, and even Augusta

and Portland. With the shrinking of distance came changes in everything from family structure to tastes in food and recreation. Bristol's population began to grow again in the 1960s, and new residents began to mix with the long-established families. In the next fifty years, the population would double, and the economic base would be transformed. So, too, would the Town's housing stock and physical appearance, as development spread along the coast, lakes, and rivers, and then as waterfront prices rose, development inland with the subdivision of land along state highways and town roads.

Bristol in the 21st Century

At the turn of the 21st century, Bristol appeared to be two quite different communities at different times of the year. A year-round population of perhaps 2,700 people in February contrasted with a summer population including as many again summer residents, owners of property in Bristol who spend part of the summer months of June to September in the Town. On top of these, an additional transient population renting cottages and rooms increases the total of people staying in the Town to a peak of perhaps 9,000 at summer weekends – further analysis of this is in Chapter Three, 'Population,' below. A marked trend within the bare demographic numbers is the growth of Bristol (and much of Midcoast Maine) over the last forty years as a retirement community. Increasing numbers of former summer residents and visitors have chosen to settle here, bringing new life and activity to the region, and driving demand for health care, financial, and other services – much of which is met in Damariscotta, the local service center on which Bristol is increasingly dependent.

With the expansion of broadband internet service starting in the second decade of the century, remote working has become possible – and, with the Covid pandemic outbreak in 2020-21, has been shown to be practical and even preferable for many businesses and their employees. The distinctions between summer and year-round homes, actively employed versus retired residents, and 'locals' and 'people from away' – always less sharp in Bristol than in much of Maine – are becoming blurred by new patterns of working and living. Long a desirable place for summer leisure, and more recently for retirement, Bristol is now an attractive place from which to work remotely, with attendant impacts on real estate values and construction activity. Part of this attraction lies in its history and built heritage, our historic villages complementing our natural beauty.

Analyses

Historic Patterns of Settlement

Are historic patterns of settlement still evident in the community?

There are many examples of houses and barns dating to the late 1700s and early 1800s throughout Bristol. Many are in excellent condition, and some retain most of their original features. There are several one-room schoolhouses, either preserved as such or converted to new uses.

The autonomy of the villages was a product of the difficulty of traveling over poor roads for the long distances between the population centers. Each village developed its own economic base (granite in Round Pond, fishing in New Harbor, sawmills in Bristol Mills), giving each its unique character, still in evidence today. While the villages have remained, housing patterns and land use in the rest of the Town have shifted. Any walk in the woods today reveals stone walls, foundations, and orchards – the remnants of a past agrarian livelihood. Shipbuilding increased throughout the 19th century. Mills for grain, lumber, shingles, and staves were established on virtually every flowing water in town. Granite quarries in Round Pond expanded. Brickyard and ice harvesting operations opened.

The arrival of summer visitors to Maine in the 1870s and 1880s increased general trade as well as demand for ice. Several large hotels were built between 1890 and 1920 in New Harbor and Round Pond. Coastal steamships made daily stops in Pemaquid Harbor, New Harbor, and Round Pond. These villages were then considered major vacation towns. Several casinos, roller rinks, dance halls, bowling alleys, and billiard rooms opened in these communities; one in the village Pemaquid Beach operated into the 1950s. As other industries waned, tourism became a major industry along with the historic and ever-present fishing business, producing the economic base of today. Currently, most development is along the Town roads and State highways. Some of this is at the fringes of the villages while the villages themselves have not changed much, considering that they have been in existence since the arrival of English settlers on the Bristol peninsula in the 1620s.

Prehistoric Archaeological Sites/Historic Archaeological Sites

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

Within Bristol, the responsibility for protecting historic and archaeological assets is shared among the state, municipal government, several private nonprofit organizations, and individuals. Apart from the State Park at Colonial Pemaquid, the following historic sites are well maintained by the Town:

- Pemaquid Lighthouse Keeper's House (Parks and Recreation Department; houses the Fishermen's Museum, a private non-profit. The lighthouse tower is retained by the US Coast Guard, and leased to the American Lighthouse Federation.)
- Harrington Meeting House (maintenance shared with the Pemaquid Historical Association, which opens the Meeting House to the public in the summer)
- Rock Schoolhouse on Rock Schoolhouse Road (Parks and Recreation Department, open in summer with volunteer custodians)
 - Town Hall (dating from 1840, extensively rebuilt in 1912, renovated in 2010)
 - Ervine School (off Sproul Hill Road)
 - McKinley School (Pemaquid Falls)
 - The Benner Road Stone Arch Bridge
- The Liberty Pole and Bristol Mills village watering trough (maintained for the Town by the Bristol Mills Village Improvement Society)
 - The Bristol Mills Dam, with attendant Swimming Hole Park and fish ladder
- Numerous cemeteries, which are generally closed to new internments, although burials are permitted where space exists in existing family plots.
 - Pemaquid Mill at Pemaquid Falls, currently under renovation by Bristol Historical Society.
 - The Willing Workers Hall (New Harbor)

While most historic homes, retail buildings, and some former schools and churches are in private hands, other buildings are held by voluntary associations:

- The Pemaquid Mill at Pemaquid Falls, acquired in 2019 by the Old Bristol Historical Society, along with its associated former Poole Brothers retail store, being developed as the Center for Bristol History and town archive.
- The Washington Schoolhouse in Round Pond is maintained by the Round Pond Schoolhouse Association.

- The White Church in Round Pond is maintained by Helping Hands, Round Pond.
- The Little Brown Church (Round Pond), the Congregational Church of Bristol – U.C.C. in Bristol Mills, and the New Harbor Methodist Church (all over 100 years old) are maintained by their several vestries or congregations.
- In addition to the protection of the known resources listed above, Bristol has ordinances in place to protect unknown archaeological sites. These ordinances target site development in the Shoreland Zone and subdivision development.

Bristol takes great pride in its historical heritage, and many individuals and organizations have stepped up alongside the town to maintain that heritage.

Note: According to the National Registry of Historic Places, the area around the Colonial Pemaquid site is an Archaeological District. On the Carma maps the area is shown as a Historic District. Also, according to the Maine Historic Preservation Commission, the villages of Bristol Mills and Round Pond may be eligible for designation as Historic Districts.

Historic Structures

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

Summary of regulations regarding site plans and subdivisions

In the case of an application for a Subdivision permit, the Bristol Subdivision Ordinance requires a letter from the Maine Historic Preservation Commission stating there is not a high potential of an archaeological site on the parcel of land. If there is a high potential, the Planning Board may require an archaeological site survey report. Also, the proposed subdivision may not have an undue adverse effect on any nearby historic sites.

Currently, there are no restrictions or advisements regarding historical/archaeological sites for the construction of single homes or businesses in Bristol town ordinances except for construction regulated by the Shoreland Zoning Ordinance.

The use of an existing building on the shoreline that does not conform to the Shoreland Zoning Ordinance may not be changed unless the Planning Board determines that the change will not further impact nearby archaeological and historic resources (and other environmental and economic resources). The Planning Board will require written documentation attesting to this.

A landowner, planning structural development or soil disturbance on shoreline property that is either on or adjacent to sites listed on or eligible to be listed on the National Register of Historic Places must submit a request to the Maine Historic Preservation Commission for comments. These comments must be reviewed by the Planning Board before rendering a decision on the application.

Utility installation in areas within the shoreland zone must be approved by the Planning Board. A statement specifically addressing the impact on archaeological and historical resources (among other things) by the installation of and long-term maintenance and operation of the utility. Only if said archaeological and historical resources will be protected may the plan be approved.

Historic Preservation

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

The Town has no direct control over private property, however, any historic site owned by the Town or state agency is maintained to good standards. Bristol depends on the Planning Board to monitor subdivision of land that contain possible historic sites. Section 2c of the subdivision ordinance states:

A letter from the Maine Historic Preservation Commission or a qualified professional that there is or is not a high potential of an archaeological site on the parcel.

Many of the historic schoolhouses are now incorporated into other buildings which are owned privately. There are early stores and post office sites similarly privately owned. In some cases, there are known but not-publicized foundations of old houses located in wooded lots that are in as-is conditions; these are also on private land. All the above are maintained by private owners to the extent they desire and can afford. The Town does not offer any tax incentives or grants in support of these sites.

Conditions and Trends

Historic Preservation Commission Data

The community's Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Historic Preservation Commission, and the Office, or their designees.

Prehistoric archaeological sites. According to the Maine Historic Preservation Commission, there are 53 known sites in the Town of Bristol. Most are shell deposits along the coastal zone shoreline. Three sites are listed in the National Register of Historic Places, including the Nahanada Village site (locations not published, to prevent disturbance). Twenty-one more may be eligible for listing in the National Register. Ninety-five percent of the shoreland zone has been subject to a reconnaissance survey. Based on a review of the archaeological resource potential maps provided to the Town by the Maine Historic Preservation Commission, these sites are generally located along the Pemaquid River, the Damariscotta River at the Bristol/Damariscotta line, the shores of Biscay Pond, the western shore of Long Cove Point extending to the top of Long Cove, along portions of Pemaquid Harbor, and along portions of Johns River.

Table 1.2 Sites Listed on National Register of Historic Places

| Property Name | City | Street & Number | Listed Date | Area of Significance | Category of Pl | Status |
|--|----------------|---|-------------|---|----------------|--------|
| Arch Bridge | Bristol | Over the Pemaquid R on Benner Rd. | 7/7/2003 | TRANSPORTATION | STRUCTURE | Listed |
| Colonial Pemaquid Archeological District | Pemaquid Beach | Address Restricted | 12/22/1978 | | | Listed |
| Cottage on King's Row | Bristol | 1400 ME 32 | 1/12/2016 | ARCHITECTURE | BUILDING | Listed |
| Fort William Henry | Pemaquid Beach | NW of Pemaquid Beach | 12/1/1969 | HISTORIC - NON-ABORIGINAL; MILITARY | STRUCTURE | Listed |
| Harrington Meetinghouse | Pemaquid | NW of Pemaquid on Old Harrington Rd. | 5/19/1970 | EXPLORATION/SETTLEMENT; RELIGION | BUILDING | Listed |
| Loudville Church | Loudville | Center of Louds Island | 12/14/1995 | ARCHITECTURE | BUILDING | Listed |
| | | | | PREHISTORIC; HISTORIC - ABORIGINAL; HISTORIC - NON-ABORIGINAL; | | |
| Nahanada Village Site | Bristol | Address Restricted | 7/22/1980 | EXPLORATION/SETTLEMENT | SITE | Listed |
| Pemaquid Point Light | Bristol | Pemaquid Point | 4/16/1985 | LAW | BUILDING | Listed |
| | | | | COMMERCE; POLITICS/GOVERNMENT; EXPLORATION/SETTLEMENT; HISTORIC - ABORIGINAL; MILITARY; HISTORIC - NON- | | |
| Pemaquid Restoration and Museum | Pemaquid Beach | Address Restricted | 12/2/1969 | ABORIGINAL | DISTRICT | Listed |
| Union Church (Little Brown Church) | Round Pond | E. side ME 32, .05 miles S. of jct. with Back Shore Rd. | 6/26/1998 | ARCHITECTURE | BUILDING | Listed |

Local Historic Resources

An inventory of the location, condition, and use of any historical or archaeological resource that is of local importance.

In addition to the sites listed on the National Register of Historic Places, the following are historic places of local significance:

Table 1.3 List of Sites of Historical Interest in Bristol

| Site | Owner/Steward | Notes | Built |
|------------------------|--|---|-------|
| Bristol Town Hall | Town of Bristol: Bristol Mills | | 1800 |
| Liberty Pole | Town of Bristol: Bristol Mills | Maintained by Bristol Mills Village Improvement Society | 1865 |
| Watering Trough | Town of Bristol: Bristol Mills | Maintained by Bristol Mills Village Improvement Society | |
| Drummond Green | Town of Bristol: Bristol Mills or Bristol Mills Village Improvement Society? | Maintained by Bristol Mills Village Improvement Society | |
| Bristol Mills Dam | Town of Bristol: Bristol Mills | | 1914 |
| Ervine School | Town of Bristol: Bristol Mills | | 1800 |
| Lighthouse Park | Bristol Parks and Recreation | | |
| Rock Schoolhouse | Bristol Parks and Recreation | | 1836 |
| Pemaquid Mill | Old Bristol Historical Society | | |
| Bristol History Center | Old Bristol Historical Society | | |

| | | | |
|--|------------------------------------|---|-------------------|
| McKinley School | Town of Bristol | | Before 1857 |
| Harrington Meeting House museum and cemetery | Pemaquid Historical Association | owned by the Town. On National Reg of Historic Places | 1772 |
| Washington School | Round Pond Schoolhouse Association | | 1885-1887 |
| Washington Hall lodge | Bristol Masonic Lodge #74, | | 1813-1814 |
| Pemaquid Store | John G Walker | | 1883 |
| Longfellow School | John G Walker | | 1945 |
| Bristol Town Livestock Pond | | | |
| Benner Road Arch Bridge | | on National Reg of Historic Places | unknown 1790-1857 |
| Rachel Carson Salt Pond | The Nature Conservancy | | |
| Granite Hall Store | Private owner | | 1873 |
| Bristol Congregational Church | | | 1839 |
| Methodist Church New Harbor | | Fundraising for steeple repairs is nearing completion | |
| White Church Round Pond | Helping Hands, Round Pond | | 1853 |
| Little Brown Church | | | 1853 |

In addition to the sites listed above, Bristol contains many cemeteries, most of which are well-maintained. They include, but are, not limited to:

Table 1.4 List of Sites of Cemeteries in Bristol

| Cemetery | | Cemetery | | Cemetery |
|----------------------|--|----------------------------|--|------------------|
| Andrew Little Farm | | Goudy Family Burial Ground | | Pemaquid |
| Bristol Mills | | Harrington | | Poole-Greenlaw |
| Bryant | | Herbert | | Sidelinger |
| Curtis Burial Ground | | Libby Family | | Thompson |
| Davis-Bryant | | Maple Grove | | Tibbetts |
| Day | | New Harbor | | Two Century Farm |
| Erskine | | Ocean Hill | | |

Threats to Historic Resources

A brief description of threats to local historic resources and to those of state and national significance as identified by the Maine Historic Preservation Commission.

The majority of sites that have been identified and recognized as important to the people of Bristol, the state of Maine, and the U.S. are well-maintained and protected at this time. Many of the prehistoric archaeological sites and some archaeological sites of more recent history have not been explored and may be on private land. As there is no guidance or any ordinances protecting archaeological sites on land being developed for single homes or business buildings, the sites on private land could be lost or damaged before being explored. Sites along the immediate shoreline are potentially threatened by rising sea levels and storms.

Goals, Policies, and Strategies

History and Archeology

Policies

- **Protect to the greatest extent practicable the significant historic and archaeological resources in the community.**

Goals

- **1.1 Promote historic preservation as a key economic, sustainable, and community development strategy.**
- **1.2 Preserve and protect the Town's unprotected historic and archaeological resources.**
- **1.3 Ensure inclusivity and promote respect for diversity in Town related historical publications.**

Goal 1.1 Promote historic preservation as a key economic, sustainable, and community development strategy.

| Strategy | Who is Responsible? | Timeline |
|---|--|----------|
| 1.1.1 Engage local property owners and stakeholders to pursue a listing for possible Historic Districts (such as Bristol Mills or Round Pond Villages). | Planning Board | Mid Term |
| 1.1.2 Encourage private support for the Old Bristol Historical Society by providing information about grant programs for homeowners. | Select Board | Ongoing |
| 1.1.3 Maintain an inventory of historic and archaeological resources to encourage the preservation, rehabilitation, and restoration of historic properties, including those owned by the Town.* | Select Board Planning Board Old Bristol Historical Society (A) | Ongoing |
| 1.1.4 Require subdivision and site plan reviews to take appropriate measures to protect historic resources identified by this plan or the State Historic Preservation Office. * | Planning Board | Ongoing |
| 1.1.5 Explore ways to denote the historical significance of private properties and public historical sites. | Select Board Planning Board | Ongoing |

Goal 1.2 Preserve and protect the Town’s overlooked historic and archaeological resources.

| Strategy | Who is Responsible? | Timeline |
|---|---|------------|
| 1.2.1 Encourage thoughtful rehabilitation of historic homes and new construction compatible with the character of the historic neighborhoods. | Planning Board Code Enforcement Officer | Ongoing |
| 1.2.2 Provide information to landowners of historic and archaeological sites on the importance of protecting these resources. | Planning Board | Ongoing |
| 1.2.3 Amend the Land Use Ordinance to require the local reviewing authority to consider historic sites in site plan review procedures with the possibility to waive for single-family developments with the exception of subdivisions.* | Planning Board | Short Term |

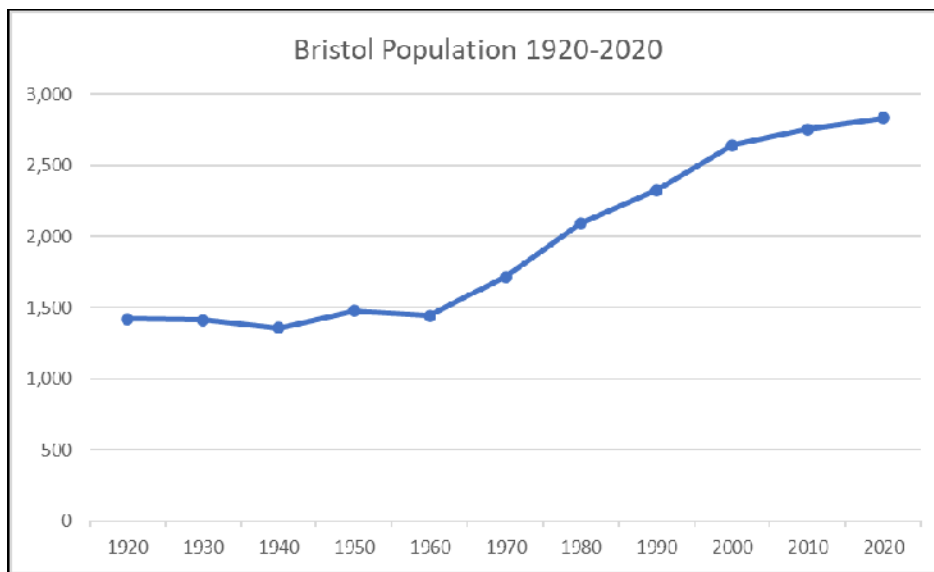
Goal 1.3 Ensure inclusivity and promote respect for diversity in Town related historical publications.

| Strategy | Who is Responsible? | Timeline |
|---|--|----------|
| 1.3.1 Continue and expand efforts at historical sites/school/town documents to include the story of the original/native inhabitants of the Pemaquid Peninsula | Select Board Planning Board Parks Commission School Committee | Ongoing |

CHAPTER 2: POPULATION & DEMOGRAPHICS

Highlights

- Since the 1970s, Bristol's population has been increasing with it levelling off starting in the 2000s.
- Median age in Bristol is 59.8, older than the state of Maine median age which is 44.8.
- Based on the State of Maine's Economist data the population of Bristol is projected to slowly increase. The average household size is decreasing, to an average of 2.05.
- By 2040, Bristol is estimated to have a total population of 2,932. The current population is ~2,834, so this is an increase of nearly 100 people. (50 new households)
- The town faces challenges in affordable housing and ways to support aging residents and attracting younger families.



Introduction

The purpose of the demographic profile section is to identify significant facts and information about Bristol's residents and to track changes in these areas over time. Demographic data about the Town informs the community on how to address a variety of municipal concerns including education, jobs, recreation, financial and property tax issues, housing, and transportation. Data about the Town's residents such as age, income levels, education, housing costs, and ownership, provide critical facts which can guide the Bristol community as it plans for current and anticipated needs.

Analyses

Population Projections

Is the rate of population change expected to continue as in the past, or slow down or speed up? What are the implications of this change?

The State of Maine's Department of Administrative and Financial Services State Economist prepares population projections for the State of Maine and its counties and towns for 5-year intervals to 2038, based on 2018 U.S. Census Bureau population estimates. The projections show that Bristol will increase gradually until 2038. A 5.8% increase in population from 2018 to 2038 is projected for Bristol, in 2038, Bristol is estimated to have a total population of 2,932.

Table 2.1 Population

| Year | | 2000 | 2010 | 2020 |
|------------|--|-------|-------|-------|
| Population | | 2,644 | 2,755 | 2,834 |

(Source: 2000, 2010, and 2020 Decennial Census)

Table 2.2 Population Projections

| Year | | 2008 | 2013 | 2018 | 2023 | 2028 | 2033 | 2038 |
|-------------------------------------|--|-------|-------|-------|-------|-------|-------|-------|
| | | | | | | | | |
| Population | | 2,772 | 2,734 | 2,771 | 2,840 | 2,892 | 2,922 | 2,932 |
| Percentage change from past 5 years | | N/A | -1.4% | 1.4% | 2.5% | 1.8% | 1.0% | 0.3% |

(Source:

https://www.maine.gov/dafs/economist/sites/maine.gov.dafs.economist/files/inline-files/MaineCityTownPopulationProjections2038_0.pdf)

Table 2.3 Household Size

| Year | | 2000 | 2010 | 2020 |
|----------------|--|------|------|------|
| Bristol | | 2.18 | 2.09 | 2.05 |
| Lincoln County | | 2.35 | 2.24 | 2.16 |
| Maine | | 2.39 | 2.32 | 2.29 |

(Source: 2000, 2010, and 2020 Decennial Census)

Table 2.4 Age

| | 2010 | 2020 | Population Change | Percentage Change | Percentage of Town |
|---------------------|------------|------------|-------------------|-------------------|--------------------|
| Under 10 | 190 | 181 | -9 | 4.7 | 6.4 |
| 10-19 | 272 | 229 | -43 | 15.8 | 8.1 |
| 20-29 | 167 | 164 | -3 | 1.8 | 5.8 |
| 30-39 | 236 | 237 | +1 | 0.4 | 8.4 |
| 40-49 | 328 | 289 | -39 | 11.9 | 10.2 |
| 50-59 | 508 | 367 | -141 | 27.8 | 12.9 |
| 60-69 | 516 | 613 | +97 | 18.8 | 21.6 |
| 70-79 | 335 | 535 | +200 | 59.7 | 18.9 |
| 80 and older | 204 | 219 | +15 | 7.4 | 7.7 |

(Source: 2010 and 2020 Decennial Census)

Table 2.5 Race by Percentage

| | 2010 | 2020 | Percentage Change |
|--|-------------|-------------|-------------------|
| White | 99.3 | 98.4 | -0.9 |
| Black/African American | 0.1 | 0.5 | +0.4 |
| American Indian and Alaska Native | 0.2 | 0.2 | 0.0 |
| Asian | 0.4 | 0.5 | 0.1 |
| Native Hawaiian/Pacific Islander | 0.0 | 0.1 | 0.1 |
| Other | 0.0 | 0.3 | +0.3 |

(Source: 2010, 2020 Decennial Census)

Table 2.6 Population Change Comparison

| Percentage of Change | | | |
|----------------------|---------|----------------|-------|
| Year | Bristol | Lincoln County | Maine |
| 1920-1930 | -0.4% | -3.6% | 3.8% |
| 1930-1940 | -4.1% | 5.8% | 6.2% |
| 1940-1950 | 8.9% | 10.5% | 8.0% |
| 1950-1960 | -2.4% | 2.7% | 6.1% |
| 1960-1970 | 19.4% | 11.0% | 2.2% |
| 1970-1980 | 21.7% | 25.1% | 13.4% |
| 1980-1990 | 11.0% | 18.2% | 9.2% |
| 1990-2000 | 13.7% | 10.7% | 3.8% |
| 2000-2010 | 4.2% | 2.5% | 4.2% |
| 2010-2020 | 2.9% | 2.3% | 2.6% |

Seasonal Population

*Does your community have a significant seasonal population, is the nature of that population changing?
What is the community's dependence on seasonal visitors?*

Bristol has a significant seasonal population. In addition to non-resident property owners there are weekly renters and day trippers that come to the town to take advantage of our parks and beaches. It is estimated that the population **may triple** during the summer season. Please refer to the chapter on economics for more discussion. 2020 census data showed seasonal housing to be on average 47% for the Town of Bristol an increase from 44% in 2010.

Household Composition

What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?

Household Trends

The data from the Tables in this Chapter show a minimal increase in the population and households in the community. Due to the low increase, we do not expect an impact on education services.

There is a concern for affordable housing for seasonal workers and average-income workers. In fact, the June 2023 Lincoln County Planners Housing Study suggest the Town should add 55 units of housing over the next ten years to address the projected needs. It is not easy for working families to buy housing in Bristol based on a single average income.

Based on the increasing trend of senior residents, the Town may want to explore the possibility of joining the AARP Age Friendly States and Communities program. This program is hands-on and locally determined and directed; AARP engages with elected officials, partner organizations and local leaders to guide communities through the age-friendly network’s assessment, planning, implementation and evaluation processes. The goal is to make places more livable: neighborhoods walkable, feature transportation options, enable access to key services, provide opportunities to participate in community activities, and support housing that is affordable and adaptable.

The trends showing a decrease in residents under the age of 50 should also call for exploring methods of attracting more working families to the community. While the projected number of students may result in no anticipated increase in school resources, an unforeseen decrease in school enrollment could have a larger impact on the school system. Meanwhile, a decrease in the number of able-bodied adults could result in capacity issues for emergency services.

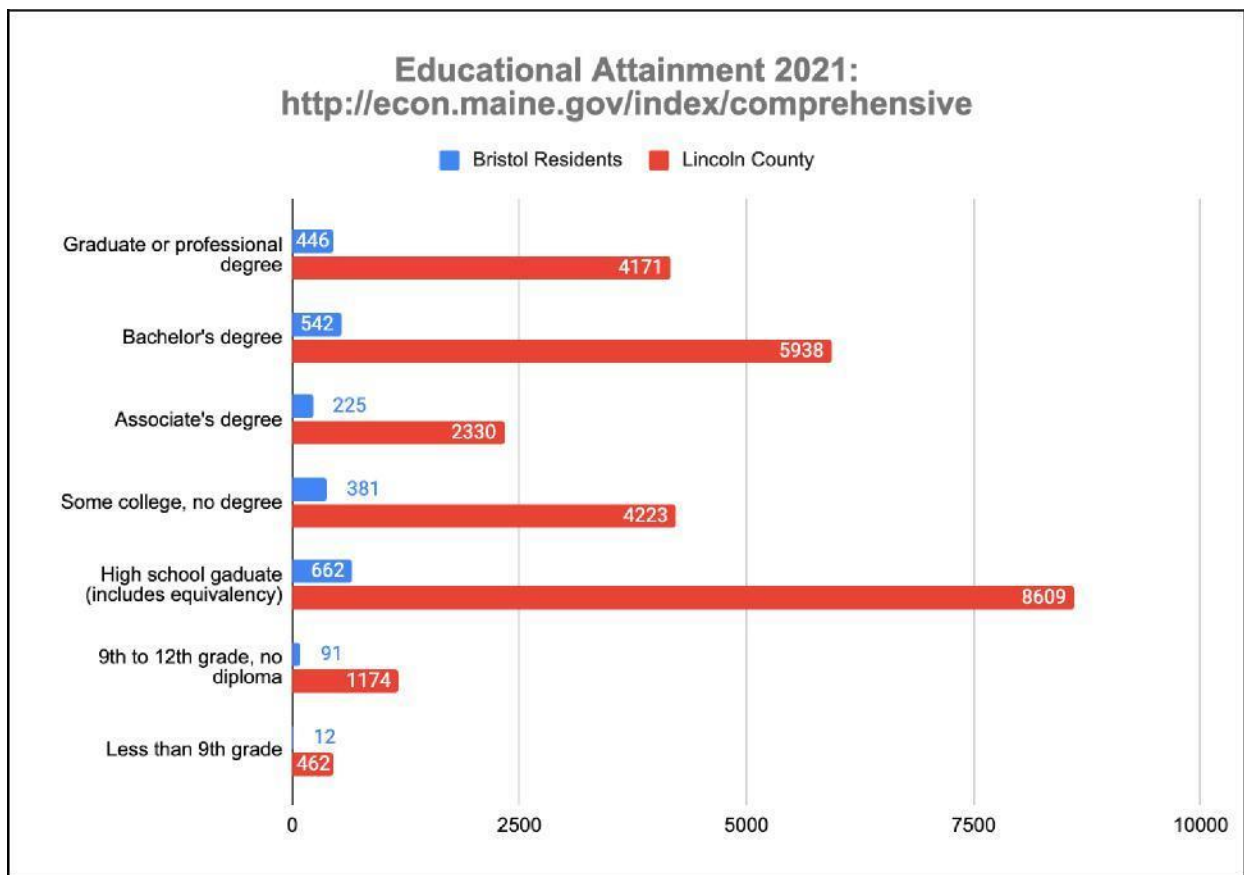
Table 2.7 Number of Occupied Households in Bristol

| Year | Households |
|------|------------|
|------|------------|

| | |
|------|------|
| 2000 | 1203 |
| 2010 | 1309 |
| 2020 | 1353 |

(Source: 2000 and 2010 Decennial Census. 2020 American Community Survey)

Table 2.8 Educational Attainment



Goals, Policies, and Strategies

2. Population and Demographics

Goals:

- **2.1 Encourage and support the ability of seniors on fixed incomes to age-in-place by innovative approaches and support to address fuel, housing and repair costs, as well as addressing issues such as transportation and social isolation.**
- **2.2 Explore ways to enable young people and families to stay in the Town, or to relate to the Town.**
- **2.3 Monitor population trends and use that information to plan for community needs.**

Goal 2.1 Encourage and support the ability of seniors on fixed incomes to age-in-place by innovative approaches and support to address fuel, housing and repair costs, as well as addressing issues such as transportation and social isolation.

| Strategy | Who is Responsible? | Timeline |
|--|---|------------|
| 2.1.1 Consider joining the AARP Network of Age- Friendly States and Communities. | Select Board Implementation Committee (P) | Early Term |
| 2.1.2 Connect older residents to known community organizations/groups designed to support their needs. | Select Board Implementation Committee (P) | Ongoing |

Goal 2.2 Explore ways to enable young people and families to stay in the Town, or to relocate to the Town.

| Strategy | Who is Responsible? | Timeline |
|--|--|----------|
| 2.2.1 Continue to support the growing needs of Bristol's school-age population by prioritizing, and investing resources in, Bristol Consolidated School. Including, but not limited to, addressing before and after school care. | Select Board School Committee | Ongoing |
| 2.2.2 Continue to collaborate with the School to develop and maintain partnerships with regional organizations designed to support family child care needs. | Select Board School Committee | Ongoing |

| | | |
|--|------------------------------|------------|
| 2.2.3 Explore mechanisms to ensure living in the Town is affordable. | Implementation Committee (P) | Early Term |
|--|------------------------------|------------|

Goal 2.3 Monitor population trends and use that information to plan for community needs.

| Strategy | Who is Responsible? | Timeline |
|---|---------------------|----------|
| 2.3.1 Adapt and revise municipal services to respond to demographic changes | Select Board | Ongoing |

CHAPTER 3 WATER RESOURCES

Highlights

- According to the Maine Environmental and Geographic Analysis Database, there are 32 possible sources of pollution in Bristol.
- Almost all homes in Bristol are dependent on private wells; there is no public water source and none is anticipated at this time. While current water supply is adequate, dry wells have raised concerns about future water availability.
- Runoff from impervious surfaces poses a threat to water quality. The Shoreland Zoning Ordinance is the primary method of reducing stormwater impacts.
- The Town works with the Shellfish Conservation Committee, Coastal Rivers Conservation Trust, and Maine DMR to monitor water quality.

Analyses

Water Pollution

Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them?

The Maine DEP Bureau of Land and Water Quality has Bristol as a community with a high number of Overboard Discharges (OBD) compared to other municipalities. The full list can be found in the Marine Section of the Comprehensive Plan. Correction of these pollution sources continues to be a priority for the Town. The State OBD division of DEP monitors the license renewal process and or any non-renewal illegal licenses. The town gets notification of renewals, and the OBD licenses are filed locally in each property tax file. The State notifies the Town of any failure to renew, and DEP and the Town work together to address those cases.

The Maine Environmental and Geographic Analysis Database notes 32 possible sources of pollution in Bristol, including leaking above ground storage tanks, leaking below ground storage tanks, septage disposal sites, surface spills, and single-walled tanks. Most are minor in nature.

Table 3.1 Possible sources of pollution in Bristol

(Source: [Maine DEP Water Resources Comprehensive Planning Data Dashboard](#))

| EGAD ID | Site Type | | EGAD ID | Site Type | | EGAD ID | Site Type |
|---------|---|--|---------|--------------------------------|--|---------|--------------------------------|
| 34546 | leak above ground storage tank | | 121432 | leak above ground storage tank | | 52732 | leak above ground storage tank |
| 55961 | single walled above ground storage tank | | 34544 | leak above ground storage tank | | 78227 | leak above ground storage tank |
| 117941 | leak above ground storage tank | | 122094 | surface spill | | 29358 | municipal landfill closed 1996 |
| 54489 | leak above ground storage tank | | 113139 | leak above ground storage tank | | 33290 | leak above ground storage tank |
| 52733 | leak above ground storage tank | | 80232 | leak above ground storage tank | | 33285 | leak above ground storage tank |
| 113333 | leak above ground storage tank | | 36352 | leak above ground storage tank | | 54170 | mystery spill |
| 145874 | leak above ground storage tank | | 56675 | leak above ground storage tank | | 84150 | mystery spill |
| 80233 | leak above ground storage tank | | 134827 | leak above ground storage tank | | 47817 | leak above ground storage tank |
| 30343 | septage disposal site last license 1980 | | 38169 | leak under ground storage tank | | 136502 | leak above ground storage tank |

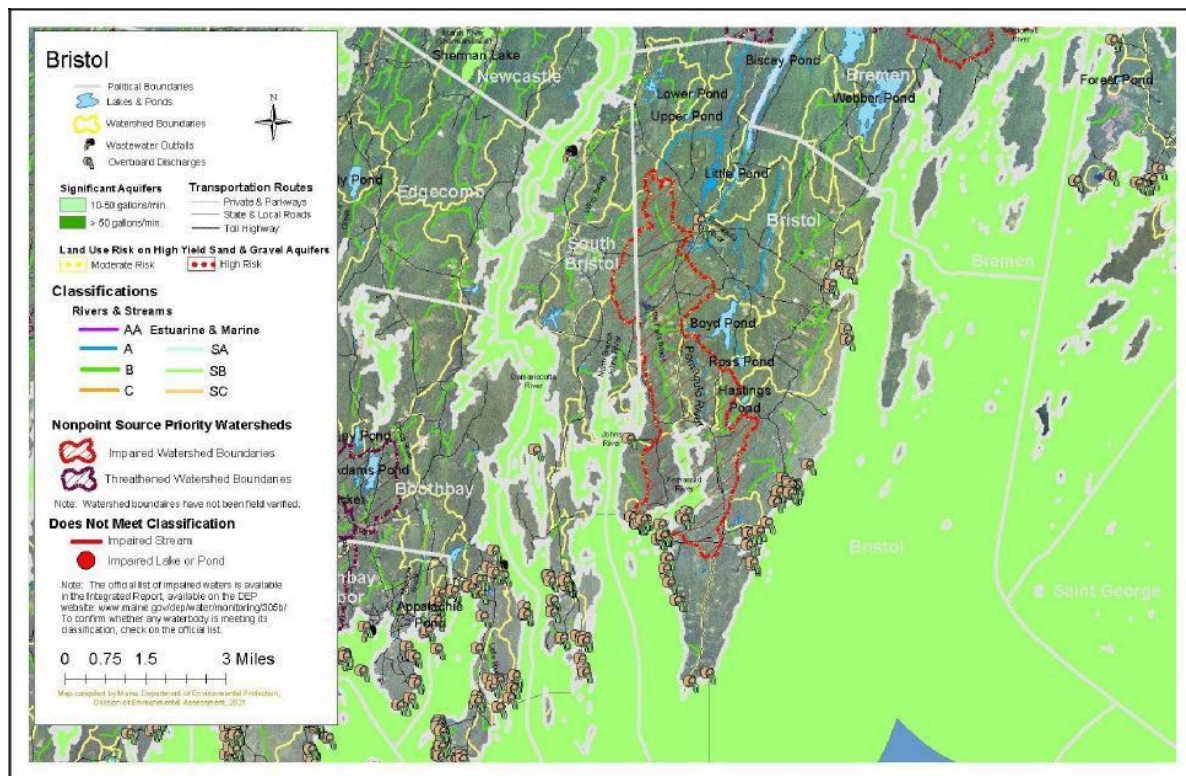
| | | | | | | | |
|--------|--------------------------------|--|-------|---------------|--|-------|--------------------------------|
| 133614 | leak above ground storage tank | | 38657 | surface spill | | 64229 | leak above ground storage tank |
| 92879 | leak above ground storage tank | | 37704 | mystery spill | | | |

Non-Point Pollution

Are there non-point sources of pollution? If so, is the community taking steps to eliminate them?

Non-Point sources of pollution cannot be isolated to a single source and, according to the EPA definition, includes pollution resulting from land runoff, precipitation, atmospheric deposition, drainage, seepage or hydrologic modification. Runoff from rain falling on impervious surfaces, like buildings and pavement, can be expected from new development. In such cases, pollutants occurring naturally like phosphorous and synthetic products (e.g. petroleum) can be transported into wetlands and water bodies. However, impervious surface percentage maximums, as set in shoreland zoning ordinance provisions, can limit the amount of runoff into water bodies. In especially sensitive areas, resource protection designations prohibit development. It is believed that shoreland zoning and related provisions are effective overall. While the Maine Department of Marine Resources measures the level of bacteria at various sites, the Town continues to work with an environmental assessing company as well as the Code Enforcement Officer to identify and manage non-point sources of pollution. All reports related to this topic can be found on the Town of Bristol website under the Shellfish Committee page. However, with the Maine coast experiencing storms that produce greater volumes of rainfall and for longer durations, Bristol, like many Maine municipalities, will need to reexamine existing stormwater regulations to ensure new and replacement stormwater systems have the capacity to manage stormwater flows in an environmentally sensitive manner. (See Town ordinance on Subdivisions)

Figure 3.2 Nonpoint Source Priority Watersheds in Bristol



Groundwater

Are point and/or non-point sources of pollution threatening groundwater supplies?

Non-point sources of pollution are, of course, a possible threat to groundwater supplies, although this is difficult to ascertain. Almost all of the potable water used in residences and businesses is from privately-owned wells. As these wells are private, it is not known whether or how non-point sources of pollution threaten the groundwater supply. The one exception is water provided by the New Harbor-Chamberlain Water Association, which serves 120 homes and 2 businesses during the summer season. The water originates from two wells and is considered a Transient Non-Community Water System. Water quality is considered excellent.

How are groundwater and surface water supplies and their recharge areas protected?

Generally, the groundwater supply in Maine is adequate. The total withdrawal of groundwater by all water users is less than one percent of the annual groundwater recharge each year. The remaining annual groundwater recharge is lost through evapotranspiration or discharges to ponds, lakes, rivers, streams, and the Atlantic Ocean. Seasonal variations in water tables can lead to local groundwater shortages.

Approximately 52% of Maine homes rely on a private well for their drinking water. Almost all homes in Bristol are dependent on private wells; there are no public water sources and no additional ones are anticipated at this time.

Protection for groundwater for individual homes is the responsibility of the individual homeowner, who is guided by Maine DEP subsurface wastewater disposal rules which regulate the design and installation of septic systems in order to minimize the likelihood of contamination of both ground and surface water.

Surface water is further protected by the Shoreland Zoning ordinance, which requires a 250-foot buffer around each water body. (see table Water Body Descriptions)

For those facilities (detailed in Maine DEP Assessment table) which serve the public, the Maine Drinking Water Program monitors the water quality.

Water Resource Protection

What non-regulatory measures can the community take to protect or enhance water quality?

Non-regulatory measures to protect water quality include the education of business owners and homeowners on the proper storage and disposal of subsurface waste, solid waste, fertilizers, herbicides, and related chemicals, including recycling at the redemption center/transfer station as well as education of homeowners on water conservation measures. The Town can encourage local and regional land trusts to pursue the protection of habitats abutting watercourses through conservation easements or through purchase.

Do local road construction and maintenance practices and standards adequately protect water resources? Do public works crews and contractors use best management practices in daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)?

Local road construction, repair, and maintenance are done using Best Management Practices as specified by the Maine DEP to minimize pollution. The Town and private developers are required to use other techniques such as the temporary mulching of exposed soil surfaces, temporary seeding, and installation of siltation fences, riprap, gravel-filled trenching or the use of siltation basins. The Code Enforcement Office investigates the activities of private construction crews and individuals to ensure they adhere to these practices as well. (Town ordinance on Subdivision Section F #6)

Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced?

Due to the presence of areas in the Town that are subject to periodic flooding, Bristol enacted a Floodplain Management Ordinance on July 1, 2015 (revised in 2022) which is consistent with state and federal standards and incorporates the necessary specifications of the National Flood Insurance Program. In order to build in a special flood hazard area, entities must submit Flood Hazard Development Permits to the Code Enforcement Officer, who applies the standards of the Ordinance as appropriate. Current floodplains have been identified in Zones A, AE, and VE, as well as future potential areas which, in the coming decades, may become even more vulnerable with projected rising sea levels.

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

There are various opportunities to partner with local and regional advocacy groups that promote water resource protection. This could include working with these groups to provide educational materials to landowners and developers as well as using data collected through regional efforts to contribute to the identification of key areas of water resource protection. The organizations that can serve Bristol include the State of Maine Drinking Water Program (Augusta), Maine Rural Water Association (Brunswick), Natural Resources Council of Maine (Augusta), and Coastal Rivers Conservation Trust (Damariscotta).

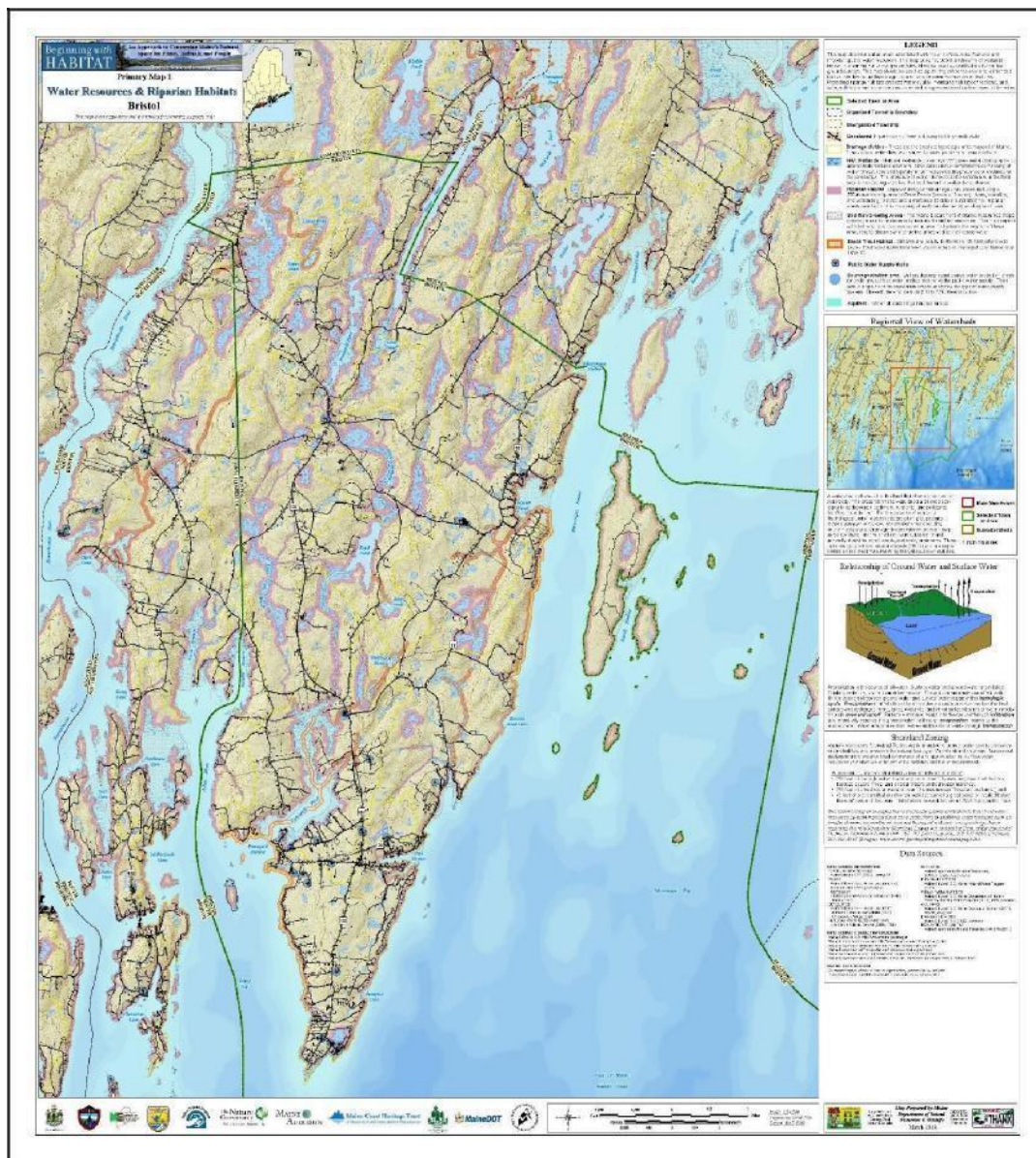
Conditions and Trends

Water Resources Data

The community's Comprehensive Planning Water Resources Data Set.

See Figure 3.3 for the locations in Bristol of national inventory wetlands by type, water bodies, stream classification, wetland boundaries (drainage divides), overboard discharges, wastewater outfalls, and aquifers of significant yield.

Figure 3.3 Water Resources and Riparian Habitats in Bristol



Water Bodies

A description of each great pond, river, surface drinking water supply, and other water bodies of local interest.

See Table 3.2 for water body descriptions. The table does not include descriptions for Pemquid, Round Pond, New Harbor areas as those descriptions and more detailed reports will be under the Marine Resources Chapter (Chapter 4). See map titled 'Town of Bristol Official Shoreline Zoning' for current and permitted land uses adjacent to water bodies.

Current watershed land uses refers to a 500 meter buffer around each area and the percentage of this area that is natural land cover, developed land cover and how much is impervious surface. NPS=non point

source.

Table 3.2 Water Body Descriptions

| Water Body | Ecological, Economic, Recreational Values | % 500-m buffer in natural land cover | % 500-m buffer in agricultural cover | % 500-m buffer in developed land cover | % 500-m buffer covered by impervious surface |
|-------------------|--|---|---|---|---|
| Hastings Pond | 9 acres, maximum depth 19 ft. | 95 | 0 | 5 | 0.1 |
| Boyd Pond | 94 acres, maximum depth of 21 ft. Suitable for fishing | 93 | 2 | 5 | 0.1 |
| Ross Pond | 16 acres, maximum depth of 23 f, suitable for fishing | 96 | 0 | 4 | 0.1 |
| Upper Pond | 10 acre clear, water pond, suitable for fishing, Maximum depth is 22 ft. | 99 | 0 | 1 | 0 |
| Lower Pond | 4 acres | 100 | 0 | 0 | 0 |
| Little Pond | 15 acres | 88 | 6 | 6 | 0.2 |
| Biscay Pond | 362 acres, maximum depth is 61 ft. | 89 | 2 | 9 | 0.4 |
| Pemaquid River | 21 miles from source to harbor, both | No description available | No description available | No description available | No description available |

| | | | | | |
|--------------------|---|--------------------------|--------------------------|--------------------------|--------------------------|
| | freshwater and marine | | | | |
| Little Falls Brook | 3.69 miles from origin near Carl Bailey Road to Pemaquid River | No description available | No description available | No description available | No description available |
| Ice Pond | 8 acres, maximum depth 7 ft, suitable for fishing | No description available | No description available | No description available | No description available |
| Wiley Brook | Originates at Wiley Point near Route 129 | No description available | No description available | No description available | No description available |
| Little River | Originates in Yellowhead area of Pemaquid point | No description available | No description available | No description available | No description available |
| School House Brook | 1.25 miles enter the northern section of the Pemaquid River estuary | No description available | No description available | No description available | No description available |
| Beach Creek | Terminates in the Pemaquid Beach | No description available | No description available | No description available | No description available |

-Monitoring Efforts

A summary of past and present activities to monitor, assess, and /or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.

The Maine Department of Marine Resources (Maine DMR) monitors water quality regionally. The Town's Shellfish Conservation Committee and representatives from DMR monitor selected sites throughout the year. The Maine DMR selects the sites they sample, and the Shellfish Conservation Committee contracts with an environmental assessing company to test other sites.

A combination of grants and monies from the Shellfish Conservation Committee has funded the ‘Lower Pemaquid Watershed Plan’ since 2018. The purpose of the project has been to compile and analyze existing data, collect additional sampling data, and identify pollutant sources in the watershed. The project also developed a table of proposed actions to eliminate pollution to Pemaquid Harbor to improve water quality, aquatic habitat, and in order to both increase shellfish yield for the shellfish harvesting community and benefit other users such as recreational beach goers, property owners, kayakers, commercial and recreational fishermen, and state park users. The eventual project goal is to create a watershed plan that will build upon the available data and local support to provide stakeholders with a roadmap to eliminate fecal bacteria contamination and ultimately remove the conditional closures in the estuary.

The Shellfish Conservation Committee of the Town continues the work of monitoring pollution in Bristol waters. Since the inception of the Lower Pemaquid Watershed Plan, the Town has contracted to test the water in, at most recent count, seven varied locations in the small tributaries which run into the Pemaquid River and Johns Bay. The results of testing did reveal sources of contamination, some of which have been addressed.

In addition, volunteers from Coastal Rivers Conservation Trust under the Maine Healthy Beaches program monitor for bacterial contamination at Pemaquid Beach and the Bristol Mills swimming hole between June 1 and August 31. Water quality at Pemaquid Beach has been deemed extremely good and safe for swimming. (Maine Healthy Beaches Program)

All public water systems are required to regularly sample and test their water to ensure that it meets federal and state drinking water standards, and is safe to drink. The Drinking Water Program is managed by the Division of Environmental and Community Health. Without proper and timely sampling and testing, the quality of the water being served cannot be ensured. The Maine DEP Assessment Table details the testing sites in the town; testing results can be found at <https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/pws/onlineSamplesPast.shtml>

No invasive species have been noted in the Town’s water bodies per the Maine Department of Environmental Protection’s [Invasive Aquatic Species Program](#). The Town relies on Coastal Rivers Conservation Trust in an effort to prevent these harmful plants from being introduced to our lakes and ponds. Coastal Rivers participates in the Courtesy Boat Inspection (CBI) program, offering free inspections for boat owners at various landings.

Threats to Water Quality and Supply

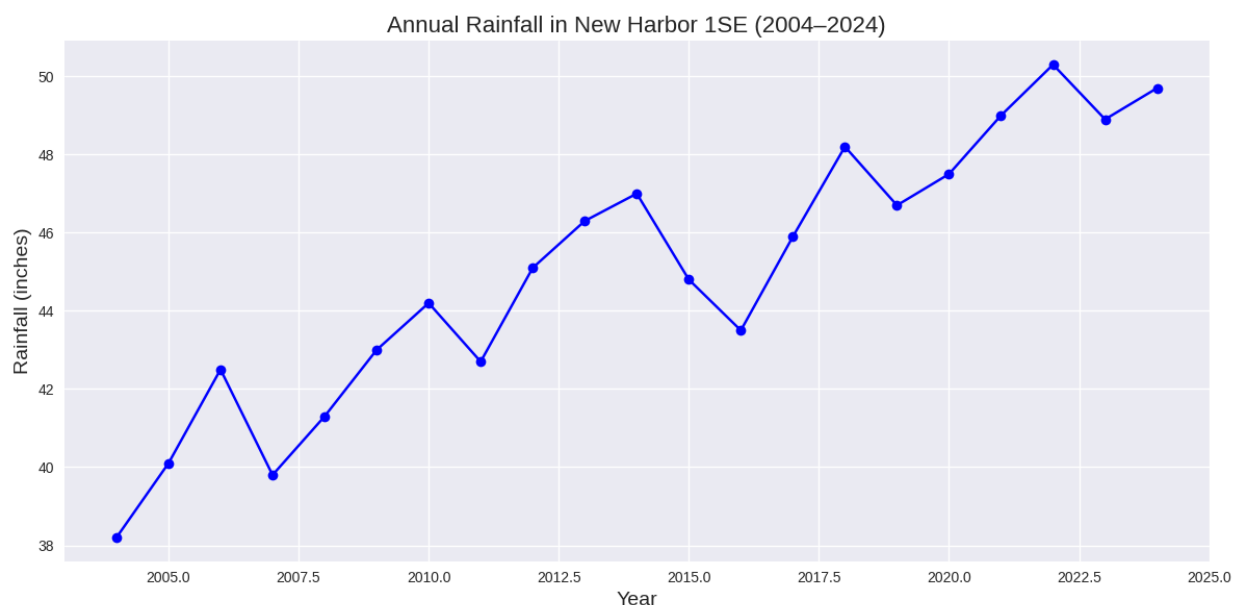
A description of the location and nature of significant threats to aquifer drinking water supplies.

Per the AQUA Index of the Bureaus of Land Resources and Water Quality, there are no significant aquifers in the Town of Bristol. Water quality is generally good in Bristol, although some wells require pretreatment for iron or salt. Occasionally, wells are contaminated with coliform bacteria. Radon is

found in some Bristol wells at levels above the maximum exposure guidelines established by the Maine Center for Disease Control.

Currently, as documented in the Maine geo survey, there are 873 wells in Bristol. This data does not account for wells in operation prior to 1986 when the database began. Bristol's 2834 +/- residents and the estimated 5,600 additional people who summer in Bristol have an adequate potable water supply at this time because an annual average of 48 inches of precipitation recharges the town's wells at a rate greater than demand. On average, rainfall in the last 10 years has been less than the previous 10 years. Reports of wells drying out during the summer months continue and raise concern over water supply in the long run.

3.4 Rainfall in Bristol between 2004 to 2024



(Source: <https://www.thunderheadtech.com/NewHarbor1se/>)

The New Harbor-Chamberlain Water Association is a non-profit which delivers seasonal water from a wellhead on Old Long Cove road and another on Hackelton Road to some 120+ homes and at least 2 businesses. Year-round residents using this water source are 6; should this increase to 15 or more, the service would be considered a Community Public Water System and would have to follow a more stringent set of guidelines. The Maine Drinking Water Program requires a 300 ft buffer around such wells. The New Harbor well buffer is already compromised, and the Water Association Board is negotiating with landowners around the Chamberlain well to establish a buffer via easements.

The State has four classes for freshwater rivers and streams (AA, A, B, and C); three classes for marine and estuarine waters (SA, SB, and SC); and one class for lakes and ponds (GPA). A higher classification means additional legal protections from pollution.

As shown in Table 3.3 estuaries and marine waters are Class SB.

Table 3.3 Water Body Classifications

| Water Body | Class |
|--|-------|
| Pemaquid Point to Martin Point Friendship | SB |
| Shipley Pt South Bristol to Pemaquid Point | SB |
| Round Pond | SB |
| Muscongus Bay | SB |
| Pemaquid River | SB |
| John's River | SB |
| Damariscotta River | SB |
| Pemaquid Beach | SB |

(Source: 2018/2020/2022 DRAFT Integrated Water Quality Monitoring and Assessment Report)

A description of the location and nature of significant threats to drinking water supplies.

Table 3.4 Maine DEP Assessment

| PWSI D# | PWS NAME | PWS TYPE | TOWN | SOURCE ID# |
|------------|----------|-------------|------|---------------|
|------------|----------|-------------|------|---------------|

PWS TYPE KEY: C=Community NC=Non Community NTNC=Non-Transient, Non-Community

| | | | | |
|---------------|-------------------------------------|----------|---------|---------------------|
| ME00001 19 | AOS 93 Bristol Consolidated School | NT NC | Bristol | 119101 |
| ME00020 85 | Bradley Inn | NC | Bristol | 2085101, 2085102 |
| ME00083 53 | Debs Bristol Diner | NC | Bristol | 8353101 |
| ME00081 89 | Harbor Room | NC | Bristol | 8189101 |
| ME00020 88 | Heron Cove Association | NC | Bristol | 2088101 |
| ME00020 80 | Hotel Pemaquid | NC | Bristol | 2080101 |
| ME00942 73 | Masters Machine Company | NT NC | Bristol | 94273105 |
| ME00939 96 | Mdoc State Park - Colonial Pemaquid | NC | Bristol | 93996101 |
| ME01910 70 | New Harbor - North | NC | Bristol | 191070101 |
| ME01910 70 | New Harbor - South | NC | Bristol | 191070101 |
| ME00938 62 | Pemaquid Beach Park | NC | Bristol | 93862102 |
| ME00252 63 | Pemaquid Point Campground | NC | Bristol | 26263101 |
| ME00947 67 | Pemaquid Point Lighthouse Park | NC | Bristol | 94767101 |
| ME00020 93 | Pemaquid Villas MHP | C | Bristol | 2093101 |

| | | | | |
|---------------|----------------------------------|----|---------|----------|
| ME00021 16 | Sherwood Forest Campground #2 | NC | Bristol | 2116101 |
| ME00949 45 | The 1812 Farm | NC | Bristol | 94945101 |
| ME00947 89 | The Cupboard Café | NC | Bristol | 94789101 |
| ME00089 24 | The Sea Gull Shop | NC | Bristol | 8924101 |

Additional information regarding the specific water source can be obtained through Google Earth. Access to information on well or source location can be granted on the DWP website . Access to the DEP Environmental and Geographic Analysis Database including potential threats to groundwater and environmental modeling can be accessed at the DEP website: <http://www.maine.gov/dep/maps-data/egad/>

Water Protection and Preservation

A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures.

Bristol has adopted Shoreland Zoning provisions which are intended to provide protection to shorefront areas within a 250-foot area from the normal high-water line of all tidal waters, to identified freshwater wetlands that are 10 acres or more, to the upland edge of freshwater wetlands, salt marshes, salt meadows, to wetlands associated with great ponds, rivers and to specified flood hazard areas. An area of 75-feet from the normal high-water line is set for other water bodies including tributary streams. These shoreland zones include Resource Protection, Stream Protection, Stream Development, Village, Public Recreation, and Residential Housing.

The Town's Subdivision Ordinance requires a soil erosion and sedimentation control plan and a stormwater management plan, prepared by a registered professional engineer (amended 2015).

The Maine DEP has jurisdiction over freshwater wetlands and floodplain wetlands under the Natural Resources Protection Act (NRPA)/Wetland Protection Rules and the Site Location of Development Act.

The Maine DEP subsurface wastewater disposal rules regulate the design and installation of septic systems in order to minimize the likelihood of contamination to groundwater and surface waters. The Code Enforcement Officer enforces these provisions.

Goals, Policies, and Strategies

Water Resources

- **Protect current and potential drinking water sources.**
- **Protect significant surface water resources from pollution and improve water quality where needed.**
- **Protect water resources in growth areas while promoting more intensive development in those areas.**
- **Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.**

Local Goals

- **3.1 Maintain the quality of fresh, marine, and estuary waters to allow for sustainable public and private uses.**
- **3.2 Restore the quality of fresh, marine, and estuarine waters to allow for sustainable public and private usage.**

Goal 3.1 Maintain the quality of fresh, marine, and estuary waters to allow for sustainable public and private uses.

| Strategy | Who is Responsible? | Timeline |
|---|---|------------|
| 3.1.1 Continue to collaborate with state and community partners (like Coastal Rivers Conservation Trust) to monitor water quality at various public use sites such as Pemaquid Beach, Swimming Hole at the Bristol Dam, etc.* | Shellfish Committee Parks Commission | Ongoing |
| 3.1.2 Provide educational materials at appropriate locations, including rental agencies, regarding the importance of maintaining sustainable water usage | Select Board Planning Board | Ongoing |
| 3.1.3 Study the effects of geothermal wells on traditional water sources | Select Board Planning Board | Ongoing |
| 3.1.4 Study the impacts of various road treatments on water quality (private wells, etc.) | Select Board | Early Term |

| | | |
|--|---|--------------------|
| 3.1.5 Include in the Town annual report the various road treatments utilized in the winter months | Select Board | Annual and Ongoing |
| 3.1.6 Include in the Town annual report the properties with overboard discharge and/or failed septic systems, as well as the number of properties whose systems have been remediated | Planning Board Code Enforcement Officer | Annual and Ongoing |
| 3.1.7 Encourage property owners to eliminate point source pollution. This may include providing contact information for water quality best management practices from Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.* | Select Board Code Enforcement Officer | Ongoing |
| 3.1.8 Provide education materials regarding aquatic invasive species.* | Select Board | Mid Term |
| 3.1.9 Consider a watershed management or mitigation plan to promote continued development or redevelopment without further stream degradation.* | Select Board | Long Term |

Goal 3.2 Restore the quality of fresh, marine, and estuarine waters to allow for sustainable public and private usage.

| Strategy | Who is Responsible? | Timeline |
|---|--|------------|
| <p>3.2.1 Adopt or amend local land use ordinances to incorporate stormwater runoff performance standards consistent with:</p> <p>a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA ss.420-D and 06-096 CMR 500 and 502).</p> <p>b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</p> <p>c. Maine Pollution Discharge Elimination System Stormwater Program*</p> | Planning Board | Early Term |
| 3.2.2 Continue to pursue grant money to support water testing at identified locations throughout the Town. | Select Board Shellfish Committee | Ongoing |
| 3.2.3 Continue to work with the Department of Marine Resources regarding impacts on water quality resulting from existing and potential pollution sources. | Select Board Shellfish Committee | Ongoing |
| 3.2.4 Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.* | Planning Board | Early Term |
| 3.2.5 Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.* | Planning Board | Early Term |

CHAPTER 4 MARINE RESOURCES

Highlights

- The number of lobster landings in the State of Maine has significantly decreased since 2010.
- The working waterfront in Bristol has been historically utilized for various commercial and recreational activities, including commercial fishing, marine transportation, boat building (including repair and storage), and recreational opportunities.
- Rising ocean temperatures are impacting marine species diversity and quantity. The invasive Asian green crab poses a significant threat to shellfish in the Pemaquid intertidal zone. These changes are predicted to have further implications for commercial fishing and the local economy dependent on marine resources.
- Pollution sources, such as point source pollution (from septic systems and overboard discharge) and non-point source pollution, have been identified and addressed to maintain the health of the marine ecosystem and shellfish harvesting community. This includes multiple OBD throughout Bristol. Efforts are ongoing to identify and eliminate sources of pollution and improve water quality in Bristol's coastal waters.

Introduction

Access to the ocean and its abundant marine resources has been a staple of the coastal economy in the state of Maine for centuries.

The Town of Bristol, situated on the Pemaquid Peninsula, has one of the most significant working waterfronts in Lincoln County. Within the past decade, Bristol has witnessed significant residential growth, as well as increased demand for access to, and recreation within, harbor areas. Residential growth is attracted to waterfront land for its natural beauty and unique seascapes, and the general public desires access to the coastal waters belonging to all Maine residents for recreational and commercial uses.

The purposes of this chapter are to help the Town identify, manage, and adequately protect its valuable marine resources, including critical habitats, and the local economy dependent on marine resources.

Analyses

Water Quality

Is coastal water quality being monitored on a regular basis?

The Maine Department of Marine Resources (Maine DMR) monitors water quality regionally. The Town's Shellfish Conservation Committee and representatives from DMR monitor designated sites throughout the year.

Maine DEP <https://www.maine.gov/dep/land/monitoring/index.html>

In addition, volunteers from Coastal Rivers Conservation Trust under the Maine Healthy Beaches program monitor for bacterial contamination at Pemaquid Beach and the Bristol Mills swimming hole between June 1 and August 31. Water quality at Pemaquid Beach has been deemed extremely good and safe for swimming. (Maine Healthy Beaches Program_ <https://www.maine.gov/dep/water/beaches/index.html>)

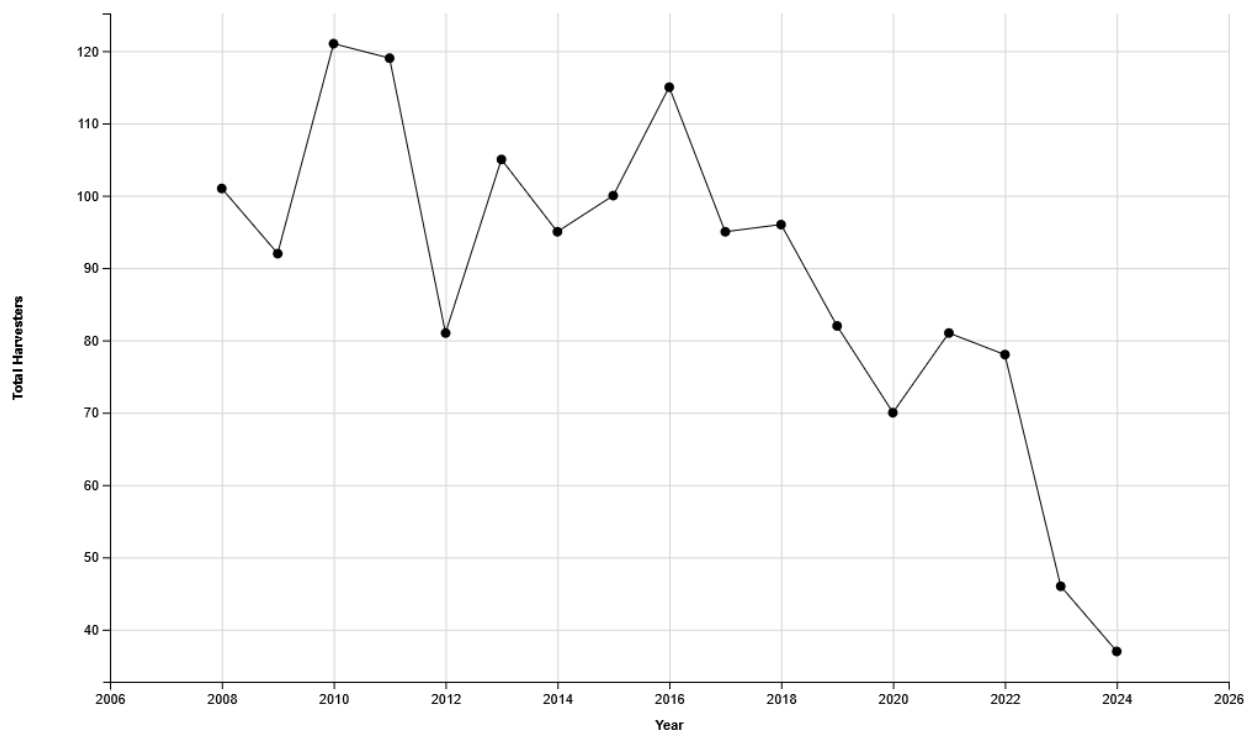
Water-dependent Uses

Are traditional water-dependent uses thriving or in decline? What are the factors affecting these uses? If current trends continue, what will the waterfront look like in 10 years?

Bristol, with its many miles of coastline, has seen an increase in growth and activity over the last 10 years, as has much of the Maine Coast.

Climate change has also begun to have important impacts on the coastal marine habitat. With increases in ocean water temperature, both the quantity and variety of marine species has decreased. The invasive Asian green crab has become a major threat to shellfish in the Pemaquid intertidal zone. As this trend continues, commercial fishing will experience even greater impacts. As indicated in Figure 4.1, the number of people engaged in commercial lobster fishing has suffered a steady decline in the past decade and a half. This decline is due to state mandated limitation of the number of lobster licenses in a particular Zone, as well as the effects of climate change on the lobster population.

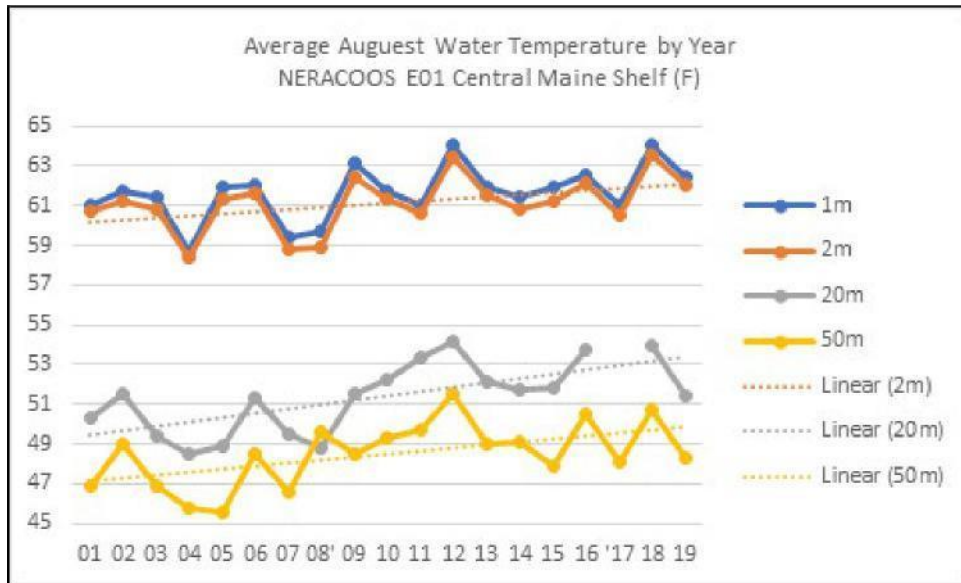
Figure 4.1 Number of Lobster Harvesters by Bristol Port



(Source: Department of Marine Resources
https://mainedmr.shinyapps.io/Landings_Portal/)

Figure 4.2 depicts the average monthly water temperature at depths of 1m, 2m, 20m, and 50m for the month of August (the warmest month of the year) at Buoy NERACOOS E 01 located at the Western Maine Shelf.

Figure 4.2: Average August Water Temperature by Year



(Source:https://mainedmr.shinyapps.io/Landings_Portal/))

Figure 4.3: Lobster Weight 2008-2024

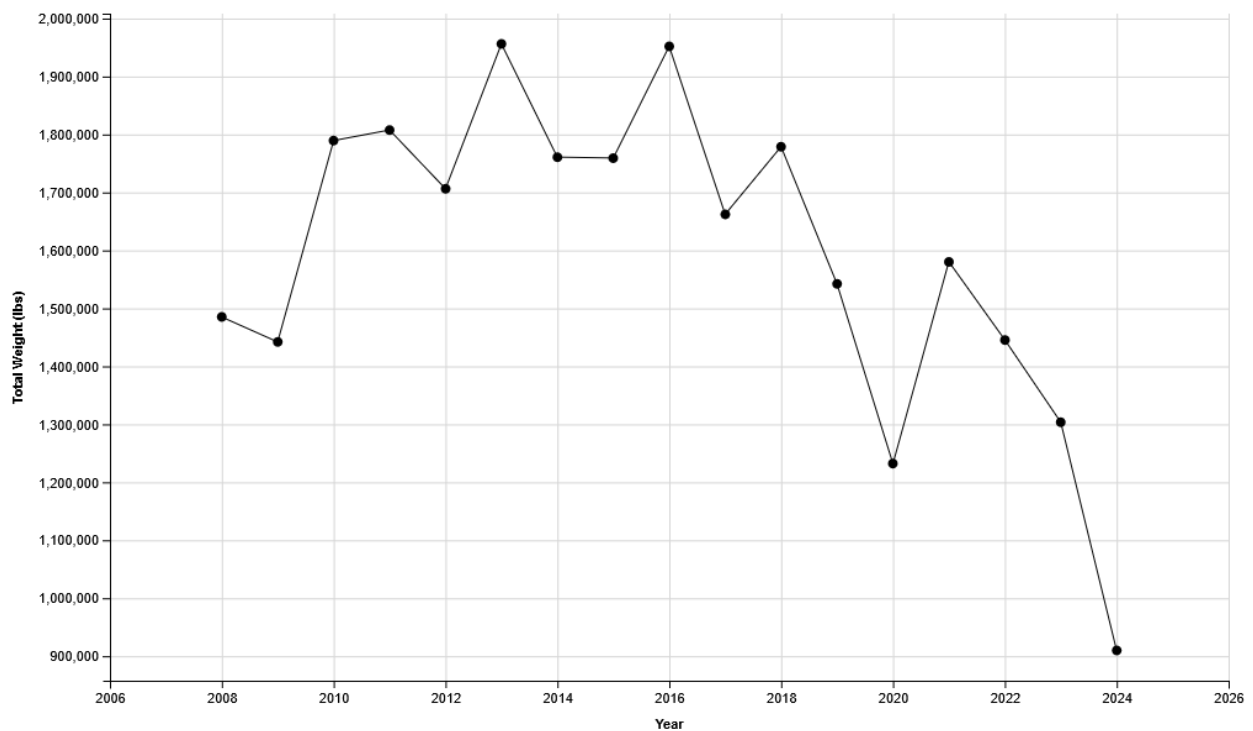


Table 4.1: Moorings in Bristol in 2018-2019

| Harbor | Total | Commercial | Residential | % Commercial | % Residential |
|----------------------|--------------|-------------------|--------------------|-------------------------|--------------------------|
| Muscongus | 44 | 5 | 39 | 11% | 89% |
| Round Pond | 243 | 52 | 191 | 21% | 79% |
| Moxie Cove | 10 | 0 | 10 | 0% | 100% |
| Brown's Cove | 15 | 0 | 15 | 0% | 100% |
| Lower Moxie Cove | 1 | 0 | 1 | 0% | 100% |
| Long Cove | 9 | 0 | 9 | 0% | 100% |
| New Harbor | 62 | 25 | 37 | 40% | 60% |
| Back Cove | 20 | 11 | 9 | 55% | 45% |
| Pemaquid Beach | 42 | 0 | 42 | 0% | 100% |
| Lower Pemaquid River | 78 | 7 | 71 | 9% | 91% |
| Upper Pemaquid River | 175 | 20 | 155 | 11% | 89% |
| Pemaquid Harbor | 34 | 0 | 34 | 0% | 100% |
| John's Bay/River | 22 | 3 | 19 | 14% | 86% |
| Damariscotta River | 11 | 0 | 11 | 0% | 100% |
| Total | 766 | 123 | 643 | | |

In recent years, the number of mooring requests has risen dramatically. In addition, lengths of both commercial and recreational boats have increased. Three part-time appointed Harbormasters oversee and regulate all mooring fields. An appointed Harbor Committee assists the Harbormasters with management and setting policy of the harbors.

Is there a reasonable balance between water-dependent and other uses, and between commercial and recreational uses? If there have been recent conversions of uses, have they improved or worsened the balance?

Over the past ten years, fishing activities within Bristol have generally persisted, evolved, and diversified. State and federal regulations have affected these activities. Fishing is a way of life as well as an occupation and that is strongly reflected in the character of our town. Fishing remains a significant segment of the town economy despite a decreasing number of harvesters participating; see charts below. Aquaculture is not a significant part of our fishing economy at this time.

Figure 4.4 Weight and Value of Bristol Landings for 2021

| | Total Weight (lbs) | Total Value (\$) | Total Trips | Total Harvesters |
|--------------------------|---------------------------|-------------------------|--------------------|-------------------------|
| Lobster American | 1,580,379 | \$10,362,245 | 5,192 | 81 |
| Elver | 616 | \$917,307 | 298 | 77 |
| Menhaden Atlantic | 737,775 | \$317,981 | 0 | 11 |
| Clam Soft | 18,967 | \$63,049 | 236 | 20 |

Figure 4.5 Weight and Value of Bristol Landings for 2024

| | Total Weight (lbs) | Total Value (\$) | Total Trips | Total Harvesters |
|--------------------------|---------------------------|-------------------------|--------------------|-------------------------|
| Lobster American | 909,998 | \$5,982,486 | 2,642 | 37 |
| Elver | 874 | \$973,988 | 337 | 156 |
| Menhaden Atlantic | 1,040,990 | \$536,110 | 46 | 22 |
| Clam Soft | 16,494 | \$40,612 | 185 | 24 |

(Source: Department of Marine Resources https://mainedmr.shinyapps.io/Landings_Portal/)

Are there local dredging needs? If so, how will they be addressed?

New Harbor was last dredged by the Army Corps of Engineers in 1966. Following this, a hydrographic survey done in 2003 noted a few shallow areas at the upper end of the 6-foot channel, but in general, the depth of the channel was deemed adequate.

Management and Protection

How does local zoning treat land around working harbors?

Initially, residential expansion started in the villages that had a traditional commercial fishing base - Round Pond, New Harbor, and the Pemaquid Beach area - and then later in areas of Pemaquid Harbor, Pemaquid Point, and Chamberlain. Currently, Bristol does have a Land Use Ordinance that creates minimum standards throughout the community; however, there are no zoning standards with the exception of the Shoreland Zoning.

In 2021, 10 properties are registered under the State's Working Waterfront program, encompassing 4.54 acres; 3 of these properties are commercial.

<https://www.bristolmaine.org/tax-collection-and-assessing/pages/real-estate-exemption-land-classification-applications>

Eliminating Pollution

Is there a local or regional plan in place to identify and eliminate pollution sources?

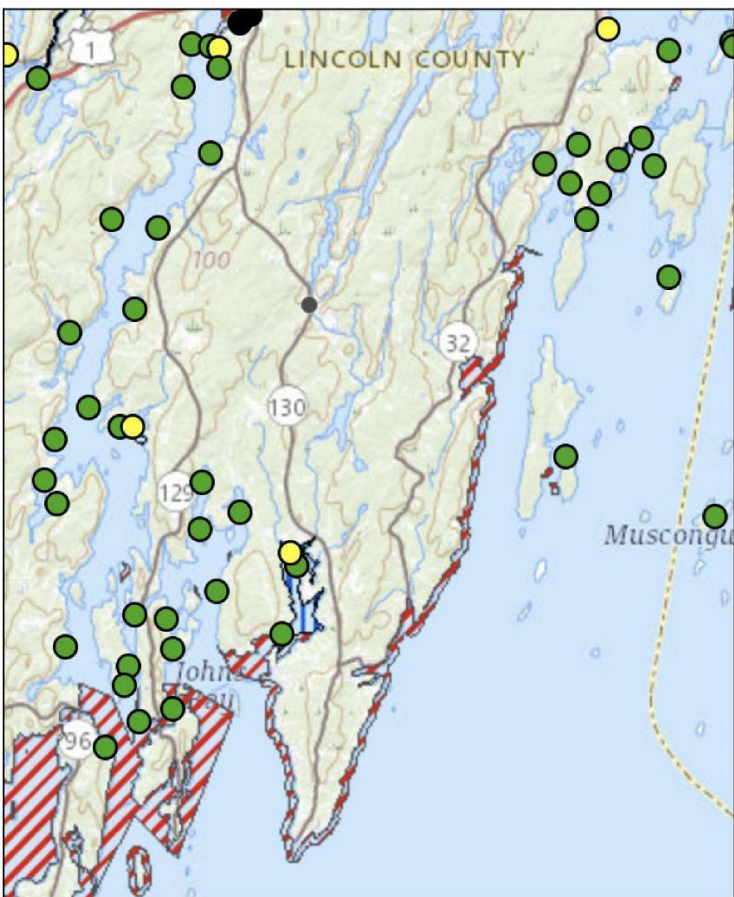
A combination of grants and monies from the Shellfish Committee has funded the 'Lower Pemaquid Watershed Plan' since 2018. The purpose of the project has been to compile and analyze existing data, collect additional sampling data, and identify pollutant sources in the watershed. The project also developed a table of proposed actions to eliminate pollution to Pemaquid Harbor to improve water quality, aquatic habitat, and specifically to increase shellfish yield for the shellfish harvesting community. The eventual project goal is to create a watershed plan with a roadmap to eliminate fecal bacteria contamination and ultimately remove the conditional closures in the estuary.

The Shellfish Conservation Committee of the Town continues the work of monitoring pollution in the Bristol waters. , the Town has contracted to test the water in 7 locations in the small tributaries which run into the lower Pemaquid River and Johns Bay. The results of testing did reveal sources of contamination, some of which have been addressed. The Town has taken steps in recent years to ameliorate point source water pollution problems. The waste system at the Bristol Consolidated School was replaced in its entirety recently. In addition, the Town has worked with local farmers abutting the lower Pemaquid River to reduce agricultural run-off.

Commercial Fishing

Has the closing of clam or worm flats threatened the shellfishing industry, and are sources of contamination known?

Figure 4.6 Shellfish Closures in Bristol



Source:

<https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=3b3450693fe54bf497004b153e536de8>

According to the most recent commercial landings data from the Maine Department of Marine Resources, the Town of Bristol reported a 2021 softshell clam yield of 18,967 live pounds with an associated value of \$63,049 (<https://www.maine.gov/dmr/sites/maine.gov.dmr/files/inline-files/SoftClamByPort.pdf>) The frequent closures due to nonpoint source (NPS) pollution (primarily fecal bacteria) have and continue to threaten this harvest.

Water quality can be degraded by many factors resulting from natural occurrences (e.g. road run-off) and human activity. Point source pollution originates from a single point such as overboard discharge or an outflow pipe carrying untreated wastes from a residence, business or factory. There are over 1000 acres of previously open shellfish flats that are now closed due to overboard discharge per DEP Bureau of Land and Water Quality (see Figure 4.7). The Town has taken steps in recent years to remediate point source

water pollution problems. The waste system at the Bristol Consolidated School was replaced in its entirety recently. In addition, DNA sampling for different contaminants (goose, human, beaver, dog, and chicken) was conducted at multiple locations in the water but no further steps have been taken to remediate this, or other forms, of agricultural run-off.

The Maine DEP Bureau of Land and Water Quality currently lists 20 licensed discharges in the Town. Locations are shown on Figure 4.8. These consist primarily of residential septic systems in need of replacement. Correction of these pollution sources continues to be a priority for the Town, and efforts to correct additional point sources of pollution are ongoing. Assistance from the Maine DEP is critical to this process. While the Maine Department of Marine Resources measures the level of bacteria at various sites, the Shellfish Committee continues to work with an environmental assessing company as well as the Code Enforcement Officer to identify and manage non-point sources of pollution. All reports can be found on the Shellfish Committee page on the town website.

Figure 4.7 Licensed Discharges in Bristol

| OBD ID | Expiration Date | Waterbody |
|---------------|------------------------|------------------|
| ME0102877 | 03/31/2026 | Muscongus Sound |
| ME0102885 | 06/30/2025 | Johns Bay |
| ME0102893 | 08/31/2026 | Pemaquid Harbor |
| ME0102907 | 11/30/2025 | Muscongus Sound |
| ME0102915 | 01/31/2026 | Johns Bay |
| ME0102923 | 04/30/2026 | Pemaquid Harbor |
| ME0102931 | 07/31/2025 | Muscongus Sound |
| ME0102940 | 09/30/2026 | Johns Bay |
| ME0102958 | 12/31/2025 | Pemaquid Harbor |
| ME0102966 | 02/28/2026 | Muscongus Sound |
| ME0102974 | 05/31/2026 | Johns Bay |
| ME0102982 | 08/31/2025 | Pemaquid Harbor |
| ME0102991 | 10/31/2026 | Muscongus Sound |
| ME0103008 | 01/31/2026 | Johns Bay |
| ME0103016 | 03/31/2026 | Pemaquid Harbor |

| | | |
|-----------|------------|-----------------|
| ME0103024 | 06/30/2025 | Muscongus Sound |
| ME0103032 | 09/30/2026 | Johns Bay |
| ME0103041 | 12/31/2025 | Pemaquid Harbor |
| ME0103059 | 02/28/2026 | Muscongus Sound |
| ME0103067 | 05/31/2026 | Johns Bay |

Are fishery resources being properly managed at local and regional levels?

The fishery is managed by the Department of Marine Resources, which determines the quantity and type of local species that can be taken. Specifically, the state limits elver licenses and locations and volume of landings. The state limits the number of lobster pot tags by fishing zone. There are rules about the size and gender of lobster that can be harvested. Federal government has rules for whales that impact lobster equipment and tackle. Currently, the shrimp fishery is closed.

The Shellfish Conservation Committee works in collaboration with the Department of Marine Resources (DMR) to establish the number of shellfish licenses issued annually. The status of the shellfish resource is reviewed annually relying on shellfish flat survey data as well as information from harvesters and dealers. These data provide the basis for conservation measures (e.g., shellfish bed openings and closures) which are adopted following approval of the DMR. The Shellfish Conservation Committee recommends to the Select Board the annual expenditure of funds to implement the conservation measures determined to be necessary to sustain the health of the fishery.

In the year 2023, there were 122 shellfish harvesting licenses awarded: 13 commercial licenses (10 residents, 2 non-residents, and 1 junior resident) and 110 recreational licenses. According to the most recent data available from the DMR, in 2021, 18,967 lbs of softshell clams were harvested.

Is adequate, protected access for commercial fishermen, aquaculturists, and recreational users available? Based on projections, will access, including support facilities such as parking and marine services, be adequate for the future? Are there opportunities for improved access?

Access in Round Pond Harbor is affected by the lack of a defined channel and adequate anchorage of sufficient depth. There is opportunity for improvement of this harbor with future dredging. With significant interest in the Bristol area, many more applications for moorings have been entertained. In 2008 combined commercial and recreational mooring in the Round Pond Harbor were 203; as of 2019 this has increased to 243. At this time, there are no available moorings in Bristol's 7 mooring fields. There are active waitlists managed by the Town Clerk and Harbor Masters. The Pemaquid Peninsula does not offer refueling or pump out services and there are no plans to provide these facilities. Pedestrians have access to the water via many rights of way throughout the town, although many of these are not clearly delineated for access by residents. There is extended access for the public at the Pemaquid Beach Park and Rachel Carson Salt Pond as well as the State Park at Colonial Pemaquid. In the summer of 2020 despite the pandemic the Beach Park had over 30,000 visitors and the Lighthouse Park welcomed near 50,000 visitors.

Canoe and kayak access is possible from Moxie Cove, Round Pond Landing, Hanna Landing, New Harbor Landing, Colonial Pemaquid, Ellingwood Information Center, and the Pemaquid Falls Landing.

Conditions and Trends

Marine Resources Data

The community's Comprehensive Planning Maritime Resources Data Set.

See the map titled Water Resources & Riparian Habitats for Maine DMR habitat information.

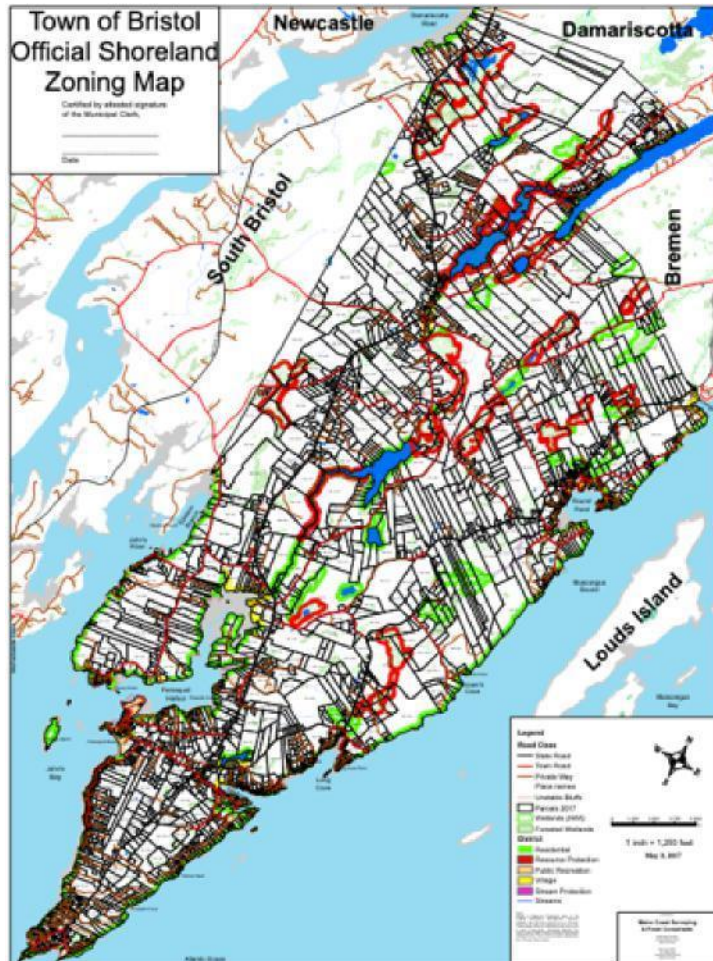
Table 4.2: Marine Licenses held in Bristol by Type

| Marine Resource Licenses held in Bristol by type (2019)/2022 | | |
|--|-----------|---------------|
| Type | Residents | Non-Residents |
| Commercial fishing/crew | 8 | |
| Commercial fishing/single | 4 | |
| Commercial shellfish | 10 | 2 |
| Recreational shellfish | 100 | 10 |
| Lobster/crab non-comm | 8 | |
| Lobster/crab apprentice | 9 | |
| Lobster/crab class 1 | 13 | |
| Lobster/crab class 2 | 14 | |
| Lobster/crab class 3 | 5 | |
| Lobster/crab over age 70 | 1 | |
| Lobster/crab student | 1 | |
| Marine worm digging | 2 | |
| Scallop diver | 1 | |
| Seaweed | 2 | |
| Elver 1 fyke net | 2 | |

Regulations

A map and or description of water-dependent uses.

Figure 4.8 Shoreland Zoning Map



See Figure 4.8 for the existing zoning along and near the coast including waterfront zones. Commercial uses and water-dependent commercial uses are primarily located within the 3 main harbor areas, New Harbor, Round Pond Harbor, and Upper Pemaquid River. Many commercial fishermen have their own private landings.

A summary of current regulatory and non-regulatory provisions influencing land use patterns along the shoreline and near coast area.

Floodplain Management: Bristol participates in the National Flood Insurance Program, and the town has adopted Floodplain Management Ordinance provisions. Ordinance provisions limit development in flood prone areas and require that the development that is allowed in these areas is suitably designed to withstand flooding. The Town updated its Floodplain Management Ordinance and associated FEMA floodplain maps in 2021.

Shoreland Zoning: Bristol has adopted Shoreland Zoning provisions which are intended to provide protection to shorefront areas that are within a 250-foot area from the normal high water line of all tidal waters, identified freshwater wetlands that are 10 acres or more, the upland edge of freshwater wetlands, salt marshes, salt meadows, wetlands associated with great ponds, rivers, and specified flood hazard areas. An area of 75 feet from the normal high-water line is set for other water bodies including tributary streams.

Harbor or Bay Management Plans

A description of any local or regional harbor or bay management plans or planning efforts.

Bristol has adopted harbor management ordinance provisions to regulate marine activities within Bristol waters. The Harbor Committee provides recommendations to the Select Board, and collaborates on appeals. The Select Board appoints a Harbormaster for each of the 3 jurisdictions who oversee the Town's moorings, floats, docks, ramps, breakwater, channels, and adjacent municipal property and ensure that the public works maintenance division provides for their proper maintenance.

The Harbor Committee is planning to digitize the mooring data after a mooring survey is completed by an outside contractor. This survey will assist the Town in determining active from inactive moorings and where further development is possible.

The location of facilities with a brief description of any regional or local plans to improve facilities.

The Town does not offer re-fueling or pump-out support at any of the main harbors. New Harbor is a mixed-use harbor with a year-round commercial fishing/lobstering fleet and a seasonal recreational fleet. In New Harbor, the Town maintains a landing on Southside Road that serves as a boat launch. There are multiple private wharves, some of which are commercial and some of which are residential. The New Harbor Co-op also maintains a wharf in New Harbor.

Round Pond Harbor is a mixed-use harbor, similar to New Harbor. The harbor's infrastructure is not town-owned, but is owned by the Round Pond Improvement Society. Fishermen and recreational boaters have access to the ramp and dock at the site. In the vicinity of Round Pond is another town-owned water access point known as Thompson Landing. Rights of way are also found at Brown's Cove Landing, and at Moxie Cove Landing, which is town-owned. Moxie Cove Landing includes a small boat ramp and picnic tables. Brown's Cove Landing and Thompson Landing are small pieces of land with little to no parking.

The Lower Pemaquid River encompasses the state-owned Fort William Henry State Park, with a boat ramp, pier and catwalk. No public water access is available due to damages from storms that took place in January 2024.

In the Upper Pemaquid River, the Hanna Landing facilities include a town-owned dock, catwalk and float, parking, picnic tables and toilet facilities in season. At the head of the tide zone in the Upper Pemaquid River is the Pemaquid Falls Town Landing which is used for kayak or canoe launching.

Muscongus Harbor, which is geographically split between Bristol and Bremen, is privately owned without public access.

Public Access

A description or map showing public access points to the shore. Include a brief description of their use, capacity, physical condition, and plans to improve, expand, or acquire facilities such as parking or toilets.

Public Parking

Parking is limited at all locations except Pemaquid Lighthouse Park, Colonial Pemaquid State Historic Site and Pemaquid Beach Park.

Pemaquid Beach Park - Pemaquid Beach, considered a barrier beach, has been owned by the Town since 1958. It is a quarter mile white sand beach with an adjacent salt marsh. Beach facilities include an ADA compliant pavilion completed in 2020, with shower/toilet facilities; snack bar, picnic benches, equipment rental, and the Beachcomber's Rest Discovery Center. This very popular spot has a ball field and bandstand area. For most of the time, this site has adequate parking; however, there more multiple instances in the summer of 2024 where the parking lot was full or closed off.

LaVerna Preserve provides the hiker with a varied system of trails accessing a rocky coast with views of the New Harbor Dry Ledges and Muscongus Bay with its many islands. This preserve is maintained by the Coastal Rivers Conservation Trust.

The Rachel Carson Salt Pond Preserve is protected by the Nature Conservancy; there is minimal roadside parking along State Route 32 which provides access to the preserve.

Pemaquid Point Lighthouse is owned by the Coast Guard. The Town owns the land and museum adjacent. There is adequate parking, and toilet facilities are available seasonally for the many visitors to the park. The Town also owns the waterfront land adjacent to West Strand Rd, near to Pemaquid Lighthouse, which abuts the John's Bay. There is a small, unpaved parking area for visitors.

The Town of Bristol Recreational Trail is located adjacent to the Bristol Consolidated School and provides popular walking trails with scenic views of Schoolhouse Cove in the Upper Pemaquid River.

The Bass Rock Preserve in Round Pond, an 11-acre preserve with 1,350 feet of deep water frontage on Muscongus Bay.

Is there adequate access, including parking, for commercial fishermen and members of the public? Are there opportunities for improved access?

The town has significant public facilities and access areas.
The primary public boat access locations are:

- Colonial Pemaquid State Historic Site - Boat Ramp, Dock, Dinghy Dock
- Round Pond - Boat Ramp and 2 Dinghy Docks

- Hanna Landing - Dock and Dinghy Dock
- Ellingwood Kayak Launch
- New Harbor Landing

The primary public swimming access locations are:

- Pemaquid Beach Park
- Little Beach Cove

The primary public park and scenic access locations are:

- Pemaquid Lighthouse Park
- Colonial Pemaquid State Historic Site
- Rachel Carson Salt Pond Preserve

Looking to the future, it is anticipated that any initiatives to acquire shoreland property through land trusts or other preservation agreements will include rights of way for expanded public access. In terms of existing land use, the opportunity also exists to re-examine historical rights of way, including those which may have lapsed, as candidates for negotiation to allow recreational and limited commercial public access.

Goals, Policies, and Strategies

4. Marine Resources

- **Protect, maintain and, where warranted, improve marine habitat and water quality.**
- **Foster water-dependent land uses and balance them with other complementary land uses.**
- **Maintain and, where warranted, improve harbor management and facilities.**
- **Protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism.**

Local Goals:

- **4.1 Promote and protect water-dependent activities.**
- **4.2 Support implementation of local and regional harbor-management plans.**

- **4.3 Maintain, and where necessary, restore the quality of coastal waters, marine fisheries, and wildlife.**

Goal 4.1 Promote and protect water-dependent activities.

| Strategy | Who is Responsible? | Timeline |
|--|---|----------|
| 4.1.1 Encourage waterfront owners= to take advantage of the Working Waterfront Access Pilot program and current use taxation programs, which provides support for preserving working waterfronts.* | Select Board Harbor Committee | Ongoing |
| 4.1.2 Identify future public access needs for maritime activities and identify regulatory and non-regulatory approaches to meet those needs.* | Select Board Harbor Committee Parks Commission | Ongoing |
| 4.1.3 Seek ways to encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.* | Select Board Harbor Committee | Ongoing |
| 4.1.4. Continue to make appropriate improvements to public landings as needed. | Select Board Harbor Committee | Ongoing |

Goal 4.2 Support implementation of local and regional harbor management plans.

| Strategy | Who is Responsible? | Timeline |
|--|---|------------|
| 4.2.1 Maintain mooring plans for our mooring field areas to increase the efficiency of mooring areas and to comply with Federal, State, local mooring regulations. | Select Board Harbor Committee | Early Term |

| | | |
|---|--|--------------------|
| 4.2.2 Develop an improvement plan for Town landings to help continue to maintain functionality and safe conditions, increase float and dinghy space, and improve parking.* | Select Board Harbor Committee | Mid Term |
| 4.2.3 Annually review mooring fees and adjust as operational expenses and capital improvement needs change. | Select Board Harbor Committee | Annual and ongoing |
| 4.2.4 Evaluate the logistics of hiring and funding a full- time harbormaster.* | Select Board Harbor Committee | Early Term |
| 4.2.5 Investigate the feasibility of dredging Town harbors. | Select Board Harbor Committee | Early Term |
| 4.2.6 Work with private, public, and nonprofit partners to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.* | Harbor Committee Parks Commission | Ongoing |
| 4.2.7 Continue to maintain an accessible inventory of working waterfront property in the Town. | Select Board Harbor Committee | Ongoing |

Goal 4.3 Maintain, and where necessary, restore the quality of coastal waters, marine fisheries, and wildlife.

| Strategy | Who is Responsible? | Timeline |
|--|--|----------|
| 4.3.1 Monitor the future development of any proposed aquaculture operations. | Select Board Planning Board | Ongoing |

| | | |
|---|---|---------|
| 4.3.2 Continue to work with the Department of Marine Resources and Department of Environmental Protection regarding impacts on water quality resulting from existing and potential pollution sources. | Select Board Shellfish Committee | Ongoing |
| 4.3.3 Continue to collaborate with Coastal Rivers to monitor water quality in the Pemaquid River, coastal waters, and harbors of Bristol to protect marine life, recreation, and commerce. | Parks Commission Shellfish Committee | Ongoing |
| 4.3.4 Continue strategies to restore shellfish harvesting to Upper Pemaquid River, Schoolhouse Cove, Eastern Branch. | Select Board Shellfish Committee | Ongoing |

CHAPTER 5 NATURAL RESOURCES

Highlights

- It is important to identify, manage, and protect Bristol's critical natural resources. These resources include shoreland zones, wetlands, essential wildlife habitats, freshwater fisheries habitat, and more. Preserving these resources is essential for the town's attractiveness, economy, and overall well-being.
- There are 6 Significant Habitat Areas in Bristol.
- There are threats to Bristol's natural resources, including pathogens, invasive species, climate change, and light pollution.
- The list of scenic areas and views contribute to the town's charm and desirability for both residents and visitors. Preserving and promoting these scenic resources can further enhance Bristol's appeal as a great place to live and visit.

Introduction

Protecting critical natural resources are integral to making Bristol a great place to live and visit. The purpose of this chapter is to help the Town of Bristol identify, manage, and adequately protect its critical natural resources, and safeguard the local economy dependent on these resources. Critical natural resources are defined by the State as those areas in the community comprised of one or more of the following:

- Shoreland zone
- Multi-function wetlands (wetlands found to provide three or more wetland functions as depicted on the Wetlands Characterization Maps developed by the Maine Department of Inland Fisheries & Wildlife)
- Essential Wildlife Habitats and Threatened, Endangered, and Special Concern Species occurrences as depicted on maps prepared by the Department of Inland Fisheries and Wildlife pursuant to the Maine Endangered Species Act
- Significant wildlife habitat as defined in 38 MRSA §480-B(10)
- Significant freshwater fisheries habitat
- Rare and exemplary natural communities, and rare plant occurrences as determined by the database
- Coastal sand dune systems as defined in the Natural Resources Protection Act 38 MRSA §480-B(1) Beginning with Habitat Focus Areas of Ecological Significance identified by the Beginning with Habitat Program of the Maine Department of Inland Fisheries and Wildlife
- Fragile mountain areas as defined in 38 MRSA §480-B(3);
- Coastal bluffs and coastal landslide hazards as depicted on maps prepared by the Maine Geological Survey
- Flood plains as depicted on Federal Emergency Management Agency flood hazard identification maps
- Areas designated as a National Natural Landmark pursuant to the National Park

An understanding of Bristol's natural resources is essential for planning the future of the Town. Those resources which contribute to the Town's attractiveness include its harbors, scenic peninsula, the Town's many bays, coves and vistas along its marine shoreline, its access to inshore and offshore fisheries, open spaces, forest reserves, wildlife habitats, and wetlands. The resources which comprise the 34 square miles (21,760 acres) of Bristol are finite, and may limit the extent to which the Town may grow and be developed.

Analyses

Critical Natural Resources

Are any of the community's critical natural resources threatened by development, overuse, or other activities?

Federal, State, and municipal regulations offer protection for most critical natural resources in Bristol, excluding large habitat blocks. Crucial to this protection, however, is ongoing monitoring to detect illegal activities and remediate where environmental damage has occurred. Funding at the Federal, State, and municipal level is insufficient to ensure complete protection. Further regulatory protection at the municipal level may be warranted. Specifically, these areas within Bristol should be considered for additional protection through municipal regulation: areas with steep slopes (see the map titled Topography), forested wetlands, and select wetlands under 10 acres in size that have limited regulation by the Maine DEP. However, the use of conservation easements or purchases may be more acceptable to residents and voters than regulations. Easements and conservation purchases almost always result in permanent protection while municipal regulations are subject to future amendments or repeal.

Shoreland Zoning Standards

Are local shoreland zone standards consistent with state guidelines and with the standards placed on adjacent shorelands in neighboring communities?

Current local shoreland ordinances, most recently amended in March 2018, are consistent with current State law and have been approved by the Maine DEP. The Town of Bristol is not aware of neighboring communities having standards that may impact our ordinance; however, neighboring communities may have standards that can be considered if it improves permitting or environmental protection in the Shoreland Zone.

Natural Resource Protection

What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources?

The Town can work with non-profit, local (Coastal Rivers Conservation Trust), state (Maine Coast Heritage Trust, Maine Audubon Society, Maine Farmland Trust, Natural Resources Council of Maine), and national advocacy groups (Nature Conservancy) to acquire property in critical areas for conservation outright or with easements.

The Town can also continue to educate residents on the value of critical natural resources through outreach programs, the creation of a Conservation Commission, and work done in cooperation with the

local school. Programs could describe the existing resources found locally, threats from pollution, and ways in which residents can reduce their household waste through reuse, recycling, and proper disposal. The suggestion to establish a Conservation Commission is meant to encourage volunteer residents to serve a proactive role with a close connection to the Town Office. If Bristol establishes the Conservation Commission, tasks outlined in this document that are focused on environmental protection can be placed on this group of residents on behalf of the Select Board. The Town currently offers educational programs through Bristol Library, Coastal Rivers, and the Beachcombers Discovery Center at Pemaquid Beach. Additionally, signage at popular locations could have specific information about our natural resources and the need to protect them.

Regional Cooperation to Protect Critical Natural Resources

Is there current regional cooperation or planning underway to protect shared critical natural resources? Are there opportunities to partner with local or regional groups?

Coastal Rivers Conservation Trust, and Midcoast Conservancy, among other groups, as outlined above consider the protection of our natural resources on a regional scale. Although many Bristol residents volunteer with these entities, the Town is not actively engaged in local or regional planning designed to protect shared critical natural resources.

Significant Wildlife Habitats

Bristol is home to various animal species whose habitats ensure their ecological health and well-being. There are six Significant Wildlife Habitats, which include Deer Wintering Areas (DWA), Inland Waterfowl/Wading bird Habitat (IWWH), Seabird Nesting Islands (SNI), Shorebird areas, Significant Vernal Pools (SVP), and Tidal Waterfowl/Wading bird Habitat (TWWH).

Notable locations of Significant Wildlife Habitats within Bristol, or in close proximity to Bristol, include Killick Stone Island, which is considered a Roseate Tern or Piping Plover Nesting Area, while Wreck Island, Jones Garden Island, Ross Island, Haddock Island, and Western Egg Rock are all designated as habitats in which rare, threatened, or endangered species have occurred.

Threats

Pathogens, invasive plant and animal species, and other pests have the potential to impact habitat stability in Maine and the Town of Bristol. Diseases include chestnut blight, Dutch elm disease, and white pine blister rust. Numerous insect pests include spruce budworm, hemlock woolly adelgid, Asian longhorned beetle, winter moth, browntail moth, and Emerald Ash Borer. Invasive plants compete with native species and inadequately nourish native animals. These include autumn olive, Japanese barberry, Japanese knotweed, multiflora rose, Norway maple, purple loosestrife, Eurasian milfoil, curly-leaf pondweed, European frogbit and most recently, mile-a-minute weed. Many of these pests' diseases are the result of often deliberate human introduction and threaten our economy as well as our ecosystem. To address these issues, many towns encourage the use of native plants in gardens and landscaping; encourage locally sourced lumber and firewood; maintain street trees and bushes; and raise awareness of the ongoing necessity for these efforts.

Disease and climate change have also emerged as threats to wildlife in Maine. Warmer winters and increased rainfall have led to a spread of tick- and mosquito-borne diseases. Winter ticks have become a

menace to moose populations, as they are unable to remove them effectively. Estimates are that this pest has led to a 70% death rate of moose calves over a three-year period. Reducing this mortality rate and ensuring stable populations of moose will be an ongoing challenge.

Finally, one important but often overlooked element to the beauty of rural and scenic places is the darkness of the night sky. Dark skies describe places with relatively little ambient light pollution, a common issue in developed areas. Light pollution is considered wasted energy, a nuisance for adjacent properties and is known to disrupt normal plant and animal behaviors. There are only two designated Dark Sky locations in the State of Maine (AMC Maine Woods and Katahdin Woods and Waters National Monument).

Protective Measures

Preserving open spaces and contiguous blocks of habitat is vital for the protection of habitats and other natural resources. Land trusts operating in the area include the Coastal Rivers Conservation Trust, Maine Coast Heritage Trust, The Nature Conservancy, National Audubon Society, and the Bureau of Parks and Lands.

If an area has a rare natural community or a globally rare plant or animal, various agencies such as the Maine Department of Inland Fisheries & Wildlife (MDIFW) and U.S. Fish and Wildlife Service (USFWS) may designate the location as a focus area due to its statewide ecological significance. In Bristol, the Arrowhead Spiketail and the Great Blue Heron are identified Rare Animals, both of which have a rating of Special Concern. The Harlequin Duck is an identified Rare Animal, with a rating of Threatened Species, and the Purple Sandpiper is an identified Rare Animal, with a rating of Species of Conservation Need. There are no identified Rare Plants, nor rare or exemplary natural communities or ecosystems.

Table 5.1 Species of Special Concern, Threatened Species, Species of Conservation Need in Bristol

| Common Name | Latin Name | Threat Level | Location |
|---------------------|----------------------------------|---------------------------------|---|
| Arrowhead Spiketail | <i>Cordulegaster obliqua</i> | Species of Special Concern (SC) | Western Side of Pemaquid River near juncture of 129/130 |
| Great Blue Heron | <i>Ardea herodias</i> | Species of Special Concern (SC) | Between Round Pond and Pemaquid River, North of Lower Pond Road |
| Harlequin Duck | <i>Histrionicus histrionicus</i> | State Threatened (T) | Eastern Side of Pemaquid Point |

| | | | |
|------------------|--------------------------|------------------------------|--------------------------------|
| Purple Sandpiper | <i>Calidris maritima</i> | Species of Conservation Need | Western Side of Pemaquid Point |
|------------------|--------------------------|------------------------------|--------------------------------|

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.

PE POSSIBLY EXTIRPATED; Not known to currently exist in Maine; not field-verified (or documented) in Maine over the past 20 years.

Notable Partners

- Natural Resources Conservation Service
- Knox-Lincoln County Soil and Water Conservation District
- The Nature Conservancy Maine Land Trust Network
- Maine Association of Conservation Commissions
- Department of Maine Inland Fisheries & Wildlife
- Maine Department of Environmental Protection
- Beginning with Habitat Maine Natural Areas Program

Scenic Resources

A map or description of scenic areas and scenic views of local importance, and regional or statewide importance.

Table 5.2 Scenic Vistas in Bristol

| | | | | |
|--------------------|---|--|-----------------------|--|
| Back Cove | view of the Cove and Islands from the Back Cove trail | | Long Cove Point | Muscongus Bay and shoreline of Chamberlain |
| Bass Rock Preserve | Views of the Muscongus Bay | | McFarland Shore Drive | Partial views of the ocean and islands |

| | | | | |
|--------------------------------|---|--|---|--|
| Bristol Recreation Trail | views of tidal Pemaquid River | | Pemaquid Beach | View of John's Bay and Islands |
| Ellingwood Park | view of the Pemaquid river and arch stone bridge through the marsh | | Pemaquid Falls from Route 130 | view of the Pemaquid Falls and historic mill with osprey, eagle and great blue heron fishing in season |
| Elliot Hill Road | Unmaintained historic roadway connecting Foster Road to Route 32. Provides good walking, running, and biking along a dirt woods road with views of forested land. | | Pemaquid Lighthouse | views of lighthouse, ocean, coastline including Monhegan Island |
| Fort William Henry | view of the Pemaquid inner and outer harbors, and the Fort | | Pemaquid River Corridor (Boyd Pond to Pemaquid Flals Landing) | Pristine riverway that includes Crooked Farm Nature Preserve. |
| Harrington Meeting House | view of Eastern Branch of John's Bay from the Meeting House | | Rachel Carson Salt Pond Preserve | View of Long Cove and Muscongus Bay |
| Hunter's Hill | From Route 130 North at the top of the hill view of the High Hopes Farm and pond | | Ross Pond and the Jon and Peg Sproul Preserve. | Rare undeveloped pond with public access and excellent fishing. |
| LaVerna Preserve | panoramic views of outer Muscongus Bay and Islands | | Round Pond | View of Round Pond Harbor |
| Little Beach off Beach Loop Rd | View of the inner Pemaquid Harbor | | Southside Road | view of the New Harbor |

| | | | |
|---------------------------|---|--|--|
| Marsh view from Route 130 | View of vast expanse of marsh with a backdrop of trees; behind Hanley's Market | | |
| Old County Road | Maintained gravel road providing safe walking, running, and bicycle riding. Access to two nature preserves. | | |

Goals, Policies, and Strategies

5. Natural Resources

- **Conserve critical natural resources in the community.**
- **Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.**

Local Goals:

- **5.1 Protect and maintain our valuable natural resources including scenic areas/views, open spaces, preserves, habitats, wetlands, and shore fronts.**
- **5.2 Minimize light and noise pollution.**
- **5.3 Protect Bristol from the effects of climate change.**

Goal 5.1 Protect and maintain our valuable natural resources including scenic areas/views, open spaces, preserves, habitats, wetlands, and shorefronts.

| Strategy | Who is Responsible? | Timeline |
|--|--|------------|
| 5.1.1 Encourage landowners to apply for open space and/or conservation easements in order to preserve the rural character of the Town | Planning Board | Early Term |
| 5.1.2 Create a Town Conservation Committee to assist town elected Boards with ideas to protect and maintain our valuable natural resources | Select Board | Short Term |
| 5.1.3 Pursue private funding, as well as state funding, to support conservation initiatives.* | Select Board Parks Commission | Early Term |
| 5.1.4 Create and maintain an inventory of unique natural areas and scenic views of importance in the Town that should be protected. | Select Board Planning Board | Early Term |

| | | |
|--|---|------------|
| 5.1.5 Encourage landowners to protect and preserve critical natural and scenic resources by taking advantage of conservation programs to preserve undeveloped land.* | Select Board Parks Commission | Ongoing |
| 5.1.6 Review and revise, if needed, the Town's Land Use Standards Ordinance, Subdivision Ordinance, Shoreland Zoning Ordinance and other related ordinances to assure that submission requirements include identification of state and locally important resources including wetlands, scenic vistas, vernal pools, floodplains, wildlife habitats (deer wintering areas, bird nesting sites, etc.) and other unique natural and scenic features or areas. | Planning Board Code Enforcement Officer | Early Term |
| 5.1.7 Educate the public in regards to strategies for invasive plant and pest removal, and protecting native species of plants, insects and animals.* | Select Board Parks Commission | Ongoing |
| 5.1.8 Require subdivisions and non-residential property developers to identify critical natural resources on the project site, and to take appropriate measures to protect those resources.* | Planning Board | Mid Term |
| 5.1.9 Incorporate Beginning with Habitat maps and information regarding critical natural resources as part of site plan review.* | Planning Board | Early Term |

Goal 5.2 Minimize light and noise pollution.

| Strategy | Who is Responsible? | Timeline |
|--|--|----------|
| 5.2.1 Study the impact of noise pollution on local wildlife and educate the public | Select Board Planning Board | Mid Term |
| 5.2.2 Consider a lighting ordinance in accordance with the Dark Skies Initiative | Select Board Planning Board | Mid Term |

Goal 5.3 Protect Bristol from the effects of climate change.

| Strategy | Who is Responsible? | Timeline |
|---|--|----------|
| 5.3.1 Collaborate with state and community partners to study the effects of climate change on the Town and ways to protect natural resources. | Select Board | Ongoing |
| 5.3.2 Consider the impacts of climate change when developing and revising Town policies and ordinances. | Select Board Planning Board | Ongoing |

CHAPTER 6 AGRICULTURAL & FORESTRY RESOURCES

Highlights

- Farming and agriculture have been integral to Bristol's history and continue to be today.
- In 2023, there are 5 commercial farming enterprises in Bristol encompassing both vegetable and livestock operations, as well as several other small farms and homesteads.
- In 2022, 29 parcels were enrolled in the Tree Growth Program, totaling 1,266 acres.
- In 2022, there were 416 acres enrolled in the Open Space program, up from 271.77 enrolled in the Open Space Program in 2009

Introduction

Historically, agriculture and forestry were integral to Bristol's evolution as a town, as residents maintained farms for their livelihood and timber was forested and milled to support the shipbuilding industry that boomed in the late 19th and early 20th century. Today, agriculture, forestry, and fishing is the largest industrial sector in the town. Agriculture in Bristol is limited to a few smaller commercial farming operations, though the number of operations has increased in recent years.

Besides its productive value for food and timber and environmental benefits, farm and forest land also provides wildlife habitat and contributes to the rural and scenic character in Bristol. The rural character of the Town may depend, in part, on the maintenance of this resource and the protection of large contiguous parcels of forest land.

Farmland and forests play an important role in releasing oxygen and slowing runoff and erosion, when the land is appropriately managed. According to resources provided by the Maine Farmland Trust, farmland also serves to avoid greater emissions associated with developed land, and provides the land base to grow local and regional food economies. Forest lands, which comprise almost 17,000 acres in Bristol, also stabilize soil, filter stormwater, and act as aquifer and stream recharge areas.

Analyses

Forest Resources

Agricultural Resources

How important is agriculture and/or forestry and are these activities growing, stable, or declining?

Forestry has long been an important resource in Bristol. The town is heavily forested with mostly second-growth forests. In terms of land cover, Bristol is 75-80% forested (approximately 16,300-17,400 acres). According to numbers compiled by the Department of Agriculture, Conservation, and Forestry, a yearly average of 305 acres of timberland has been harvested over the years 2009 to 2018 for a total of 3050 acres harvested. Harvested acres were above average in the early part of this period and below average in the last 3 years of the period. However, no significant acreage has been removed from the program, suggesting that tree growth potential is stable.

Agriculture has been a traditional industry in the town of Bristol but has become less extensive in recent years. During the late 18th century through the early 20th century farming in Bristol, much like the rest of Maine, was common practice. Industrialization, however, moved production from smaller, diversified

farms to larger, more specialized farms. Instead of producing a broad spectrum of crops, more farms began growing monocultures – potatoes, dairy, broilers, and eggs accounted for over 70% of production. Now, Agriculture and forestry are small but important industries to Bristol. Forestry has declined, with two firms cutting for firewood and companies based outside Bristol cutting larger acreage. There are two licensed arborists in the Town. There are few large-scale agriculture and forestry operations. Small farms are producing local vegetables, flowers, meat, dairy, and wool while local forestry operations are providing local sources of firewood and supplemental income for landowners doing logging. There are now 5 commercial farming enterprises in Bristol encompassing both vegetable and livestock operations, as well as several other small farms and homesteads. These farms sell their goods through a variety of outlets including on-site farm stands, CSA programs, wholesale accounts, and farmer’s markets.

According to the Maine Farmland Trust, Bristol contains 3,313 acres of prime farm soils and 2,646 acres of statewide important farm soils for a total of 5,959 acres of farm soils. (Soil Survey Staff, Natural Resource Conservation Service, United States Department of Agriculture, Web Soil Survey. Available online. Accessed 04/01/2023.) (Maine GeoLibrary, Maine Town and Townships Boundary Polygons Dissolved Feature. Augusta, ME: Emily Pettit, 2021.)

The following August 30, 2022 soil survey map was derived from the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants, provides a map of soils in the Town of Bristol. Notably, 33% of Bristol’s area consists of water bodies. The most commonly occurring soils include:

Table 6.1 Commonly Occurring Soils in Bristol (2022)

| Soil Description | Percent of total area | Designation |
|---|-----------------------|--------------------|
| Lyman-Rock outcrop-Tunbridge complex, 8 to 15 percent slopes | 17.1% | Not Prime Farmland |
| Lyman-Rock outcrop-Tunbridge complex, 0 to 8 percent slopes | 7.7% | Not Prime Farmland |
| Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky (TrB) | 6.7% | Prime Farmland |
| Lyman-Brayton variant-Rock outcrop complex, 0 to 8 percent slopes | 5.6% | Not Prime Farmland |

Forest and Agriculture Management

Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?

There are no formal support programs in the town. However, the state has several farmland protection programs which are utilized by the community.

Maine Farmland Trust has a community program helping to protect farmland. They do have one easement in Bristol. Other than that, there are no community programs to protect farm and forest lands. There has been a steady increase in conservation lands mostly under the stewardship of the Coastal Rivers Conservation Trust.

Seven parcels are registered as farmland in the state tax program totaling 50 acres of cropland and 126 acres of woodland.

Are farm and forest land owners taking advantage of the state's current use tax laws?

The State of Maine has four "current use" programs that offer the property owner a reduction in assessed value: Farmland, Open Space, Tree Growth, and Working Waterfront. The programs establish valuation of property at its current use, rather than at market value.

All four programs are available to property owners through an application process with the local municipality. Applications must be filed on or before April 1 of the year the reduced valuation is first requested.

Property must meet certain criteria to qualify for each program and any future change in the use of the land will cause disqualification resulting in a penalty.

Farmland

In the Farmland program, the property owner is required to have at least five contiguous acres in their parcel of land. The land must be used for farming, agriculture or horticulture and can include woodland and wasteland. Additionally, the parcel must contribute at least \$2,000 gross income from farming activities each year.

The Department of Agriculture prepares a valuation guideline for municipalities, which results from studies based on suggested values using a correlation from income stream and market data attributable to agricultural enterprise.

If the property no longer qualifies as farmland, then a penalty will be assessed. The penalty is equal to the taxes that would have been paid in the last five years if the property had not been in farmland, less the taxes that were paid, plus any interest on that balance.

In addition to the Farmland program, a municipality may enact a Voluntary Municipal Farm Support Program to help farmers with their property tax burdens.

Open Space

There is no minimum acreage requirement with this program. However, minimum areas and setbacks must be excluded from classification. The parcel must be preserved or restricted in use to provide a public benefit. Benefits recognized include public recreation, scenic resources, game management, and wildlife habitat.

The municipal assessor is responsible for determining the value placed on open space land. In the determination of that value, the assessor must consider the sale price that a particular open space parcel would command in the open market if it were to remain in the particular category or categories of open space land for which it qualifies.

If an assessor is unable to determine the value of a parcel of open space land based on the valuation method above, the assessor may use the alternative valuation method. Using this method, the assessor reduces the fair market value of an open space land parcel by the cumulative percentage reduction for which the land is eligible according to certain categories. Those categories (as of December 2023) are as follows:

- Ordinary Open Space - 20% reduction
- Permanently Protected - 30% reduction
- Forever Wild - 20% (cannot be combined with Managed Forest)
- Public Access - 25% reduction
- Managed Forest - 10% reduction (cannot be combined with Forever Wild)

In other words, if the property met all of the above requirements, the owner would see a cumulative reduction of up to 95% on the classified land.

If property no longer qualifies as open space, a penalty will be assessed using the same methodology as is used for removal from the Tree Growth program (see below).

Tree Growth

This program provides a benefit for owners of at least ten acres of forested land used for commercial harvesting. A forest management and harvest plan must be prepared and a sworn statement to that effect submitted with the application. Applications must include a map of the parcel indicating the forest type breakdown as well as all other areas to be excluded from the tree growth program.

Each year, the State Tax Assessor determines the valuation per acre for each forest type by county. For a list of current Tree Growth rates, see [Rule 202 \(PDF\)](#).

If forest land no longer meets the criteria of eligibility or the landowner opts to withdraw from the tree growth program, a penalty will be assessed. Depending upon the length of time that the parcel has been enrolled, the penalty is between 20% and 30% of the difference between the 100% Tree Growth value and the fair market value of the land.

Does the community have town or public woodlands under management, or that would benefit from forest management?

No public woodlands are under the Town’s management.

Does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers’ markets, or community-supported agriculture)? If so, how?

There are several farmers’ markets, including the Damariscotta Farmers Market, CSAs, a community garden, and a farm-to-school program in neighboring towns that benefit the residents of Bristol; however, there are none in Bristol

There have not been any large tracts of agricultural or industrial forest land sold for development.

Farming and Logging

Has the proximity of new homes or incompatible uses affected the normal farming and logging operations?

The increased rate of development and rising cost of residential homes has put increasing pressure on farmland in Bristol. Given the value of land as potential residential development, it is nearly impossible for farmers to buy farmland in Bristol without the help of conservation programs.

Is clear-cutting an issue in the community? Is the clear-cutting related to normal woodlands management, or is it in preparation for land development?

Sources of clear-cuts in Bristol include the preparation of housing lots, mainly for single family dwellings or subdivisions, or the creation of solar farms.

Figure 6.3 Clearcut acres in Bristol

| Year | Selection harvest, acres | Shelterwood harvest, acres | Land Use Change | Clearcut | Totals | # of Reports |
|-----------|--------------------------|----------------------------|-----------------|----------|--------|--------------|
| 1991-2001 | 3054 | 651 | 84 | 154 | 3,943 | 153 |
| 2002-2011 | 2759 | 47 | 213 | 34 | 3,053 | 143 |
| 2012-2016 | 1560 | 105 | 15 | 30 | 1,710 | 71 |
| 2017-2021 | 840 | 147 | 4 | 0 | 992 | 39 |
| Total | 8,214 | 950 | 316 | 218 | 9,698 | 406 |

Source: Department of Agriculture, Conservation, and Forestry 2024

Conditions and Trends

Farmland Inventory

A map and/or description of the community's farm, farmland, and managed forest lands and a brief description of any that are under threat.

Prime farmland is that land which is superior for the production of food, feed, forage, and other crops.

One component of prime farmland is the soil type. The Prime Farmland Map in this plan shows prime farm soils. Certain soils have qualities that result in higher fertility and growth rates.

Tax Programs

Information on the number of parcels and acres of farmland, tree growth, and open space enrolled in the state's farm, tree growth, and open space law taxation programs, including changes in enrollment over the past 10 years.

In 2019, there were 1,034.45 acres in the Farmland Protection Program, down from 1,601.68 in 2009. In 2019, 1,524.33 acres were enrolled in the Tree Growth Program, up slightly from 1,515.2 in 2009. In 2019, there were 361.67 acres enrolled in the Open Space program, up from 271.77 enrolled in the Open Space Program in 2009. Those property owners participating in the farmland and tree growth tax programs are benefiting from reduced tax assessments based on the current (non- residential) use of their property or portions thereof. See figures in Table 6.3 and Table 6.4 below. It is estimated that additional farmland and woodlots might be eligible to participate in these voluntary programs.

The tree tables below summarize participation in the states use tax programs; State of Maine Data Tables 2019.

Table 6.3: Parcels in Tree Growth in Bristol (2022)

| | |
|--------------------------|-----------|
| Number of TG Parcels | 29 |
| Softwood | 235 |
| Acres Mixed Wood | 777 |
| Hardwood | 253 |
| Total Calculated Acres | 1266 |
| Reported Total Valuation | \$432,104 |
| TG Parcels Withdrawn | 0 |
| TG Acres Withdrawn | 0 |
| TG Penalties Assessed | \$0 |

Table 6.4: Parcels in Farmland in Bristol (2022)

| | |
|-----------------------------|----------|
| Number of Parcels | 7 |
| Acreage First | 0 |
| Farmland Acres | 61 |
| Total Acreage Woodland | 136 |
| Total Valuation of Farmland | \$60,700 |
| Total Valuation of Woodland | \$47,891 |
| Total Parcels Withdrawn | 2 |
| Total Acreage Withdrawn | 17 |
| Total Penalties Assessed | \$8,630 |

Table 6.5: Parcels in Open Space (2022)

| | |
|--------------------------|-------------|
| Number of Parcels | 18 |
| Acreage First | 0 |
| Total Acreage | 416 |
| Total Valuation | \$1,322,050 |
| Total Parcels Withdrawn | 0 |
| Total Acres Withdrawn | 0 |
| Total Penalties Assessed | \$0 |

Goals, Policies, & Strategies

6. Agriculture and Forestry

- **Safeguard lands identified as prime farmland or capable of supporting commercial forestry.**
- **Support farming and forestry and encourage their economic viability.**

Local Goals:

- **6.1 Ensure the protection of agricultural and forested land in Bristol.**
- **6.2 Help promote the economic viability of farms and forestry operations in Bristol.**

Goal 6.1 Ensure the protection of agricultural and forested land in Bristol.

| Strategy | Who is Responsible? | Timeline |
|--|--|----------|
| 6.1.1 Review Subdivision Ordinance and the Land Use Standards Ordinance to consider maintaining areas with prime farmland soils as unencumbered for future agricultural use, to the greatest extent possible. Include similar language for retaining large stands of timber. | Select Board Planning Board | Mid Term |
| 6.1.2 Support the pursuit of grant funding, as well as state funding, to support land purchases or conservation easements for the purpose of preserving farmland and working land (such as lands with prime farmland or soils of statewide importance). | Select Board | Ongoing |
| 6.1.3 Consider solar siting ordinances which include agricultural standards. (https://www.maine-farmland-trust.org/farm-network/farmland-and-solar-development/) | Select Board Planning Board | Mid Term |
| 6.1.4 Work with state agencies to review and possibly revise the Town's land use regulations to prevent clear cutting of large areas that would result in erosion of the thin soil cover.* | Planning Board | Mid Term |
| 6.1.5 Increase awareness among local farmland owners about options to protect their land through agricultural conservation easements.* | Select Board | Ongoing |
| 6.1.6 Consult with Knox-Lincoln Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.* | Planning Board | Mid Term |

Goal 6.2 Help promote the economic viability of farms and forestry operations in Bristol.

| Strategy | Who is Responsible? | Timeline |
|---|-------------------------|----------|
| 6.2.1 Continue to encourage the purchase of locally grown food for local schools and institutions. | School Committee | Ongoing |
| 6.2.2 Consider enrolling the Town in the Voluntary Municipal Farm Support Program in order to support reimbursement of property taxes on farmland and farm buildings in exchange for 20-year conservation easements | Select Board | Mid Term |
| 6.2.3 Review local farmland access and consider ways to attract new farmers through programs such as Maine FarmLink. | Planning Board | Ongoing |
| 6.2.4 Continue to permit land uses that support productive agriculture and forestry operations.* | Planning Board | Ongoing |
| 6.2.5 Consider inclusion of agriculture, commercial forestry, and land conservation in local and regional economic development plans.* | Select Board | Ongoing |

CHAPTER 7 RECREATION

Highlights

- The Covid-19 pandemic caused an increase in outdoor activities as people sought to stay healthy and enjoy the outdoors. 2021 was a banner year for the Bristol Parks Commission, with record-high admissions and revenue.
- Increased development over time has put some local water access sites in jeopardy, necessitating vigilance by the town to maintain proper signage and control.
- The town has a variety of parks, preserves, and trails managed by the Parks Commission and the Coastal Rivers Conservation Trust, providing opportunities for hiking, fishing, boating, and other activities.
- Bristol has limited access to Boyd's Pond via the southern cove, which can be reached (walk-in access only) through the Jon and Peg Sproul Preserve, which is managed by the CRCT. Ross Pond (public walk-in access only) can be accessed from Old County Road which is adjacent to the same preserve. A gravel parking lot at the preserve has spaces for 4-5 vehicles.

INTRODUCTION

Bristol benefits from high quality outdoor public recreation facilities that are accessible to residents. These include eight town parks, a state park and 10 public preserves. Town Parks are managed by the Parks Commission, which employs a full-time director year-round and part time information and maintenance staff in the summer months. Many of the trails are overseen by CRCT..

Most are frequented in the summer months, attracting visitors from in-state and out-of-state. 2021 was a banner year for the Bristol Parks Commission, with admissions being the highest that they've ever been. This national trend of people spending more time outdoors in nature is likely to continue as more people are aware of the positive benefits of spending time outdoors for mental and physical health.

Continued vigilance is needed by the town to ensure that proper signage and town control is maintained for the future in some lesser used access points. Limited parking is also an issue at almost all trailheads and sites.

A public playground currently exists at the Bristol Consolidated School (BCS). Access is limited to times of day when school is not in session. Increased opportunities for children and families could be the creation of a playground at Pemaquid Beach, for which the Parks Department is currently setting aside funding. The Town could also choose to pursue, if made available by the Coast Guard, ownership of the Pemaquid Point Lighthouse Tower.

Analyses

Facilities Assessment

Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in your community?

The Parks Department supports local Little League teams with a playing field at Pemaquid Beach. The Parks Department collaborates with private organizations to allow Pemaquid Beach summer offerings for all ages such as Tai Chi, Yoga, and the Pemaquid Triathlon. The Beachcomber's Discovery Center, run by volunteers from Coastal Rivers Conservation Trust (CRCT), provides activities such as a touch tank and a Wabanaki Drum Circle, as well as weekly educational programs during the summer. The YMCAs in Damariscotta and Boothbay offer substantial programs and a summer camp used by Bristol residents.

In August, local volunteers, in collaboration with the Town, put on Olde Bristol Days with activities, a parade, and the Merritt Brackett Lobster Boat races. The BCS gymnasium is a community space available to be rented for activities such as adult basketball. The new Community Space planned in the development of the school will possibly create opportunities for activities throughout the year. BCS also provides extra-curricular school sports programs throughout the school year for grades 6-8. There is a softball field and baseball field at BCS, the latter also being used to host soccer games.

Ice Pond in New Harbor and a hockey pond in Round Pond are plowed by volunteers for skating when weather conditions permit. The Round Pond Village Improvement Society manages a tennis court, used for both tennis and pickleball, and a basketball hoop open to the public.

Regional recreational offerings are both provided by the YMCA in Damariscotta, where a variety of classes and programs are offered for adults and youth. Some Bristol children participate using YMCA transportation. Adult programs, such as tennis, pickleball and various fitness classes and the gymnasium are extensively supported and used by Bristol residents.

The nearest indoor swimming facilities are in the Boothbay YMCA or Wiscasset Community Center .

Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?

The Lighthouse Park bathhouse restroom facility needs to be replaced as it has cracked floors and is not ADA compliant. In 2023, funding has been budgeted for these projects and will be offset by a \$1.00 increase in ticket price to the lighthouse to \$4.00. The Park is also exploring shoreline stabilization options that could also impact the location of the bathroom.

Adequate parking can be an issue at many trailheads. The La Verna trail is heavily used, in part because there is parking available. CRCT is planning to extend the Parking and add an information center.

Are important tracts of open space commonly used for recreation publicly owned or otherwise permanently conserved?

Bristol recreation sites include eight town parks managed by the town, one state park, 10 preserves (8 managed by CRCT, one managed by the town and one owned by the Nature Conservancy).

Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?

The Community does not have its own open space policy or fund. However CRCT actively pursues land acquisition to develop trails that provide access from Damariscotta to Pemaquid Point with a particular emphasis on wildlife corridors.

Does the public have access to each of the community's significant water bodies?

Bristol has freshwater access to the Pemaquid River at the Ellingwood Information Center in Bristol Mills and at the head of the pond in Damariscotta via a small beach. Parking is adequate at both venues.

Access to the north end of Boyd's Pond is mostly used by hand carry of boats across the Fountain property at the eastern side of the Hatchtown Mill bridge. Parking exists for one or two vehicles on the south shoulder of Old County Road.

Are recreational trails in the community adequately maintained? Are there conflicts on the trails regarding their use?

Trail Stewards from CRCT are responsible for minor maintenance and reporting issues that need more attention. Town trails are maintained by community volunteers. Motorized vehicles are not permitted on any of the trails.

Is traditional access to private lands being restricted?

Hunters and nature-loving residents rely on access to private lands. Out of the 212 new building permits Bristol issued in the 2021 and 2022, 43 were for new homes. This may have potential impact on these individuals' access to undeveloped land; however, there have been no reported conflicts yet.

Trail Management

A description of local and regional trail systems, trail management organizations, and conservation organizations provide trails for all terrain vehicles, snowmobiling, skiing, mountain biking, or hiking.

Snowmobiling The Route 66 Snowmobile Club has created a trail that is used when conditions permit by riders from Bristol and surrounding communities. Route 66 is a trail that runs from Damariscotta to New Harbor, and from Walpole to Round Pond, almost exclusively on private land through informal agreements with landowners. The club does not allow ATVs because it threatens their landowner agreements. They are considering asking for a modification of their agreements with landowners to allow cross-country bicycle use. Their trails connect with the Jefferson/Nobleboro club trails and then connect to ITS trails, offering potentially unlimited riding.

The Samoset Fish and Game Club is located at 68 Transfer Road, adjacent to the Transfer Station. The club maintains an outdoor rifle range that is available to members to practice marksmanship and build skills. Use of the range is permitted when the Transfer Station is closed.

Public Open Space

A map or list of important publicly-used open spaces and their associated facilities, such as parking and toilet facilities.

Pemaquid Beach Park: A $\frac{1}{4}$ mile, white sand beach located on Snowball Hill Road in New Harbor with a newly completed Parks Pavilion that includes a bathhouse and outdoor showers, restrooms, beach rentals, refreshments, picnic tables and parking. The Beachcombers Rest Nature Center (managed by the CRCT) offers a place to learn about the ecology of the beach. During the summer, no dogs are allowed except leashed service dogs; however, the Beach is open to dogs in the off season from October 15 - April 30 each year.

Pemaquid Point Lighthouse Park: The focal point of the park located at 3115 Bristol Road in New Harbor is Pemaquid Point Lighthouse. Although the Park is owned and managed by the town, including the Lighthouse Keeper's House and the Bell Tower, the lighthouse tower itself falls under the responsibility of the Coast Guard. Donations for entering the lighthouse tower revert to the American Lighthouse Foundation. In the past the town has unsuccessfully requested to take over the running of the lighthouse tower. The process involves a change in the status of the site and a formal transfer from the federal government. If successful, this change in ownership would bring the entire park under the management of the town. Also on site are The Fisherman's Museum, Pemaquid Art Gallery, and the Learning Center. Dogs on leashes are allowed year-round.

Hanna Landing: Located at the end of Cozy Cottage Road in New Harbor, this park offers a picnic area, boat launch into Pemaquid River, and scenic view.

Pemaquid Falls Landing: This scenic location on the Town Landing Road is frequented by photographers for its abundance of eagles and osprey, and is used by swimmers and canoeists/kayakers, and makes for a nice fishing spot.

Long Cove Point Landing is a Town-owned waterfront parcel can be seen on the tax map, but with no signage to define it.

Town Landing on Brown's Cove Road is the site of an old pogey factory. This resource has a sharp drop off to the water and no parking. Development would be needed in order to make this safe for recreation.

Pemaquid Harbor Road at Sunset Drive Loop is a small parcel of land that was gifted to the Town with certain restrictions. It includes a parking area with a green lawn ending in a little beach possibly suitable for kayaks. This parcel has no signage, but is maintained by the Town via deed restriction.

Bristol Mills Dam Swimming Hole and Fish Ladder: Located on Route 130 in Bristol Mills, the Town's most popular public freshwater swimming area offers easy access and a portable toilet. The adjacent, newly-reconstructed Fish Ladder helps alewives return from the sea to freshwater to spawn, thereby protecting this important marine resource.

Ellingwood Park Information Center: This park on the Pemaquid River in Bristol Mills hosts an information center, picnic tables, and the Veterans Memorial Riverwalk. This spot offers a view of the historic, stone Arch Bridge, one of the state's oldest stone bridges, and a boat launch for boating and kayaking. There is adequate parking.

Moxie Cove Boat Launch and Picnic Area: Located on Moxie Cove Road in Round Pond, this small park offers a boat launch only accessible at high tide and a picnic area. This birdwatcher's paradise hosts a unique ecosystem where a freshwater brook meets the ocean under a beautiful, stone bridge. There is limited parking.

Colonial Pemaquid State Park: This site situated on Pemaquid Harbor features the remains of a colonial fishing village, Fort William Henry, a museum, a dab and wattle replica house, a Fort House Museum, restrooms and a wide-open green space. Ample parking is available for visitors and boat launching. Dogs on leashes are allowed. Swimming is not allowed.

(* indicates management by the CRCT.)

Bass Rock Preserve* : Bass Rock is an 11-acre preserve near Round Pond featuring 1,350 feet of deep-water frontage on Muscongus Bay.

Bristol Recreational Trail: The Bristol Recreational Trail at Route 130 just south of the Bristol Consolidated School, and is an easy 0.7 mile walk. There is a short segment on school property that was designed to be handicap accessible. It offers cross-country skiing, fishing, dog-friendly hiking/walking, and snowshoeing.

Cosima's Preserve* : The 44.5-acre Cosima's Preserve sits on the west side of the Pemaquid River near the southern end of Biscay Pond. The property has 1,100 feet of frontage along the Pemaquid River, as well as 1,950 feet along Campbell's Swamp Brook along the western edge. Cosima's Preserve offers a variety of woodland and wetland habitats, fishing, a quiet woodland trail for walking and snowshoeing, and boat access.

Crooked Farm Preserve*): The Crooked Farm Preserve allows walking, boating, hunting and fishing with nearly 130 acres of forest, wetlands, and open fields. In addition to its wildlife and open space values, Crooked Farm Preserve features about 1.25 miles of Pemaquid River shorefront and provides minimal access to Boyd Pond.

Bearce Allen Preserve and NORGAL Property*: The Bearce Allen Preserve consists of 40 diverse forested acres with 3 trails that total just over 1 mile. **The Preserve** serves as a demonstration forest to showcase best practices in sustainable forestry. The area was used as a tannery from the 1820s to the 1890s. The red house to the left of the kiosk was the tannery office and is one of the oldest houses in Bristol, dating from the 1780s. The preserve was planted to a white pine tree farm during the 1940s, and these same pines now can be seen via the green and blue trails. Cross-country skiing, hiking/walking, picnics, snowshoeing, and dogs are allowed. The NORGAL property, adjacent to the Bearce-Allen Preserve, contains approximately 45 wooded acres containing wetlands and streams. The property remains in a substantially undisturbed wooded natural state, presumably second growth based on the numerous stone walls that crisscross the property.

Hatchtown Preserve*: The Hatchtown Preserve consists of 35 acres along the west side of the Pemaquid River from south of the Hatchtown Bridge on the Lower Round Pond Rd down to the inlet into Boyd Pond. The preserve features boat access, and a boat launch (canoe/kayak)

Little Falls Brook Preserve*: The 21-acre Little Falls Brook Preserve contains a shallow wetland area and a short trail through the forested upland portion of the preserve. The trail is accessible by foot only in the winter months when the marsh is frozen. Unmarked parking.

John and Peg Sproul Preserve*: This preserve is on both sides of Old County Road. The west side of the road leads down to a small sandy beach at the southern end of Boyd Pond. The hand carry boat access to Boyds Pond from the Sproul parking area is long and difficult. Old County Road is partially paved and suitable for 'gravel' biking. It also provides trails along the

waterfront and outflow of Ross Pond. There is a short hand carry boat access to Ross Pond from the parking area.

Keyes Woods Preserve* : Keyes Woods extends east to the Pemaquid River with over 1900 feet of shoreline and a free-flowing tributary stream. The outflow of this stream, at a quiet bend in the river, is a hotspot for waterfowl viewing. The 2.2 mile preserve trail features old stone foundations, historical stone walls, glacial erratics and abundant wildlife. Dogs are not permitted at Keyes Woods.

La Verna Preserve*: The La Verna Preserve features a 2.4 mile trail to a rocky coastline, all of which is walkable at all tides and affords panoramic views of outer Muscongus Bay and the islands. Except for the sedge meadows and shrub swamps along Meadow Brook, the preserve is almost entirely forested. Oak-Northern hardwoods forest is the most widespread natural community on the preserve. There is a vibrant vernal pool by the trail. Cross-country skiing, dogs, hiking/walking, picnics, and snowshoeing are permitted.

Rachel Carson Salt Pond Preserve: The trailhead is near the intersection of Salt Pond Road and Route 32, with a pull-off on the roadside for limited parking next to the shore with access to tidepools. This Nature Conservancy Preserve is named after legendary scientist and environmentalist Rachel Carson. This was not only one of Carson's favorite spots, but it also inspired some of the research for her book, *The Edge of the Sea*.

Water Body Inventory

An inventory of fresh or salt water bodies in the community determined locally to have inadequate public access.

Freshwater: Boyd Pond. Ross Pond.

Saltwater: There is adequate access to saltwater. Some launches may be limited by the availability of parking, particularly in the case of Hanna Landing and Round Pond Harbor.

Goals, Policies, and Strategies

- **Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.**
- **Preserve open space for recreational use as appropriate.**
- **Seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.**

Goals

- **7.1 Ensure, and possibly expand, access to important recreational sites in the Town.**
- **7.2 Expand recreational programs available in the Town.**

Goal 7.1 Ensure, and possibly expand, access to important recreational sites in the Town.

| Strategy | Who is Responsible? | Timeline |
|---|--|------------|
| 7.1.1 Begin discussions with the Coast Guard to potentially transfer Pemquid Lighthouse Tower to the Town. | Select Board Parks Commission | Early Term |
| 7.1.2 Work with community partners to explore ways to ensure and expand, as appropriate, access to various freshwater bodies in Bristol (e.g. Boyd's Pond, Biscay Pond, etc.) | Select Board Parks Commission | Ongoing |
| 7.1.3 Support safe access to recreational sites by ensuring adequate parking at those locations currently lacking this resource. | Parks Commission Community Partners (such as Coastal Rivers) (A) | Ongoing |
| 7.1.4 Utilize visitor data from Parks and Trails to inform further development of Town Recreational infrastructure | Parks Commission Community Partners (such as Coastal Rivers) (A) | Ongoing |

| | | |
|---|--|------------|
| 7.1.5 Continue to work with local partners to protect areas commonly used for open space or recreational land.* | Select Board Parks Commission | Ongoing |
| 7.1.6 Develop a recreation plan to meet current and future needs of Bristol residents.* | Parks Commission | Mid Term |
| 7.1.7 Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. This includes trails into neighboring municipalities.* | Parks Commission | Ongoing |
| 7.1.8 Provide education materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum, this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, MRSA ss.159-A.* | Parks Commission | Early Term |
| 7.1.9 Pursue Land Water Conservation Fund (LWCF) or other federal and state grants that may improve facilities, or address issues, mentioned in this Comprehensive Plan. | Parks Commission | Ongoing |
| 7.1.10 Ensure that all town-owned land intended to remain as public open space is noted as such in deeds and easements. | Select Board Parks Commission | Early Term |

Goal 7.2 Expand recreational programs available in the Town.

| Strategy | Who is Responsible? | Timeline |
|---|---|------------|
| 7.2.1 Continue and expand youth programs and stewardship opportunities. | Parks Commission School Committee Community Partners (such as Coastal Rivers) (A) | Ongoing |
| 7.2.2 Continue and expand senior programs. | Parks Commission | Ongoing |
| 7.2.3 Facilitate access to community spaces at the Bristol Consolidated School by ensuring use parameters are reasonable. | School Committee Parks Commission Implementation Committee (P) | Early Term |

CHAPTER 8 ECONOMY

Highlights

- The unemployment rate in Bristol is 3.9%. (Maine Bureau of Labor Statistics)
- Bristol's median household income rose to \$91,000 in 2023 from \$60,000 in 2018.
- Bristol's poverty rate decreased from 7.6% (2018) to 6.9% (2023).
- The seasonal economy remains significant with restaurants and lodging sales totaling over \$10.83 million in 2024, accounting for 45.8% of Bristol's total taxable sales.
- There are expansions of fiber internet focused on public roads.

Introduction

The economy of Bristol has always been based on its location on the coast. Fishing and associated services has been and remains important to the town's economy. The early and mid-nineteenth century years were the heyday of commerce in Town. Most residents were involved in fishing, shipbuilding, oil production or quarrying granite for export. After the decline of the shipbuilding industry, quarries became more active and immigrant stone cutters arrived to cut granite in the 1900s. This boom lasted only a short time, and the Town's economy stalled through the mid-1900s.

The economy changed as the coast of Maine became a major tourist attraction and desirable retirement location. Over the past ten years the Town has seen an increase in both the tourist business and as a desirable retirement location. Despite Bristol being somewhat off the beaten path its desirability for both tourists and retirees remains strong. The Bristol economy is not experiencing rapid change but there are underlying trends that cause concern. Tourism and the resultant seasonal economy is currently under some pressure. Summer season eateries have trouble finding seasonal employees because of restrictions on visas and the cost of housing seasonal workers; the industry has responded by shortening opening hours and the length of the season. Over the past 18 months, COVID had significantly increased Bristol's attractiveness. Housing prices have increased substantially while inventory stock has declined across all price points. This issue is especially acute among first-time home buyers.

The Town has become more attractive to retirees and people who hope to have their vacation home become their retirement home. Some people have bought shore property as it becomes available for prices that local people find difficult to afford. Some small cottages have been expanded into larger homes. Even property without water views has become sought after. Prices throughout the real estate market have increased substantially although the assessed values of properties have remained relatively flat since 2017. It should be noted that for most of the data of this chapter, the information is based on individuals over the age of 16 that were either employed or seeking employment.

Analyses

Do/should home occupations play a role in the community?

Some residents of the town have home businesses, but this is not a major part of the economy. The largest employers in town are: Masters Machine and the School. Significant industries are fishing and the seasonal economy with its associated services and restaurants.

Employment

| Table 8.1 Occupation of Employed Residents | | | |
|--|---------------------|---------------------|-------------------|
| | <i>2019</i> | <i>2023</i> | <i>Chg.</i> |
| Management, business, science, and arts occupations | <i>481</i> | <i>541</i> | <i>+60</i> |
| Service Occupations | <i>268</i> | <i>140</i> | <i>-128</i> |
| Sales and office occupations | <i>173</i> | <i>240</i> | <i>+67</i> |
| Natural resources, construction, and maintenance occupations | <i>59</i> | <i>167</i> | <i>+108</i> |
| Production, transportation, and material moving occupations | <i>78</i> | <i>36</i> | <i>-42</i> |
| <i>Total</i> | <i>1,059</i> | <i>1,124</i> | <i>+55</i> |
| <i>(Source: American Community Survey)</i> | | | |

Income

Economy

Bristol had one of the highest estimated median household incomes jump over a five year period compared to neighboring communities, and is the highest overall percentage increase.

Table 8.2 Median Household Income

| | <i>2018</i> | <i>2023</i> | <i>Total Change (% chg)</i> |
|---|-----------------|-----------------|-----------------------------|
| Maine | <i>\$55,000</i> | <i>\$72,000</i> | <i>+17,000 (30.91%)</i> |
| Bristol | <i>\$60,000</i> | <i>\$91,000</i> | <i>+31,000 (51.67%)</i> |
| Bremen | <i>\$65,000</i> | <i>\$96,000</i> | <i>+31,000 (47.69%)</i> |
| Damariscotta | <i>\$53,000</i> | <i>\$60,000</i> | <i>+7,000 (13.21%)</i> |
| South Bristol | <i>\$57,000</i> | <i>\$69,000</i> | <i>+12,000 (21.05%)</i> |
| (Source: American Community Survey, US Census Bureau) | | | |

Table 8.3 : Households below the poverty line

| | 2018 Poverty Rate | 2023 Poverty Rate | Difference |
|---|-------------------|-------------------|------------|
| Maine | 7.9% | 6.5% | -1.4% |
| Bristol | 7.6% | 6.9% | -0.7% |
| Bremen | 7.9% | 5.0% | -2.9% |
| Damariscotta | 11.2% | 14.1% | +2.9% |
| South Bristol | 7.2% | 3.1% | -4.1% |
| (Source: American Community Survey, US Census Bureau) | | | |

The IRS provides information on individual tax returns by Zip code, so it is possible to develop an overview of the income producing power of Bristol residents; if the filing person used an address other

than in Bristol, then this information is not included. The information the IRS provides is available in some detail. For example, the number of returns filed and value of these returns are provided in 6 income ranges. There are provisos however: the number of returns in any class is rounded to nearest 10 and the dollar value of a reported number is not provided if the number of returns in the class is less than 20; this means that sums of listed data do not necessarily compute because of rounding. In the most recently available IRS statistics, there were 1,530 total tax returns that were filed in the entirety of Bristol with 770 (50.3%) being residents aged 65 or older. The total Adjusted Gross Income of the community is \$140,109. The entire breakdown of the returns by zip code can be found on the IRS website:

<https://www.irs.gov/statistics/soi-tax-stats-individual-income-tax-statistics-2022-zip-code-data-soi>

Economic Development

Does the community have defined priorities for economic development? Are these priorities reflected in regional economic development plans?

The Town of Bristol has no defined priorities for economic development and accordingly there are none reflected in any regional economic development plan. However, the Town does participate in the Lincoln County Regional Planning Commission which does have economic development as one of its priorities.

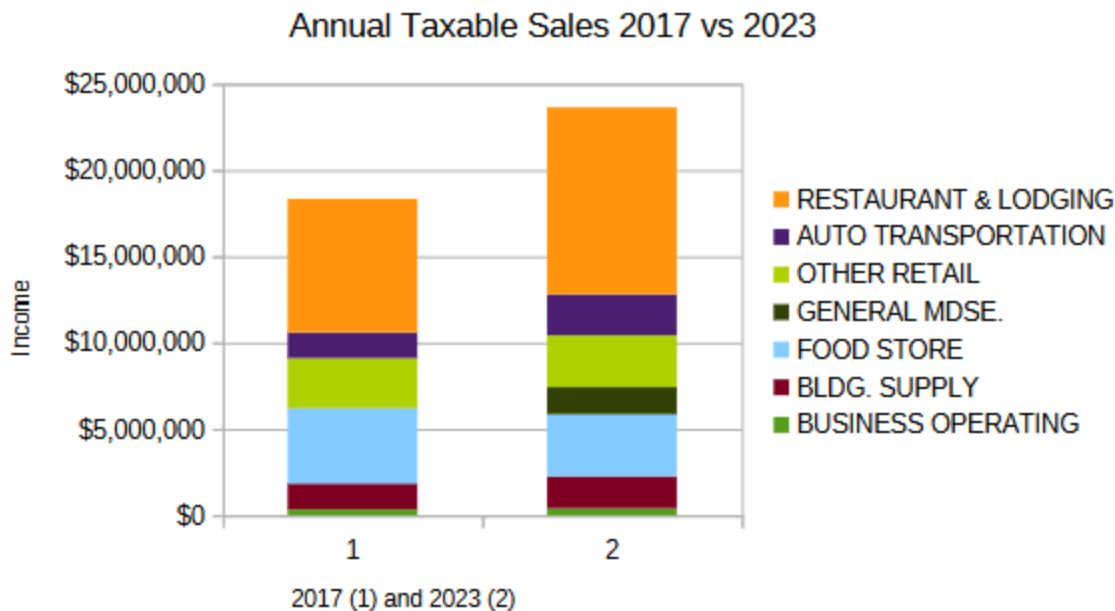
Is there a traditional downtown or village center(s) in the community? If so, are they deteriorating or thriving?

There are traditional villages in Bristol with full explanations explained in the Land Use Chapter. The village centers are stable but are also limited to having any further growth due to the non-existent utilities and scarce undeveloped parcels that offer opportunities for new projects.

Retail Tax Revenues

Taxable E-retail sales (Includes Consumer Retail Sales plus special types of sales and rentals to businesses where the tax is paid directly by the buyer (such as commercial or industrial heating oil purchases) can be used to analyze the strength of the local retail economy in Bristol and the neighboring towns. Table 4-8 highlights total consumer retail sales information for Bristol and surrounding communities. Bristol has a much smaller retail economy than Damariscotta, Boothbay and Wiscasset. Additionally its retail base was the only one to decrease in size compared to other communities.

Figure 8.4: Total Taxable Sales of Bristol (millions)



(Source: <https://www.maine.gov/revenue/taxes/tax-policy-office/sales-tax-reports>)

How can/does the community use its unique assets such as recreational opportunities, historic architecture, civic events, etc. for economic growth?

Nearly half of the housing in Bristol is owned by non-resident taxpayers that mostly use their property on a seasonal basis. These seasonal residents and the summer day-trippers come to the town to enjoy the beach, see the lighthouses, partake in views along the long shoreline, and visit Colonial Pemaquid.

Are there appropriate areas within the community for industrial or commercial development?

There are few, if any, areas appropriate for any major commercial or industrial development. Bristol does have some existing industrial and/or commercial businesses in the community that could have neighboring developments; however, Bristol has benefitted from not having restrictive zoning so residents could develop where it makes sense.

Tourism

Is tourism an important part of the local economy? If so, what steps has the community taken to support this industry?

Tourism is a major part of the Town and regional economy. According to the Maine Revenue Services, Bristol's Restaurant and Lodging industries took in a combined \$10,833,272. Out of the combined \$23,634,052 that Bristol took in 2024, Restaurant and Lodging made up 45.8% of all sales revenue.

The Town does not have formal programs of promotion. Most promotion is through private enterprise and the Damariscotta Region Chamber of Commerce. The Lincoln County News publishes during the

summer a monthly magazine. Businesses individually advertise with local signs, brochures and media listings.

Public Facilities

Are public facilities, including sewer, water broadband access or three-phase power, needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?

Public Sewer and Water

There are no public sewer or water utilities in Bristol. Due to limited availability of water sources that could be used for a public water source and reported soils quality in the vicinity of village areas, provision of these services locally is not anticipated within the next 10 years. Additionally, extension of utilities from Damariscotta to Bristol's village areas would be a major expense and only of value to limited growth areas.

Internet Speed and Availability

Based on analysis by Casco Bay Advisors potential subscribers along any road segment not currently served by Charter/Spectrum or by Tidewater's FTTH (Fiber to the Home) service are served by Tidewater's DSL – based internet service which represents about 8% of the potential unserved subscriber locations. However, Tidewater DSL speeds do not meet or exceed the FCC standard for Broadband currently defined as a minimum 25 Mbps/3Mbps. Since Tidewater's DSL-based service cannot provide these minimum upload/download speeds the State of Maine considers these road segments "unserved" and eligible for grant funding.

Casco Bay Advisors have also determined that Charter/Spectrum is obligated under the Franchise Agreement with the Town to extend Cable TV infrastructure to an additional 196 potential subscriber locations or 7% of the Town. Additionally, the cost to extend Cable TV infrastructure to the remaining 152 potential subscriber locations would be approximately \$300K.

A map will be attached showing the areas in town covered by Fiber internet.

Source: Casco Bay Advisors, LLC, Broadband Planning Report, November 2020

Tax Increment Finance Districts

If there are local or regional economic development incentives such as TIF districting, do they encourage development in growth areas?

A Tax Increment Financing District (TIF) is an economy tool that allows municipalities to capture the increased value of parcels in the community, and take the savings from the parcels to fund economic projects. The savings from the TIF District comes from accounts the community would usually pay with the General Fund as part of school, county, or state obligations, but would not have to have tax revenue from certain parcels pay into. For example, if a parcel goes up by \$1,000 in value, the county taxes, municipal revenue sharing, and school funding formulas would count that \$1,000 when determining how much Bristol would pay for county taxes and receive in subsidies; however, a TIF would not count that increase.

A common piece of information regarding TIF Districts is that some funding has to go back to the private developers. In the State of Maine, a community can establish a TIF District *without* being required to give any funding back to the private developers of the property and may instead use the funding for public infrastructure projects.

In Lincoln County, there are only three communities with these Districts: Damariscotta, Waldoboro, and Wiscasset. These funds have been used as matching funds for state and federal grant programs, ways to reduce maintenance expenses for capital improvement projects, or as a way to fund studies that are used for larger projects.

Regional Incentives

There are resources available through the Lincoln County Regional Planning Commission (LCRPC) and Midcoast Council of Governments (MCOG) for both public and private sector interest to grow Bristol's economy. Including the programs below, both organizations also offer technical assistance as part of their membership.

LCRPC offers two Assistance with Specific Know-How (ASK) grants each year that fund up to \$5,000 for communities to conduct research and planning efforts with the goal in long-term economic growth.

MCOG offers low-interest loan programs for interested business owners in a variety of industries, including agriculture and aquaculture. MCOG also has funding to conduct free site assessments for sites that may have contaminants (ex: lead and asbestos), and low interest loans to help clean up the site so it may be redeveloped for residential and commercial uses.

[Conditions and Trends](#)

Economic Data

A brief historical perspective on how and why the current economy of the community and region developed.

Lincoln County/Regional Economy

The top Lincoln County private employers are listed below. Of these only Masters Machine shop is located in Bristol. These employers are all considered financially sound.

| Table 8.5: Top Lincoln County Private Employers | | |
|--|------------------------------------|------------------------|
| <i>Organization</i> | <i>Description</i> | <i>Location</i> |
| Maine Health | Hospital | Damariscotta |
| Hannaford Bros. Co. | Grocery | Damariscotta |
| First National Bank | Commercial banking | Damariscotta |
| Reny inc, R.H. | General Merchandise stores | Damariscotta |
| Lincoln Academy | Elementary and Secondary schools | Newcastle |
| Mobius Inc. | Vocational rehabilitation Services | Damariscotta |
| Washburn & Doughty Assoc. Inc. | Shipbuilding and repair | Boothbay |
| Molnlycke Health Care LLC | Managing offices | Wiscasset |
| Coastal Maine Botanical Gardens | Zoos and botanical gardens | Boothbay |
| Masters Machine Co | Precision manufacturing | Bristol |
| Bigelow Labs | R&D in Ocean environment | Boothbay |
| Chewonki foundation | Misc. schools and instruction | Wiscasset |

| | | |
|--------------------|-----------------------------|-----------|
| Shaws Supermarkets | Grocery | Wiscasset |
| Moody's Diner | Full service restaurant | Waldoboro |
| The Lincoln Home | Assisted living for elderly | Newcastle |

Economic Development Plans

A list of local and regional economic development plans developed over the past five years, which include the community.

LCRPC has produced a Strategic Plan for the next five years. The main priorities ranked from the highest to lowest are: Housing, Broadband, Sustainable Economic & Community Development, Transportation, Intergenerational Community Building, and Environmental Sustainability.

The Strategic Plan outcomes for Sustainable Economic & Community Development are:

- Employment and volunteer opportunities increase.
- Environmental impacts are taken into consideration when economic growth is promoted.
- Public decision-making efforts and planning include a broad and diverse participation by businesses, non-profit, civic, and service organizations, residents, and local governments.
- The County's business sector grows and diversifies to include numerous industries, private individuals/corporations, and nonprofits, taking into consideration the economic, natural resources, historical, cultural, & societal fabric of Lincoln County.

[https://www.lcrpc.org/uploads/visual edit/2021strategicplan-final.pdf](https://www.lcrpc.org/uploads/visual%20edit/2021strategicplan-final.pdf)

Bristol is also part of the 2025-2030 MCOG Comprehensive Economic Development Strategy (CEDS), which was submitted for approval in the summer of 2025. Being part of this program allows Bristol to apply for Economic Development Administration (EDA) funding, which is a federal grant program that can fund up to 50% of a public infrastructure project, or 80% depending on the project. The Town of Damariscotta recently completed an EDA program that received nearly \$3 million for the construction of the public restroom and redevelopment of the downtown parking lot.

<https://www.midcoastcog.com/comprehensive-economic-development>

Work Location

Where does the community's population work and where do employees in your community reside? A description of the major employers in the community and labor market area and their outlook for the future.

Commute to Work

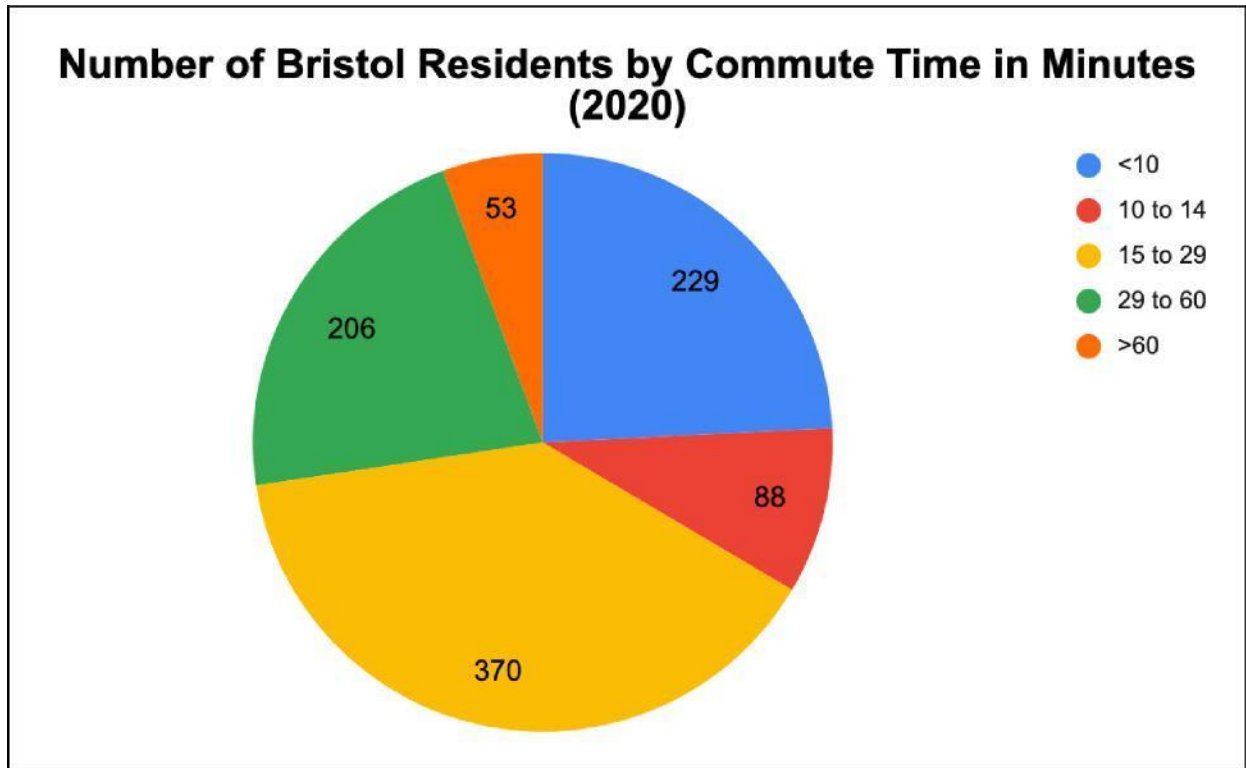
Table 8.6 shows how people commuted to work in 2019. For each town the table shows the percentage of people using different modes of transportation. Not surprisingly the primary way to get to work is 'drive alone'. Bristol average time to work was slightly over 23 minutes – about average for the area. Chart 8.7 shows that most Bristol residents have less than 20 minutes for their daily commute to work.

Table 8.6 Workers Commuting to Work Aged 16+ (2019)
Mean Travel

| | <i>Time to Work Drove</i> | <i>Other</i> | <i>Work at</i> | | | |
|------------------|---------------------------|--------------|----------------|---------------|--------------|-------------|
| | <i>(minutes)</i> | <i>Alone</i> | <i>Carpool</i> | <i>Walked</i> | <i>Means</i> | <i>Home</i> |
| Bristol | 23.6 | 921 | 66 | 36 | 7 | 155 |
| Damariscott a | 28.1 | 617 | 72 | 85 | 51 | 59 |
| Bremen | 27.0 | 222 | 49 | 10 | 10 | 55 |
| Newcastle | 21.9 | 731 | 86 | 20 | 8 | 61 |
| Boothbay | 21.1 | 1350 | 86 | 0 | 8 | 147 |
| Wiscasset | 29.6 | 1407 | 178 | 52 | 0 | 56 |
| Waldoboro | 28.1 | 1766 | 220 | 143 | 39 | 44 |

Commute time data indicates that most people leave town to work. Only 35% of the people travel less than 14 minutes which is the time it would take to travel anywhere within the town. Bristol is therefore a bedroom community and technically a suburban town.

Figure 8.7: Number of Bristol Residents by Commute Time



As to where people work outside of the town, the table below shows that Damariscotta and other points in Lincoln County can be reached within 30 minutes. Augusta can be reached in about 60 minutes and Portland in roughly 1.5 hours.

Table 8.8: Distance in minutes of Major Maine Towns from Bristol

| | Round Pound | Bristol Mills |
|--------------|-------------|---------------|
| Damariscotta | 15 | 9 |
| Waldoboro | 18 | 23 |
| Wiscasset | 26 | 20 |
| Boothbay | 36 | 29 |
| Rockland | 45 | 48 |
| Bath | 51 | 44 |

| | | |
|----------|----|----|
| Augusta | 59 | 53 |
| Portland | 76 | 80 |

The major employers in the town are: Masters Machine and the School. These have been stable for some time and are not expected to grow. The Regional Service Center is Damariscotta, the town abutting Bristol on the north, which is expected to be the continued focus for commercial development in the future.

Goals, Policies, & Strategies

8. Economy

- Support the type of economic development activity the community desires, reflecting the community's role in the region.
- To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.
- Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Local Goals:

- 8.1 Support existing commercial activities in Bristol and encourage the development and expansion of light impact businesses.
- 8.2 Continue to develop and improve the Town's telecommunication resources.

Goal 8.1 Support existing commercial activities in Bristol and encourage the development and expansion of light impact businesses.

| Strategy | Who is Responsible? | Timeline |
|---|--|------------------------|
| 8.1.1 Make available at the Town Office information on existing Federal, State, and regional programs designed to assist business development and expansion. | Select Board | Early Term and Ongoing |
| 8.1.2 Take advantage of Federal, State or other funding programs to support the development of light impact businesses. | Select Board | Ongoing |
| 8.1.3 Encourage participation in the regional economic development efforts of organizations which seek to expand job opportunities and appropriate training in the region.* | Select Board | Ongoing |
| 8.1.4 Continue to permit and improve permitting for home businesses that contribute to the rural character in all areas of the Town. | Planning Board Code Enforcement Officer | Ongoing |
| 8.1.5 Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development. This may include improving permitting procedures for small-scale businesses.* | Planning Board Code Enforcement Officer | Early Term |

Goal 8.2 Continue to develop and improve the Town's infrastructure .

| Strategy | Who is Responsible? | Timeline |
|--|--|------------|
| 8.2.1 Consider a local or regional economic role/committee to examine potential investments or improvements Bristol can take to grow the economy.* | Select Board | Early Term |
| 8.2.2 Research potential grants and funding mechanisms to finance infrastructure projects that will minimize the amount of local tax dollars required for these investments.* | Select Board Implementation Committee (P) | Early Term |
| 8.2.3 Ensure the Town's broadband network is adequate enough to meet commercial needs, and work with regional partners to improve network connectivity throughout the community. | Select Board Implementation Committee (P) | Ongoing |

CHAPTER 9 HOUSING

Highlights

- In 2023, the median home price in Bristol was \$419,000 while the median income was \$70,000
- From 2013-2023, median home values increased by 41.6% (\$269,400 to \$381,400)
- Maine State Housing has an affordability index of 0.83 for Bristol with 1.0 being affordable.
- There are a high number of seasonal and short-term rentals.
- The need for affordable housing is a regional issue.
- Bristol is projected to need 42 additional year-round housing units by 2033 to meet population growth.

INTRODUCTION

Bristol has always drawn families and retirees who, like the natural beauty of the town, slower pace of life, active community, access to diverse recreational activities, a good hospital and the comparatively cheaper housing. Since 2020 and the changes that came with the Covid-19 pandemic, Bristol has become an even more attractive option to live, which we have seen in the dramatic comparative increase in housing prices and construction. Bristol, like many communities in Lincoln County, have experienced a significant jump in median home values within a decade. In 2023, Bristol was projected to have an estimated 2,403 homes (95.2% of the total structures) to be single-family homes while 55 homes (2.2%) were considered multi-family and 65 homes (2.6%) were “other”.

Table 9.1: Lincoln County Comparative Median Home Values

| Community | 2013 | 2023 | Increase (Percentage Increase) |
|-----------------|-----------|-----------|--------------------------------|
| Maine | \$174,500 | \$266,400 | \$91,900 (52.7%) |
| Bristol | \$269,400 | \$381,400 | \$112,000 (41.6%) |
| Boothbay | \$236,200 | \$357,800 | \$121,600 (51.1%) |
| Boothbay Harbor | \$250,000 | \$368,900 | \$118,900 (47.6%) |
| Bremen | \$232,500 | \$420,100 | \$187,600 (80.7%) |
| Damariscotta | \$224,600 | \$333,000 | \$108,400 (48.3%) |
| Dresden | \$174,300 | \$236,700 | \$62,400 (35.8%) |
| Edgecomb | \$251,700 | \$308,000 | \$56,300 (22.4%) |
| Jefferson | \$172,200 | \$238,200 | \$66,000 (38.3%) |
| Newcastle | \$258,800 | \$406,300 | \$147,500 (57.0%) |
| Nobleboro | \$239,400 | \$294,400 | \$55,000 (23.0%) |
| South Bristol | \$283,500 | \$455,700 | \$172,200 (60.7%) |
| Waldoboro | \$143,100 | \$271,100 | \$128,000 (89.4%) |
| Westport Island | \$221,400 | \$327,900 | \$106,500 (48.1%) |
| Whitefield | \$147,800 | \$220,200 | \$72,400 (49.0%) |
| Wiscasset | \$203,200 | \$297,800 | \$94,600 (46.6%) |

(Source: American Community Survey and State of Maine Housing Data Portal)

Analyses

Housing Stock

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

According to the 2020 census the year-round population of Bristol was 2834 and the occupied housing units numbered 1353 yielding a household density of 2.1 persons per unit. The Maine State Economist's office has forecasted the population of Bristol will be 2922 by the year 2033, an increase of 88 residents. Using the current housing density, we would expect a need for approximately 42 additional year-round units.

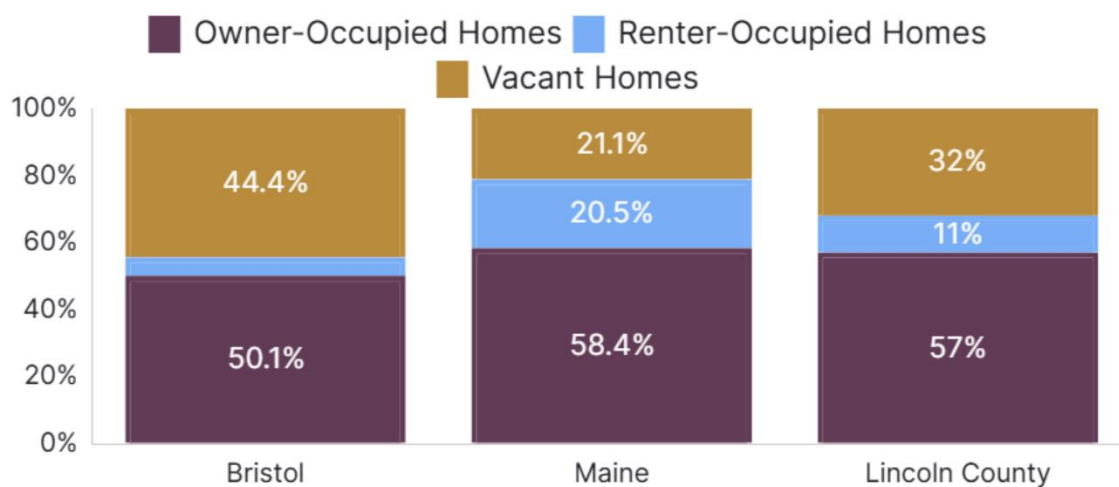
Based upon Bristol records of Building and Shoreland Permits from 2015 to 2021, there has been significant new construction and renovations in the area.

Rental and Seasonal

The owner-occupied homes do not tell the whole story of Bristol's housing situation. Figure 9.1, below, shows just over half the homes in Bristol are estimated to be owner-occupied, 5.5% are rented to others, while 44.4% are either vacant, seasonally occupied, or used as a short-term rental.

Figure 9.1

Comparative Occupancy Status of Housing Supply (2023)



(Source: American Community Survey and State of Maine Housing Data Portal)

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

Anecdotally, local contractors have indicated that the majority of both substantial renovations and new construction are on seasonal dwellings. The number of permits has increased annually but not consistently, hovering around 90 -100 in most years. While the total number of permits issued demonstrates a small increase between 2020 and 2021, the total number of building permits went back to the average 70-90 range that were happening annually prior to the pandemic. However, with exception to 2022, the total number of plumbing permits did jump from 78 permits in 2018, to 129 five years later in 2023.

Housing Age

Table 9.1: Units by Housing Age

| Units by Year Built | | | |
|---|-------------------|-------|------------|
| | | Units | % of Total |
| | 2014 or later | 46 | 2% |
| | 2010 through 2013 | 72 | 3% |
| | 2000 through 2009 | 388 | 15% |
| | 1990 through 1999 | 206 | 8% |
| | 1980 through 1989 | 324 | 12% |
| | 1970 through 1979 | 256 | 10% |
| | 1960 through 1969 | 136 | 5% |
| | 1950 through 1959 | 95 | 4% |
| | 1940 through 1949 | 208 | 8% |
| | 1939 and earlier | 937 | 35% |
| Data from the American Community Survey are estimates | | | |

Housing/ Land Use Regulations

Bristol's land use ordinances are minimal and both restrict and allow potential affordable housing developments. Accessory Dwelling Units ("ADUs"): Bristol has modified its Land Use and Shoreland Zoning Ordinances (March 2024) to comply with L.D. 2003. These changes, which relax Bristol's previously more onerous ordinance, have the potential to alleviate some part of the affordable housing shortage. The unit may be no more than 650 square feet, allows a lower lot density and requires a restricted covenant, registered with the Lincoln County Register of deeds, to enforce, for 30 years, rental and owner occupancy based on percentages of median income at the time of initial occupancy.

Lot size is set at one dwelling per acre with appropriate setbacks and road frontage. Since 2005 a duplex may be built on a vacant conforming lot. An older dwelling (before 1998) can be divided into a duplex, newer dwellings (after 2005 that are converted to a duplex within five years) are considered subdivisions. There are requirements for sewage and water and parking lots.

Variances to these regulations may be grandfathered in, especially in the villages.

The Town's ordinance allows both subdivisions and cluster dwelling subdivisions.

Regulations concerning water and septage may affect developments as the lack of a central water and wastewater system make high density developments difficult to do in Bristol.

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

Given the shortage of affordable housing in Lincoln County and Maine generally and given the possible benefits of living, working and aging in a place, Bristol should make efforts to meet the needs of low-and moderate-income housing locally.

Our local service community, Damariscotta-Newcastle fills some regional needs for senior, assisted living and low-income housing. According to <https://affordablehousingonline.com/housing-search/Maine/Lincoln-County>, Neighboring towns of Damariscotta, Newcastle, and Bremen have a combined total of 7 low-income (rent restricted and income-based) housing communities with 35 apartment units. Beside these low-income developments, Stepping Stone, a non-profit provides limited transitional housing for people facing homelessness. There are also several Eldercare run facilities are in region, including one in Round Pond, serving low-income people in need of assisted living. More other Lincoln County , such as Alna, Jefferson, and Waldoboro, that typically have lower housing and land cost, have experienced an increase in home prices.

For affordable housing options currently in Bristol, the Round Pond Green provides around 10 low-income assisted living residences. This number fluctuates based on the amount of workforce available to staff the facility. The Town also has one mobile home park, Pemaquid Villas, a 22-site, resident-owned community. Lot rent is approximately \$300/mo. There are no other options beyond temporary housing available for low-income residents. Affordable Housing

The entire region lacks adequate affordable housing and homeless shelters..

As the cost of housing has increased locally, housing has become even more difficult to find. School teachers, the police force, and other working folks share stories of struggling to find appropriate housing in the region.

Regionally, there are few low-income units available, especially ones that accept Section 8 vouchers. The Pemaquid peninsula has no dedicated affordable housing units. Damariscotta and Newcastle provide the region with 7 low-income apartment communities or 127 individual units which accept Section 8 vouchers.

Homeowners who are unable to make needed repairs to their own homes can request help from the government funded KV-CAP or two regional organizations: Community Housing Improvement Project or Habitat for Humanity, Seven Rivers. The region would benefit from an effort to make homes more efficient to minimize maintenance costs for homeowners.

Other Obstacles

The community surveys and Camoine Associates study from Lincoln County shows that there is a need for affordable housing in Bristol, but that most housing development is neither affordable nor year-round. Some of the other factors that make the development of affordable difficult are:

1. People are willing to sell– the Town does not have low-income housing trust or covenants that would prevent sales that end up pricing people out of the community
2. Economies of scale are harder in a rural area
3. Development of land is expensive– septic, wells, roads, etc.
4. There is no public transportation. Bristol residents need to access their own modes of transportation in order to work or live here.
5. Maine’s labor pool for tradespeople is shallow. In a state that has a hard time recruiting and retaining younger people, the ranks aren’t being replenished.
6. Building-materials costs have skyrocketed.

Substandard Housing

Substandard housing was not identified as a major housing concern, and the Town has no ordinance covering abandoned or substandard housing. In Maine, there are ways that a rental property can be condemned for protection of the renter, but little options for condemning owner-occupied or unoccupied property. Bristol (as a Town under 4,000 people) does not enforce MUBEC, the Maine Uniform Building and Electrical Codes, so Bristol does not have an ordinance that would allow a property to be certified as uninhabitable. Bristol makes an annual appointment of a Health Officer who is available to review properties whose inspection may include control of disease, promotion of sanitary conditions and protection of the environment from damage and pollution.

Maine Housing and Efficiency Maine offer some programs, but not everyone takes advantage. Funds can be limited and sometimes homes are not really worth fixing. The town/state/non-profits offer programs to assist with home repair, lead abatement, weatherization, etc.

Regional Coordination

There is no Housing Coalition in Lincoln County or unified effort to address housing needs in our region. In 2022, Lincoln County Regional Planning Commission began a survey of housing in Lincoln County. Results of this survey became available in June 2023 and are referenced in this document. Several organizations provide some housing services to local communities:

- KV-CAP While this CAP agency services Lincoln County, its offices are in Waterville. Often they have trouble finding contractors to serve folks in this region.
- CHIP, INC, the Community Housing Improvement Project, provides home repair assistance to low-income homeowners for Central-Eastern Lincoln County, including Bristol.
- ECHP, the Ecumenical Council for Homelessness Prevention meets weekly with a case manager from Tedford Housing at the local Newcastle food pantry. They help folks find temporary housing, pay rent or other relief to prevent homelessness.
- Stepping Stone provides temporary, affordable housing to those going through housing crises.

Goals, Policies, and Strategies

9. Housing

- Encourage and promote adequate workforce housing to support the community's and region's economic development.
- Ensure that land use controls encourage the development of quality affordable housing, including rental housing.
- Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

Local Goals

- **9.1 Ensure that local land use ordinances support the creation of quality affordable housing and create incentives for affordable housing options.**

Goal 9.1 Ensure that local land use ordinances support the creation of quality affordable housing and create incentives for affordable housing options.

| Strategy | Who is Responsible? | Timeline |
|---|--|------------|
| 9.1.1 Continue to monitor Bristol's housing needs and/or find ways to work with neighboring communities to access resources for workforce housing. | Select Board Implementation Committee (P) | Early Term |
| 9.1.2 Monitor the effects of accessory apartmnets from LD 2003, and ways to make accessory apartments easier to permit/construct.* | Select Board Planning Board | Early Term |
| 9.1.3 Participate in a regional affordable housing coalition or collaborating with regional entities (e.g. Lincoln County Regional Planning Commission) on ways to address affordable housing.* | Planning Board Implementation Committee (P) | Early Term |
| 9.1.4 Explore strategies designed to incentivize preventing homes from becoming short term rentals. | Planning Board Implementation Committee (P) | Early Term |
| 9.1.5 Address the housing goals in the 2023 LCRPC-Camoine Housing Needs Assessment of at least 55 affordable housing units by 2033, or achieving at least 10% of new residential developments over the next decade to be affordable.* | Select Board Planning Board | Long Term |
| 9.1.6 Update the subdivision standards to make open-space subdivisions easier for residents to understand. | Planning Board | Mid Term |

CHAPTER 10 TRANSPORTATION

Transportation

Highlights

- Bristol has two major state roads, Routes 130 and 32, connecting residents to neighboring communities. A section of State Route 129 gives access to a limited area adjoining South Bristol.
- The daily traffic counts show that Route 130 is the busiest road in Bristol, followed by segments of Route 32 and Route 129. Some roads experienced a decrease in traffic from 2016 to 2019, while others saw an increase.
- Road safety varies across different segments, with some areas having excellent crash histories, while others, like the intersection of Routes 129 and 130, have higher crash densities.
- Bristol lacks the traditional supports for non-automobile road uses, such as bicycle lanes and sidewalks.
- Bristol is lacking traditional public transportation options, such as buses.
- Some road segments in Bristol are at risk of damage or erosion due to sea-level rise and storm events. Long-term planning, engineering, and grants are needed to address these issues.
- State and Regional Plans: Bristol coordinates with the Maine Department of Transportation (MDOT) for maintenance and capital projects. The MDOT Work Plan for 2023-2025 includes various projects in Bristol and neighboring towns aimed at improving roads and drainage.

General

The major State roads – Routes 130, 32 and 129 – connect Bristol’s residents and businesses to the neighboring communities of Damariscotta, South Bristol, Bremen, and Waldoboro. In turn, these roads bring thousands of visitors and commercial customers to the Pemaquid Lighthouse, the Beaches, Colonial Pemaquid, local businesses, and other attractions.

The Town has a number of busy public landings easily accessible to the road system; a passenger ferry provides regular ferry service out of New Harbor to Monhegan from May to October. The ferry service departs two times daily between May and October, once in the morning and once in the afternoon, and takes over an hour to reach its destination. This ferry service is one of three ways to access Monhegan Island, the other two ferries are from Port Clyde and Boothbay Harbor. There are no known conflicts with this service and the working waterfront.

Bristol is not well-served by traditional public transportation. Residents must travel to Damariscotta to access the Concord Trailways bus. The MidCoast Connector (out of Waldo County CAP) provides non-emergency rides for MaineCare members living in the area. Taxi service is available from Damariscotta. The Lincoln County Friends in Service Helping (FISH) program is a locally-operated volunteer ride network.

As for public parking, the State of Maine, in 2025, passed LD 427 which prohibits mandatory parking spaces from being imposed on new developments. The Town is still able to make recommendations and work on other ways to improve traffic safety and explore public parking options in the villages and landings.

General Road Network

Bristol's road system consists of state and state aid roads, town roads and private roads. The State maintains about 30 miles of road while the Town maintains about 59 miles of roads. The following pages include maps and tables with various details about the quality and use of the roads. Map 10.1 shows how the Bristol roads are ranked within the State's classification system: much of Route 130 is considered Priority 3, all of Route 32 and some of Route 130 plus busy local roads are Priority 4, and the majority of the local roads are Priority 5. This is helpful to understand the relative place of Bristol's State roads within the expansive State highway network.

The Town maintains all town roads and annually appropriates funds for maintenance and repair, safety improvements, culvert and drainage improvements, road resurfacing, winter maintenance, and streetlights. The budgeting for this is the responsibility of the Select Board, primarily Road Commissioner Chad Hanna and Highway Foreman Sean Hunter. The Town pays for these activities with annual town meeting allocations, DOT grants, town capital reserves, and excise taxes. With the Highway Foreman, the Road Commissioner develops longer-term plans for major road and bridge projects.

Figure 10.1 State Highway Corridor Priority (HCP)

Bristol: Highway Corridor Priority (HCP)

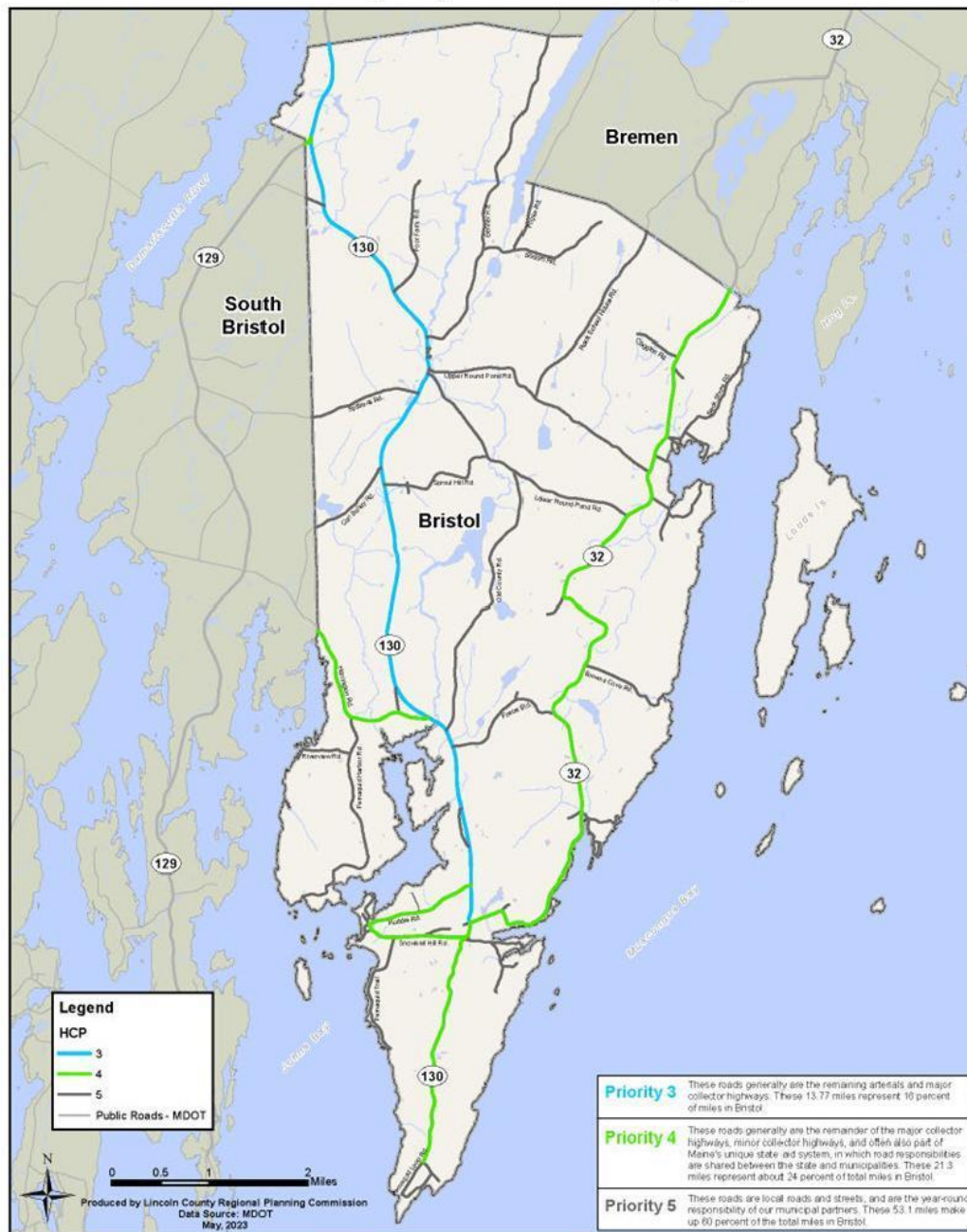


Figure 10.2 State and Town Roads

The major local roads are Benner, Fogler, Lower and Upper Pond Roads, Pemaquid Harbor Road, and Foster Road.

Bristol: Public Roads



Table 10.1 State and Town Road

| Road Name | Road Length (LF) | | Road Name | Road Length (LF) |
|------------------------------|------------------|--|-----------------------|------------------|
| ANCHOR INN RD | 1196 | | OLD LONG COVE RD | 781 |
| AUSTIN ST | 562 | | PEMAQUID HARBOR RD | 18210 |
| BACK COVE RD | 603 | | PEMAQUID LOOP RD | 6106 |
| BACK SHORE RD | 10347 | | PEMAQUID TRL | 9767 |
| BEACH LOOP RD | 1252 | | POOR FARM RD | 9305 |
| BENNER RD | 26347 | | REDONNE TT MILL RD | 337 |
| BRADLEY HILL RD | 3160 | | REILLYS RD | 331 |
| BRISTOL DAM LOOP | 489 | | RIVERVIEW RD | 4482 |
| STATE ROUTE 130 (BRISTOL RD) | 93455 | | ROCK SCHOOLHOUSE RD | 15387 |
| BROWNS COVE RD | 7249 | | RODGERS RD | 2084 |
| CARL BAILEY RD | 6937 | | ROUND POND LANDING RD | 765 |
| COGGINS RD | 3538 | | NORTHERN POINT RD | 3037 |
| Road Name | Road Length (LF) | | Road Name | Road Length (LF) |

| | | | | |
|----------------------------|-------|--|---------------------------|-------|
| COLONIAL PEMAQUID DR | 2334 | | SALT POND RD | 1346 |
| COZY COTTAGE RD | 1573 | | SNOWBALL HILL RD | 7749 |
| ELLIOT HILL RD | 2515 | | SODOM RD | 7695 |
| FIR HOLLOW RD | 1984 | | SOUTHSIDE RD | 4253 |
| FISH POINT RD | 872 | | SPLIT ROCK RD | 8475 |
| FOGLER RD | 17463 | | SPROUL HILL RD | 9668 |
| HARRINGTON RD | 13339 | | STATE ROUTE 129 | 938 |
| HUDDLE RD | 8376 | | STATE ROUTE 32 | 63214 |
| INDIAN TRL | 2524 | | THOMPSON RD | 1117 |
| KELLY ST | 215 | | TUKEY LN | 1143 |
| LEEMAN HILL RD | 3325 | | LOWER ROUND POND RD | 19504 |
| LONG COVE POINT RD | 5258 | | MARTHA BECK RD | 2839 |
| OLD COUNTY RD | 21729 | | MORRISON RD | 2204 |
| OLD FORT RD | 904 | | MOXIE CV | 6183 |

| | |
|-------------------------------------|----------------|
| Total Public Road Length | 466,650 |
|-------------------------------------|----------------|

How Busy Are Our Roads?

Maine Department of Transportation counts daily traffic on thousands of roads across the State, though not every year and not for every road. Map 10.2 below confirms Route 130 as the busiest road down to New Harbor; then a significant drop to the next “busiest” roads – the upper segment of Route 32, Route 32 coming into New Harbor, Route 130 to the Lighthouse, and Snowball Hill

Table 10.2 shows the roads with the highest average count – Route 129 north of the split with 130 at 6,520 vehicles, and Route 130 just below that intersection with 3,840. Interestingly, these roads saw a decrease from 2016 to 2019, while other roads -- Harrington and Lower Round Pond, for example-- saw traffic increase significantly.

Road Conditions and Service Ratings

Figure 10.3 Customer Service Levels

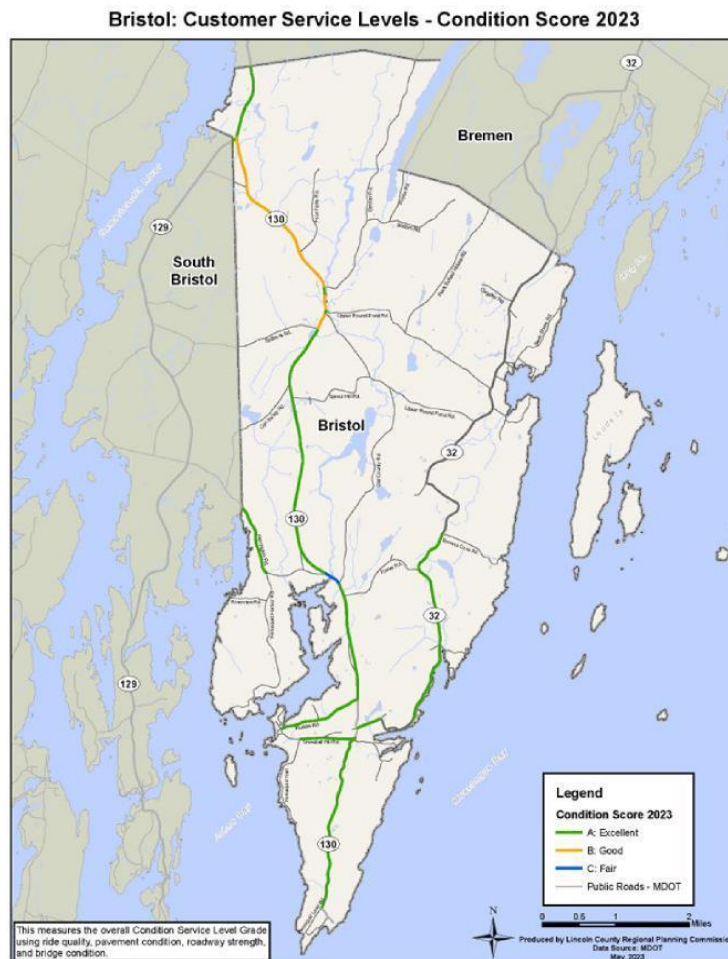


Figure 10.4: Ride Quality

Bristol: Customer Service Levels - Ride Quality 2023

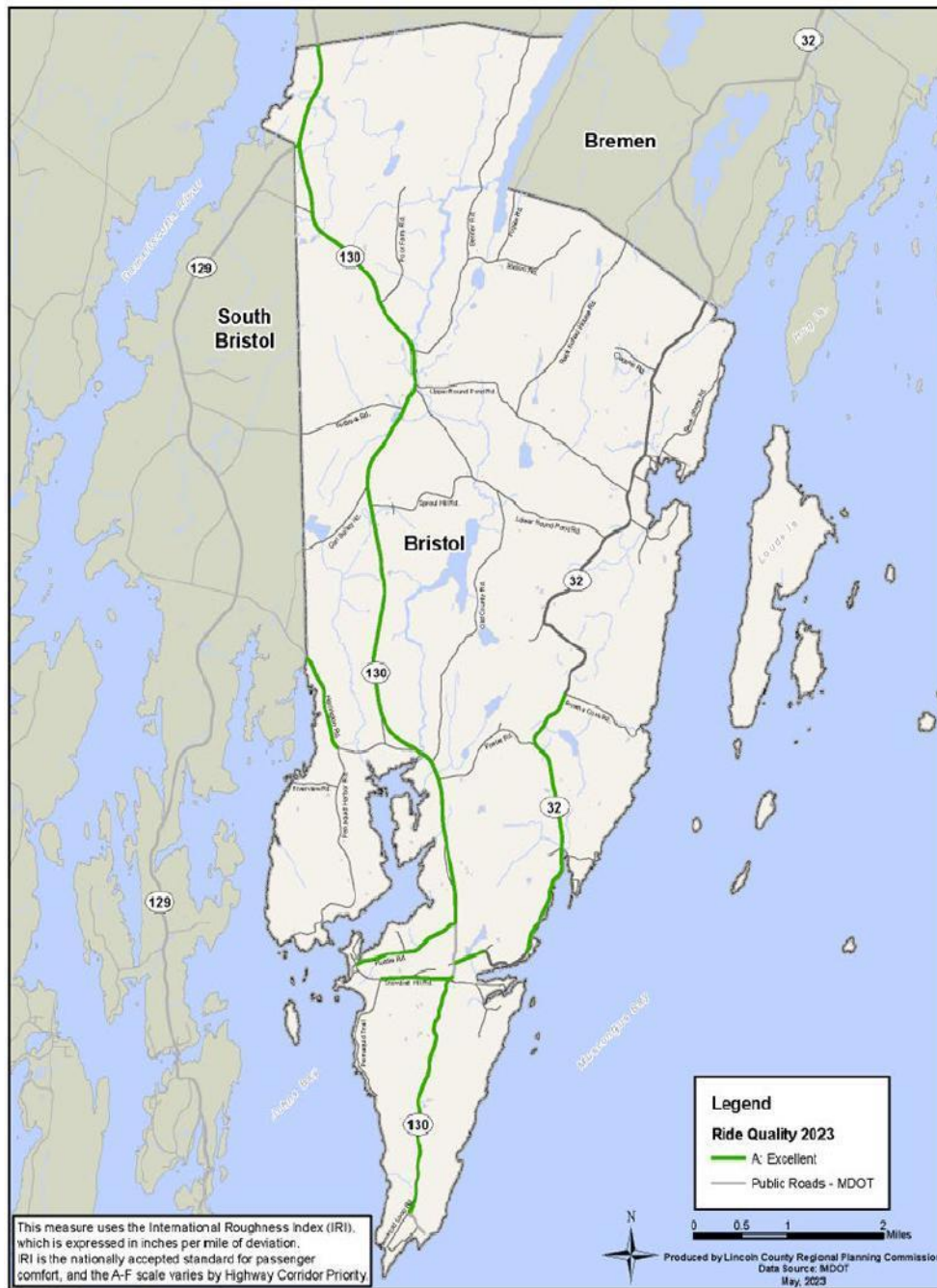


Figure 10.5: Pavement Rutting

Bristol: Customer Service Levels (Safety) - Pavement Rutting 2023

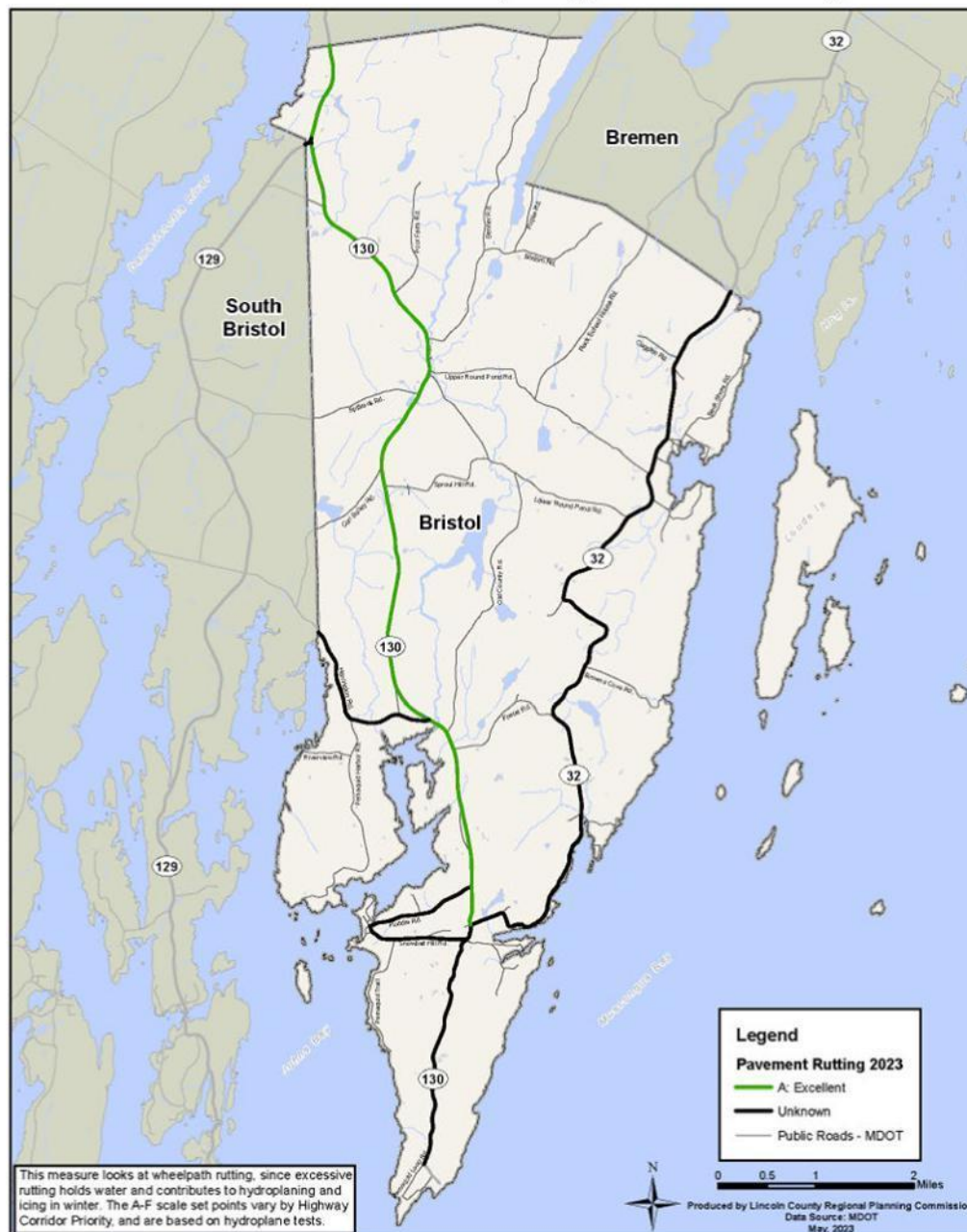


Figure 10.6: Safety Score

Bristol: Customer Service Levels - Safety Score 2023

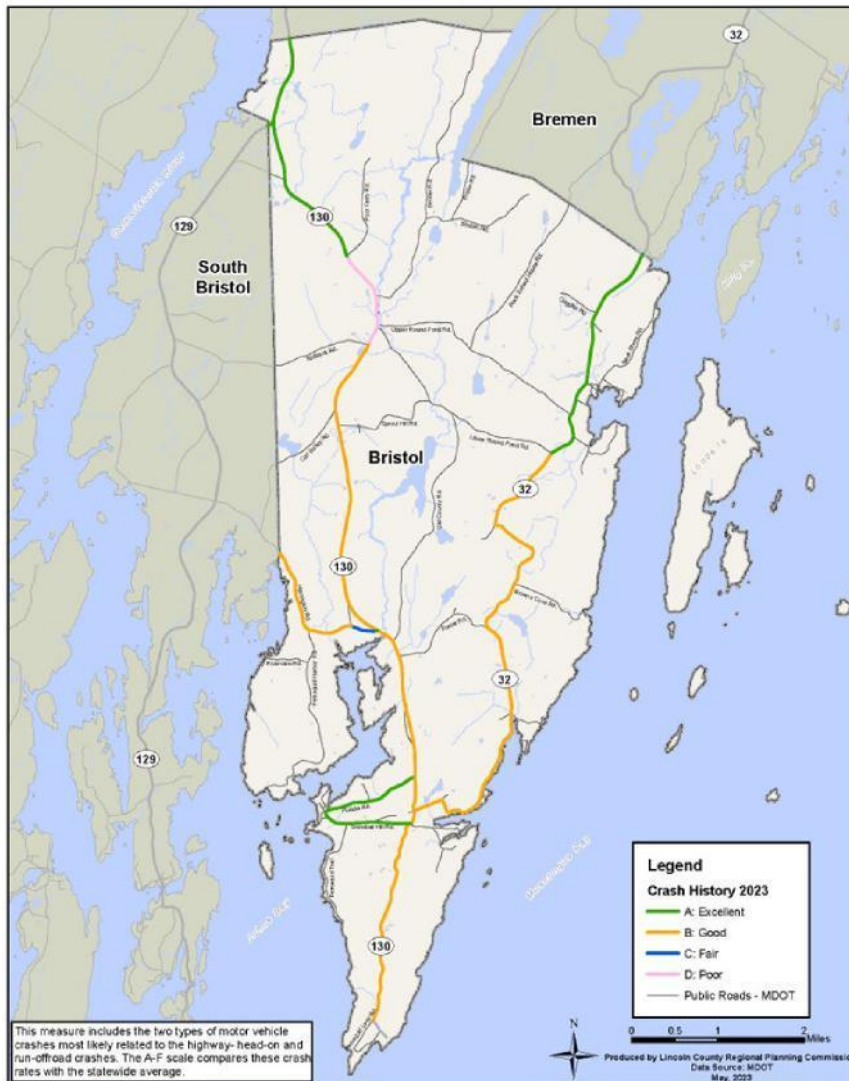


Crash History

Most of the Town's major roads are very safe for traveling – they have excellent or good crash history. The primary road segment in poor condition is the same one as described above on Route 130, between Bristol Mills and Poor Farm Road.

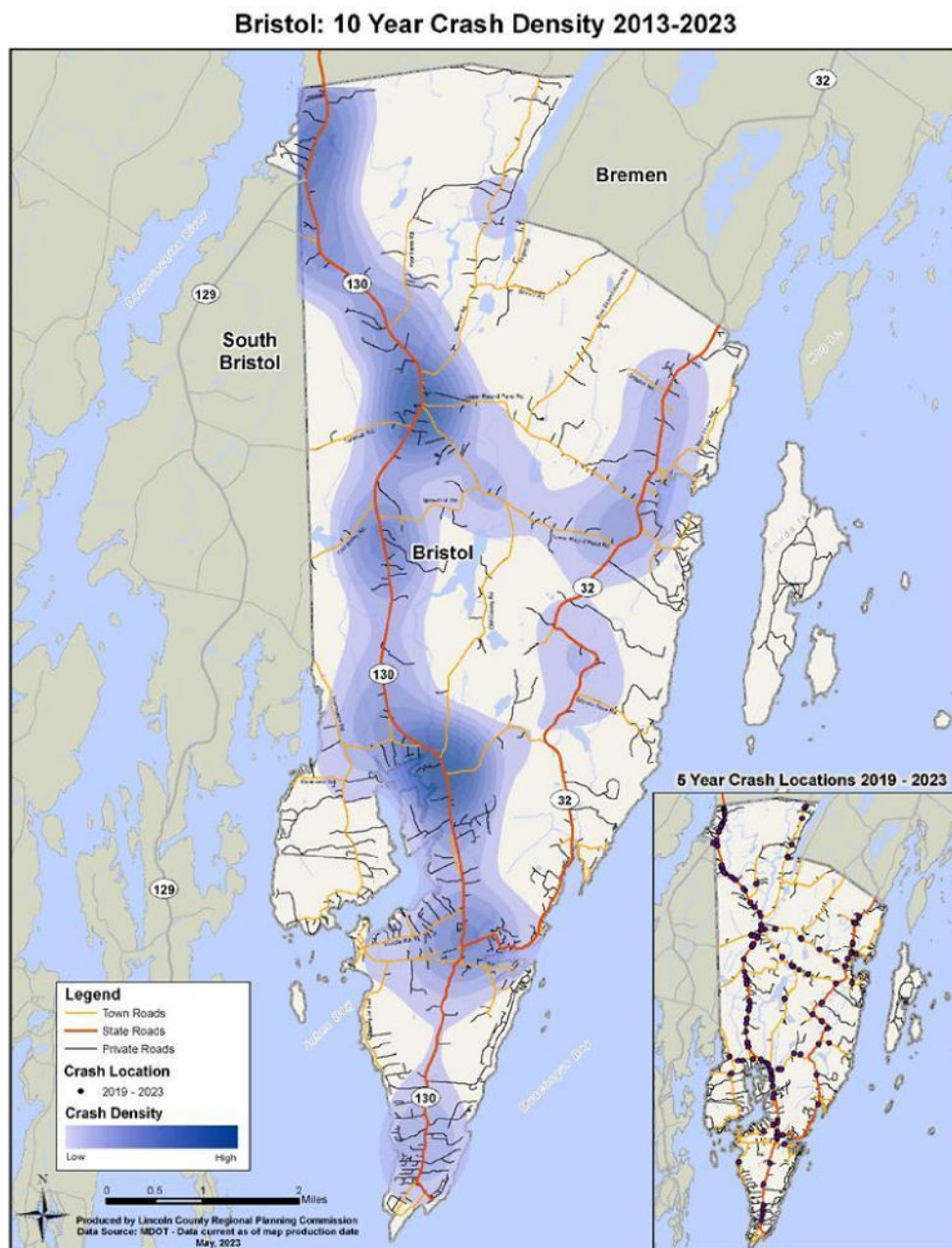
Figure 10.7: Crash History

Bristol: Customer Service Levels (Safety) - Crash History 2023



The best visual to understand recent crash issues in Town is Map 10.8 below which presents 10 years of data. Deep blue representing the highest crash density is found at the Route 129/130 intersection, Route 130/Old County Road, and Bristol Mills. The lowest crash density is found on side roads and out of the village areas.

Figure 10.8: Ten Year Crash Density



For more detail on the many types of crashes – from rear-end sideswipes to collisions with animals – the Appendix has a table and graph with over 380 crashes tabulated from 2014 to 2022.

Bicycling and Pedestrian Activities and Resources

Biking and walking are very popular recreation activities, yet the transportation system – the public roads and sidewalks – greatly affects the safety and quality of these experiences. As a starting point, there are no official bicycle lanes in Bristol; however, there are increasingly more bicyclists on Bristol roads, primarily on Route 130. While wider than most area roads, Route 130's many hills and corners make bicycles and pedestrians hard to see by drivers. . Many residents walk or run on the State and local roads, especially Route 130, Route 32, the Pemaquid Loop, and Snowball Hill Road. While low traffic volume on town and private roads provide opportunities for biking and walking, these roads are not always suited for non-vehicle traffic. Except for a very short segment by the Town Office, there are no sidewalks in Bristol.

Due to the Town's and residents' significant interest in biking and walking, key plans have been prepared, most recently the Bicycle-Pedestrian 2020 Update and the 2009 Bristol Bicycle-Pedestrian Plan that can be found in the Appendix of this document.. The Committee (with public input and comment) recognized the value of speed sensors, speed limit feedback signs, traffic calming measures, more speed limit enforcement, and MDOT speed studies. The village recommendations covered visual improvements , several crosswalk and sidewalk locations, and continued partnering with MDOT and village businesses.

When the Comprehensive Plan Committee met and conducted their own survey, a number of respondents recognized the lack of a safe route to walk or bike to school, the high percentage of bicyclists feeling unsafe, and very strong support for investigating 1)how to connect parts of Bristol with bike/ped infrastructure, and 2) creating official, on-road bike lanes. There are many actionable recommendations reflected in this Plan. r.

Additional Transportation Services

According to the Maine Department of Transportation, there is a privately owned airport known as "Ruby" located on Barnart Road, the closest public airport is in Wiscasset. There have been no reported issues with either of the airports. The Portland JetPort is the closest "full service" airport. Brunswick Executive Airport and Wiscasset Airports have limited services and no scheduled passenger flights. Logan Airport in Boston, which has many more non-stop options than Portland, is directly accessible by public transportation through Concord Coach, with the nearest stop in Damariscotta. Concord also provides interstate bus service north to Bangor/ Orono.

Currently Amtrak provides rail service on the Downeaster between Brunswick, stops in southern Maine, and Boston. The Northern New England Rail Authority is restoring passenger service on the Maine-owned coastal line from Brunswick to Rockland.

Lincoln County FISH (Friends in Service Helping) is an all-volunteer organization that offers rides, at no charge, to people who have no other transportation alternative. The volunteer drivers give rides for medical appointments, grocery shopping, personal appointments and other important errands. This transportation service is not limited to medical appointments only.

Midcoast Public Transportation (operating out of Waldo County Community Action Program) specializes in non-emergency medical and general public transportation in Lincoln, Knox, Waldo, and Sagadahoc counties, and Brunswick and Harpswell. Regular scheduled service is available in Rockland and Belfast. In the Bristol area, MPT offers an on-demand service, with a 2-day call ahead. There is a discounted fare for the public, and a deeper discount for riders 60+ and disabled individuals going to a medical appointment. Mid Coast Connector schedules MaineCare-related rides in our area, and arranges transportation to non-emergency medical appointments for eligible MaineCare members with no means of driving themselves, or no family member, friends or neighbors who can help drive them to their medical appointment.

There are taxi services out of Bath and Brunswick; Lyft and Uber are also available in the area.

Sea-Level Rise and Potential Impact on Transportation Infrastructure

The FEMA Flood Hazard Maps, the LCRPC Sea-Level Rise and Category I Hurricane Maps, the County's 2021 Hazard Mitigation Plan, for example, describe the risk overall for the Town, and have identified roads or segments that may require planning and engineering to repair or upgrade the infrastructure.

Among the road segments or areas: Pemaquid Beach, Shore Road, parts of Carl Bailey and Split Rock Roads, Moxie Cove Road, Long Cove Point Road, Riverview Road, Fish Point, and various town landings.

Given new funding opportunities for planning, engineering, and construction for impacted roadways and culverts, the Town should annually review priorities, set aside town funds and apply for available state and local grants.

State and Regional Plans for Bristol Road System Improvements

In 2018, Damariscotta, Bristol, and South Bristol worked together with Lincoln County Regional Planning Commission and MDOT on the Route 129/130 Multi-Modal Corridor Management Plan that can be found in the Appendix. This report looked into the traffic volume, road conditions, local ordinances, economic assets, and natural resources. Many of the Bristol-only recommendations are still relevant to the community today, such as improved safety and access in Bristol, pedestrian safety, and uncontrolled development.

The Midcoast Council of Governments and Lincoln County Regional Planning Commission are in the midst of a Thriving Communities Program (TCP). The TCP is a federal program that aims to help develop a regional transportation plan for a resilient multimodal transportation system for users of all ages. This effort can expand on the ways that can better connect Bristol with our neighboring communities and the region as a whole.

The Town coordinates with Maine DOT regularly – whether about maintenance projects or longer-term planning and capital projects. Each year, MDOT announces its statewide 3-year Work Plan. Below are the 2023-2025 Capital and Maintenance Projects for Bristol, Damariscotta, and South Bristol.

Table 10.2: Bristol Projects in MDOT Work Plan Capital and Maintenance 2023 – 2025

| Work Plan Year | WIN/ID | Description | Scope of Work | Estimated Funding |
|-----------------------|------------------|--|---|--------------------------|
| 2025 | 028816.57 | Grant Program for Pemaquid Fishermans Wharf | Special Programs for Working Waterfronts | \$86,000 |
| 2025 | 028816.58 | Grant Program for Round Pond Village | Special Programs for Working Waterfronts | \$121,000 |

The Maine Department of Transportation currently offers the Village Partnership Initiative (VPI). The partnership provides funding for communities to implement traffic calming measures in village areas that a state-aid road runs through. Communities that are interested reach out to the region coordinator from the MDOT to begin the process by discussing an area of concern. These do not have to be projects that are in the 3-year workplans, and can improvements for non-vehicular travel.

Goals, Policies, and Strategies

10. Transportation

- To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
- To safely and efficiently preserve or improve the transportation system.
- To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
- To meet the diverse transportation needs of residents and through travelers by providing safe, efficient, and adequate transportation network for all types of users.
- To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Local Goals

- **10.1 To safely and efficiently preserve or improve the transportation system.**
- **10.2 To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.**

Goal 10.1 To safely and efficiently preserve or improve the transportation system.

| Strategy | Who is Responsible? | Timeline |
|---|--|------------------------|
| 10.1.1 Develop and maintain a prioritized and comprehensive improvement, maintenance, and repair plan for Bristol's transportation network (roads, bridges, and landings.)* | Select Board Road Commissioner | Early Term and Ongoing |
| 10.1.2 Enhance safety for all users of Bristol's transportation network (signage, village parking, crosswalks, public awareness, calming strategies, enforcement, etc). | Road Commissioner Maine Department of Transportation (A) | Early Term and Ongoing |
| 10.1.3 Actively participate in regional and state transportation efforts.* | Select Board Road Commissioner | Ongoing |
| 10.1.4 Investigate the viability of installing electric vehicle chargers in various locations throughout the Town. | Select Board Parks Commission | Early Term |

| | | |
|--|---|------------|
| 10.1.5 Work with MDOT to conduct safety audits in Bristol's villages, and develop a traffic calming plan for key State and Town Roads using the Village Partnership Initiative | Select Board Road Commissioner | Early Term |
| 10.1.6 Identify, assesses, and mitigate risk to key roads, bridges, and landings from floods and storms. | Road Commissioner | Long Term |

Goal 10.2 To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

| Strategy | Who is Responsible? | Timeline |
|---|---|------------|
| 10.2.1 Maintain or possibly amend ordinance standards for subdivisions and for public and private roads to foster safe and efficient development patterns (including possible future street connections).* | Planning Board | Early Term |
| 10.2.2 Maintain or amend ordinance standards for subdivision and site reviews to avoid conflict with the: a. State of Maine's Sensible Transportation Policy Act (23 M.R.S.A ss.73), b. States access management regulations pursuant to 23 M.R.S.A ss. 704 c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. ss.704-A * | Planning Board | Early Term |
| 10.2.3 Improve safety and accessibility for pedestrians and bicyclists, and identify funding to improve/expand resources. | Select Board Road Commissioner | Long Term |
| 10.2.4 Identify potential ways to connect pedestrian accessibility to off-road trails and paths. | Road Commissioner Coastal Rivers (A) | Long Term |

CHAPTER 11 PUBLIC FACILITIES & SERVICES

Overview

Bristol is governed under the Town Meeting and Select Board model, with a Town Administrator that was first appointed in 2001. The Town Meeting is the Town's Legislative assembly, which alone can approve a Budget and adopt ordinances; the Select Board (usually meeting twice a month) implements the actions passed by vote at the Town Meeting; and the Town Administrator carries out the directions of the Select Board between Board meetings. Other elected bodies are the Planning Board, School Board and Parks and Recreation Commission, the latter two functioning as semi-autonomous bodies.

A three-person Select Board: functioning in the chief executive role, while the Town Administrator reporting to them is responsible for day-to-day management. The Board reserves to itself final control over expenditures, approving payroll and accounts payable warrants weekly; setting the tax rate; approving policies, liquor licenses and building permits, and tax abatements; and control of the Warrants for Town Meetings, including recommending the Budget (except the School Budget). Notably, there is no prescriptive document like a town charter or administrative code delineating the duties, responsibilities and obligations of elected officials, appointees, or town employees.

Bristol's town governance is best explained by describing the changes it has undergone during the past two decades in order to adapt to the needs of its various stakeholders, registered voters, seasonal residents and taxpayers. The result are services that address the needs of the community and are likely to continue supporting the demographics and population that Bristol is projected to see.

The overall Town Budget can be thought of as divided into five principal parts. Three of those parts are funded by property tax revenues, as follows:

- 65% (on average) to the School Budget. 20% to the County Tax; and
- 15% to 'everything else.'
- Town roads are primarily funded from Excise Taxes on vehicles.
- The Parks and Recreation Department funds itself from revenue at the Beach and Lighthouse Parks, though their budget is also 'presented for acceptance' at Town Meeting.

Bristol's Municipal Structure in Context

Implicit in the preceding overview is the premise that facilities and services are provided for under an administrative structure that raises revenues, based on property values, as disposes of them according to the needs of residents and taxpayers. It is therefore instructive to look at Bristol in the context of peer communities.

Table 9.1 includes all municipalities in Lincoln County, with the exception of Monhegan, and a variety of coastal towns within the Midcoast region. The top 14 (mean population of 2,726 and mean property valuation of \$ 800,139,286) show a prevalence of 5-person Select Boards (8/14) and executive government via Town Manager (7/14). The lower 14 (mean population of 1,487 and mean property

valuation of \$274,178,571) show a prevalence of 3-person Select Board (11/14) and have opted for administrative assistants (10/14) rather than for Town Administrators (2/14) or Town Managers (2/14).

Meanwhile, Bristol stands with a 3-person Select Board and Town Administrator despite having the second highest valuation in the region despite the other top five communities having at least a 5-person Select Board, a Town Charter and Comprehensive Plan, and a Town Manager.

Table 11.1 - Form of Government

| TOWN | COUNTY | POPULATION (2020 Census) | \$ PROPERTY VALUATION (2022) | TOWN CHARTER | COMPREHENSIVE PLAN | SELECT BOARD SEATS | TOWN ADMINISTRATOR | TOWN MANAGER |
|---------------------------|----------------|-----------------------------|---------------------------------|-----------------|-----------------------|--------------------------|-----------------------|-----------------|
| CAMDEN | Knox | 5232 | 1,478,800,000 | yes | yes | 5 | | yes |
| BRISTOL | Lincoln | 2834 | 1,168,050,000 | no | no | 3 | yes | |
| BOOTHBAY | Lincoln | 3003 | 1,044,200,000 | yes* | yes | 5 | | yes |
| ROCKPORT | Knox | 3644 | 1,029,250,000 | yes | yes | 5 | | yes |
| SAINT GEORGE | Knox | 2594 | 918,700,000 | yes | yes | 5 | | yes |
| BOOTHBAY HARBOR | Lincoln | 2027 | 823,800,000 | no | yes | 5 | | yes |
| SOUTH BRISTOL | Lincoln | 1127 | 773,600,000 | no | yes | 3 | no | no |
| SOUTHPORT | Lincoln | 622 | 755,600,000 | no | no | 3 | no | no |
| PHIPPSBURG | Sagadahoc | 2155 | 693,300,000 | no | yes | 3 | yes | |
| WALDOBORO | Lincoln | 5154 | 560,000,000 | no | yes | 5 | | yes |
| GEORGETOWN | Sagadahoc | 1058 | 534,050,000 | no | yes | 3 | no | no |
| WISCASSET | Lincoln | 3742 | 514,000,000 | no | no | 5 | | yes |
| WOOLWICH | Sagadahoc | 3068 | 481,450,000 | no | no | 5 | yes | |
| WEST BATH | Sagadahoc | 1910 | 427,150,000 | no | no | 3 | yes | |
| JEFFERSON | Lincoln | 2551 | 421,100,000 | no | no | 3 | no | no |
| OWLS HEAD | Knox | 1504 | 415,600,000 | no | yes | 3 | no | no |
| DAMARISCOTTA | Lincoln | 2297 | 403,050,000 | yes | yes | 5 | | yes |
| NOBLEBORO | Lincoln | 1791 | 367,550,000 | no | yes | 3 | no | no |
| NEWCASTLE | Lincoln | 1848 | 330,350,000 | no | yes | 5 | | yes |
| SOUTH THOMASTON | Knox | 1511 | 309,350,000 | no | yes | 3 | yes | |
| FRIENDSHIP | Knox | 1142 | 278,300,000 | no | yes | 3 | no | no |
| WESTPORT | Lincoln | 719 | 260,050,000 | no | yes | 3 | no | no |
| EDGECOMB | Lincoln | 1188 | 251,800,000 | no | yes | 3 | no | no |
| BREMEN | Lincoln | 823 | 234,400,000 | no | no | 3 | no | no |
| WHITEFIELD | Lincoln | 2408 | 227,100,000 | no | no | 5 | no | no |
| DRESDEN | Lincoln | 1725 | 173,950,000 | no | yes | 3 | yes | |
| ALNA | Lincoln | 710 | 102,450,000 | no | no | 3 | no | no |
| SOMERVILLE | Lincoln | 600 | 63,450,000 | no | yes | 3 | no | no |
| Average - Upper 14 | | 2726 | \$ 800,139,286 | | | | | |
| 95% CI | | 734 | 158,333,943 | | | | | |
| Average - Lower 14 | | 1487 | \$ 274,178,571 | | | | | |
| 95% CI | | 342 | 58,069,892 | | | | | |

(Source: Maine Revenue Services, 2020 Census, and 2022 Full Valuation Statistics).

Town Departments, Boards and Committees

Town Office

The hub for town business is the Town Office on Route 130 in Bristol Mills. It serves as the meeting place for the Select Board, whose three members are elected to three-year staggered terms. Select Board members also function as Assessors and Overseers.

The Town Administrator, the Town Clerk (also the Registrar of Voters), the Treasurer (doubling as Tax Collector), and the Code Enforcement Officer (also Plumbing Inspector) share offices and open work-space. This arrangement has sufficed for the last decade and continues to provide both meeting space and public access for walk-in transactions.

The upper floor of the Town Office is dedicated to temporary document storage. The Town will eventually use the climate-controlled archive storage at the Bristol History Center for older records. Parking space, adjacent to the building and on side streets, can accommodate five visitors with one being designated for individuals with a handicap. Even though parking may be limited, the town offers a number of services electronically (<https://www.bristolmaine.org/about-us/pages/online-services-available>), especially in the post-Covid era. The main meeting space is now fitted with audio-visual equipment for conducting and recording remote meetings and presentations, also in keeping with current trends in communication technology. The Town Office also hosts the Town website, which itself is a repository of documents available to the public, notable among them the detailed Minutes of the Select Board's bi-weekly meetings.

To date, there is no provision within Bristol's administrative structure for a town planner to address long term growth and financial objectives. This function remains decentralized and is part of each town department's uncodified responsibilities.

Animal Control

The Lincoln County Sheriff's Office is contracted to provide domestic animal control services for the Town of Bristol. Wild animal control is not offered.

Bristol Education

The Bristol Consolidated School is a vital part of Bristol, not only for education, but as a social resource and an active supplier of much-needed support to families. Many parents, extended family, and neighbors support after school and sporting events. Education in Bristol is administered by AOS 93, the Central Lincoln County School System, a district which comprises Bremen, Bristol, Damariscotta, Jefferson, Newcastle, Nobleboro, and South Bristol. AOS 93 is exploring a plan to restructure the Central Lincoln County School system into a fewer number of school districts, and to thereby address many of the inefficiencies in the current organizational model.

Bristol Consolidated School provides education for grades PreK-8 with official 2022 enrollment at 190. Bristol enrollment for secondary students was 98, 31 of whom were freshmen. Since Bristol lacks a high school, the Town offers school choice, paying basic yearly tuition set by the state for grades 9-12 (\$12,558 for 2022-2023) with the overwhelming majority of students opting to attend Lincoln Academy in Newcastle.

For vocational education, high school students have options to attend Midcoast School of Technology in Rockland and Bath Regional Career and Technical Center.

There is a small number of home-schooled students; in 2022, 11 students were home-schooled, and in 2023, 14 students were homeschooled.

<https://www.maine.gov/doe/data-reporting/reporting/warehouse/enrollment>

AOS 93 also offers adult educational programs and enrichment classes (current contribution from Bristol is \$13,503.88). None of their classes are currently offered in Bristol.

Bristol's adopted 2023-2024 school budget was \$6,909,579.94, of which the local share was \$5,964,140.04, the fund balance forward was \$500,000, and the state subsidy estimate was \$445,449.90. Notably, the local share consists of the minimum funds required by the State's Essential Programs and Services model, as well as an additional amount of \$2,347,537.00 deemed by the community as necessary to ensure Bristol's students receive access to high quality, equitable educational programming opportunities.

On November 4, 2025, residents in Bristol and South Bristol voted to withdraw from the AOS 93 school district. On November 6, 2025, both towns agreed to form a two-town education service center. On July 1, 2026, Bristol and South Bristol will become the Johns Bay Coastal Alliance. At the time of the drafting this Comprehensive Plan, details of the formal withdrawal plan are being discussed with the school district. It is unknown how this withdrawal will impact the previously mentioned services.

In June of 2023, the Town broke ground on a \$6.425 million renovation and expansion project for the Bristol Consolidated School, approved by voters in a referendum in March 2023. The project finished in December 2024, and includes new electrical and mechanical systems throughout the building, a new wing of classrooms, and a new cafeteria that will double as a community space for the Town.

The School Board has received a \$250,000 anonymous donation intended to enhance the planned community space. The donors have asked that their donation be leveraged to encourage others to follow suit to make the building more accessible and engaging for the whole community. In response, the School Board has launched a capital campaign and formed a Development Committee to lead it. Since the donation, an estimated \$30,000 in additional donations has come in, and money has been used to upgrade audio/visual equipment as well as window improvements in the cafeteria.

Bristol Fire & Rescue

There are 24 members of the Department, including the full-time Fire Chief. Bristol has had a full-time Fire Chief since 2018. The EMS Service Chief, First and Second Assistant Chiefs and two station Captains receive modest stipends. Thirteen members are qualified as EMTs (10 Basic, 2 First Responders and 1 Paramedic). Twelve members are also qualified as Interior Firefighters. They are paid for all calls and for training on a sliding scale based on experience and years served. Employee retention has been high, and there has been a steady recruitment of new members.

The Fire Chief reports that response times have remained relatively constant, which is a good benchmark for performance. The “response time” can be factored in two parts. One is response to the station, where 70% are below 4 minutes and the remainder are 4-5 minutes, with 5% greater than 5 minutes. Travel time to the scene must then be added to this first type of response time.

The Rescue vehicle (EMT calls) is based in New Harbor. The Chief reports response times to be 9 minutes to Bristol Mills, 18 to the Damariscotta line, 18 to the Bremen line and 15 to Round Pond. The number of responders on EMT calls is usually 2, but others may join and there is no effective way to forecast this need. Sometimes, only one person can respond, so a contingency is being considered to add a per diem EMT in order to ensure that ambulance calls have 2 crew members. It should be noted that Bristol’s emergency responders operate as a non-transporting service. They are only licensed to the Basic EMT level and rely wholly on CLC Ambulance to transport patients to the nearest hospital (Lincoln Health Miles Campus in Damariscotta).

Through appropriations received at Town Meeting, Bristol Fire and Rescue oversees three capital reserve funds for Facilities, Trucks, and Emergency Contingency. The Department plans for replacement of a tanker and multiple expenditures are anticipated at each of the Department’s three fire stations. In addition, all three stations will need expansion for storage as current equipment is bigger and more room is necessary for maintenance.

The Samoset Fire Company, a separate organization from the Bristol Fire Department,, manages a 501c3 registered Public Charity (often referred to as the Samoset Fund, the original name of the fire company). Donations to the Bristol Fire Department, usually made to mark appreciation and gratitude, and any income derived from them, comprise the Fund. There are some restrictions regarding distributions of this trust account. The Samoset Fire Company has contributed to the purchase of major pieces of equipment, most recently the Rescue vehicle for EMT calls, a 1-ton utility truck with plow, and a ¾ ton pickup. It also purchases smaller equipment.

Table 9.2 Bristol Fire 2024 Call Volume

| Incident Type Category | Code & Description | Total Incidents | % of Incidents | Property Loss | Content Loss | Total Loss | % of Total Loss |
|------------------------|--------------------------------------|-----------------|----------------|---------------|--------------|------------|-----------------|
| 1 - Fire | 111 - Building fire | 7 | 1.55% | \$8,000.00 | \$0.00 | \$8,000.00 | 100.00% |
| | 114 - Chimney or flue fire | 3 | 0.67% | - | - | - | - |
| | 141 - Forest, woods or wildland fire | 3 | 0.67% | - | - | - | - |
| | Subtotal | 13 | 2.88% | \$8,000.00 | \$0.00 | \$8,000.00 | 100.00% |
| 3 - Rescue & EMS | 3001 - Welfare check | 1 | 0.22% | - | - | - | - |
| | 311 - Medical assist | 3 | 0.67% | - | - | - | - |
| | 321 - EMS call (non-vehicle) | 282 | 62.53% | - | - | - | - |
| | 322 - Vehicle accident with injuries | 12 | 2.66% | - | - | - | - |
| | 324 - Vehicle accident no injuries | 19 | 4.21% | - | - | - | - |

| | | | | | | | |
|-----------------------------------|----------------------------------|-----|--------|--------|--------|--------|-------|
| | 341 - Search for person on land | 1 | 0.22% | - | - | - | - |
| | 342 - Search for person in water | 1 | 0.22% | - | - | - | - |
| | 365 - Watercraft rescue | 1 | 0.22% | - | - | - | - |
| | 381 - Rescue or EMS standby | 1 | 0.22% | - | - | - | - |
| | Subtotal | 321 | 71.18% | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 4 - Hazardous Condition (No Fire) | 412 - Gas leak | 2 | 0.44% | - | - | - | - |
| | 424 - CO incident | 1 | 0.22% | - | - | - | - |
| | 440 - Electrical problem | 2 | 0.44% | - | - | - | - |
| | 444 - Power line down | 9 | 2.00% | - | - | - | - |
| | 4441 - Cable line down | 2 | 0.44% | - | - | - | - |
| | 445 - Arcing equipment | 3 | 0.67% | - | - | - | - |
| | 4511 - Tree down | 12 | 2.66% | - | - | - | - |
| | 4602 - Sunk watercraft | 1 | 0.22% | - | - | - | - |
| | Subtotal | 32 | 7.10% | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 5 - Service Call | 520 - Water problem | 1 | 0.22% | - | - | - | - |
| | 531 - Smoke/odor removal | 1 | 0.22% | - | - | - | - |
| | 550 - Public service assistance | 6 | 1.33% | - | - | - | - |
| | 551 - Assist police | 1 | 0.22% | - | - | - | - |
| | 552 - Police matter | 1 | 0.22% | - | - | - | - |
| | 553 - Public service | 1 | 0.22% | - | - | - | - |
| | Subtotal | 11 | 2.44% | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 6 - Good Intent Call | 611 - Cancelled en route | 3 | 0.67% | - | - | - | - |
| | 6111 - EMS cancelled | 17 | 3.77% | - | - | - | - |
| | 6112 - Fire cancelled | 12 | 2.66% | - | - | - | - |
| | 651 - Smoke scare | 1 | 0.22% | - | - | - | - |
| | Subtotal | 33 | 7.32% | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 7 - False Alarm & False Call | 733 - Smoke detector malfunction | 1 | 0.22% | - | - | - | - |
| | 735 - Alarm malfunction | 24 | 5.32% | - | - | - | - |
| | 736 - CO detector malfunction | 3 | 0.67% | - | - | - | - |
| | 740 - Unintentional transmission | 1 | 0.22% | - | - | - | - |
| | 745 - Alarm activation (no fire) | 7 | 1.55% | - | - | - | - |
| | Subtotal | 36 | 7.98% | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 8 - Severe Weather | 800 - Severe weather | 1 | 0.22% | - | - | - | - |

| | | | | | | | |
|--------------------|------------------------------|-----|---------|------------|--------|------------|---------|
| & Natural Disaster | | | | | | | |
| | 812 - Flood assessment | 1 | 0.22% | - | - | - | - |
| | 813 - Wind/tornado/hurricane | 3 | 0.67% | - | - | - | - |
| | Subtotal | 5 | 1.11% | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Grand Total | — | 451 | 100.00% | \$8,000.00 | \$0.00 | \$8,000.00 | 100.00% |

Code Enforcement/ Permits

The demand for building and plumbing permits has kept a strong pace since 2020. This has included new home starts and renovations across the Town. The influx of construction has caused no backlogs or delays to the oversight services of the town's sole Code Enforcement Officer (CEO).

The trend of activity can be seen in the following tabular chronicle. Data counts are for fiscal years, running April 1 to March 31.

Table 11.2: Building and Plumbing Permits by Year

| Year | Building Permits | Plumbing Permits |
|-------------|------------------|------------------|
| 2017 | 93 | 75 |
| 2018 | 73 | 78 |
| 2019 | 85 | 115 |
| 2020 | 111 | 124 |
| 2021 | 112 | 149 |
| 2022 | 72 | 99 |
| 2023 | 79 | 129 |
| 2024 | 90 | 126 |

General Assistance

Although listed as a Department, the General Assistance function is an important component of Bristol's safety net for those who are struggling to make ends meet. It is an applications-based process, with allowances prescribed by Lincoln County and a General Assistance ordinance prepared by the Maine Municipal Association. Details are posted on the town website, Bristol voters appropriates a sum each year that is eligible for 70% reimbursement by the State.

Bristol also maintains a Worthy Poor Fund carried as a line item in the Select Board Financials. This is a fund created by donations and the sum varies from year to year. The Select Board makes disbursements to qualifying recipients (who may not be eligible for General Assistance).

Harbors & Landings

Bristol's Harbors are managed by a 7-member Harbor Committee which is appointed annually by the Select Board. Along with enforcing the Harbors and Landings Ordinance, the committee provides support for the Harbormasters in management of the harbors and mooring fields.

The Harbormasters, all of whom receive a stipend, oversee and regulate the use of 7 major mooring fields in Bristol in addition to a handful of smaller mooring fields located in coves and inlets. Three areas are managed, each by one of the Harbormasters: a) Muscongus Harbor, Round Pond Harbor and Moxie Cove; b) Lower Moxie Cove, Brown's Cove, Long Cove, Back Cove and New Harbor; c) Pemaquid Beach, Outer Pemaquid Harbor, Lower and Upper Pemaquid River, John's River and Damariscotta River.

Bristol's Landings have shared management by the Harbor Committee and the Parks Department. The Harbor Committee governs the use of New Harbor Landing and the pier and float system at Hanna Landing. They also are responsible for the maintenance of Thompson Landing, Brown's Cove Landing and Long Cove Landing. The Parks Department is responsible for the maintenance of Pemaquid Falls Landing, Moxie Cove Landing, and the grounds at Hanna Landing.

Bristol's harbormasters generate revenues for the town via mooring permit fees and boat excise taxes.

Parks and Recreation

Parks and Recreation is mostly self-supporting through admissions, rental income and other user fees and donations. The Department does not receive support from property taxes but does share equipment and some labor costs with the Highway Department.

The Commissioners and Director supervise and manage the operation and maintenance of Lighthouse Park, Pemaquid Beach, the Swimming Area at the Bristol Mills Dam and the Rock School House. In addition, the department has continued to expand recreational activity programs by collaborating with private entities such as youth sports programs, Yoga and Tai Chi, offered on the beach, and at Lighthouse Park. These programs allow for participation from a wide range of age groups, and they have been very well-received by the community.

The Parks and Recreation Commission functions under a semi-autonomous arrangement with the Town. They are responsible for operational and capital budgets, including long range planning, and report annually to Bristol's Budget Committee for review and to Town Meeting for approval. The Parks and Recreation Commission is managed by three elected Commissioners (with staggered annual terms) and, since 2017, has an appointed full-time Parks Director, operating out of offices at the Ellingwood Park Information Center.

Roads & Highway

The Town of Bristol has a mix of State, Town and private roads. The full listing of traveled ways recognized by the 911 system is available on line at

https://www.bristolmaine.org/sites/g/files/vyhlf4191/f/uploads/road_listing_as_of_08-2021.pdf

Bristol's Select Board functions as Road Commissioner and manages road and bridge maintenance with two full time employees, who together represent the Highway Department, operating out of the Town Garage. The Department maintains two town buildings, 41 miles of town roads and a sand shed; provides mowing at 6 cemeteries and the Transfer Station grounds, as well as snow removal at the School, Transfer Station, three fire stations, the dry hydrant at the Old Bristol Historical Society campus, and the ramp at the Round Pond Landing.

Its equipment appears to be sufficient for the tasks at hand, and includes a 2025 1-ton pick-up , a 2011 1-ton truck , which is seasonally shared with the Parks Department, a John Deere tractor (2011), and 18 ft trailer (2023), two plows and a highway sander. The Town budget provides for a replacement reserve, evaluated on an annual basis, but no long-range plan has been drafted to date.

Plowing and sanding is contracted out for 41 miles of town roads and 22 miles of state roads, at a cost of \$514,000 in 2025-2026.

Transfer Station

Waste disposal is handled by the Bristol/South Bristol Transfer Facility on Route 130. The facility began operation in 1990 under an inter-local agreement between the two towns. The net budget is apportioned 60% to Bristol and 40% to South Bristol and is governed by a Board consisting of one Select Board member from each town. A manager, two assistants and a part-time bookkeeper are the staff. Physical plant includes collection and recycling buildings, a mercury and hazardous materials building, four roll off containers for bulk waste, three roll off containers for domestic waste, compacting unit., various temporary storage bins, two backhoes (in service since 1994 and 2006), and a 40 ft scale. Temporary bulk waste landfill areas for metal items, prior to recycling or sale for scrap, for construction debris, septage, brush/clippings, prior to chipping or composting, and junk automobiles are available on the grounds in separate areas. These are groomed and harvested regularly for shipment to permanent landfill.

The Transfer Station charges for bulk and brush waste by the pound, and various other classes of household and commercial refuse are charged by the piece. There is no charge for municipal solid waste (mostly domestic garbage), nor for recyclables which are segregated as white and colored glass, No. 2 plastic, mixed paper and cardboard.

The trash hauling firm, Waste Management, is the contractor that removes construction/demolition waste and MSW; Lincoln Recycling in Wiscasset is the recycling principal contractor. Its policies and regulations govern the relationship in terms of what and how much can be recycled. Mercury containing products are also collected for recycling, and any containers of hazardous waste are “lab-packed” for disposal by the US subsidiary of Veolia, an international waste management firm. The licensed hauler is Gordon Libby Forest Products, Inc.

Environmentally on the positive side, looking at MSW as a benchmark, current tonnage (1,830) per capita (Bristol and South Bristol at 3,961 citizens) is 46%, and was as low as 37% in 2017. These figures meet the 0.47 MSW ton per capita expectation set by Maine DEP for 2022 (down from 0.55 as the 2019 norm) (www.nrcm.org/wp-content/uploads/2021/02/DEPwastereport2021.pdf).

Maine DEP’s 2021 “Solid Waste Generation and Disposal Capacity” does raise a cautionary note on the fact that the cost of land fill and other disposal methods are expected to increase sharply in the coming years, also exacerbated by rising fuel costs (for incineration and transport). Thus, the expense base for the Transfer Facility will likely increase, necessitating upward changes in fee structure, all the more so if there is a decline in the value derived from recycling.

Town Boards and Committees

Board of Appeals

The Town's Board of Appeals hears appeals arising from the administration of Town ordinances or from specific dimensional requirements of the ordinances. Its main function, in effect, is to examine proposed variances and to approve or deny them. There are five members appointed by the Select Board, with staggered terms of service. The Board meets as and when needed.

Budget Committee

The Committee is appointed by the Select Board. There are twelve members, four each with three-year staggered terms. It meets in late December and in the following January-February period to review the budgets of Bristol's operating departments. Its function is to review and recommend approval actions both to the Select Board and directly to Town Meeting in accordance with the majority vote of the members.

Comprehensive Plan Committee

Bristol's Select Board charged the Comprehensive Plan Committee with updating, revising, and including additional information into the Town's 2002 Comprehensive Plan in order to create a Plan suitable for the taxpayers of Bristol. It has undertaken the task of inventory chapter preparation in house and has retained consultants, principally the North Star Planning group, to complete the document and to shepherd it through the review process by Maine's Municipal Planning Assistance Program, under the provisions of the state's Growth Management Act, and adoption by Town Meeting.

Fish Committee

The Fish Committee, with 7-member appointees, monitors the alewife population and advises the Town on regulating the alewife fishery. It was instrumental in the design and implementation of a major rework to the Fish Ladder and dam at the century old Bristol Mill's Dam.

Harbor Committee

See above "Harbor and Landings".

Parks & Recreation Commission

See above "Parks and Recreation".

Planning Board

The Bristol Planning Board, composed of five elected members with three-year staggered terms and two appointed one year term alternates, administers the Town's Shoreland Zoning Ordinance, Land Use Ordinance, and Subdivision Ordinance.

School Board

The Bristol School Board consists of five elected members with three year staggered terms. It is responsible for operating the Bristol Consolidated School (BCS), in conjunction with the on-site school

principal. It also assists in finalizing the school budget based on the draft documentation provided by the AOS 93 school consortium and for preparing and recommending an annual budget to the voters at the Annual Town Meeting.

Select Board

The Select Board consists of three members who are elected to three-year staggered terms. Select Board members also function as Assessors and Overseers.

Shellfish Conservation Committee

The Shellfish Committee, with five appointed members serving staggered three-year terms, oversees the shellfish conservation program for the Town of Bristol, ensuring the protection and optimum utilization of shellfish resources within the Town's limits. It also manages changes to the Shellfish Conservation Ordinance, works in concert with the Shellfish Warden, and sets fees for harvesting licenses. The committee works with the Department of Marine Resources to establish the annual number of harvesting licenses, recommend municipal conservation closures and openings, and reviews annually the status of shellfish resources.

Veterans Memorial Committee

The Veterans Committee is made up of members appointed annually by the Select Board to plan and build a Veterans Memorial in Bristol. Their current project is a Memorial Walk at Ellingwood Center that will honor veterans from Bristol. The Committee continues to bring the community together to honor our Veterans through fundraising and other events.

Town Affiliated Resources

Town employees, committees and boards of volunteers share in the fabric and function of Bristol. They do this along with a dedicated set of organizations (mostly non-profits) who offer either essential services or cultural enrichment to Bristol and neighboring communities. These organizations submit proposals to the Town for funding. Their requests are reviewed by the Budget Committee and the Select Board, then voted on by Town Meeting based on recommendations from the Select Board and Budget Committee.

They are listed below in short form, noting that more detailed commentary on or by the named groups are published in Bristol's Annual Report. The list comprises a combination of the organizations that have periodically received direct funding via proposals to the Budget Committee or that have a physical footprint in Bristol, open to the Town's citizens and visitors.

From a programmatic perspective (capital and financing), Bristol is not guided by any long term plan to fund or foster the efforts of these institutions. The transactions are ad hoc and on an annual basis, even though the relationships, with organizations that can be considered regular providers to the Bristol community, have been long standing. Given the strains put on non-profit entities to maintain service levels, quality, and a competitive workforce, especially in the post-pandemic era (rampant inflation, for example), it would be reasonable to forecast that they will be providing services.

Bristol Area Library

The library served 1321 adult and children members (in 2021). As part of a wide and varied collection of 28,710 items, it offers music, CDs, movies, audio books, and access to 14,478 downloadable books. 7,340 adults signed out 8,891 items and 604 children visited the library and signed out 1,935 items. Volunteers and Friends of the Library keep it going operationally and financially. The Town of Bristol annual contribution has been in the vicinity of \$14,500 over the last several years. The library is across the Bristol Consolidated School. It provides computer time, computer help and various cultural programs.

Central Lincoln County Adult Education

As part of the AOS 93 educational consortium in Lincoln County, the adult education program provides high school equivalency and completion programs, transition training services and educational enrichment to multiple towns. Over the years, Bristol has graduated 6-10 students outside of the formal high school framework using adult education services. Educational enrichment programs have served upwards of 100 Bristol residents, 159 during the height of the Covid pandemic, the tag line here being “Learning for Work & Life” outside of school. Bristol’s paid share of costs for this program has ranged between \$ 10,000 and \$ 11,000 per year since 2017. The program can also be used as a resource for future workforce (re)training given the catalog of low-cost, high impact courses, as described on its website: <http://clc.maineadulted.org>.

Central Lincoln County Ambulance Service (CLCAS)

Founded in 1968, CLCAS provides emergency care and transport at an Advanced Life Support level for nine local communities, including Bremen, Bristol, Damariscotta, Edgecomb, Jefferson, Newcastle, Nobleboro and South Bristol. It also provides for Emergency and Non-Emergent transfers, including PIFT and Critical Care. CLCAS complements Bristol’s first responders with paramedic and advanced EMT services.

In serving Bristol, the response times are relatively rapid: 17 minutes to Pemaquid Point, 8-10 minutes to Round Pond and 5-7 minutes to Bristol Mills (with 2 extra minutes for night time responses). Call volume applicable to Bristol is in the 350-400 annual range, 60-65% of which results in actual transport of a patient from or to Bristol. Based on the growing number of elderly residents in Bristol, the rapid response time is an important factor to guarantee the safety needs for the community. For most residents, the closest medical facility will be Miles Campus in Damariscotta.

Challenges are associated with how to equitably apportion the costs of the service. The shortfall in income from insurance reimbursement and direct fee collection is put to each of the founding towns—Bremen, Bristol, Damariscotta, Newcastle, Nobleboro, and South Bristol— on a basis prorated to their state property tax valuation. Each town has a representative on the Board of Trustees as part of an inter-local agreement approved by Town Meeting. The Trustees adopted this formula in June 2022 to be in effect for the next five years, reasoning that valuation is used by virtually all other municipal entities (which the ambulance service is not) to determine taxation levels, county services, schools, and property tax.

Unfortunately, basing fees for service on valuation means that higher valuation communities are called upon to bail out lower valuation communities if the latter book a higher utilization rate of the ambulance service or have larger payments due in arrears. The service charge put to Bristol in 2021 was \$183,979.80. In 2020, it was \$76,612.50 and in 2019 it was \$39,000. In 2018 it was \$16,231. The escalations in service charges between 2018 and 2021 were the result of an unprecedented, and unlikely to be repeated, set of circumstances. This situation has been addressed and those associated with the CLCAS anticipate that future charges to the Town for ambulance service will be reduced.

CHIP (Community Housing Improvement Project, Inc)

“Neighbors helping neighbors keep their homes safe, warm, and dry.” CHIP, Inc is a non-profit organization founded by Ruth Ives in 1984 as an ecumenical effort to keep people safe, warm and dry in their own homes. Currently, CHIP serves eleven towns in Central and Eastern Lincoln County, including Bristol. CHIP provides home repairs to homeowners unable to make the necessary repairs themselves. CHIP also donates 100 gallons of fuel or firewood to residents needing emergency assistance between November 1 and March 1.

Coastal Rivers Conservation Trust

Formerly the Damariscotta River Association and Pemaquid Watershed Association, the Coastal Rivers Conservation Trust is the principal community land trust caring for the lands and waters of the Damariscotta-Pemaquid region. Coastal Rivers has active programs in trails and public access, land conservation, water quality, and nature education. It has made major contributions for the benefit of all Bristol residents, which are a matter of record in the Town’s annual reports and on the Coastal River’s website. It has also partnered with the Bristol Parks and Recreation Department on multiple projects and provides school group and teacher resources to Bristol’s school system. Bristol contributed periodically to this group, with sums in the range of \$1,500 in the years when donations were solicited.

ElderCare Network (ECN)

Since its inception, ElderCare Network has cared for more than 750 residents in seven homes. While Bristol residents have lived in all their homes, the majority have been at Round Pond Green. ECN homes are the only facilities in Lincoln County for older people who are no longer able to live independently and who cannot afford local private-pay facilities. Bristol’s current contribution to ECN, at their request, has been \$ 7,500 in each of the past 5 years.

Healthy Kids

Healthy Kids is the Child Abuse Prevention Council of Lincoln County. Its mission is to encourage, support and promote the healthy development of our children so that they may grow into healthy, contributing members of their community. In 2021, Healthy Kids provided services to 195 Bristol residents. Those utilizing their services include parents, teachers, children, day care providers, physicians, law enforcement, school board members, town council members and general assistance staff, service club

members, inmates, and other community representatives including Bristol residents who may work with children elsewhere in the county and still receive professional training. Bristol's current contribution to Healthy kids has been \$1,200 in each of the past 5 years.

LifeFlight Foundation of Maine

Since 1998, 46 residents of Bristol have been cared for by LifeFlight, the principal medical emergency service by air. In addition, LifeFlight has made 1 scene call to Bristol to support local fire/rescue and EMS partners. Most importantly, LifeFlight cares for every patient regardless of insurance or financial status. Bristol's annual contribution to this essential service helps provide education and training to the crews and EMS/Fire agencies around the state, upgrade and replace medical equipment, enhance Maine's aviation infrastructure, and expand their available resources. Bristol's contribution over the last five years has been \$1,500 per year, except in 2019 with a bump up to \$2,000

Lincoln County TV (LCTV)

LCTV has risen to the challenge of helping citizens access municipal meetings, community events, public health updates, sports, and cultural offerings. For Bristol, it enables citizens to be informed about the Town's government by providing on-demand viewing of Select Board, as well as Budget Committee and Town Meeting sessions.

New Hope MidCoast

New Hope Midcoast, formerly New Hope for Women, provides comprehensive services for residents of Sagadahoc, Lincoln, Knox and Waldo Counties impacted by domestic abuse, dating violence and stalking. Highly trained staff seek to empower clients to make their own decisions throughout their journey toward safety and self-sufficiency. Despite pandemic concerns, the agency provided the following services for residents of Lincoln County in FY21: 459 hours of advocacy services including services for 6 residents of Bristol, 464 bed nights for individuals who chose to leave their circumstances, and 46.36 hours of community trainings intended to increase awareness of domestic abuse and to prevent such abuse in the future. From 2017-2020, Bristol has contributed an average of \$1,000 per year. In 2021, the Budget Committee concluded that \$2,000 would be a fairer contribution.

Old Bristol Historical Society

The Old Bristol Historical Society (OBHS) was established in 2003. A charitable and educational nonprofit corporation, its purpose is to collect, preserve, and share for the benefit of the public the artifacts and the oral, documentary, personal and physical histories of Bristol. By involving local people and institutions, it aims to foster a sense of community and pride in our collective past and future.

In 2018, OBHS collaborated with Coastal Rivers Conservation Trust (CRCT) and purchased the old mill site at Pemaquid Falls from Hammond Lumber Co. In 2020, CRCT then turned the land over to OBHS with the agreement that it was to be used as a center for local history and natural resource conservation. It is one of the primary cultural resources in Bristol and it is the principal archival repository for town history and town office records (via space in its new document vault facility). The Society received \$9,500 in 2021.

Spectrum Generations

Spectrum Generations assists adults of all ages and backgrounds along their path to living well. It serves as the Central Maine Area Agency on Aging and Aging and Disability Resource Center and has been a leading provider of information and advice, referrals, programs and activities for adults for over 30 years. In 2022, it provided multiple services to 49 Bristol residents, including 1234 meals to homebound seniors, outreach and counseling, health and wellness programs and direct caregiver services. Bristol's average \$7,000 annual donations have helped Spectrum to leverage \$ 25,000 in benefits back to Bristol in 2021, with similar performance in the prior year.

Infrastructure Services

The Town of Bristol does not have any public water or sewer. Residents are responsible for pumping their own septic systems. This has not prevented development in the community; however, it does restrict high density developments in villages that are already developed. Central Maine Power (CMP) provides electricity service in Bristol. 3 phase power is available only in certain places in town along Route 129, Route 130, Lower Round Pond Road, and part of Route 32.

Lincoln County recently partnered with Consolidated Communications/Fidium Fiber to According to the FCC's Mobile LTE coverage map, 90% of Bristol is covered for voice call cell phone service. Data coverage is less consistent. AT&T, T-Mobile, US Cellular, and Verizon networks all cover a portion of Bristol. Data coverage is inconsistent in areas including New Harbor to the southern point of the peninsula, and Round Pond and the eastern side of the peninsula.

Bristol does not have a police force. Law enforcement is provided by the Lincoln County Sheriff's Department.

Goals, Policies, and Strategies

11. Public Facilities

- **Efficiently meet identified public facility and service needs.**
- **Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.**

Local Goals

- **11.1 Consider updating, renovating, and/or expanding Town municipal facilities.**
- **11.2 Exploring various options and alternatives for the Town's governmental structure.**
- **11.3 Support and encourage community-based and Town-initiated efforts to ensure the Town remains a clean and healthy environment for citizens and visitors alike.**

Goal 11.1 Consider updating, renovating, and/or expanding Town municipal facilities.

| Strategy | Who is Responsible? | Timeline |
|--|--|------------|
| 11.1.1 Continue to purchase the majority of the power for Town facilities from sustainable energy sources (e.g. solar) and strive to reach 100% sustainable power sources. | Select Board | Ongoing |
| 11.1.2 Research strategies to increase the energy efficiency of existing Town facilities in order to enhance cost savings. | Select Board Parks Commission | Early Term |

Goal 11.2 Exploring various options and alternatives for the Town's governmental structure.

| Strategy | Who is Responsible? | Timeline |
|---|---|----------|
| 11.2.1 Research Town Manager administration for Bristol and how it compares to the Town Administrator form. | Select Board Implementation Committee (P) | Mid Term |

| | | |
|--|---|----------|
| 11.2.2 Investigate if the Town should write a Charter to address Town governance. | Select Board Implementation Committee (P) | Mid Term |
| 11.2.3 Review the current administrative and fiscal structures of the Town Departments and consider incorporating external Departments into the Town's administrative structure. | Select Board Implementation Committee (P) | Mid Term |
| 11.2.4 Explore options for regional delivery of local services.* | Select Board Implementation Committee (P) | Mid Term |

Goal 11.3 Support and encourage community-based and Town-initiated efforts to ensure the Town remains a clean and healthy environment for citizens and visitors alike.

| Strategy | Who is Responsible? | Timeline |
|--|---|----------|
| 11.3.1 Encourage and expand roadside clean up efforts, such as the annual Elmer Tarr Roadside Clean Up, by ensuring Town-based support for volunteers. | Select Board Parks Commission | Ongoing |
| 11.3.2 Consider adopting “Leave No Trace” policies on Town properties. | Parks Commission Implementation Committee (P) | Ongoing |
| 11.3.3 Engage with nonprofit organizations to support shoreline cleanup efforts. | Select Board | Ongoing |

CHAPTER 12 FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

Introduction

Bristol, Maine is well managed financially and is in strong financial shape. Historically Bristol has operated within its financial means. The general governmental operations as well as other key departments (Education, Health and Welfare, Highways/Bridges and protection) consistently operate within their allocated budgets. Table 1 provides a summary of the most recent Statement of Departmental Operations from the Town's auditor. Table 11.1 provides a five-year historical perspective of the Town's finances

Analysis:

How will future capital investments identified in the plan be funded?

The Town of Bristol has operated at a low mil rate for a population over 2,000. Bristol has slowly built up reserve accounts to fund projects that are likely to require a substantial investment. For projects that require immediate attention, Bristol has explored borrowing the funds for 10-15 years if the interest rates are favorable.

If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds?

Voters of Bristol approved a bond in the amount of \$6,425,000 to construct and equip additions and improvements to Bristol Consolidated School at the 2023 Town Meeting. The note is for 15 years with semi-annual payments averaging \$610,000 per year, which will result in the total amount to pay off the loan to be \$8,895,632.12 by the year 2037. This 15-year obligation will need to be considered when forecasting the cost and scope of future projects.

At a Special Town Meeting in January 2025, the Town also approved a bond not to exceed \$1,161,000 to reconstruct Hatchtown Bridge. The bond will have a 5.73% interest rate and expected to be paid in full over a 10 year period. The total debt service will be \$1,533,464.40.

State valuation comparisons and per capita valuations are two measures of a community's wealth. Table 11.3 contains a summary of State valuations and per capita valuations for Bristol and several other communities. The Table below shows the State valuations for Lincoln County communities shows the change in the State valuations over a 10 year period (2015-2025) as well as the per capita valuations based on the 2020 census data. By statute, the ratio of a town's debt

to valuation should generally be less than 7.5%. Bristol is clearly under that limit with a valuation of \$1.29B valuation and a \$7.5M of debt.

Table 12.1 State valuations and per capita valuations

| | 2015 State Valuation | 2025 State Valuation | Percentage Difference | 2020 Population | Full Value Per Capita |
|-----------------|----------------------|----------------------|-----------------------|-----------------|-----------------------|
| Bristol | 787,356,545 | 1,733,200,000 | 120.2 | 2,834 | \$611,573.75 |
| Boothbay | 974,827,574 | 1,752,550,000 | 79.7 | 3003 | \$583,599.74 |
| Boothbay Harbor | 592,689,420 | 1,363,250,000 | 130.0 | 2027 | \$672,545.63 |
| Bremen | 17,846,000 | 381,250,000 | 2,045.8 | 823 | \$463,244.23 |
| Damariscotta | 330,670,300 | 604,750,000 | 82.9 | 2297 | \$263,278.19 |
| Edgecomb | 211,386,449 | 375,350,000 | 77.6 | 1,188 | \$315,951.18 |
| Newcastle | 251,033,400 | 453,750,000 | 80.7 | 1,848 | \$245,535.71 |
| South Bristol | 753,727,400 | 1,240,850,000 | 64.7 | 1,127 | \$1,101,020.41 |
| Waldoboro | 843,900 | 847,300,000 | 82.46 | 5,154 | \$164,396.59 |
| Wiscasset | 458,688,100 | 837,050,000 | 82.4 | 3,742 | \$223,690.54 |

(3). Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made?

To date sharing of capital investment projects with neighboring communities has been limited to cross funding of EMS, Fire and Police services. The town of Bristol is open to the future sharing of resources on larger capital expenditures. The opportunities will be explored on an ‘as needed’ basis. Currently the town’s Transfer Station is a shared resource with the town of South Bristol. Operating costs are split with 60% for Bristol and 40% for South Bristol. Ambulance service is provided by Central Lincoln County Ambulance and Bristol is considered a member town as well as Bremen, Damariscotta, Newcastle Nobleboro and South Bristol. Funding for this service is based on a prorated state property tax valuation for each town. Police service is provided by Lincoln County Sheriff’s Office and is paid for by the Town’s annual County tax obligation.

Conditions and Trends:

Community revenues and expenditures by category for the last five (5) years and explain trends.

Bristol has operated within its budget most years. Those years that have seen expense exceed revenue have been covered by large reserve balances from prior years. Table 12.1 below represents revenues and expenditures for the past five years. General revenues have increased over time to meet the demand of rising expenditures. The following tables provide a breakdown of the actual costs as determined in the annual audits.

Table 12.2 Bristol Revenues and Expenditures

| Category | 2020 | 2021 | 2022 | 2023 | 2024 |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Revenues | | | | | |
| Property Taxes | 7,645,220.44 | 7,691,307.38 | 7,650,892.21 | 8,689,530.99 | 9,778,032.65 |
| Excise Taxes | 738,010.07 | 766,895.22 | 805,906.36 | 822,277.42 | 851,209.50 |
| Intergovernmental Revenue | 30,000.00 | 89,093.93 | 118,648.11 | 175,746.86 | 184,636.60 |
| Education | 1,098,569.31 | 1,800,714.72 | 1,077,236.39 | 1,514,007.43 | 1,488,759.98 |
| General Government | 219,450.57 | 493,369.88 | 119,358.19 | 93,592.13 | 351,324.04 |
| Health & Welfare | 41,975.25 | 22,254.92 | 14,591.40 | 6,180.00 | 12,812.06 |
| Highways & Bridges | 173,400.42 | 320,562.53 | 98,635.00 | 126,171.71 | 545,679.14 |
| Protection | 12,365.55 | 7,806.67 | 21,384.90 | 43,909.37 | 12,461.08 |
| Unclassified | 87,910.72 | 75,367.29 | 58,256.65 | 239,776.46 | 53,269.19 |
| Interest | 11,209.67 | 11,643.75 | 19,988.86 | 106,163.49 | 120,454.15 |
| Maine State Retirement (On Behalf) | 257,720.46 | 272,642.80 | 275,974.95 | 315,439.54 | 357,015.86 |
| Homestead Reimbursement | 91,851.00 | 91,188.72 | 91,773.28 | 107,508.00 | 94,205.18 |
| BETE | 23,385.00 | 26,890.00 | 35,189.00 | 28,852.00 | 23,583.00 |
| Total Revenues | 10,431,068.46 | 11,669,737.81 | 10,535,352.91 | 12,269,155.40 | 13,873,444.43 |

| Expenditures | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|
| Education | 5,906,536.11 | 5,986,987.56 | 6,098,291.82 | 7,478,808.50 | 7,627,213.89 |
| General Government | 608,669.06 | 658,746.82 | 778,175.82 | 875,130.40 | 846,810.95 |
| Health & Welfare | 370,344.72 | 383,986.88 | 544,549.82 | 667,484.68 | 708,996.63 |
| Highways & Bridges | 1,058,376.22 | 1,410,176.84 | 1,068,446.10 | 807,860.54 | 1,740,615.81 |
| Protection | 339,533.43 | 367,567.43 | 409,634.49 | 397,319.50 | 437,994.65 |
| County Tax | 1,468,426.30 | 1,509,619.09 | 1,600,860.63 | 1,653,392.00 | 1,840,418.00 |
| Unclassified | 27,937.20 | 33,559.12 | 36,113.17 | 221,213.09 | 20,732.73 |
| Debt Service | 23,975.40 | 23,975.40 | 24,173.40 | 12,162.22 | -0- |
| Maine State Retirement (On Behalf) | 257,720.46 | 272,642.80 | 275,974.95 | 315,439.54 | 357,015.86 |
| Total Expenditures | 10,061,518.90 | 10,647,261.94 | 10,836,220.20 | 12,428,810.47 | 13,579,798.52 |
| Excess Revenues Over (Under) Expenditures | 369,549.56 | 1,022,475.87 | (300,867.29) | (159,665.07) | 293,645.91 |
| Other Financing Sources (Uses) | | | | | |
| Transfers In | 368,897.38 | 29,690.38 | 22,594.10 | 41,934.10 | 93,310.96 |
| Transfers Out | (218,657.78) | (147,366.03) | (154,345.00) | (146,880.75) | (172,922.00) |
| Net Other Sources (Uses) | 150,239.60 | (117,675.65) | (131,750.90) | (104,946.65) | (79,611.04) |
| Excess of Revenues & Other Sources Over (Under) Expenditures & Other Uses | 519,789.16 | 904,800.22 | (432,618.19) | (264,601.72) | 214,034.87 |
| Fund Balance, Jan 1 | 2,037,399.75 | 2,557,188.91 | 3,461,989.13 | 3,029,370.94 | 2,764,769.22 |

| | | | | | |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|
| Fund Balance, Dec 31 | 2,557,188.91 | 3,461,989.13 | 3,029,370.94 | 2,764,769.22 | 2,978,804.09 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|

Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources.

As described previously, the Town of Bristol is in a strong financial condition. Its current debt service will require \$8,895,632 funding through November 1, 2037. Given the combination of high valuations, low mil rates and existing bond obligations, Bristol has some capacity for future project financing if it so chooses. Outside sources of funding will always include grant opportunities and private donations.

Local and State valuations and local mil rates for the last five (5) years.

Table 12.3 Bristol Valuation and Mil Rate

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|-----------|-------------|------------|-------------|-------------|-------------|
| Valuation | \$1,117,100 | \$1,68,050 | \$1,294,500 | \$1,556,800 | \$1,733,200 |
| Mil Rate | 7.2 | 7.2 | 7.95 | 8.9 | 9.5 |

Figure 12.1 Valuation of Bristol 2007-2021

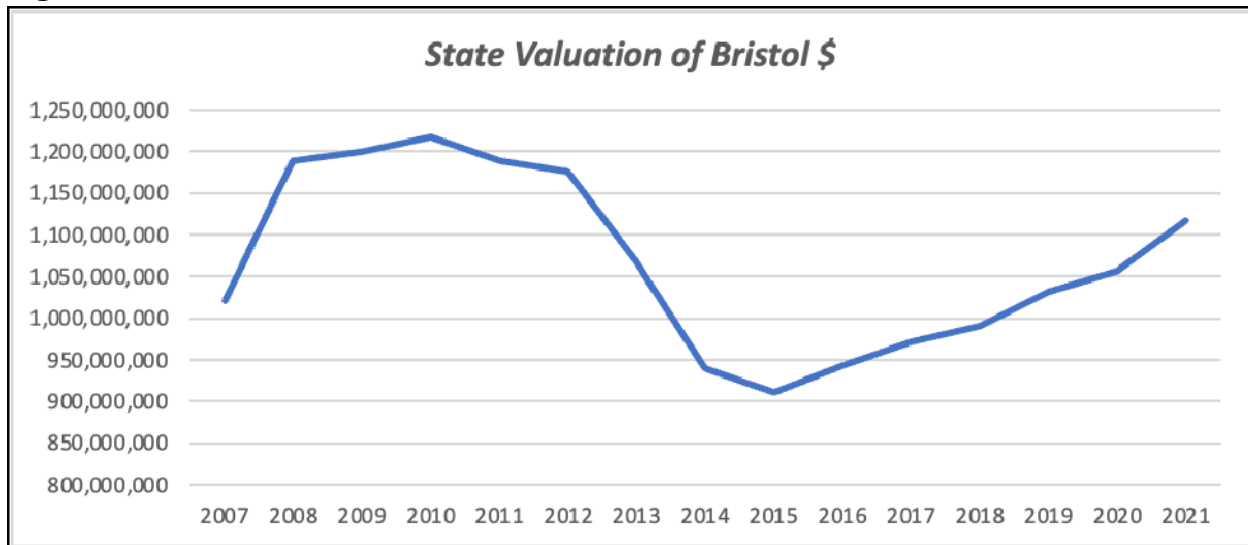
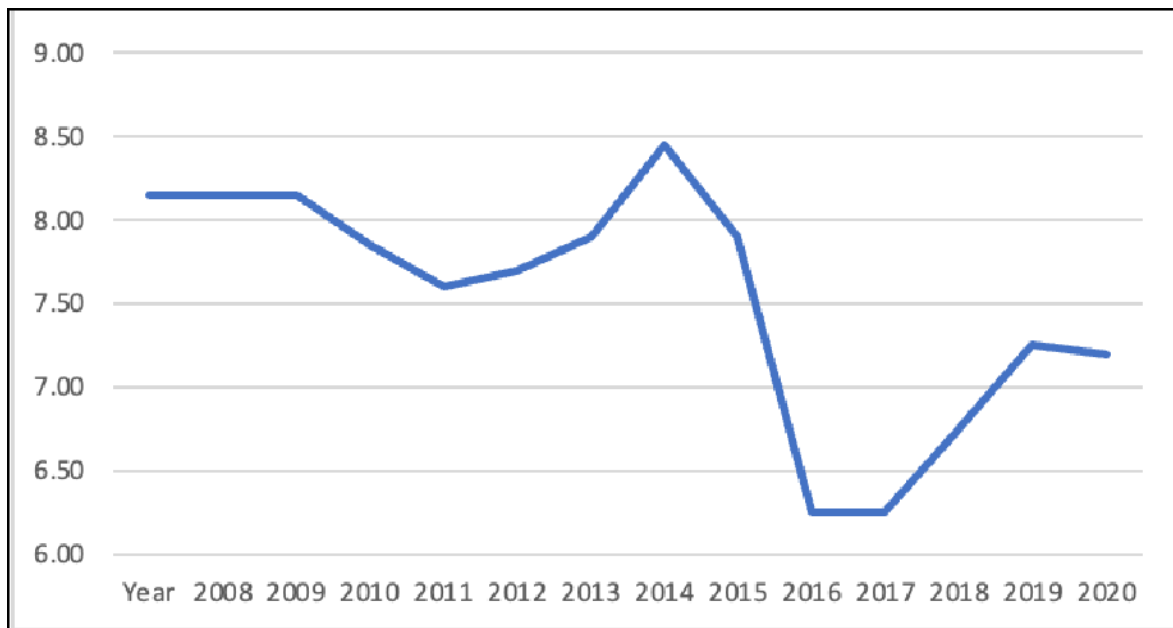


Figure 12.2 Mil Rate of Bristol 2008-2020



Capital investment Plan

The following table includes capital projects based on a conversation with the Select Board on April 2, 2025. The list includes known projects at the time of the Select Board meeting and is meant to help financially plan for paying these expenses in the coming years.

Projects with potential estimates below \$100,000 are considered “Low”; Projects between \$100,000 and \$500,000 are considered “Medium” and Projects over \$500,000 are considered “High”. If there is a better understanding of the project’s estimates, they are placed in parenthesis for that project.

The funding column includes potential sources of funding the Town of Bristol could consider as potential areas to pay for the project. It should be noted that this list is made based on information made available at the time of writing, and some information is subject to change.

| Item | Estimated Cost | Timeline | Funding |
|--|----------------------------|-----------|--|
| Benner Road (Stone Arch) Replacement | High (Over \$1 million) | 2026-2030 | Historic Tax Credits; Town Meeting; MDOT |
| Fire Department Tank 1 Vehicle Replacement | High (\$750,000) | 2026-2028 | Reserve; Assistance to Firefighters Grant; Town Meeting |
| Lighthouse Park Restroom Replacement | Medium | 2026-2028 | Park Revenue; Reserve Account |
| Lighthouse Park Shoreline Stabilization | High | 2026-2028 | LWCF; Park Revenue; Reserve Account |
| Road Maintenance | High (\$3,000,000) | 2025-2035 | Town Meeting |
| Remodeling Town Landing | Medium | 2026-2027 | Town Meeting |
| Transfer Station Pavement Maintenance | Medium (\$200,000) | 2026-2030 | Town Meeting |

Goals, Policies, & Strategies

12. Fiscal Capacity and Public Investment Plan

- Finance existing and future facilities and services in a cost effective manner.
- Explore grants available to assist in the funding of capital investments within the community.
- Reduce Maine's tax burden by staying within LD 1 spending limitations.

Local Goals

- 12.1 Maintain the Town's established record of fiscal responsibility as evidenced by, in part, by a stable mil rate.
- 12.2 Continue to support, through the Town's budgetary process, non-profit organizations that provide social services.

Goal 12.1 Maintain the Town's established record of fiscal responsibility as evidenced, in part, by a stable mil rate.

| Strategy | Who is Responsible? | Timeline |
|--|--|-----------|
| 11.2.1 Seek state bonds, federal grants, low interest loans, and reserve funds to finance capital expenditures and/or reserves. | Select Board | Ongoing |
| 11.1.2 Work with the local school system on capital improvement planning to establish a 10-year master plan. | Select Board School Board | Mid Term |
| 11.1.3 Research potential consolidation of fire services to reduce long-term expenses while continuing to provide adequate service to the community. | Select Board Fire Chief | Long Term |
| 11.1.4 Identify any capital improvements needed to maintain or upgrade public services to accommodate Bristol's anticipated growth and changing demographics | Select Board Implementation Committee (P) | Ongoing |
| 11.1.5 Continue to utilize effective tax collection methods. | Select Boar Town Treasurer | Ongoing |
| 11.1.6 Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.* | Select Board Implementation Committee (P) | Mid Term |

Goal 11.2 Continue to support, through the Town's budgetary process, non-profit organizations that provide social services.

| Strategy | Who is Responsible? | Timeline |
|--|---------------------|----------|
| 11.2.1 Continue to encourage the Town to financially support non-government social services and regional organizations as have been identified in the Town's Annual Report | Select Board | Ongoing |

Chapter 13-A. Land Use

Background:

As noted in the Vision Statement, Bristol aims to continue to maintain its rural character as an unpretentious and welcoming coastal town with lots of natural beauty and rural areas that is part of its identity. Bristol also takes future development seriously and wants to preserve the right for families to build future homes for generations to come. Preparing and planning for growth can allow for the protection of rural areas of the community and highlighting areas that are suitable for development.

The Town of Bristol has no zoning besides the Shoreland Zoning and a one-acre minimum lot size. The lot size requirement may be relaxed for subdivisions.

Table 13.1 (below) provides a breakdown of the area throughout Bristol and the number of housing units available.

Table 13.1 Housing Units by Zip Code

| | Bristol (04539) | Pemaquid (04458) | Round Pond (04564) | Chamberlain (04541) | New Harbor (04554) |
|-------------------------------------|-----------------|------------------|--------------------|---------------------|--------------------|
| Population | 1168 | 308 | 489 | 90 | 710 |
| Population Density (people/sq mile) | 71 | 75 | 56 | 43 | 166 |
| Median Home Value | \$265,800 | \$269,400 | \$240,400 | \$120,500 | \$304,100 |
| Land Area (sq mile) | 16.34 | 4.13 | 8.68 | 1.84 | 4.28 |
| Water Area (sq mile) | 0.77 | 1.27 | 3.12 | 0.37 | 1.60 |
| Median Housing Income | \$56,780 | \$21,979 | \$63,207 | \$88,250 | \$50,682 |
| Median Age | 49 | 54 | 57 | 64 | 57 |
| Housing Units | 663 | 298 | 488 | 160 | 1,008 |
| Occupied Units | 521 | 151 | 247 | 41 | 349 |

| | | | | | |
|---------------------------------------|-----|-----|-----|-----|-----|
| Vacant Units | 142 | 147 | 241 | 119 | 659 |
| Vacancy Reasons | 21% | 49% | 49% | 74% | 65% |
| For Rent | 2 | 4 | 7 | 2 | 23 |
| Rented and unoccupied | 1 | 1 | 1 | 0 | 3 |
| For Sale | 20 | 4 | 12 | 1 | 26 |
| Seasonal Recreation or Occasional Use | 104 | 134 | 214 | 113 | 597 |
| Other | 15 | 4 | 7 | 3 | 10 |
| Working/ Not Working | | | | | |
| Worked FT | 370 | 103 | 140 | 43 | 109 |
| Worked PT | 258 | 58 | 28 | 32 | 204 |
| No Earnings | 409 | 137 | 144 | 37 | 405 |

Bristol By Zip Code

The Town of Bristol is made up of five segments: Bristol (04539), Pemaquid (04558), Round Pond (04564), Chamberlain (04541), and New Harbor (04554). Figure 13.2, at the end of this Chapter, depicts the boundaries of the zip codes.

Bristol is the most populated area in the Town of Bristol and has borders on both Damariscotta and Bremen town lines. Bristol is home to several community services, including the Town Office, the Bristol Fire Department (Station 3), a post office, the Bristol Visitor's Center/ Parks and Recreation Department, the Bristol/South Bristol Transfer Station, and the Congregational Church of Bristol. It is also home to local landmarks such as the Rock School House and the Bristol Swimming Hole.

Pemaquid contains public trails that traverse its nearly 130 acres of forest, wetlands, and open fields, as well as the Town's Recreational Trail. This area also contains places of both historic and natural significance, such as the History Center and archival vault of the Old Bristol Historical Society located adjacent to the site of the ongoing 1896 Pemaquid Mill restoration project. This portion of Bristol also contains important institutions such as the PreK-8 Bristol Consolidated School, which is Bristol's only school, and the Bristol Area Library. Commercially,

visitors can find the Pemaquid Fisherman's Co-Op to purchase lobsters from harvesters and over 21 businesses according to the Maine's Center for Workforce Research and Information.

Round Pond is an active fishing/boating harbor village in Bristol named after the harbor. Residents can access the harbor at the public boat launch. The area has a few year-round businesses; a general store, shipyards, auto repair, bicycle repair, and Masters Machine. Masters Machine is the largest employer in Bristol. There are also restaurants and hospitality industries that are open seasonally. Round Pond has a fire station, post office, and two church buildings (Round Pond United Method Church and Little Brown Church). United Method Church is owned by Helping Hands of Round Pond to offer social services while Little Brown Church is a non-denominational organization that offers the space for community events.

Chamberlain is named after Joshua Chamberlain (1828-1914) of the 20th Maine Volunteer Infantry, who later served as the 32nd Governor of Maine. Chamberlain includes the 75-acre Rachel Carson Preserve with a salt pond. 48% of the 139 homes in this area are seasonal, and some must be seasonal due to their water supply only being available in the summer months. The impacted homes get their water from two wells in New Harbor that are managed by New Harbor/Chamberlain Water Company. The businesses in Chamberlain include a specialist tree surgeon, a heating and plumbing engineer, and a post office along Route 32.

New Harbor is the second most populated zip code in the Town of Bristol. New Harbor hosts a large mix of historic, natural, and commercial sites. New Harbor hosts the New Harbor Fishing Co-Op and Shaw's Wharf, both of which buy lobsters from commercial fishermen. The center of this village, known as "New Harbor Hill", is home to the local grocery store, a bank, a gas station and marine supply center, restaurants, a fire station, and a Methodist church. This area also contains the historic Pemaquid Point Lighthouse and Pemaquid Loop, two historic inns, a fishermen's museum, retail stores, restaurants, and outdoor recreation rental facilities.

Analyses

Historically, most development in Bristol has been done lot by lot.

Between 2000 and 2023, there were 40 subdivisions approved by the Planning Board with a total of 208 potential lots. From 2000-2010, the breakdown was 23 approvals and 91 lots; 2010-2019 saw 9 approvals with 42 lots; and 8 approvals with 75 lots between 2020 and now. The average subdivision typically had less than 8 lots approved.

The Town has a record of 148 subdivisions dating back to 1903, with 110 in the last 50 years. All subdivisions are filed with original plans that were signed by the Planning Board and can be searched by village. The Town does not record the proposed subdivision is partially built or abandoned.

There are both physical limitations to further development as well as community concerns in maintaining and protecting the rural character of Bristol.

Because Bristol has limited access to clean drinking water and proper waste disposal, future growth needs to be planned carefully so the town's existing systems aren't overwhelmed. The town should also consider extra protections along busy corridors to prevent over-development and ensure that new construction doesn't create long-term problems for the community.

Administrative Capacity

The Town currently employs one part-time employee serving as the Code Enforcement Officer (CEO) and Local Plumbing Inspector (LPI), who spends most of their time managing new permit requests and dealing with public inquiries about the permitting process. Bristol has an active Planning Board that consists of five official members and two alternates. In the case of administrative appeals and variance requests, the Town does have a Board of Appeals that consists of five official members with no alternatives.

Any applications that require, per current Town ordinances, the issuance of a Subdivision or a Shoreland Permit, must be referred to and considered by the Planning Board. The CEO reviews Planning Board applications and issues building permits if the proposal is in conformance with the existing Town ordinances. All decisions made by the Planning Board, CEO, and Board of Appeals is made in writing including the reasons for the approval or denial of the request.

Development and Community Character

All development in the Town is guided by the Town of Bristol Land Use Standards Ordinance, enacted on March 8, 1993, and most recently amended on March 17, 2023. The Ordinance is adopted pursuant to the provision of Title 30-A, MRSA, Section 3001, Home Rule, and 3004, Revision of Ordinances. The purposes of the Ordinance are to provide for the safety and general welfare of the community by regulating the lot sizes, housing density, setbacks, and private way entrances onto public ways in the Town of Bristol.

In addition to the Land Use Standards Ordinance, the Shoreland Zoning Ordinance was enacted on March 4, 1974 and most recently amended in March of 2018.

Regulatory and non-regulatory measures that could help promote development of a character in locations that are consistent with the Community's vision:

Future Land Use

- Revise the Land Use Ordinance with a standard site plan procedure.
- Create further protections for rural lands by encouraging open space/cluster subdivisions.
- Require easement protections in subdivisions to allow rear lots accessibility for future development and to prevent creating landlocked parcels.

Floodplain Protection

Due to the presence of areas in the Town that are subject to periodic flooding, Bristol enacted a Floodplain Management Ordinance on June 19, 1989 and was last amended in 2022, which is consistent with state and federal standards and incorporates the necessary specifications of the National Flood Insurance Program. In order to build in a special flood hazard area, entities must submit Flood Hazard Development permits to the CEO, who applies the standards of the Ordinance as appropriate. Current floodplains have been identified in Zones A, AE, and VE, as well as future potential areas which, in coming decades, may become even more vulnerable with projected rising sea levels.

Existing Land Use Regulations

Below are Bristol's ordinances affecting land use:

Future Land Use

- Shoreland Zoning Ordinance. This municipal ordinance created through state statute regulates all construction and certain activities within the land area 250 feet from the high-water mark or any pond, river, wetland, or saltwater body, as well as all land areas within 75 feet of the high-water line of a stream. All new lots along the water must also have a minimum shore frontage between that varies depending on the use. The ordinance establishes five (5) Districts: Resource Protection, Stream Protection, Village, Public Recreation, and Residential. The Districts determine the permitted land uses and minimum dimensional requirements.
- Minimum Lot Size Ordinance. Outside the Shoreland Zone, Bristol specifies a minimum size of one (1) acre per dwelling unit or commercial structure. The dimensions of said lot, including width, depth, shape, and orientation, must be appropriate for the location of the lot division and type of development considered. This excludes the Planning Board's approval of cluster development within a subdivision and variances granted through state statute. This also establishes a height limit of thirty-five (35) feet, and requires setbacks of fifty (50) feet from the edge of a road and ten (10) feet from any boundary. The lot shall also have a ratio depth of three (3) to one (1) if the road frontage is less than two hundred (200) feet. There are currently no ordinance delineations between residential and commercial lots.
- Subdivision Standards and Procedure. This ordinance establishes criteria for the review and approval of multiple units and lots being created within a five year period of time.

13-B Future Land Use

Planning for future land use allows Bristol to anticipate the need for infrastructure, such as roads, schools, and public services. By understanding where development is likely to occur, Bristol can efficiently allocate resources and plan for infrastructure improvements.

A future land use plan can be integrated into the framework of the community through land use ordinances. This document provides a foundation for updating and improving existing regulations to align with the long-term vision for the area. At the time of writing, indications have been made by residents and the Planning Board about not creating a zoning map beyond the existing Shoreland Zone.

There is undeveloped land available to accommodate projected growth in the Town of Bristol. Future development should be carefully managed to ensure that the community's vision for maintaining rural character and open space is maximized, and affordable year-round housing is developed.

The Future Land Use Map shows three areas: *General, Villages, and the Shoreland Zone*. The definitions below provide an explanation for how the Town should consider future ordinances for these areas. All three areas would be categorized under the Comprehensive Plan as "Rural Areas". Due to the limited development capabilities of Bristol, no "Growth Areas", as defined by the State of Maine, shall be proposed in this Comprehensive Plan.

Shoreland Zone- These areas are already marked by the Town of Bristol as land within 250 feet of the normal high-water line of most water bodies and land within 75 feet of streams. While some development may be encouraged, this land should be considered a high priority for minimal construction wherever possible to account for sensitive wildlife habitats, potential impacts to water quality, and future flooding.

Villages- While containing a history of high-density development, the Villages marked on the Future Land Use Map are limited in their capacity to encourage higher density projects compared to the rest of the community. These areas lack centralized water and wastewater systems to sustain more commercial and residential projects; however, the proximity and history of the existing structures warrant ongoing observation from the Town for improvements. These areas have the potential to become Growth Areas in a future Comprehensive Plan if significant investments are made to address the lack of shared utilities.

General- A balanced approach of preserving rural character, scenic views, natural resources, and small-scale developments. These areas consist of the remainder of Bristol outside of the Shoreland Zone and the marked Villages. Residents are encouraged to continue building single-family housing and home occupations. That said, the General Areas can still be prime areas for large residential and commercial developments that could not be accommodated within the Villages.

Exemption from Growth Areas

Bristol would be ruled as exempt from creating growth areas under this Comprehensive Plan. While there are historically built villages with densely populated areas in the community, there are no public water or sewer systems in Bristol that can support a cluster of residential or commercial developments year-round. Significant investments would be required to extend the sewer and water lines from Damariscotta, who would also need to increase their capacity to support the new service in Bristol.

According to the population and housing trends, Bristol has had reduced increases compared to previous decade increments. While Bristol grew by 111 residents between 2000 and 2010, Bristol grew by only 79 between 2010 and 2020. By 2028, Bristol is expected to only increase in population by 58 residents. As for household occupation, Bristol saw 106 new household occupations between 2000 and 2010 while only 44 new household occupations took place between 2010 and 2020.

Finally, a significant portion of Bristol is either located in the Shoreland Zoning Districts, as depicted in the Future Land Use Map, or has been placed under Conservation ownership/easement. Among the most recent poll taken by residents in early 2025, the top two common selections amongst residents on how Bristol should have an active role in development were protecting existing working waterfronts (26.2%) and minimizing environmental impacts (24.4%). In the 2023 Vision Survey, over 500 of the 600 respondents noted the importance of conservation of natural resources and marine resources. As multiple legislative updates are being made that encourage more development in designated growth areas, Bristol would be at risk of severe environmental impacts if such a zone would be created due to the lack of infrastructure to minimize the off-site impacts. Bristol would benefit from implementing town-wide standards that are based on size and potential off-site impacts of the projects with the current levels of development.

Rather than establishing growth areas, the Future Land Use Map shall emphasize the various restrictions in Bristol that are highlighted on page 13-7. As the town discusses updates to existing ordinances, there should be special attention to preserving the working waterfronts and water quality in the “Shoreland Zones”, the overdevelopment conflicts in the “Villages”, and the ability to utilize “General” areas for the maximum potential due to the minimum standards at this time.

Goals, Policies, and Strategies

History and Archeology

Policies

- **To coordinate the community's land use strategies with other local and regional land use planning efforts.**
- To support the locations, types, scales, and intensities of land uses the community's desires as stated in its vision.
- To support the level of financial commitment necessary to provide needed infrastructure.
- To establish efficient permitting procedures.
- To protect critical rural and critical waterfront areas from the impacts of development.

Local Goals

- 13.1 Prioritize conservation and protect undeveloped land by adopting more protections for farmland, forests, and scenic views.
- 13.2 Consider future accessibility when determining current development proposals.
- 13.3 Expand the Town's ability to support decision-making regarding development.
- 13.4 Protect the small-town character of Bristol
- 13.5 Ensure all future development allows for equitable access to utilities

Goal 13.1 Prioritize conservation and protect undeveloped land by adopting more protections for farmland, forests, and scenic views.

| Strategy | Responsible Party | Timeline |
|---|-----------------------|------------------|
| 13.1.1 Research land types and soil types in order to explore the feasibility of creating rural farmland corridors | Planning Board | Long Term |
| 13.1.2 Encourage landowners to enroll in Maine's Farmland Property Tax Program, Tree Growth Program, and/or Open | Select Board | Ongoing |

| | | |
|--|--|-------------------|
| Space Program | | |
| 13.1.3 Ask voters to consider a solar ordinance that would minimize negative impacts on the environment, farmland, open space, and scenic views. | Planning Board | Mid Term |
| 13.1.4 Explore various frontage, setback, and driveway spacing limitations/curb-cuts to reduce potential for high density and continuous development along state and town roads. | Select Board Planning Board | Early Term |
| 13.1.5 Maintain, enact, or amend local ordinances as appropriate to clearly define the desired scale, intensity, and location of future development. This may include improving the permitting procedures, enhancing protective measures to protect working waterfronts and shoreland zones, and/or farmland. | Select Board Planning Board | Early Term |

Goal 13.2 Consider future accessibility when determining current development proposals.

| | | |
|---|--|-----------------|
| Strategy | Responsible Party | Timeline |
| 13.2.1 Consider distinction and limitations of areas in Future Land Use Map when | Select Board Planning Board | Ongoing |

| | | |
|---|--|-------------------|
| updating local ordinance amendments.* | | |
| 13.2.2 Discourage development in areas lacking the resources (e.g. water availability and septage) to support additional growth | Select Board Planning Board | Ongoing |
| 13.2.3 Ensure that all town-owned land intended to remain as public open space is noted as such in deeds and easements. (Note: This will be moved to Recreation Section) | Select Board Parks Commission | Early Term |

Goal 13.3 Expand the Town's ability to support decision-making regarding development

| Strategy | Responsible Party | Timeline |
|--|--|-------------------|
| 13.3.1 Provide the Town's Code Enforcement Officer with appropriate staffing levels, tools, training, and support necessary to enforce land use regulations. | Select Board Code Enforcement Officer | Ongoing |
| 13.3.2 Develop and maintain data collection, storage, and access mechanisms to support larger awareness of development activity and impacts in the Town. | Planning Board Code Enforcement Officer | Early Term |
| 13.3.3 Consider employing, or collaborating with surrounding Towns to employ, a part-time Town Planner to assist with site plan reviews and/or general development in | Select Board Planning Board | Mid Term |

| | | |
|---|--|----------------|
| the community. | | |
| 13.3.4 Meet with neighboring communities to coordinate regulatory and non-regulatory strategies for land use and shoreland zoning implementation.* | Select Board Planning Board | Ongoing |
| 13.3.5 Track new development in the community by type and location.* | Code Enforcement Officer | Ongoing |

Goal 13.4 Protect the small-town character of Bristol

| Strategy | Responsible Party | Timeline |
|--|--|-------------------|
| 13.4.1 Consider ordinances that enact commercial and/or other non-residential building type and size limitations for various areas of the Town. | Planning Board | Early Term |
| 13.4.2 Encourage the preservation of the Town's historic architecture. | Planning Board Implementation Committee (P) | Ongoing |
| 13.4.3 Maintain and enforce the ordinance to regulate digital and internally lit signs. | Select Board Planning Board | Ongoing |
| 13.4.4 Consider a lighting ordinance to reduce light pollution in the Town. | Planning Board | Early Term |
| 13.4.5 Research the impacts of various sources of sound pollution in Town. | Planning Board Implementation Committee (P) | Mid Term |

| | | |
|--|-----------------------|-------------------|
| 13.4.6 Research non-zoning ordinance options that allow a simple process for small-scale developments while incorporating standards for large-scale uses that threaten to harm the rural character of the community. | Planning Board | Short Term |
| 13.4.7 Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend the local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures and explore streamlining permitting procedures in Growth Areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.* | Planning Board | Mid-Term |

Goal 13.5 Ensure all future development allows for equitable access to utilities

| Strategy | Responsible Party | Timeline |
|-----------------|--------------------------|-----------------|
|-----------------|--------------------------|-----------------|

| | | |
|--|--|-------------------|
| 13.5.1 Research funding sources to enable the Town to conduct a Town-wide hydrogeological study. | Planning Board Select Board | Early Term |
| 13.5.2 Consider an ordinance that is consistent with the most recent knowledge of local water supplies to ensure future development does not negatively affect the water quantity and quality of surrounding properties (when hydrogeological study results are known). | Planning Board | Mid Term |
| 13.5.3 Continue to limit conversion of seasonal housing to year round housing based on a location's available water supply and septage. | Planning Board Code Enforcement Officer | Ongoing |
| 13.5.4 Consider an ordinance to require proof of adequate water supply and septage prior to granting building permits. | Select Board Planning Board | Early Term |
| 13.5.5 Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.* | Select Board Planning Board | Mid Term |

Figure 13.1 Town of Bristol Land Cover

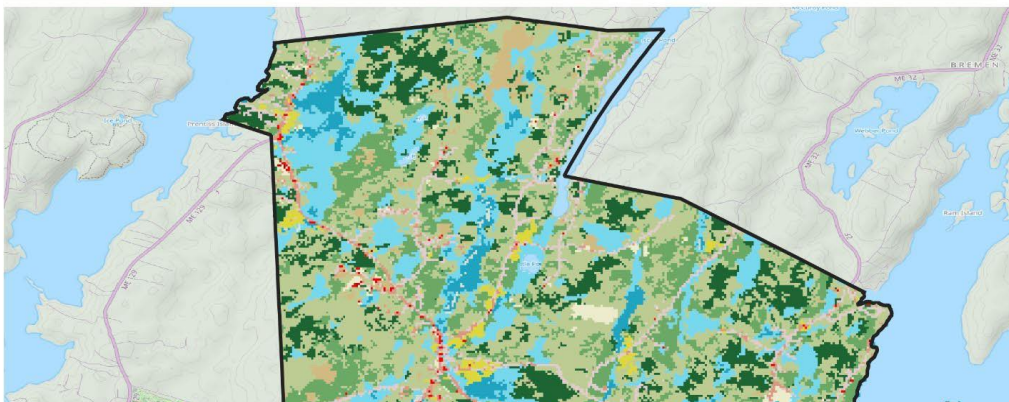


Figure 13.2 Bristol by Zip Code



Figure 13.3 Town of Bristol Structure Location

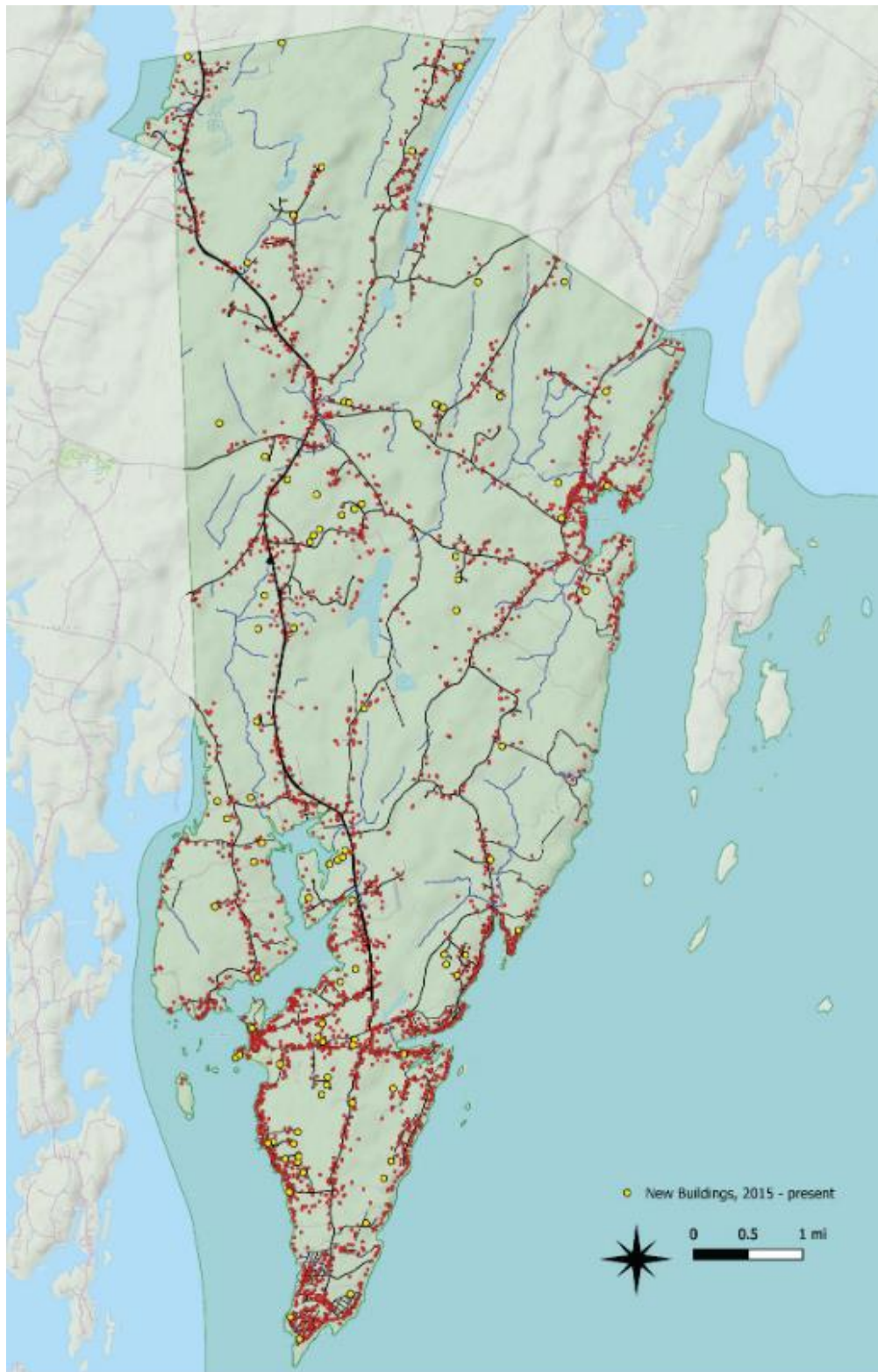


Figure 13.4 Future Land Use Map (All Rural. Growth Area Exemption)

