



Sedgwick Comprehensive Plan 2025

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Thank you to all the members of the Comprehensive Plan Committee (CPC), who have worked diligently to help lead the planning process and review data, connect with the public and distill community feedback into vision, values and goals.

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All photos courtesy of the Town of Sedgwick's photo library at <https://www.sedgwickmaine.org/photo-gallery/> unless otherwise noted.



Introduction

The Sedgwick Comprehensive Plan Update began in 2023 and was spearheaded by the Planning Board. The Plan builds upon the previous planning efforts including the 1993 Sedgwick Comprehensive plan and relies on data resources and local knowledge to paint the picture of where Sedgwick is today. The planning process consisted of a robust public engagement including online and paper surveys, public information sessions, public presentations, annual meeting reports, and select board meeting updates.

What is a Comprehensive Plan?

A Comprehensive Plan is a planning document that guides community decision making around policy and land use issues for the next 10 to 20 years. The comprehensive planning process is an opportunity for a community to come together and take inventory of current trends, while looking ahead toward future needs, challenges, and opportunities. The long-term vision, values, and goals expressed in the Plan set the stage for future conversations around key issues, and help make future municipal decisions around ordinances, policy, and investments. The priorities, policies, and action items described in the Plan are intended to help municipal staff, boards, and committees identify projects, initiatives, and ordinance updates that will help the community fulfill their vision, values, and goals. Additionally, a Comprehensive Plan that is ruled consistent with Maine's Growth Management Act makes municipalities eligible for certain State grants and loans, and allows municipalities to legally impose zoning, impact fees, and other growth and land use related ordinances.

The Comprehensive Plan consists of two main components: a forward-looking section that includes a vision statement, action items, a future land use plan, and implementation strategies; and inventory chapters that analyze data on existing conditions in town. The forward-looking section of the plan combines public input and perspectives with the data gathered



from the inventory chapters to form a vision statement and develop goals for Sedgwick that are rooted in community needs and values. This section includes local goals, policies, and action items to implement the community's vision, along with a Future Land Use Plan that provides guidance for what different areas of town should look like in the future, what places are appropriate for change and investment, and what places should be preserved. The inventory chapters encompass a wide range of topics, including natural resources, recreation, transportation, housing, economy, population, and more. The topics in these chapters are based on Maine state requirements and the contents are developed based on federal, state, and local data sources. The inventory chapters demonstrate what the town is like today, how Sedgwick has changed over time, and identifies future challenges and opportunities.

The "Comprehensive" Nature of the Comprehensive Plan

By its very nature, comprehensive plans tend to be general: given both the longer time frame and the broad scope — covering everything from housing and economic development to public services and the preservation of natural and cultural resources —these plans cannot necessarily include the same level of detail or specificity as more focused, neighborhood- or issue-specific plans. But importantly, this should not be taken as an excuse for vague objectives or unclear analysis. Quite to the contrary, the general nature of comprehensive plans dictates that the findings and recommendations be as clear as possible, while still being flexible enough to allow for changing circumstances and new information. (And importantly, as noted below, keeping the plan current over time is an important way to continue the planning process and breathe life into the document.)

There is a difference between clear recommendations and fixed or concrete ones; comprehensive planning should strive for the former, setting a course for direction without necessarily dictating a rigid path of action. The distinction between a compass and a set of directions might be relevant here: while direction will allow you to navigate a known landscape reliably, they fall short when changes are encountered; a compass, on the other hand, can help you find your way even through unfamiliar or shifting terrain.

The goals and objectives presented here can be used to help the town move forward through a likely and expected future (if forecasts and trends are predictable) but will also prove useful when confronting uncertainty or change. (And given the number of "unprecedented" developments over just the last few years, of a global pandemic, supply-chain shortages, and high inflation, the wisdom of this more flexible approach is clear: imagine if a rigid, detailed, lock-step plan were developed just three years ago, without the knowledge of what was to come.)

All that said, skeptics may question the value of bringing all this information and public engagement together in a plan, noting that many such plans seem to "sit on the shelf" without being referenced or implemented. If more specific plans or studies are needed during



implementation, what is the value of the overarching plan? To address these objections, the following sections describe several functions that this plan can serve, now and in the years ahead.

Certification Under the Growth Management Act

One of the most basic reasons for a comprehensive plan is quite simple: it's strongly encouraged by state law. Communities in Maine have been making local land use plans since the early 1900s, and they have been an essential part of the state's framework for land use and zoning since the 1940s. Legislation passed in the 1980s and subsequent revisions shaped the present regulatory environment for local comprehensive plans, including the requirement that local plans be consistent with the state's Growth Management Law.



State Planning Incentives for Certified Plans

Beyond the requirement for a plan consistent with the Growth Management Act, the state has outlined several other incentives for local comprehensive plans, noting that only those communities with a certified comprehensive plan can:

- Enact legitimate zoning, impact fee, and rate of growth ordinances;
- Require state agencies to comply with local zoning standards;
- Guide state growth-related capital investment towards locally-chosen growth areas;



- Qualify for Site Location of Development Act exemptions for certain growth-area developments;
- Qualify for relaxed MaineDOT traffic permit standards for certain growth-area developments;
- Qualify for authority to issue Natural Resources Protection Act (NRPA), Department of Environmental Protection (DEP) and Site Location of Development Act permits;
- Statewide Grants and Other Financial Incentives.

Having a current certified plan will also help the town receive priority for certain grants and other funding opportunities: according to the state, over \$80 million annually is awarded through 25 state grant and loan programs with some level of consideration of local comprehensive plans, including Community Development Block Grants, Land for Maine's Future, the Municipal Investment Trust Fund, DEP 319(h) Non-Point Source Protection Grants, DEP State Revolving Loan Fund, SPO Plan Implementation Grants, and grants from the Land and Water Conservation Fund. (The background data and analyses contained in the plan's various sections may also prove useful material when applying for these and other programs.)

Benefits of Inter-Plan Consistency

Beyond these statewide requirements and incentives, a local comprehensive plan helps ensure consistency across a wide range of subsequent planning efforts at the local and regional levels, providing the benefits of coordination and efficiency. Local capital plans, neighborhood plans, open space and recreation plans, downtown revitalization efforts, and even regional transportation plans can all be coordinated through a process that seeks and enforces consistency with the comprehensive plan — and through it, the State Growth Management Act — resulting in better decision-making, attention to possible connections or synergies across issues (or, conversely, any potential conflicts), and the ability to seize opportunities to advance long-term or complex objectives through these component processes.

Providing Guidance for Future Decisions

Just as the recommendations of the comprehensive plan can provide a framework to coordinate other sector-specific planning efforts, attention to the goals and objectives of the comprehensive plan will help guide the many decisions made throughout the town, both routine and unexpected. Everything from zoning approvals and ordinance changes or the structure of local economic incentive programs to questions of land acquisition, infrastructure design, or the development of schools and other public services can be connected to the comprehensive plan. While each situation or context is different and the answers to future questions cannot be simply "looked up" in the plan, the relevant section can be consulted by boards and officials, to ensure that whenever possible municipal actions advance these goals.



The Process is as Important as the Plan

Finally, although the plan itself contains a wealth of information, solid analysis, and clear goals for the future of Sedgwick, what it represents is much more than just data and recommendations. This plan did not fall from the sky, nor was it written by a single consultant or committee working alone: it was the result of a prolonged process bringing together neighbors, Town's officials, business owners, service providers, developers, nonprofit and cultural groups, and other stakeholders to find common ground and chart a course for the town's future. As such, the plan is simply the physical representation of hundreds of conversations sharing experiences and perspectives. Although less tangible, the relationships formed through this process are as important as an words on the page, and to the maximum extent possible, they should be maintained in the years ahead to ensure that the plan is a living, breathing document.

Public Process Summary

In order to develop a robust plan, the town's Comprehensive Plan Committee (CPC) engaged in a series of ongoing public participation opportunities. These included a town-wide survey, several special events, regular public meetings, and posting of material for the plan online.

Community engagement and participation is critical to providing a detailed roadmap for sustainable and balanced development that ensures the long-term resilience, vitality, and rural character of our town. The committee utilizes the annual town meetings, town-wide email distribution, town website, resident survey, local newspaper press releases, posters, and public presentations to engage residents and encourage public feedback. In addition to seeking public participation during regularly scheduled CPC meetings immediately following monthly Planning Board meetings, the CPC fosters community engagement by hosting multiple plan-specific opportunities for community input. All Comprehensive Plan meetings are open to the public. Plan progress is frequently an agenda item during the Sedgwick Select Board's weekly hybrid meetings that provide residents opportunities for both in-person and online participation.

The following specific examples represent efforts taken by the CPC to engage the public. This list is not exhaustive, however, in that many hours went into explaining the plan at informal events as well.

Spring 2023

At the direction of the Sedgwick Select Board, preliminary work on revisions to the comprehensive plan began with the Planning Board. The Sedgwick Planning Board reviewed plans of municipalities with similar demographics as well as Sedgwick's 1993 Comprehensive Plan. All Sedgwick Planning Board meetings are advertised and open to the public.

June 2023 Annual Town Meeting

The need to update Sedgwick's Comprehensive Plan was explained and presented in a warrant article to residents at the 2023 Annual Town Meeting along with a request to fund the project.



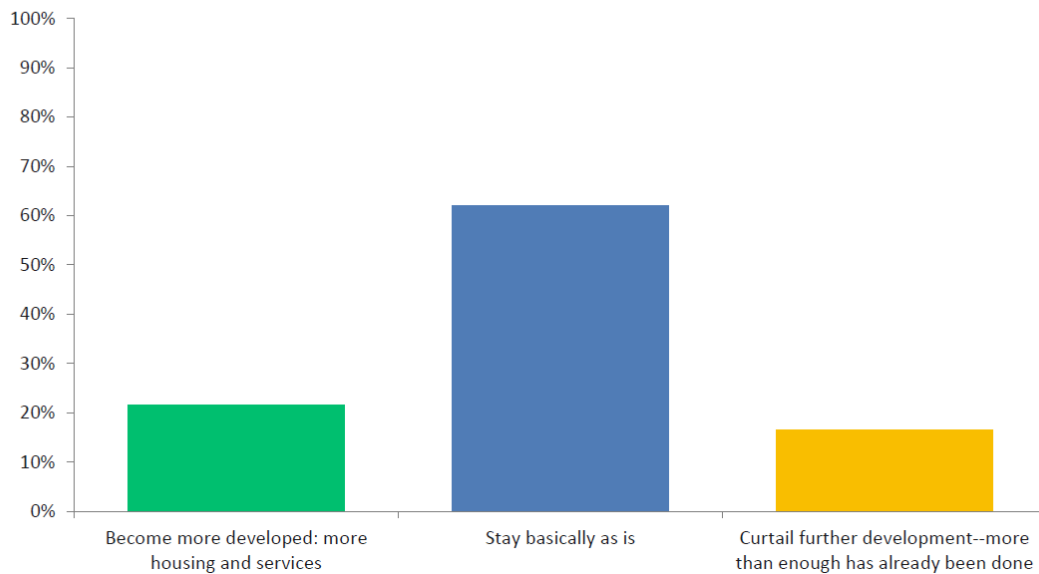
The warrant was approved and the project to update the existing comprehensive plan was funded by the legislative body.

July 2023

700 paper surveys were mailed to all landowners and all household residents of Sedgwick for input to help shape the Town's future through the comprehensive planning process. CPC provided the opportunity for resident responses via USPS mail, online, or at a secure town office drop box. 400 post cards were mailed to seasonal property owners providing an online link to the survey. Subscribers to Sedgwick's email distribution system received the link to the online survey and several reminders requesting resident participation. A total of 164 responses were received and survey results were posted to the Town website. Results can be found in the Appendix.

Q4: I would like Sedgwick to:

Answered: 158 Skipped: 6



Q17: Do you own unimproved land in Sedgwick?

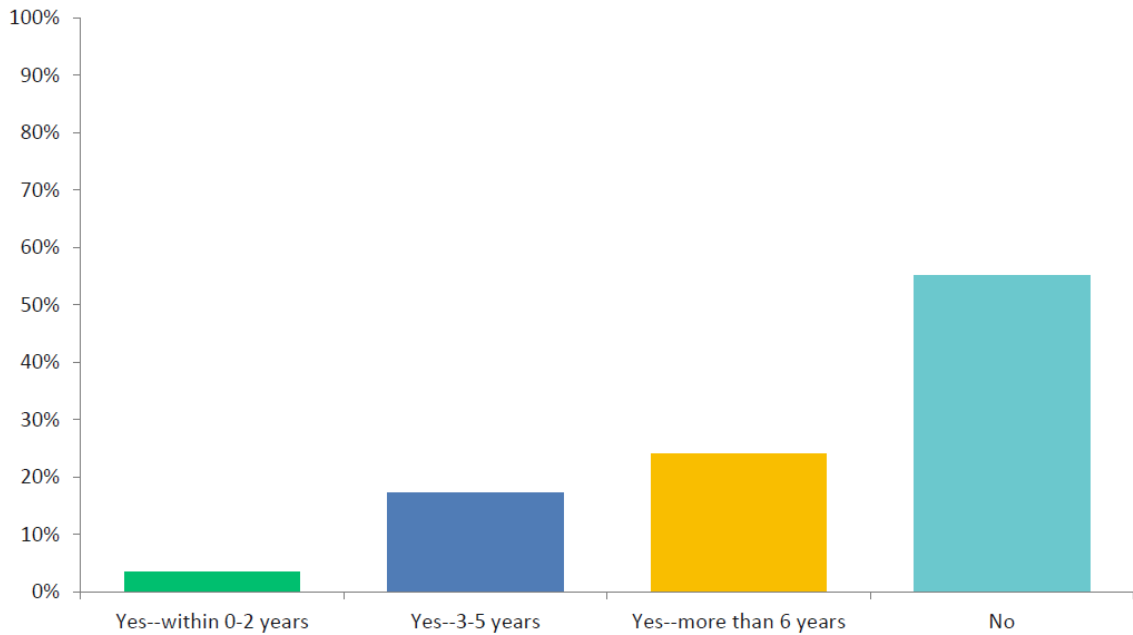
Answered: 157 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes	43.31%	68
No	56.69%	89
TOTAL		157



Q14: If you're currently a seasonal resident, do you plan to move to Sedgwick year-round?

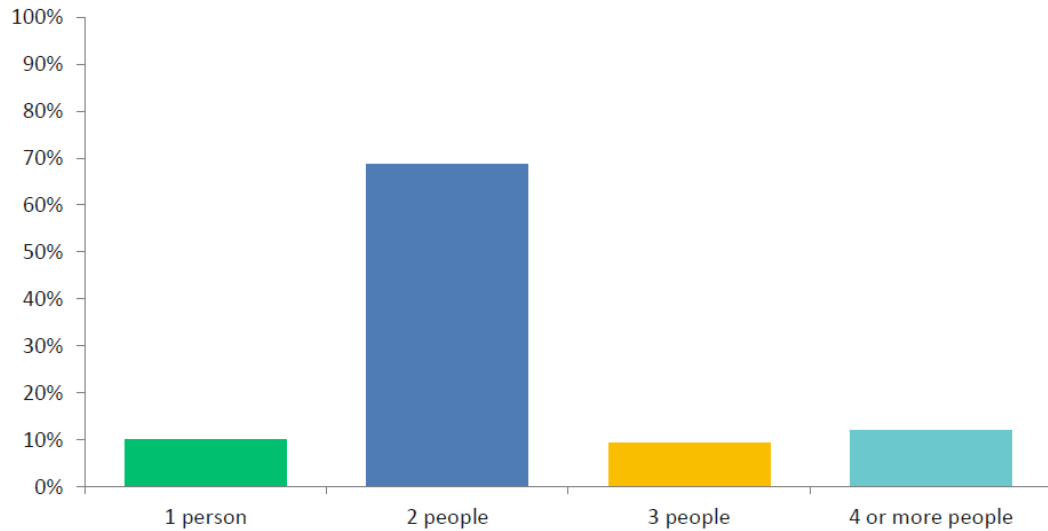
Answered: 29 Skipped: 135



Sample Question Responses from the Town-wide Survey (full results in the Appendix)

Q19: What is your household size?

Answered: 160 Skipped: 4



Sample Question Responses from the Town-wide Survey (full results in the Appendix)



September 2023

A public “Beginning with Habitat Program” presentation by Climate Coordinator Corinne Michaud-LeBlanc of the Maine Department of Inland Fisheries and Wildlife was held to provide information on Sedgwick’s Natural Resources. The presentation included discussions on plants, wildlife, soil types, and natural resources unique to Sedgwick. The presentation also included conservation strategies Sedgwick should consider as part of the Comprehensive Plan. This hybrid meeting was available as both in-person and via ZOOM. Ten people attended in-person.

January 2024

A public presentation by John W. Egan, Senior Program Director and Dayea Shim, Program Coordinator for Strategic Initiatives with the Genesis Fund was held at the Sedgwick Fire Station. Topics of discussion were affordable and workforce housing, open space conservation, protecting agriculture and farming land, methods to support responsible growth, and implementation strategies.

THE WEEKLY PACKET

September 7, 2023

LY PACKET

SEPTEMBER 7, 2023

State climate coordinator to present on Sedgwick’s natural resources

SEDGWICK—Corinne Michaud-LeBlanc, Climate Coordinator in the Beginning with Habitat Program at the Maine Department of Inland Fisheries and Wildlife, will give a presentation on Sedgwick’s natural resources as part of a comprehensive planning meeting on Tuesday, September 12, at 6 p.m. at the Sedgwick Fire Department, 202 Sedgwick Ridge Road.

The presentation is part of the learning by the Comprehensive Planning Committee to develop a plan, according to a press release, and the talk is open to the public. Attendees will learn about the plants, wildlife, soil types and natural features around Sedgwick.

The presentation will include discussion of unique natural resources in Sedgwick and conservation strategies to consider as part of the comprehensive planning process, as well as an overview of the Beginning with Habitat program and the maps and planning tools it offers. Founded in 2000 to collect, connect and consolidate the habitat information being produced by federal, state and local agencies and non-governmental organizations, Beginning with Habitat provides data, maps and technical assistance to help Maine municipalities, landowners and land trusts build habitat conservation into their long-term plans.

Sedgwick’s existing comprehensive plan has been in place since 1993. The



COURTESY OF CORINNE MICHAUD-LEBLANC

Corinne Michaud-LeBlanc.

town’s Comprehensive Plan Committee has been working since early this year to develop a new plan, this summer mailing over 1,000 paper surveys and developing an online version to gather community input on goals and priorities. Residents and businesses are urged to complete the short survey before the September 10 deadline by visiting the Town of Sedgwick website at sedgwick-maine.org or clicking on the survey link directly at surveymonkey.com/r/5BJ93CZ.

After the survey closes, the committee will put together a community engagement report that summarizes its findings. The committee hopes to have other presentations on other aspects of the plan in the coming months.

More information on the Beginning with Habitat program is available at beginningwithhabitat.org.

Town of Sedgwick

The Planning Board & Comprehensive Plan Committee will hold a workshop meeting on Wednesday, January 24 at 6 p.m. at the Sedgwick Fire Department Station on 202 Sedgwick Ridge Road. Members of the public can participate in-person or via Zoom webinar.

<https://us02web.zoom.us/j/88125014429>



June 2024

A Comprehensive Plan progress update was provided in the June 2024 Town of Sedgwick Annual Meeting report for the annual Town Meeting. The progress report stated: Additional public information sessions are planned for 2024 and participation from all community members is appreciated. The committee encourages the widest possible involvement by Sedgwick citizens in all aspects of the planning and implementation process to ensure that the plan has the benefit of citizen input.

In the Annual Report the CPC also reminded residents: The Comprehensive Plan Committee meets together with the Planning Board every month on the second Tuesday at 7 p.m. at the Sedgwick Town Office. Meetings are open to the public and any Sedgwick resident is welcome to attend.

November 2024

A comprehensive plan presentation was held by the CPC at the Sedgwick Fire Station to discuss the plan's Goals, Objectives, and Strategies based on the 2023 survey results and how those goals align with the Maine's Growth Management Act (30-A M.R.S.A. §§ 4312 - 4350). Goal categories discussed were Town Services and Administration, Recreation and Public Places, Environment, Open Space, and Natural Resources, and Energy.

Meeting notifications stating time and place were published in the local paper "MuniMeets" section, distributed through the Town of Sedgwick email system, and posted on the Town website. The CPC posted flyers at various town businesses, the Sedgwick post office, and town office (meeting poster below). Seventeen Sedgwick residents attended.

December 2024

A comprehensive plan presentation was held by the CPC at the Sedgwick Fire Station to continue our discussion of the plan's Goals, Objectives, and Strategies based on the 2023 survey results and how those goals align with the Maine's Growth Management Act (30-A M.R.S.A. §§ 4312 - 4350). Goal categories discussed were Education and Schools, Public Safety, Transportation, and Infrastructure, and Land Use-Current and Future. The discussion included identifying growth areas consistent with both Sedgwick resident survey results and the Growth Management Act.

Meeting notifications stating time and place were published in the local paper "MuniMeets" section, distributed through the Town of Sedgwick email system, and posted on the Town website. The CPC posted flyers at various town businesses, the Sedgwick post office, and town office. Despite the stormy weather, many Sedgwick residents attended.



March 2025

A detailed Comprehensive Plan progress update was provided in the March 2025 Town of Sedgwick town report for the annual town meeting. The progress report also stated: The Comprehensive Plan Committee (CPC) will hold additional public information sessions in 2025, including presentation(s) of the final Comprehensive Plan. To ensure the plan benefits from ongoing citizen input, the CPC continues to encourage participation from community members in all aspects of the planning and implementation process.

In the Annual Report the CPC also reminded residents: The Comprehensive Plan Committee meets together with the Planning Board every month on the second Tuesday at 7 p.m. at the Sedgwick Town Office. Meetings are open to the public and any Sedgwick resident is welcome to attend.



Vision Statement

What is a Vision Statement?

Through extensive conversations throughout the community, we have thought about what makes Sedgwick a great place. These essential elements are what should be preserved and enhanced in the next ten years as we implement this plan. The vision for Sedgwick below is the essence of the plan. All the goals, policies and strategies that follow come out of this essential vision.

The elements of this vision are also interconnected. The visual on the next page helps reinforce the idea that all six of the elements of the vision must be completed as a set and will reinforce one another to help Sedgwick thrive in the next ten to 20 years.

Out of that work, this plan sets forth a vision for Sedgwick's future. This vision was developed with public input, work from the Planning Board, and input from the Board of Selectmen.



A VISION FOR SEDGWICK

Sedgwick envisions a future where its rich rural heritage and natural beauty are preserved and cherished, while fostering a vibrant, inclusive community that embraces sustainable growth and innovation. We are committed to maintaining the town's unique character, promoting environmental stewardship, and ensuring the well-being of all residents through responsible governance and proactive planning.

In Sedgwick, we aspire to:

- *Preserve Rural Character: Maintain the scenic landscapes and historical sites that define our community, ensuring that development respects our heritage and rural ambiance.*
- *Support Community Well-being: Foster a sense of belonging and community spirit by providing robust public services, enhancing public safety, and encouraging civic engagement.*
- *Promote Economic Vitality: Support local businesses, create opportunities for sustainable tourism, and encourage innovation and entrepreneurship to diversify our economy while maintaining affordability for all residents.*
- *Invest in Infrastructure: Modernize and maintain our infrastructure to ensure reliability, safety, and accessibility, including the development of renewable energy sources and improved transportation networks.*
- *Protect and Enhance Our Natural Environment: Safeguard our forests, waterways, farmland, and wildlife through rigorous environmental protection measures and sustainable practices.*
- *Plan for the Future: Engage in thoughtful, forward-looking planning that anticipates the needs of future generations, addresses climate change, encourages workforce housing projects, and leverages partnerships with neighboring communities for regional resilience and prosperity.*

Together, we will build a resilient, welcoming, and thriving Sedgwick, where tradition and progress harmoniously coexist, and where every resident has the opportunity to contribute to and benefit from our shared vision.



This vision is implemented in a few ways:

1. Through a set of goals, policies and strategies for the next ten years;
2. Through a future land use plan outlining designated growth areas and designated rural areas;
3. Through an implementation plan that outlines how these goals, policies, strategies, and future land use plan will be pursued through town actions.

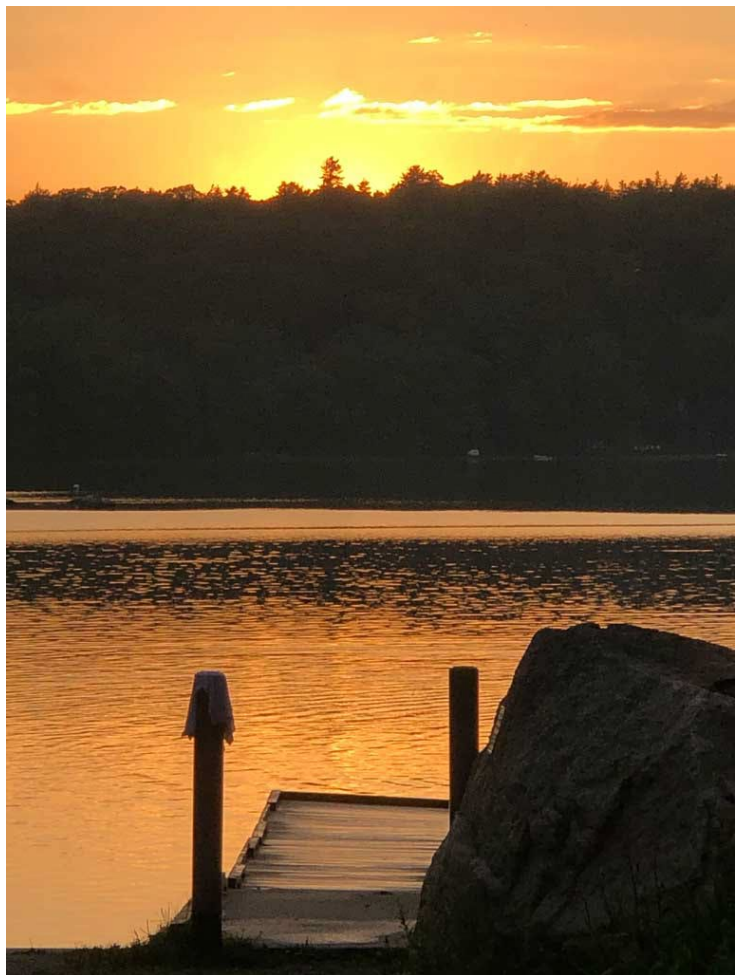
Goals, Policies and Strategies

What are goals, policies and strategies?

Goals are what Sedgwick looks and sounds like if strategies are implemented and policies are followed. If all actions are completed and policies followed, this is the anticipated and desired outcome.

Policies are best practices to make the goals happen. When the town is confronted with decisions to be made, these policies create a framework to support the decision-making process. All tasks, workplans, and actions should be in alignment with these policies, even if not specifically outlined in the Comprehensive Plan strategies.

Strategies are tasks that allow actual practices in Sedgwick to more closely align with the best practices outlined in the policies. These tasks can help the town to move closer to the goals. They are not intended to be a complete list of all actions that need to occur to achieve the goal, but a starting place to move toward it.



Here are the town's and state's policies and strategies for this plan, by subject area, with the implementation plan - responsible party and timeframe – built into these category lists. The table also identifies if policies and strategies are based on state policies and strategies or originated at the local level.



Historic and Archaeological

Goal: To preserve the town's historic and archaeological resources.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. Protect to the greatest extent practicable significant historic and archaeological resources in the community.				State
	1a. For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board, Select Board, Town Meeting	Ongoing	State
	1b. Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process. Explore creating new or amend existing Ordinances.	Planning Board, Select Board, Town Meeting	1-5 Yrs	State
	1c. Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources.	Sedgwick-Brooklin HS, Sargentville Library	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
2. Support Historic Building and Sites.				Local
	2a. Support Sedgwick-Brooklin Historical Society Merrill House, First Baptist Church, Sedgwick Town House.	Sedgwick-Brooklin HS, Select Board, Town Meeting	Ongoing	Local



Water Resources

Goal: To protect the quality and manage the quantity of the town's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To protect current and potential drinking water source.				State
	1a. Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	CEO	Ongoing	State
2. To protect significant surface water resources from pollution and improve water quality where needed.				State
	2a. Review and amend, if necessary, Subdivision and Site Plan Review Ordinances.	Planning Board, Select Board, Town Meeting	1-5 Yrs	State
3.To protect water resources in growth areas while promoting more intensive development in those areas.				



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	3a. 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, Road Commissioner, Select Board, Town Meeting	Ongoing	State
	3b. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Board, Select Board, Town Meeting	1-5 Yrs	State
	3c. Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:			
	Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). Language included in current Subdivision and Site Plan Review Ordinances.	Planning Board, Select Board, Town Meeting	Ongoing	State
	Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. Water quality monitored by Maine DMR	DMR	Ongoing	State
	Maine Pollution Discharge Elimination System Stormwater Program	N/A		State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
4. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.				
	4a. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Walker Pond Committee	Ongoing	State
	4b. Provide educational materials at appropriate locations regarding aquatic invasive species.	Walker Pond Ramp/Dock Inspection Station	Ongoing	State



Natural Resources

Goal: Protect Sedgwick's open-space, farmland, natural, wildlife, marine resources and safeguard its historic buildings and sites. Monitor climate change's impact on infrastructure, wetlands, and shoreline, taking steps to mitigate its impact on resident's health and safety.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To conserve critical natural resources in the community.				State
	1a. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Planning Board, CEO, Select Board, Town Meeting	Ongoing	State
	1b. Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.			State
	1c. Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources. Including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. Add DEP General Construction Permit rule to Ordinances and Building Notification Form and Instructions.	Planning Board, Select Board, Town Meeting	Ongoing	State
	1d. Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	Planning Board, Select Board, Town Meeting	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	1e. Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	Town Administration	Ongoing	State
2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.				State
	2a. Collaborate with Brooksville to maintain Walker Pond ramp, float and beach facility.	Friends of Walker Pond, Brooksville Select Board, Sedgwick Select Board	Ongoing	State
	2b. Pursue public/private & regional partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers and regulatory changes.	Blue Hill Heritage Trust, Sedgwick Select Board	Ongoing	State
3. Protect Ponds, Streams, Saltwater Marches & Shoreline.				Local
	3a. Review, and, if necessary, update the Shoreland Zone Ordinance.	Planning Board, Select Board, Town Meeting	Ongoing	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
4. Educate residents on importance of private water quality.				Local
	4a. Encourage resident well testing through community outreach newsletter. Town to provide water test kits and DEP H2O quality pamphlet that identifies impact of radon and arsenic. Landowner or renter responsible for testing expense.	Town Administration	1-2 Yrs	Local



Agriculture and Forestry

Goal: Protect Sedgwick's open-space, farmland, natural, wildlife, marine resources and safeguard its historic buildings and sites. Monitor climate change's impact on infrastructure, wetlands, and shoreline, taking steps to mitigate its impact on resident's health and safety.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.				State
	1a. Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.			State
	1b. Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	Planning Board, Select Board, Town Meeting	Ongoing	State
	1c. Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board, Select Board, Hancock County Planning Commission, Town Meeting	Ongoing	State
2. To support farming and forestry and encourage their economic viability.				State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	2a. Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Planning Board, CEO, Select Board	Ongoing	State
	2b. Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	Planning Board, CEO, Select Board, State Forestry Dpt.	Ongoing	State
	2c. Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.			State
	2d. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.			State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
3. Protect Conservation Land and Open Space.				Local
	3a. Work with local conservation trusts, HCPC, and other certified conservation agencies on open space & conservation preservation.	Planning Board, Select Board	1-5 Yrs	Local
4. Support and protect existing farmland and organic farming (Maine Organic Farming and Gardening Association, MOFGA) and protect blueberry field scenic views.				Local
	4a. Explore interest in creating a Farmland Protection Ordinance.	Select Board, Planning Board, Town Meeting	1-10 Yrs	Local
	4b. Explore the need for a viewshed ordinance to protect blueberry barren views.	Planning Board, Select Board, Town Meeting	1-10 Yrs	Local



Marine Resources

Goal: To protect the State's marine resources industry, ports, and safeguard the environmental and economic health of the harbor from incompatible development and to promote access to the shore for commercial fishermen and the public.



(Image: Jerry Wetterskog)



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To protect, maintain and, where warranted, improve marine habitat and water quality.	Review and amend if necessary Shoreland Zone and Harbor Ordinances to maintain Maine DEP minimum standards.	Planning Board, Marine Resources Committee, Harbormaster, Select Board, Town Meeting, Maine DMR, Army Corp of Engineers	Ongoing	State
2. To foster water-dependent land uses and balance them with other complementary land uses.				State
	2a. Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).	Marine Resources Committee, Select Board, Blue Hill Heritage Trust, Town Meeting	Ongoing	State
	2b. Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.			State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
3. To maintain and, where warranted, improve harbor management and facilities.				State
	3a. If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.	Marine Resource Committee, Select Board, Town Meeting	Ongoing	State
	3b. Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.	Marine Resource Committee, Harbormaster, Select Board	Ongoing	State
	3b1. Work with the surrounding peninsula towns to establish a regional mobile sludge " pump-out" service.	Marine Resource Committee	1-5 Yrs	Local
	3b2. Consider Harbor Ordinance amendment to limit "long term" anchoring in Benjamin River	Marine Resource Committee, Harbormaster, Select Board, Town Meeting	1-5 Yrs	Local
	3c. Support implementation of local and regional harbor and bay management plans.	Marine Resource Committee, Harbormaster, Select Board	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
4. To 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.				State
	4a. Maintain dock and float at the Sedgwick Town Dock.	Harbormaster, Marine Resources Committee, Select Board, Town Meeting	Ongoing	State
	4b. Maintain dock float, and beach access at Walker Pond and the Sedgwick Town Dock.	Walker Pond Committee, Select Board, Town Meeting	Ongoing	State
	4c. Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.	Select Board, Blue Hill Heritage Trust, Hancock County Planning Commission	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
5. Improve Town dock facilities for commercial fishing and to reduce the impact of rising sea level				Local
	5a. Conduct engineering assessment of town dock	Marine Resources Committee, Select Board, Town Meeting	1-5 Yrs	Local
	5b. Explore feasibility of adding bulkhead to facilitate commercial fishing boat loading/unloading	Marine Resources Committee, Select Board, Town Meeting	1-5 Yrs	Local
	5c. Apply for appropriate federal and state grants	Marine Resources Committee, Select Board, Town Meeting	1-5 Yrs	Local



Economy

Goal: Promote an economic climate that increases job opportunities and overall economic well-being.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To support the type of economic development activity the community desires, reflecting the community's role in the region.				State
	1a. If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	Select Board, Hancock County Planning Commission		State
	1b. Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.			State
2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.				State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	2a. If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.).	Select Board, Hancock County Planning Commission, Town Meeting	Ongoing	State
3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.				State
	3a. Participate in any regional economic development planning efforts.	Select Board, Hancock County Planning Commission	Ongoing	State



Housing

Goal: To encourage and promote affordable, decent housing opportunities for all citizens.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To encourage and promote adequate workforce housing to support the community's and region's economic development.				State
	1a. Create a Sedgwick Housing Committee to explore options for affordable, workforce housing. Work with the Hancock County Planning Commission and surrounding communities to establish a housing solution.	Select Board, Hancock County Planning Commission	1-5 Yrs	State
	1b. Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	Select Board, Hancock County Planning Commission	1-5 Yrs	State
2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.				State
	2a. Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing. Sedgwick uses state minimum lot size that must support private well and septic.	Comprehensive Plan Committee, Housing Committee, Planning Board, Select Board, Town Meeting	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	2b. Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Planning Board, CEO, Select Board, Town Meeting	Ongoing	State
	2c. Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2). Sedgwick has no current restrictions on mobile home parks or manufactured homes.	N/A	N/A	State
3. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.				State
	3a. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	Housing Committee, Select Board, Hancock County Planning Commission	5-10 Yrs	State
	3b. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade to be affordable.	Housing Committee, Select Board, Hancock County Planning Commission	5-10 Yrs	State
4. Promote affordable and workforce housing.				Local
	4a. Create Sedgwick Housing Committee.	Select Board	1-5 years	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	4b. Research acceptable town property(s).	Housing Committee	3-10 years	Local
	4c. Explore funding sources, grants etc.	Housing Committee, HCPC, Maine Housing Authority	3-10 years	Local
	4d. Determine project feasibility.	Housing Committee, HCPC, Maine Housing Authority	3-10 years	Local
	4e. Work with surrounding communities & state offices to establish peninsula workforce/affordable housing.	Housing Committee, HCPC, Maine Housing Authority	3-10 years	Local
5. Explore need for short-term rental ordinance.				Local
	5a. Review and if necessary, update existing ordinances.	Select Board, Planning Board, Town Meeting	5-10 years	Local



Recreation

Goal: *Provide recreation opportunities that include hiking, swimming, fishing and boating. Protect public spaces and scenic vistas.*



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.				State
	1a. Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan. Provide funding support for Blue Hill YMCA.	Walker Pond Committee, Marine Resource Committee, Comprehensive Plan Committee, Planning Board, School Committee, Select Board, Town Mtg	Ongoing	State
2. To preserve open space for recreational use as appropriate.				State
	2a. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible. Currently support non-motorized trails only.	Select Board, Blue Hill Heritage Trust	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	2b. Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	Select Board, Blue Hill Heritage Trust	Ongoing	State
3. To 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.				State
	3a. Provide educational 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, M.R.S.A. §159-A.	Sedgwick Select Board, Brooksville Select Board, Walker Pond Boat Ramp	Ongoing	State
4. Improve freshwater access to Walker Pond.				Local
	4a. Possible expansion of beach area.	Sedgwick Select Board, Brooksville Select Board	Exploring options	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	4b. Improve Access Road.	Sedgwick Select Board, Brooksville Select Board	1-2 Yrs	Local
5. Maintain/improve access to Saltwater				Local
	5a. Need beach area on saltwater. 5 town owned access provided.	Select Board	1-5 Yrs	Local
	5b. Signage needed for Billings Cove Ln, Shore Rd, Ferry Landing Rd, Carter Point Rd, Town Dock.	Select Board	1-5 Yrs	Local
6. Provide access to existing hiking trails and support creating new trails				Local
	6a. Maintain Sedgwick Elementary Hiking Trail.	Sedgwick EI	1-5 Yrs	Local
	6b. Work with land trusts to maintain trails for residents including physically impaired.	Blue Hill Heritage Trust	Ongoing	Local
	6c. Work with land trusts to provide bike trails.	Blue Hill Heritage Trust	Ongoing	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
7. Protect open land and Scenic Views				Local
	7a. Work with land trusts and landowners to protect open land.	Select Board, Blue Hill Heritage Trust	1-10 Yrs	Local



Public Facilities

Goal: Ensure the health, safety and welfare of Sedgwick residents by providing the government services in a fiscally responsible manner.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To efficiently meet identified public facility and service needs.				State
	1a. Explore options for regional delivery of local services. Refuse, ambulance/emergency, animal control, hospice, libraries, and Downeast Partners all supported by town meeting funding.	Select Board, Town Meeting	Ongoing	State
2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.				State
	2a. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Select board, School Board, Fire Dept, Town Meeting	Ongoing	State
	2b. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Select board, School Board, Fire Dept, Town Meeting	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
3. Increase communication with residents.				Local
	3a. Increase email subscriber.	Select Board, Town Administration	Ongoing	Local
	3b. Keep website current.	Select Board, Town Administration	Ongoing	Local
	3c. Post meeting agendas.	Select Board, Town Administration	Ongoing	Local
	3d. Post meeting minutes.	Select Board, Town Administration	Ongoing	Local
	3e. Publish quarterly newsletter.	Select Board, Town Administration	1-2 Yrs	Local
	3f. Online board and committee meetings.	Select Board, Town Administration	Ongoing	Local
4. Improve town administration service for residents.				Local
	4a. Increase online services.	Select Board, Town Administration	Ongoing	Local
	4b. Ability to do vehicle registrations online.	Select Board, Town Administration	Ongoing	Local
	4c. Regular office hours.	Select Board, Town Administration	Ongoing	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
5. Law enforcement response.				Local
	5a. Increase law enforcement response.	County Sheriff Department, MDOT	Ongoing	Local
	5b. Install digital Speed Limit Sign.	County Sheriff Department, MDOT	1-5 Yrs	Local
6. Improve fire protection services.				Local
	6a. Expand fire prevention activities.	Fire Chief, Select Board, area Fire Chiefs	5-10 Yrs	Local
	6b. Work with area towns on cost saving and improved service measures.	Fire Chief, Select Board, area Fire Chiefs	1-5 Yrs	Local
7. Improve Waste, Recycling, Hazardous Household Waste Management.				Local
	7a. Work with Blue Hill-Surry Transfer Station to improve recycling process.	Select Board, HCPC	1-10 Yrs	Local
	7b. HCPC on Recycling and Household Hazardous Waste Program.	Select Board, HCPC	Immediate	Local
8. Mitigate the Impact of Climate Change on the Community.				Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	8a. Create Climate Resilience Committee or revive Community Resilience Committee.	Select Board, Climate Resilience Committee, CRP Committee, Peninsula Towns, Town Meeting	1-5 Yrs	Local
	8b. Establish a Regional Storm Center for heating and cooling during weather emergencies.	Select Board, Climate Resilience Committee, CRP Committee, Peninsula Towns, Town Meeting	1-5 Yrs	Local
	8c. Assess impacts of climate change in roadway infrastructure, culverts, utilities and water resources.	Select Board, Planning Board, Road Commissioner , HCPC	1-5 Yrs	Local
	8d. Provide Sedgwick Representative to Peninsula Tomorrow group.	Select Board	Immediate	Local



Energy

Goal: Reduce Sedgwick's fossil fuel use in municipal buildings and promote renewable energy alternatives for municipal structures and residents to reduce the impact of climate change.



Policy	Strategy	Responsible Party	Timeframe	State/Local
1. Promote Renewable Energy.	Approved Caterpillar Hill Solar (formerly Borrego Solar Farm) installation on Caterpillar Hill. Commissioned December 2023.	Planning Board, Select Board	Ongoing	Local
	1a. Review and if necessary, Update Wind Power Ordinance.	Planning Board, Select Board, Town Meeting	1-5 Yrs	Local
	1b. Explore need for Commercial Solar Farm Ordinance.	Planning Board, Select Board, Town Meeting	1-5 Yrs	Local
2. Explore Installation of Level 2 EV charger at Town Hall.				Local
	2a. Apply for CRP Grant.	Select Board, Planning Board, CRP Committee	1-5 Yrs	Local



Policy	Strategy	Responsible Party	Timeframe	State/Local
3. Reduce fossil fuel usage at Town Hall and Fire Stations (2).				Local
	3a. Install heat pumps at Town Office and 2 Fire Stations. Improve Town Office Basement building envelope air tightness.	Select Board, Community Resilience Committee	Immediate	Local
4. Reduce Electric usage Sedgwick Elementary School.				Local
	4a. Convert existing incandescent and fluorescent lighting to LED.	Select Board, Community Resilience Committee	Immediate	Local



Education and Schools

Goal: Provide quality education and learning environment to meet the needs of all students.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. Provide after school activities and summer school opportunities.				Local
	1a. Current attendance is 37% and 35-40% respectively. Encourage increased participation.	School staff, School board	Ongoing	Local
2. Identify and Fund School Maintenance/Capital Improvements.				Local
	2a. Develop school comprehensive plan.	School admin, School board, Town Meeting	Ongoing	Local
3. Provide School Breakfast and Lunch.		School board, Maine DOE		Local
	3a. State and Federal subsidies provide meals.		Ongoing	
4. Meet and surpass educational standards.		School admin, School Board		Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	4a. Improve and Expand Science, Technology, Engineering, Arts, Math (STEM) Curriculum.		Ongoing	Local
	4b. Revive agriculture program.		2024-2025	Local
	4c. Participate in Help Me Grow program.		Ongoing	Local
	4d. Provide exposure to diverse career opportunities.		1-5 Yrs	Local
5. Better Communications with public.				Local
	5a. Increase communication and transparency at GSA and DISH. Online school board meetings via ZOOM.	School board, GSA, DISH	1-5 Yrs	Local
6. Utilize School Facilities for Community Activities.				Local
	6a. Promote using school for craft fairs, auctions, blood drives, and events.	School admin, School board	Ongoing	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
7. Elementary school consolidation.				Local
	7a. Continue to explore elementary school consolidation with other peninsula towns due to decreased student population.	School admin, School board, surrounding towns	5-10 Yrs	Local



Transportation

Goal: Modernize and maintain our infrastructure to ensure reliability, safety, and accessibility, including improved transportation networks, elder transportation, improved signage, and well-water quality.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.				State
	1a. Initiate or actively participate in regional and state transportation efforts.	Road Commissioner, Select Board	Ongoing	State
2. To safely and efficiently preserve or improve the transportation system.				State
	2a. Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	Road Commissioner, Select Board, Town Meeting	Ongoing	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
3. 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.				State
	3a. Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board, Select Board, Town Meeting	Ongoing	State
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).				State
5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.				State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	5a. Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:	Planning Board, Road Commissioner, Select Board, Town Meeting	Ongoing	State
	5a-1. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);			
	5b. State access management regulations pursuant to 23 M.R.S.A. §704; and	MeDOT, Road Commissioner	Ongoing	
	5c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.	MeDOT, Road Commissioner	Ongoing	
6. Road Maintenance/Safety Assessment.				Local
	6a. Repair asphalt potholes and cracked surfaces.	Road Commissioner, Select Board	Ongoing	Local
	6b. Ditch cleaning 3-5 year cycle.	Road Commissioner, Select Board	Ongoing	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	6c. Mow roadway shoulder.	Road Commissioner, Select Board	Ongoing	Local
7. Provide Town Beautification Signage.				Local
	7a. Erect signs at town line "Welcome to Sedgwick Est 1789". Possible private funding.	Select Board, Town Meeting, Road Commissioner, MeDOT	1-5 Yrs	Local
8. Improve Snow Removal.				Local
	8a. Town to purchase sand/salt.	Select Board, Town Meeting	Ongoing	Local
	8b. Town snow removal bid should be awarded to local contractor to improve response.	Select Board, Town Meeting	Ongoing	Local
9. Increase Elderly Transportation.				Local
	9a. Downeast Transportation bus service only runs Friday. Explore increasing frequency of service.	Select Board, Town Meeting	1-5 Yrs	Local



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	9b. Support Friends in Action or Downeast Community Partnership.	Select Board, Town Meeting	Ongoing	Local



Fiscal Capacity

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



Policy	Strategy	Responsible Party	Timeframe	State/Local
1. To finance existing and future facilities and services in a cost-effective manner.	Identify future facility and service requirements, obtain competitive bids for work, and present options to residents for funding approval.	Select Board, Town Meeting	Ongoing	State
2. To explore grants available to assist in the funding of capital investments within the community.				
	2a. Identify and apply of federal, state and county grant opportunities that match the needs of the town.	Community Resilience Partnership Committee, Marine Resource Cmte, Fire Dept, Select Board	Ongoing	State
	2b. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Sedgwick, Brooksville, and Brooklin Select Boards, Town Meeting	Ongoing	State



Existing Land Use

Goal: Maintain Sedgwick's rural character and protect our natural resources while promoting responsible growth and workforce housing. Safeguard Sedgwick's historic buildings and archaeological sites.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. Maintain Sedgwick's rural character.				Local
	1a. Review and if necessary, update existing ordinances.	Planning Board, Select Board, Town Meeting	Ongoing	Local
2. Protect Sedgwick's horticultural and aquaculture.				Local
	2a. Review and if necessary, update existing ordinances.	Select Board, Planning Board, Town Meeting	Ongoing	Local
3. Promote responsible industrial, commercial, and residential growth.				Local
	3a. Review and if necessary, update existing ordinances.	Planning Board, Select Board, HCPC, Town Meeting	1-5 Yrs	Local



Future Land Use

Goal: To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.



Policy	Strategy	Responsible Party	Timeframe	State/ Local
1. To coordinate the community's land use strategies with other local and regional land use planning efforts.				State
	1a. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Planning Board, Select Board, Hancock County Planning Commission	Immediate, Ongoing	State
	1b. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Select Board, Select Board Designee	Ongoing	State
2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.				State
	2a. Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate	Select Board, Planning Board, Town Meeting	1-5 Yrs	State
	2a-1. Clearly define the desired scale, intensity, and location of future development;	Planning Board, Select Board, Town Meeting	1-5 Yrs	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
	2a-2. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and	Code Enforcement Officer, Select Board	Ongoing	State
	2a-3. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.	Planning Board, Select Board, Code Enforcement Officer	Ongoing	State
	2b. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	Planning Board, Select Board, Code Enforcement Officer, Town Meeting	Ongoing	State
	2c. Track new development in the community by type and location.	Planning Board	Ongoing	State
	2d. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Select Board, Town Meeting	1-5 Yrs	State
	2e. Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Planning Board, Select Board, Code Enforcement	5 and 10 years	State



Policy	Strategy	Responsible Party	Timeframe	State/ Local
3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.				State
	3a. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Select board, Town Meeting	Ongoing	State
4. To establish efficient permitting procedures, especially in growth areas.				State
	4a. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Select Board, Code Enforcement Officer	Immediate, Ongoing	State
5. To protect critical rural and critical waterfront areas from the impacts of development.	Review and if necessary, update Site Plan Review, Subdivision and Shoreland Zoning Ordinances.	Planning Board, CEO, Selectboard, Town Meeting	Ongoing	State





Future Land Use Plan

What is a Future Land Use Plan?

The Future Land Use Plan is a core component of the Comprehensive Plan that will help guide policy decisions, land preservation and public investments in Sedgwick over the next decade and beyond. The Future Land Use Plan consists of a map and an accompanying narrative describing where development, investment and conservation should be focused. A Future Land Use Plan is largely described as a “vision on a map” in that it takes the community’s Vision Statement and ties it to specific on the ground places.

By state statute, the Future Land Use Map shows three basic areas: Growth Areas, Transition Areas and Rural Areas. The Future Land Use Map is not a zoning map. The map and narrative are intended to guide future zoning updates and provide program and policy direction to help implement the community’s vision. All other local and state regulations continue to apply and will work in tandem with the recommendations in this Plan.

Growth Areas

These areas are where the most amount of change, new investment and development will occur. These are places appropriate for residential, commercial or industrial development, as well as infrastructure improvements such as community septic, new sidewalks or road upgrades. In a small town like Sedgwick, growth will focus on context-appropriate local businesses, small scale mixed use and residential buildings with targeted infrastructure updates. The boundaries of Growth Areas are shaped by the location of public utilities and facilities and are generally directed away from important natural resources including wetlands, lakes and ponds and conservation lands.



Transition Areas

These areas are suitable for a moderate amount of development and investment but are not envisioned to receive the same amount of investment as a Growth Area. As with surrounding Blue Hill peninsula towns, Sedgwick will concentrate investments in the identified Growth Areas and not identify Transition Areas.

Rural Areas

These are places that deserve protection from the impacts of development and are places that were likely to remain the same. *Critical Rural Areas* are areas that deserve the maximum amount of protection from development and are places where resource protections should be maximized.

Population Growth and New Home Construction

According to US Census information Sedgwick's population was 1,200 in 2010 and increased to 1,202 in 2020. When Sedgwick's 2020 population growth is combined with 50 new homes constructed between 2013-2023, 4 manufactured and 46 new homes, the result places Sedgwick on the edge of meeting the minimal growth exemption defined in 30- A M.R.S.A. §4326(3-A). Sedgwick's lack of growth is further illustrated where two approved subdivisions, totaling 24 lots, were removed from subdivision, or "Vacation of Subdivision" status, between 2013 and 2023 by the property owners. While 2010-2020 growth remains static, this may not continue, and additional people may seek the advantages of living in a peaceful, rural community. This might require additional ordinance modifications or new ordinances to control responsible and appropriate growth.

Ordinances

Sedgwick currently has seven ordinances: Wind Power Ordinance, Local Food Ordinance, Wireless Facilities Ordinance, Harbor Ordinance, Subdivision Ordinance, Site Plan Review Ordinance, and a Shoreland Zoning Ordinance. These ordinances are reviewed by the planning board periodically, at which point the planning board determines whether revisions are necessary. Revisions may be based on updated state mandates, resident input, or changes in municipal growth and



needs. Population growth or concern over uncontrolled development may require the town to modify existing ordinances or create additional ordinances to protect the natural resources, safety, health, or quality-of-life of the residents. The Sedgwick select board and town meeting approval is required whether creating new ordinances or revising existing ordinances.

Survey Results Pertaining to Future Land Use

Residents responding to the comprehensive plan survey indicate 62% of residents want Sedgwick to stay basically the same while 22% of residents want additional housing and services. With regards to how involved should the Town be in protecting open land, forested land, coastal land, scenic views, etc., residents responded overwhelmingly that good stewardship and current protections were appropriate.

Identifying Growth Areas

As previously addressed in Population Growth and New Home Construction section, Sedgwick has experienced negligible population growth in the past 10 years. Being a rural community, Sedgwick does not have a municipal water supply or sewer infrastructure to maintain. Resurfacing of our main roadway infrastructure is maintained by the Maine Department of Transportation. Sedgwick does resurface town roads on a 5-year rotation which is funded through a “continuing account”. The “continuing account” provides town road resurface funding in lieu of a capital account.

However, there are two areas that the comprehensive plan committee identified. Each one is a village center within the community. They were chosen as best meeting the following characteristics:

- Access to regional roadways
- Existing development patterns that are conducive to Smart Growth, such as existing businesses and amenities.
- Number of undeveloped and potentially developable parcels.

Sedgwick Village Growth Area

The quaint, rural village of Sedgwick is nestled along the shore of the Benjamin River. State routes 172 and 175 provide easy access to the adjacent communities of Brooklin and Blue Hill. Within the village is the US Post Office, Sedgwick Town Office, the Sedgwick Public Library, the Sedgwick Town Dock, the Benjamin River apartments, and an auto repair shop.

The village is the site of the historic 1837 Sedgwick First Baptist Church, which overlooks the village and has been called “the finest example of Greek Revival architecture in Maine”. The church, now owned by the Sedgwick-Brooklin Historical Society, has undergone 3 parts of its 5-part restoration process to return the church to its original condition. Once fully restored the church will serve as a gathering place for town events and concerts.



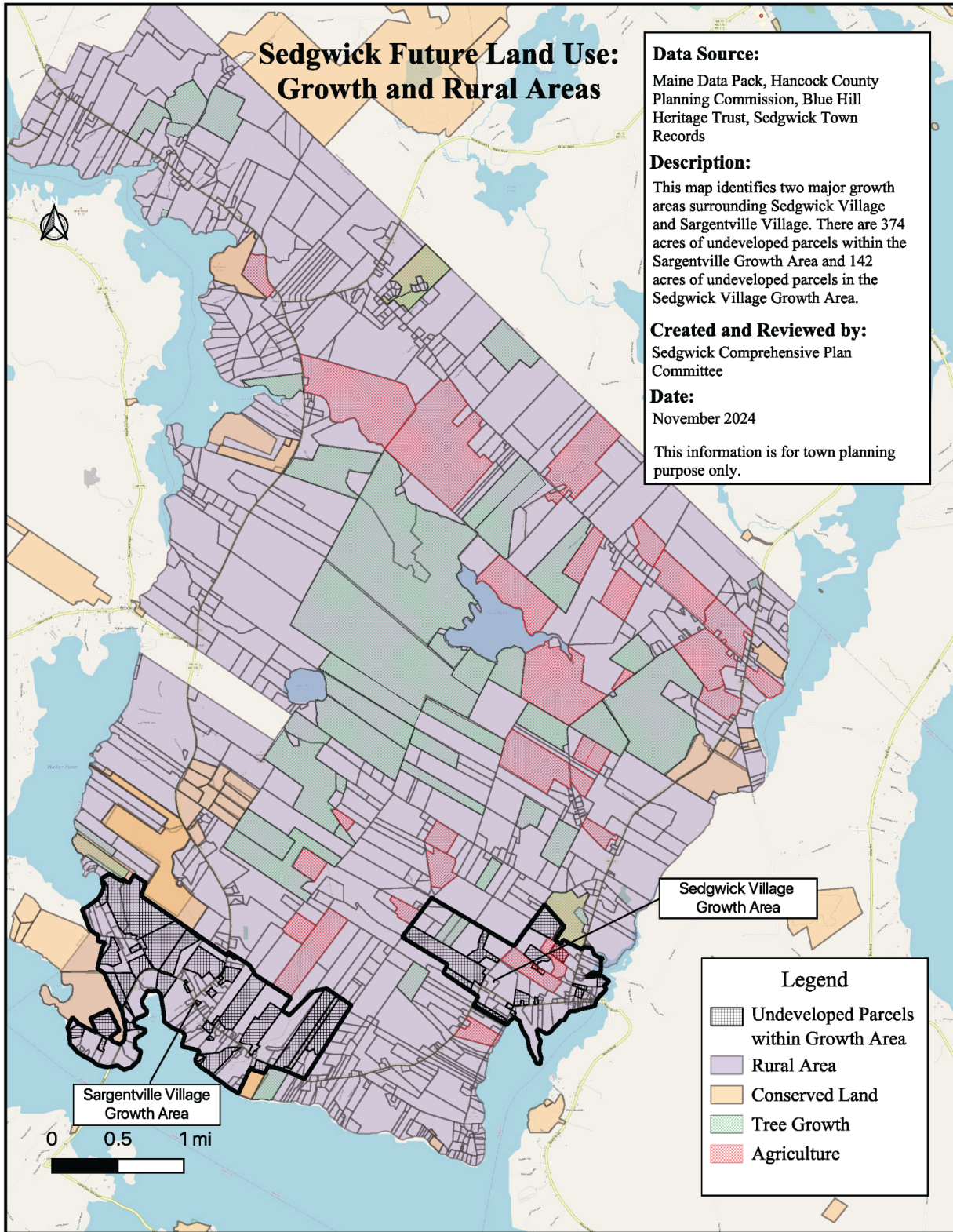
The Sedgwick Village Growth Area identified on the growth area map contains 16 undeveloped parcels totaling 142.5 acres.

Sargentville Village Growth Area

The Eggemoggin Reach provides the perfect backdrop for the quiet hamlet of Sargentville Village. Once a port providing water transportation of people, freight and mail throughout the Penobscot Bay region, it is now home to three (3) seasonal restaurants, country store, child daycare, second-hand store, hairdresser, boat storage, a maker's market (gallery), Sargentville Chapel, the Sargentville Library, and the Sedgwick-Deer Isle bridge. The area provides numerous scenic overlooks and recreational opportunities for hiking, swimming, and boating with access to both freshwater and saltwater. State routes 15 and 175 provide convenient access to Brooksville, Brooklin, Blue Hill, Penobscot, Deer Isle, and Stonington.

The Sargentville Village Growth Area identified on the growth area map contains 35 undeveloped parcels totaling 374 acres.





Plan Implementation & Future Plan Updates

Plan Implementation

Successful plans are the ones that lead to positive community action. This Comprehensive Plan is a document the Comprehensive Plan Committee, the Planning Board, the Select Board, other town volunteers, and town staff can lean on when making decisions about public investments, prioritizing work plans, and informing the work of outside agencies and partners, such as the MaineDOT, regional land trust organizations, Hancock County Planning Commission, and many others.

Future Plan Updates and Evaluation Measures

This plan should be updated internally in three to five years to keep the information in the inventory chapters current and to update priority actions for each of the local goals as progress is made or new opportunities arise.

The Comprehensive Plan Committee or an appointed successor committee will complete the internal update. It will determine how many local and state future land use plan strategies have been implemented; how much of municipal growth-related capital investments occur in the Town's growth areas; how much new development is occurring inside the growth areas and how much is occurring elsewhere; and what critical natural resource, critical rural, and critical waterfront areas have been protected through acquisition, easements, or other measures.

This update should involve opportunities for public input to revisit priorities, but certain elements within this plan such as the Values and Vision Statements are more constant than the technical information in the Inventory Chapters and likely would not need to be revisited for 10 years or so. Because of this, the scale of an interim update within the 10 to 12 year planning cycle outlined in the state's Growth Management Act could be a much more limited update to check in on the recommendations here, as opposed to the major revision this work represents over the prior Plan.



Regional Coordination

Sedgwick is one of the eight small, rural towns that make up the Blue Hill Peninsula region. Regional coordination and cooperation are imperative to provide essential municipal services to Sedgwick residents as well as to all other municipalities on the Peninsula. Sedgwick town officials and their committees communicate and collaborate regularly with surrounding town, county, and state leaders to maintain a safe and healthy environment that fosters a positive quality-of-life for all Peninsula residents. When appropriate, Sedgwick leaders also partner with federal agencies such as the Federal Emergency Management Agency (FEMA), US Environmental Protection Agency (EPA), US Department of Agriculture (USDA), the US Army Corps of Engineers, and others to guide and support community well-being.

Sedgwick relies upon multiple state agencies such as the Maine Department of Environment Protection (MDEP) which provides input on environmental issues including shoreland zone maintenance and permitting. The town maintains a positive working relationship with the state on fisheries and water quality issues, consulting with the Department of Marine Resources (DMR) and the Maine Inland Fisheries and Wildlife (MIF&W) Department. On state-maintained transportation infrastructure issues, Sedgwick liaises with Maine Department of Transportation (MDOT). Both the Maine State Police and the Hancock County Sheriff's department provide police protection while the Hancock County Regional Communications Center dispatches emergency (911) calls to the appropriate police and fire departments. As a member of the Mutual Aid Fire and Emergency program, Sedgwick actively supports other communities by providing emergency fire and rescue services to Sedgwick, Blue Hill, Brooklin, Brooksville, Deer Isle, Penobscot, and Stonington. Sedgwick also supports Peninsula Ambulance Corps which provides ambulance services to the entire peninsula.



(Image: Jerry Wetterskog)

Sedgwick is a member of Maine Governor's Office of Policy Innovation and Future-Community Resilience Partnership (CRP) program and received a partnership grant to reduce emissions through clean energy innovations at both the town office and two fire stations. To address an



infrastructure concern, Sedgwick collaborated with the neighboring town of Brooklin to secure a CRP grant to replace the Hales Hill culvert that bridges our two towns. The new culvert meets the Maine DOT's 100-year flood criteria and improves the habitat for rainbow smelt, sea-run brook trout, and American eel. Sedgwick remains an active participant in the CRP program.

Sedgwick is proactive in its provision of both freshwater and ocean access for the public at large. Through a partnership with the adjoining town of Brooksville, Sedgwick maintains Walker Pond Road to provide beach and boating access to Walker Pond. This popular recreational facility is open to all members of the public to enjoy. For boaters seeking saltwater access, the Sedgwick Town Dock and Ramp provides unrestricted access to the Benjamin River which lies between Brooklin and Sedgwick Village. Located near the mouth of the river and home to over 100 working and pleasure watercraft during the summer season, this location affords boaters passage to Eggemoggin Reach, Blue Hill Bay, Penobscot Bay, and the Atlantic Ocean. Sedgwick proudly provides access to these areas rich in natural resources boasting unparalleled beauty.

For the town of Sedgwick, waste and recycling management is provided through an agreement with the towns of Blue Hill and Surry. The transfer station is open to town members 5 days-a-week and handles household trash and building materials as well as electronic, metal, glass, and cardboard recycling.

Sedgwick is a member of the Hancock County Planning Commission (HCPC). The HCPC provides guidance within the county for land use planning, community and economic development, and workforce housing planning. The HCPC also helps towns identify grant opportunities and coordinates Household Hazardous Waste collection for Hancock County residents. In addition, Sedgwick participates in Peninsula Tomorrow, a multi-town collaborative effort to identify the potential impact of climate change on the Blue Hill Peninsula and explore ways to maximize mitigation and adaptation opportunities through interlocal cooperation.

Despite its small, rural nature, Sedgwick educates its youngest students within the community. Sedgwick Elementary School strives to provide pre-kindergarten through eighth grade students a quality education. Sedgwick offers its high school students a myriad of options for their secondary school studies including the opportunity to attend George Stevens Academy (GSA) in Blue Hill, Deer Isle-Stonington High School on Deer Isle, Bucksport High School in Bucksport, Hancock County Technical School or Ellsworth High School in Ellsworth, and John Bapst in Bangor.





Past Planning Work

Sedgwick Comprehensive Plan – 1993

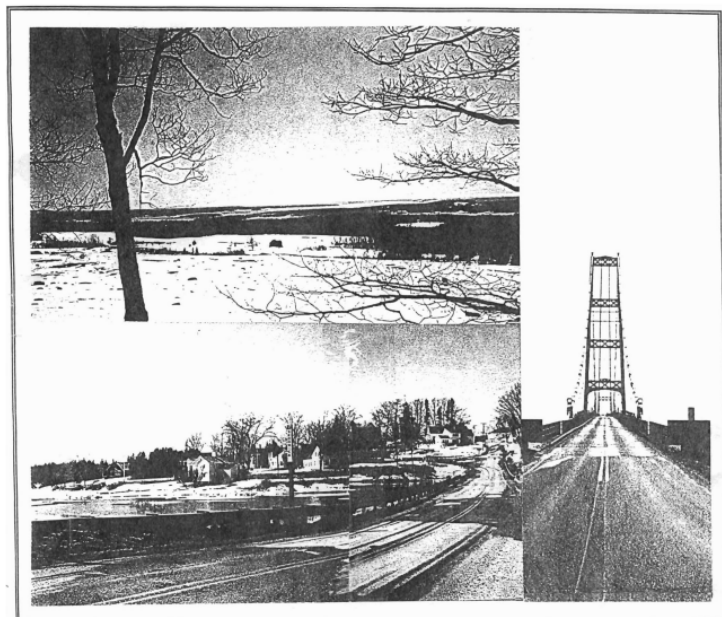
Sedgwick last completed a Comprehensive Plan over 30 years ago. That plan, replacing one developed in 1980, provided guidance in the intervening time period, but is also somewhat dated. In the summary, the plan stated:

“The Town cannot stop growth but it can channel it to appropriate locations. The Town can also act to preserve those qualities and features that its citizens most value. The Community Opinion Survey indicated that:

- *62% of Sedgwick's residents wanted future development to be controlled by specific local ordinances to a degree that is greater than State requirements.*
- *75% supported the protection of the Town's scenic vistas such as Caterpillar Hill.*
- *67% of survey respondents liked the Town as it is and wanted the Town to remain essentially the same, and*
- *the most important reason for living in Sedgwick was its rural character.*

Because of its outstanding natural and historic qualities, Sedgwick will continue to act as a powerful magnet to people and development. Unless some action is taken, over time, those qualities that people find most valuable about the Town will disappear. The Town of Sedgwick has prepared a Comprehensive Plan assessing the resources of the Community, proposing recommendations for the protection of these resources and for directing Sedgwick's growth.”
(1993 Sedgwick Comprehensive Plan)

SEDGWICK COMPREHENSIVE PLAN 1993



Prepared by the Sedgwick Comprehensive Plan Committee
with assistance from
Hancock County Planning Commission, April 1993



This plan also proposed directing growth into the village areas of Sedgwick and Sargentville. It also suggested that a limited area along Route 15 near Ridge Road be designated for larger scale commercial and light industrial uses.

The 1993 plan suggested adopting shoreland zoning as well as a general Town-wide zoning ordinance. While shoreland zoning was adopted, Town-wide zoning was not.

In summary, the plan said:

“If the Town chose to take little or no action at this time Sedgwick would continue to develop rapidly and randomly in the manner it has in the last twenty to thirty years. This would mean more growth and sprawl along existing rural roadways, along with a likely increase in the demand for and cost of municipal services.

By supporting and encouraging the initiatives outlined herein, over the next few years, Sedgwick would have gone a long way toward protecting many of its most valuable resources for the future. Rural character would have been preserved and the essential qualities of the Town would not have changed much.

Sedgwick and Sargentville Villages with their important historical and small town values would have been preserved. There would be more people, but the impact would be minimal. Some clustered development, particularly around the existing outlying neighborhoods, would have been encouraged, creating several small hamlets scattered throughout the rural area located usually alongside existing roadways at key intersections. The Town's forest and agricultural lands and the sectors of its economy which is based on these industries would have been protected, as a result of the Town's policy of discouraging development in the largely inaccessible rural portions of the community. Cooperative efforts with neighboring towns to protect Walker Pond would have helped to guarantee the long term health and viability of this important resource.

The Town's costs would also have been stabilized as a result of not having to provide an increasing level of municipal service to distant, outlying areas. The benefits and charm of a small, vibrant coastal village would have been preserved and enhanced for existing and future generations to enjoy. Bicycle trails and more and better sidewalks in and around the Village area would have created an environment that emphasized people walking over riding. All new development in the Village area, as a result of the Town's insistence that it be compatible with the traditional character, would be well designed, concentrated, but Interspersed with greenbelts and open space. The Village's tight mix of housing, commerce and open space would allow a diversity of housing types of different age and social groups as well as offer the convenience of walking to a store or to the shore.” (1993 Comprehensive Plan)

While not every recommendation from the 1993 was adopted, some were. The community has not changed significantly since that time in many ways, though the population has increased from 1,030 to 1,202 in 2020.





Sedgwick Comprehensive Plan 2025 Inventories

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Mapping: Jerry Wetterskog

*Thanks to Capital Consulting, LLP and North Star Planning for assistance
in preparing this inventory*

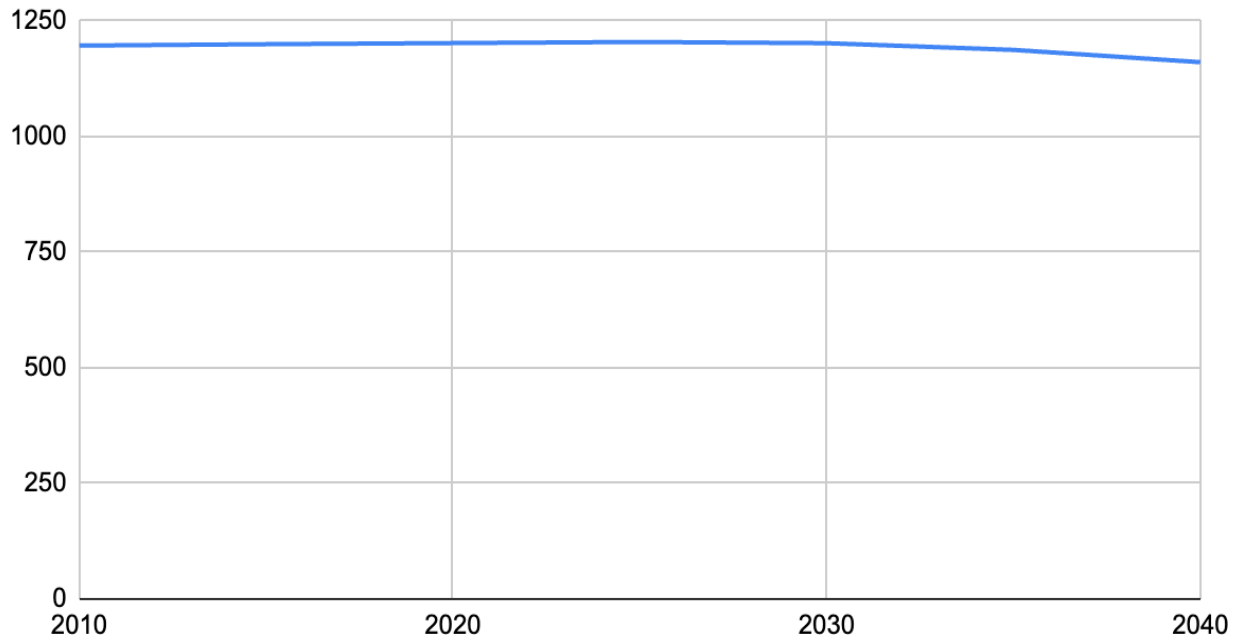


Population and Demographics

Introduction

Sedgwick has had a fairly stable population for some time. However, while the overall number of residents stays more or less the same, the type of town residents continues to change. Most notably, the median age of residents has increased considerably in the past 12 years, from 40.8 in 2010 to 48.9 in 2022. In addition, while the population is still mostly white, the number of residents that reported being of two or more races increased by over ten times from 2010 to 2020.

Sedgwick Population 2010-2040 (Observed to 2020 and Estimated after 2020)



Expected Population Change

As shown above, the Maine State Economist does not expect the overall population of Sedgwick to change much over the next 25 years. There may be a small decline but it is small enough that it is hard to definitively say if it is likely to occur. These minor changes suggest that Sedgwick should continue to plan for a fairly consistent population, albeit with some demographic shifts.

Expected Impacts on Services

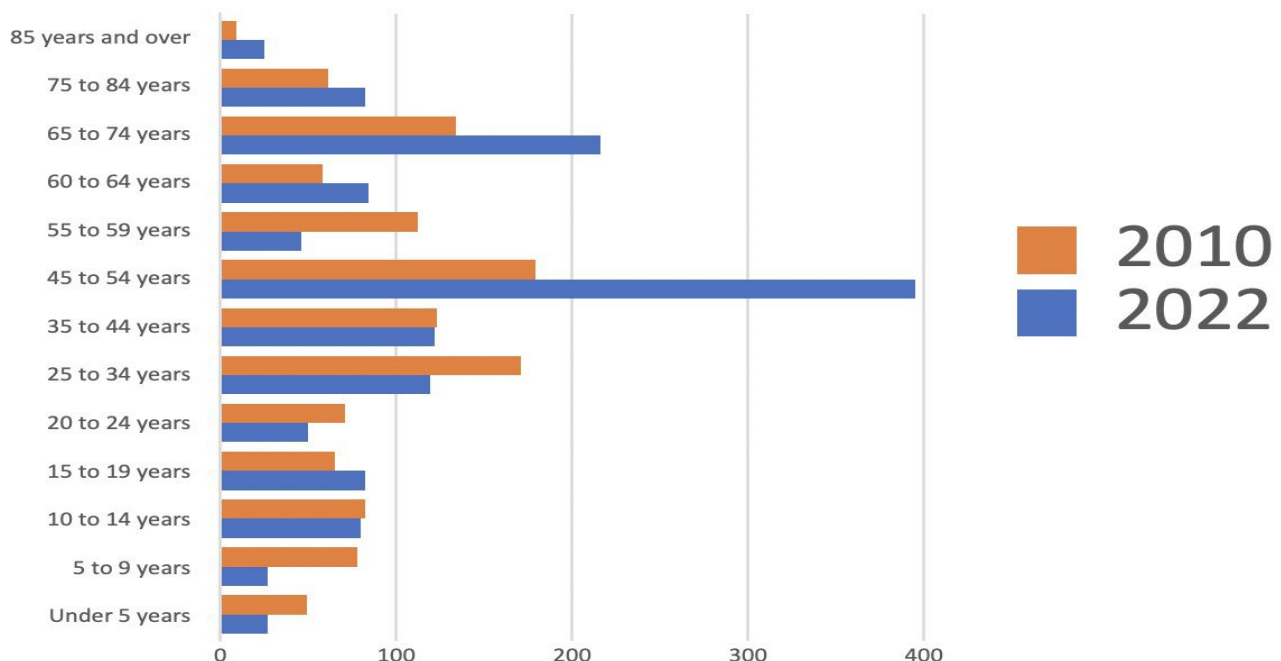
This relatively stable population indicates an ongoing need for the same general overall level of service in the community going forward. However, as indicated above, the changing nature of demographics in Sedgwick may indicate different services may be required going forward. Increased diversity among residents, who will nonetheless remain almost entirely white, may indicate a need for specific new services related to a changing population.

In particular, these changes indicate a likely declining need for public education as a municipal service, and an increase in services that relate to an elderly population.

These may include:

- EMT services
- Senior programs
- Mobility programs such as microtransit or fixed route transit
- Meals on Wheels and other social services.

Age of Sedgwick Residents- 2010 and 2022 (Source: American Community Survey)



As the population ages, there will also be demands on housing types. Senior residents will be less interested and capable of living in large single-family homes and require accessible housing near services. These changes are discussed in the housing inventory section.

Seasonal Population

Sedgwick has a significant seasonal population, as indicated by the fact that over 20 percent of the housing units in town are indicated as for seasonal, recreational, or similar uses in the American Community Survey. While this number appears to have increased in the past ten years, that increase is not much larger than the margin of error in the data. However, it likely indicates that more housing will be used seasonally in the future.

Having said that, Sedgwick is a year-round community that does not generally depend on seasonal populations for its economic or cultural vitality. Changes in seasonal uses, such as an extended season for telecommuters and the partially retired, or more use of housing for short-term rentals, may affect the need for services in Sedgwick, and should be watched carefully over the next ten years.

Economy

Introduction

Sedgwick, Maine, embodies a rich economic history shaped by land, sea, and community resilience. From its colonial origins as a haven for settlers seeking fertile soil, to its maritime heyday of shipbuilding and fishing, Sedgwick's economy has weathered changing tides with steadfast determination.

As industries waxed and waned, from timber to granite, Sedgwick adapted, embracing new chapters of commerce. The allure of its scenic coast drew summer visitors, infusing vitality into its economy. Today, Sedgwick's economic tapestry weaves together tradition and innovation, with local businesses, tourism, and a resurgence of artisanal endeavors defining its modern identity. Amidst evolving landscapes, Sedgwick remains anchored by community values and a commitment to economic vitality.

History of Sedgwick's Economy from Colonial Days

The 1993 Comprehensive Plan for Sedgwick outlined a good history of the local economy from colonial times to today:

"Many early settlers came to the area to find farmland as available land in Massachusetts was quickly diminishing. Although the majority of the land in Sedgwick was not suitable for farming, by clearing trees and rocks, families could produce enough to supply their own needs, with occasional surpluses providing a limited income. Farming was not a year round operation. Except for plowing and planting in the spring and harvesting in the fall, the early settlers were free for other activities, most notably, fishing and coasting in the summer and wood cutting and boat building in the winter. Ship building was a major concern in the nineteenth century. The ships were used for



coasting, trading with Rockland, Bangor, Portland, and Boston. They were also used in world trade, traveling to the West Indies, Europe and Japan. Not only did the residents build the ships, but they also served as officers and as crew.

Fishing was also a major occupation for which a number of vessels were built. Cod was the primary fishery in the first half of the nineteenth century; It peaked around 1830 and then came to a halt with the repeal of the government bounty in 1866. Mackerel was increasing in importance throughout the nineteenth century, and replaced cod as the major fishery with the advent of purse seining. In the late 1800's, when the mackerel fishery began to decline, lobstering became an important source of income.

Another important, but short lived, fishery was that of menhaden or pogies. Pogies were caught and pressed for oil from 1860 to 1879, when the fish failed to return to Maine waters. Later, herring were caught in weirs and then packed at the numerous canneries that once existed along the coast. Clearly the fishing industry has been quite varied in response to changes in the demand for and supply of different fish.

Lumber was used for ship building and sold in trade. The first sawmill was built at Goose Falls, in what is now Brooksville, in 1767. The wood that was not cut for lumber was burned as fuel in local brick kilns and later in the lime kilns in Thomaston. Although by the late 1800's all but the most inaccessible timber had been harvested, second growth timber was still available for fuel. Shipping activity in the Penobscot Bay area began to decline after the 1860's ; however, quarrying for -granite was beginning and would become the area's major industry by the late 1800's.

Quarries in Brooksville and in Blue Hill undoubtedly provided employment for some residents of Sedgwick. The granite industry peaked around the turn of the century. Competition from inland sources served by the newly developed railroads and a diminishing market for granite building and paving material caused the decline in the industry along the coast.

Another industry in the area was the Maine Lake Ice Company. The company cut ice on Walker's Pond early in this century, between 1900 and 1916. The ice was pulled in a chute to the Reach, stored in sawdust, and then shipped as far south as Baltimore. There were also several other businesses in town in the late 1800's and early 1900's: blacksmith shops, dry goods, and grocery stores were all located in Sedgwick.

The Penobscot Bay area was at its heyday between 1840 and 1860. Economic activity was based on the exploitation of natural resources that were accessible to oceangoing vessels. The rugged coast with its many small harbors presented an ideal opportunity for water based transportation, while interior towns could only be traversed with difficulty. Forest, fish, and mining products were traded around the world. By the 1860's, however, the area was in decline due to new developments in transportation, such as railroads opening up the interior, and dependable iron-hulled steamboats. Population statistics reflect these changes.



An out-migration began after 1860, when the population peaked at 1,263 people. The population continued to decline until 1960, with a low of 574 people. The people who left went west or to the cities to seek employment.

The Maine Central Railroad began service to Bucksport in 1883 and Ellsworth in 1844. With increasing reliance on the railroads, local areas began to change their orientation from Rockland-Boston to Ellsworth-Bucksport-Bangor. This reorientation became complete when the steamer service was discontinued in the late 1930's. Immediately after World War II automobiles and trucks began to cut into the business of the railroads, particularly the passenger business, so that by the 1940's there was no passenger service in the area.

The development of the steamboat curtailed boat building in the area, but made the area more accessible to summer vacationers, sometimes known as rusticators. Although the first rusticators came as early as 1880, they did not appreciably affect the out-migration that was in progress. Just the same, first boarding houses then hotels and summer cottages were built to serve these people. By 1910, the 'Traveler's Home' and the 'Harbor View' were both operating in Sedgwick. The summer crowd supplied a seasonal, but important, source of employment for many people living in towns on the Blue Hill peninsula at a time when the economic base of the area was eroding.

More recently, there has been a new influx of people. retirees, finding the lifestyle of Maine to their liking, have moved in large numbers into the area. Young people have also moved into the area in what has been termed the 'back-to-the-land movement'. In the 1980's, the Blue Hill region attracted independent professionals and craftspeople. These newcomers have had an appreciable effect on the community, contributing to the increase in population that has occurred since 1960."

Since that time, Sedgwick's economy has been relatively stable. There has been a continued influx of new residents but, unlike in some Maine communities, the core feeling of Sedgwick has remained intact despite these newcomers.

Sedgwick's Economy Today

The Blue Hill area has had slow and steady economic activity, related to natural resources, tourism, and small amounts of manufacturing. Sedgwick is somewhat representative of the region in this way. As has been the case for many decades, the local economy is dependent on the region's jobs and services. While there are some light manufacturing, retail, service and craft businesses in Sedgwick, the local economic base is limited. Many local jobs are related to fishing and agriculture and tend to be at least somewhat seasonal.

Being a small community, Sedgwick has not developed town-wide economic plans nor does it have a set of defined economic priorities. There have been some regional efforts at the Hancock County Planning Commission (HCPC.)



The most recent comprehensive regional economic study was completed by the HCPC in 2012. It found that the county's economy had seen declines in manufacturing and farm earnings, and increases in health care, social assistance, and professional/scientific/technical services between 2001 and 2010.

As seen on the table on the following page, most of the employers in Sedgwick are very small, and many have been around for 25 years or more. Some newer ones, primarily in services, have supplanted long-standing institutional, manufacturing, and contracting businesses. The bar chart below the table outlines the types of jobs held by Sedgwick residents, wherever they work. That chart indicates the largest number of residents work in education, health care, construction and natural resource-related work.

Sedgwick does not have a large, traditional downtown. However, there are areas where there tend to be more businesses, such as along Route 15 and Route 175 (Reach Road and Caterpillar Hill Road.) These areas seem generally stable in terms of business activities. Sedgwick currently has no economic incentive districts, such as Tax Increment Finance districts.

Tourism and home occupations appear to be important parts of the local economy. While there are not a lot of day tourists, the number of seasonal homes and activities in town indicate the role of tourism in the community. As with many small Maine communities with limited employment opportunities, entrepreneurs often start home occupations, work remotely, or bring their sole practitioner businesses to town. Over a quarter of workers in Sedgwick report being self-employed in the 2022 American Community Survey.

Sedgwick has limited land use controls, such as subdivision and shoreland zoning. For this reason, there are not many regulatory limitations to commercial and industrial uses in town. Given the nature of the community and the relatively low pressure for new development, there does not appear to be an immediate need for additional controls. The site plan review process can likely handle any issues, and should be evaluated for its applicability to ensure that any significant new developments that may impact the community go through a site plan review process.

Most residents work locally, either in Sedgwick or nearby communities. A small but increasing number of residents telecommute to jobs around the state and world.



Current Employers in Sedgwick¹

Business Name	Description	Employees	Established
Pushcart Press Bookstore	Book Dealers-Retail	1-4	2019
Benjamin River Apartments	Apartments	1-4	1983
Housing Foundation-Disp	Nonclassified Establishments	1-4	2015
United States Postal Svc	Post Offices	1-4	1984
Dan's Flower Farm	Florists-Retail	1-4	2011
Sedgwick Storage	Storage-Household & Commercial	1-4	2002
Acupuncture At Caterpillar HI	Acupuncture	1-4	2013
Duddy & Assoc	Repair Shops & Related Services NEC	1-4	2011
Eggemoggin Baptist Church	Churches	1-4	1993
Eggemoggin Convenience Store	Pizza	10-99	2014
Granite Shop	Granite Products-Manufacturers	5-9	2002
Nichols Day Camps Office	Social Service & Welfare Organizations	10-99	1996
North Sedgwick Baptist Church	Churches	1-4	2005
Puppa's Garage	Automobile Repairing & Service	1-4	2017
River Music Inc	Music-Entertainment	1-4	2014
Second Edition	Clothing-Used	1-4	2000
Sedgwick Brooklin Historical	Museums	5-9	1963
Sedgwick Fire Dept	Fire Departments	10-99	2022
Sedgwick Redemption Center	Recycling Centers (whls)	1-4	2003
Sedgwick Town Meeting Hall	City Government-General Offices	1-4	2019
Sedgwick Town Office	City Government-Executive Offices	5-9	1993
Strong Brewing & Kitchen	Brewers (mfrs)	5-9	2023
Webb Excavating	Excavating Contractors	5-9	2011
Woodward Jon D & Sons High	Building Contractors	1-4	2009

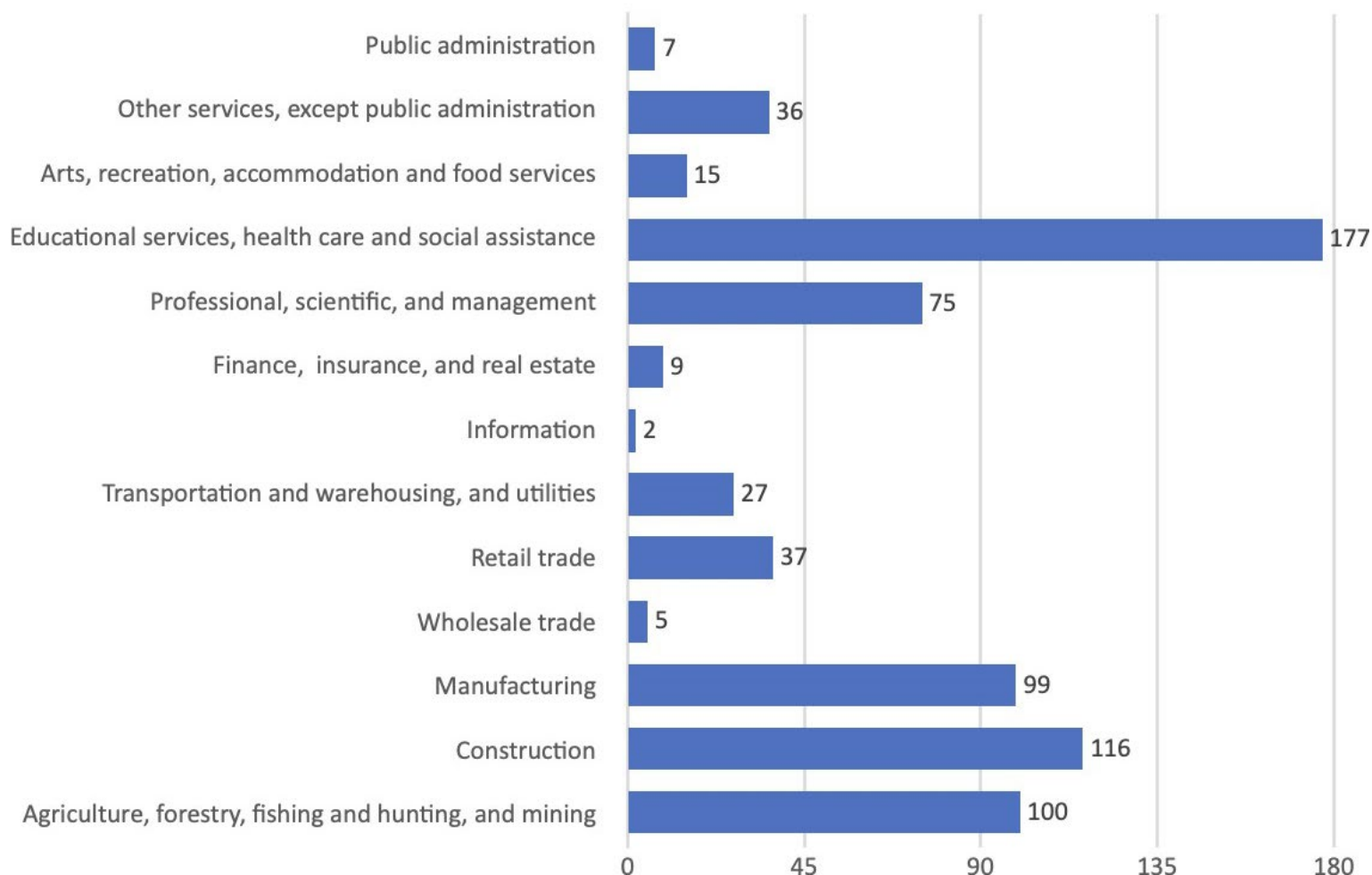
While public facilities in Sedgwick, such as sewer and water, are limited, for the most part that does not appear to limit economic activity in the town. However, as overall reliance on internet connectivity increases, both for remote workers and traditional businesses, it will be important to ensure that broadband access is adequate for local needs. Recent federal and state grants provided infrastructure funding offering affordable and scalable fiber-to-the-premise broadband to Sedgwick residents and businesses that should adequately meet future demands.

¹ Source: Business Finder at CareerOneStop, sponsored by the U.S. Department of Labor, Employment and Training Administration.



Sedgwick is generally a relatively quiet community and values that aspect of its character. It does not actively seek and is not experiencing large-scale economic activity. However, it welcomes and cherishes its local businesses, whether retail, service, or light industrial. Care should be taken in the next ten years to ensure that the needs of the local business community continue to be met.

**Job Types of Sedgwick Workers
(2022 American Community Survey)**



Transportation

Introduction

In Sedgwick, Maine, the network of streets and highways forms the backbone of local mobility and connectivity. From state highways like Route 175 and Route 176 to collector and local roads, each thoroughfare serves a unique purpose in facilitating travel within the town and beyond.



Maintenance of Sedgwick's roads is a collaborative effort between MaineDOT and the town, with ongoing projects focused on enhancing safety and infrastructure resilience. Bridges and culverts also play a crucial role, ensuring passage over water bodies and drainage channels.

Despite challenges such as limited street connectivity and access management, Sedgwick's transportation network remains integral to its vitality, supporting daily commutes, commerce, and recreation. Moving forward, thoughtful planning and collaboration will be essential in shaping a transportation system that meets the evolving needs of the community.

Street Network

According to data from the Maine Department of Transportation (MaineDOT), there are 8.21 miles of state highway roads, 14.75 miles of state aid roads, and 15.65 miles of town roads in Sedgwick. Route 175 runs along the western boundary of Sedgwick leading to Penobscot and Route 176 runs along the eastern boundary leading to Blue Hill. There are no major state aid highways or U.S. routes that pass through Sedgwick.

Road classification systems are used to group public roads and highways into classes according to the character of service they are intended to provide. Roads are grouped into three broad categories: arterials, collectors, and local roads.

Arterials

Arterials are highways that provide for long distance connections between larger population centers. They are typically designed to carry higher volumes of traffic at higher rates of speed. There are no arterials in Sedgwick.

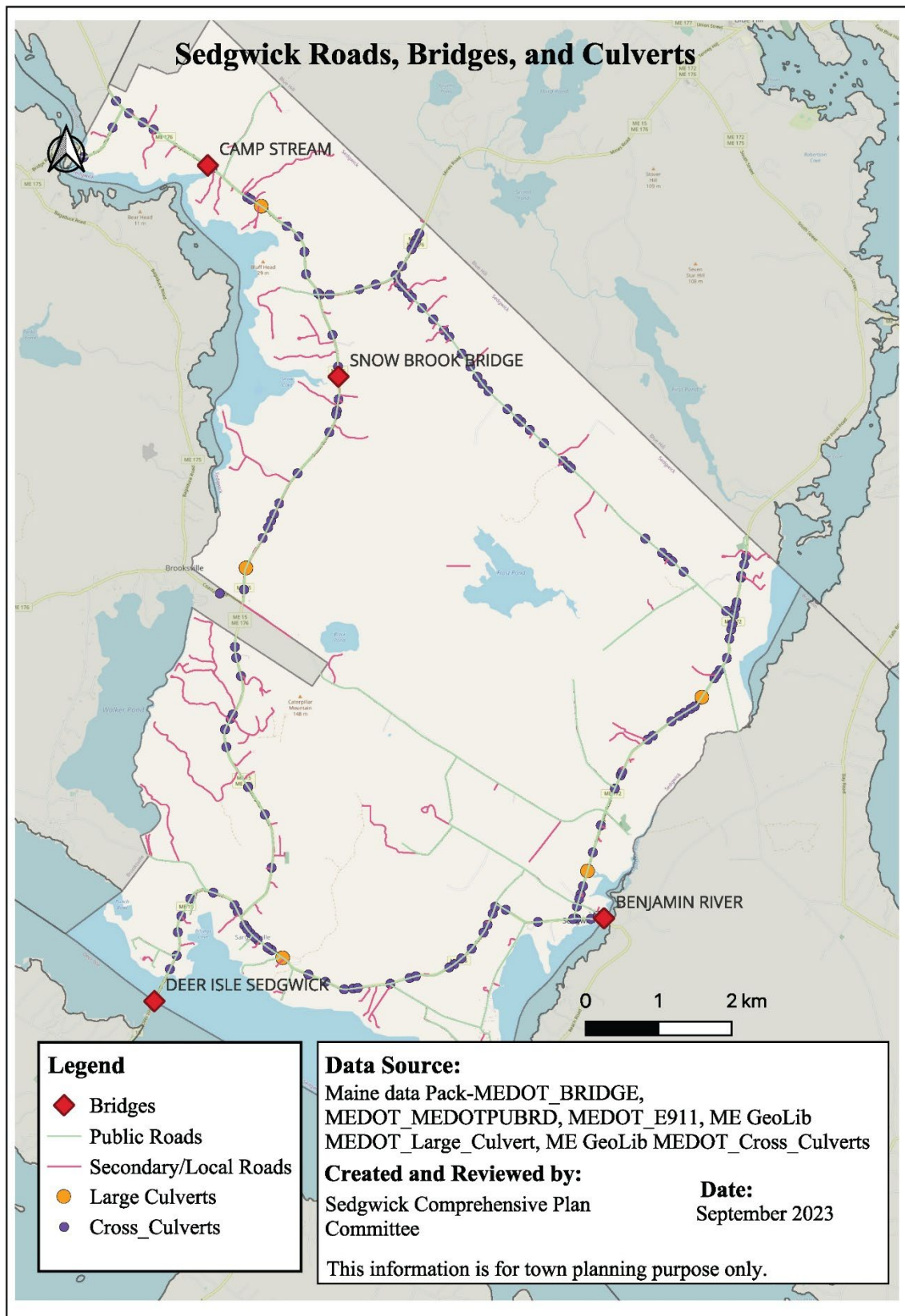
Collectors

Collector roads bring together traffic from local roads and connect smaller cities and towns. They are characterized by moderate speeds with the purpose of providing better access to adjacent land. Route 175 and Route 172 are classified as collector streets in Sedgwick.

Parking

Sedgwick does not have a significant issue with parking. There is sufficient space for parking needs in most, if not all, parts of town. Specific challenges can be approached on a case by case basis, though they are unusual.





Local Roads

Local roads are designed to access abutting land uses and to connect collector and arterial roads. They are not designed for longer distance through traffic and typically serve between 100 and 500 vehicles per day. Private roads are not classified, but often serve a similar function as local roads. Most roads in Sedgwick are local roads.

Road Maintenance and Work Plan

The federal function classification system helps establish maintenance responsibilities for MaineDOT and the Town. Generally, MaineDOT maintains arterials and collector roadways while the Town maintains local roads.

The MaineDOT three-year work plan² lists all of the road maintenance projects in Sedgwick occurring between 2023 and 2025 and their associated costs. All of the projects in Sedgwick are for large culvert replacement. The other regional projects that include Sedgwick are for highway safety and repaving.

MaineDOT Sedgwick Road Maintenance Projects

Year	Municipality	Scope	Name	Description	Total Project Cost
2023	Blue Hill, Sedgwick	Highway Paving Light Capital Paving	Route 172	Beginning 0.27 of a mile south of the Blue Hill town line and extending north 5.15 miles to Route 15	
2024/25	Brooksville, Penobscot, Sedgwick	Highway Safety and Spot Improvements Rural Highways Roadside Improvements	Route 176	Ledge removal at various locations. Beginning at Mines Road in Sedgwick and extending north 3.51 miles	\$67,000
2023	Deer Isle, Sedgwick	Inventory and Performance Measurement Maintenance and Operations Bridge Inspections	Route 15	Deer Isle Sedgwick Bridge (#3257) over Eggemoggin Reach. Located on the Deer Isle-Sedgwick town line	\$700,000
2023	Sedgwick	Highway Safety and Spot Improvements Rural Highways Large Culvert Replacement PE Only	Route 172	Large culvert (#47198) located 0.33 of a mile south of Hales Hill Road	\$60,000
2023	Sedgwick	Highway Safety and Spot Improvements Rural Highways Large Culvert Replacement	Route 176	Large culvert (#986663) located 0.01 of a mile southeast of Rocks Lane	\$630,000
2023	Sedgwick	Highway Safety and Spot Improvements Rural Highways Large Culvert Replacement PE Only	Route 15	Large culvert (#169683) located 0.14 of a mile southeast of Herrick Road	\$95,000



Bridges

There are 3 bridges in Sedgwick.³

Bridge Number	Bridge Name	Facility	Year Built	Material	Condition
464	Camp Stream	Graytown Road	1940	Concrete	Good (minor problems)
6506	Snow Brook Bridge	Snows Cove Road	2021	Concrete	Needs minor repairs
3257	Sedgwick-Deer Isle	Eggemoggin Reach	1939	Steel	Satisfactory/Good

Culverts

There are 5 large culverts and 145 cross culverts in Sedgwick⁴. Cross culverts are small culverts that run under state-owned roadways. MaineDOT defines a cross-culvert as a pipe or structure that has a span of less than 5 feet or multiple pipes or other structures with a combined opening of less than 20 square feet in area. All of the cross culverts are located along Minor and Major Collectors. Roughly 83% of cross culverts are in good condition and only about 5% are in poor condition.

Object ID	Material	Condition
1592	Corr. Metal Pipe	Critical
484	Dry Stone	Fair
488	Precast Concrete	Good
843	Dry Stone	Fair
1898	Arched Steel Pipe	Good

³ Source: MaineDOT and Town of Sedgwick

⁴ Source: MaineDOT



Road Design Standards

Sedgwick's Subdivision Ordinance contains design and performance standards for the construction of new streets. All streets in a subdivision need to provide safe vehicular travel while discouraging the movement of through traffic. The Ordinance requires different design standards for streets depending on the volume of traffic. Streets are required to meet the design standards referenced in the following table.

Type of Street	Minimum ROW Width	Minimum Travel Width	Minimum Width of Shoulders
Arterial	80'	44'	9'
Collector	60'	26'	9'
Minor Streets	60'	24'	8'

Dead-end road design can be hammerhead or cul-de-sac. Where applicable, the Board may require the reservation of a 20-foot wide easement for dead-end streets to provide for the continuation of pedestrian traffic or utilities.

Local road standards generally do not support bicycle and pedestrian traffic. There are no sidewalks in town. Sedgwick's Subdivision Ordinance does not have design and dimensional standards for sidewalks. Sidewalks are mandatory where the subdivision abuts onto a major street and need to be installed at the expense of the subdivider.

Road design standards support Sedgwick's desired land use pattern of primarily rural and residential development. Most of the traffic in Sedgwick is pass-through traffic on its way to and from Deer Isle. Roadways are not of sufficient size or quality to attract much commercial traffic or to support heavy industry in Town. Because commercial and industrial development are not priorities for the Town, roadway planning is primarily limited to residential concerns.

Street Connectivity

A well-designed and well-implemented street connectivity system provides multiple routes to and from destinations, limits the construction of developments with few entry and exit points, and encourages other modes of transportation like walking and biking (Street Connectivity Minimums - Sustainable Development Code, n.d.-b.). Sedgwick's Subdivision Ordinance limits the length of dead-end roads to 1,000 feet. Dead-end streets in Sedgwick generally do not connect within the larger street network.

Access Management

For improved safety and enhanced productivity along highways, MaineDOT provides a set of access management rules. According to the MaineDOT Access Management Handbook, access management balances safe access to a property with mobility and traffic flow. Anyone installing a driveway or entrance along a state road or highway must receive permitting from MaineDOT. All rural state highways and state aid roadways



outside urban compact areas are subject to MaineDOT driveway and entrance rules. While MaineDOT administers the access management program outside a municipality's urban compact area, the responsibility and authority for implementing land use and access management lies primarily within municipalities.

Sedgwick's Site Plan Ordinance requires that the proposed site layout have adequate location, number, and control of access points, and incorporates adequate site distance and turning lanes where justified by existing and projected traffic flow. Access management must be approved by MaineDOT or the Road Commissioner.

Traffic Volumes and Safety

Commuting Patterns

According to the 2021 U.S. Census ACS data, there were 712 Sedgwick residents who commuted to work. Of this number, 72% drove to work alone, 16% carpooled, 0% used public transit, 0% biked, 1% walked, and 9% worked from home. In 2010, 79% drove alone, 9% carpooled, 0% used public transit, 0% biked, 3.5% walked, and 4.3% worked from home⁵. The percentage of the labor force working from home has increased slightly due to the growth in remote work as a result of COVID-19.

Average Annual Daily Traffic Counts (AADT)

Average Annual Daily Traffic Counts (AADT) are collected by MaineDOT during certain times of year and are determined by placing an automatic traffic recorder at a specific location for 24 hours⁶. The 24-hour totals are adjusted for seasonal variations. AADT counts for selected road segments are provided for 2014 and 2017. AADT was not tracked in Sedgwick for 2015, 2016, 2018, and 2019. Traffic counts have remained relatively stable across the two years. SR 15 (Byards PT Rd), SR 15 (Caterpillar Hill Rd), SR 15 (Byard PT), SR 15/175 (Caterpillar Hill), and SR 15/176 are the greatest traffic generators in Sedgwick.

Commute Mode	2021	2010
Drove Alone	72.30%	79.30%
Carpooled	15.90%	8.80%
Public Transit	0%	0%
Walked	1.10%	3.50%
Other	0%	0%
Worked at Home	8.80%	4.30%
Mean Travel Time (minutes)	22.1	26.6

⁵ Source: U.S. Census ACS 5-year Estimates 2010, 2021

⁶ Source: MaineDOT Average Annual Daily Traffic Counts (AADT)



Roadway Congestion

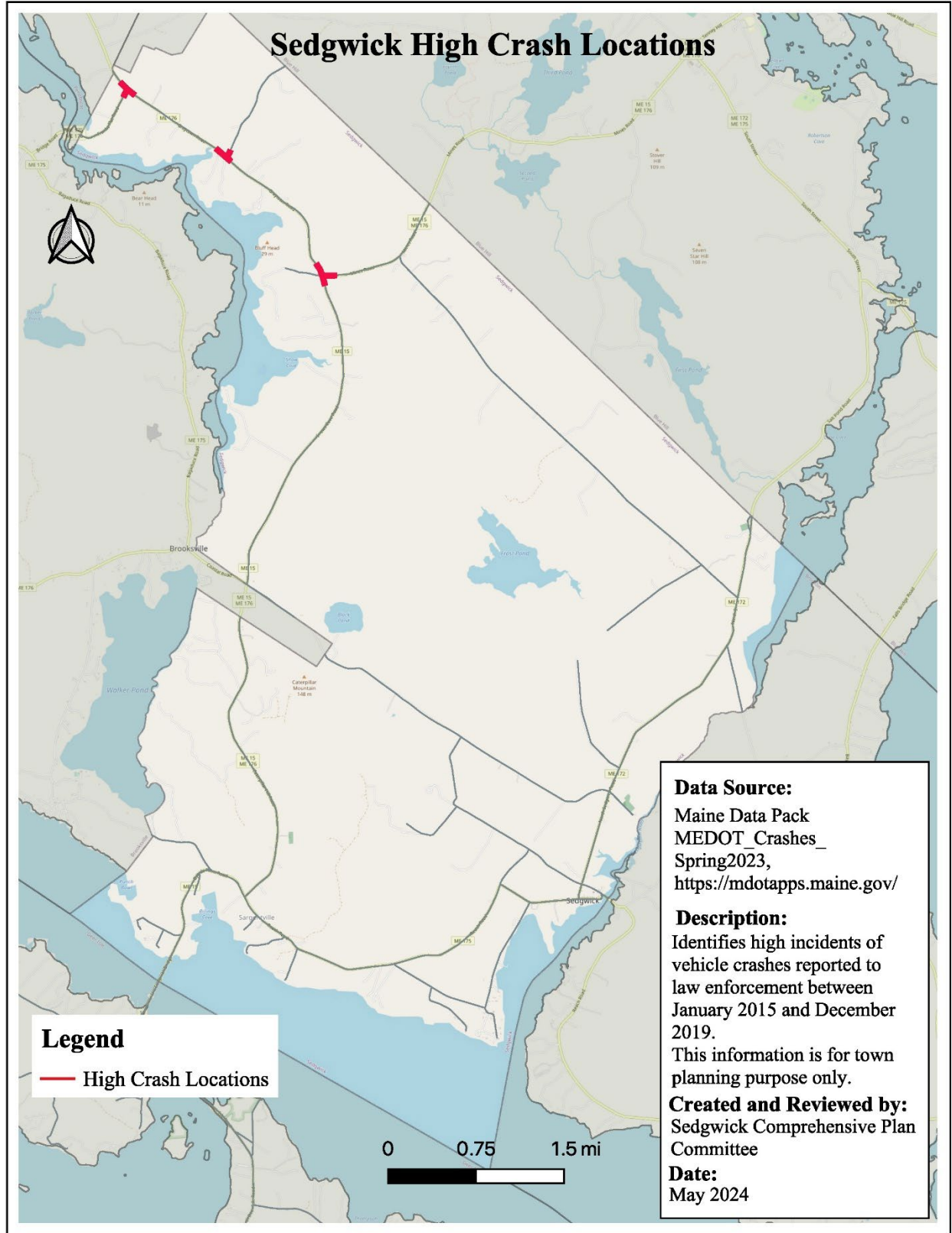
Location	AADT14	AADT17
IR 427 (Herrick) NW/O SR 15 (Byard PT)	280	
IR 430 (Sedgwick RDG SE/O SR 15/176	520	640
IR 438 (Christy Hill Rd) NW/O SR 172	210	200
IR 438 (High St) SE/O SR 172	240	250
IR 442 (Hales Hill Rd) SE/O SR 172	360	370
SR 15 (Byards PT Rd) NW/O SR 15/175	3,300	
SR 15 (Caterpillar Hill Rd) N/O SR 175	3,030	3,550
SR 15 (Byard PT) NE/O IR 1074	3,060	3,350
SR 15/175 (Caterpillar Hill) NE/O SR 175	3,210	
SR 15/176 (Mines W/O IR430)		3,930
SR 172 (N Sedgwick Rd)	560	640
SR 172 (N Sedgwick) N/O IR 438 (High St)	790	850
SR 172 SW/O IR 442 (Hales Hill Rd)	890	1,010
SR 175 (Byards PT Rd) SE/O SR 15/175	1,110	
SR 175 Graytown Rd) NW/O SR 175/176	1,330	
SR 175 (Main St) E/O SR 172 (N Sedgwick)	580	580
SR 175 (Maine St) W/O SR 172 (N Sedgwick)	960	1,000
SR 176 (Graytown Rd) SE/O SR 175/176	1,360	1,390

MaineDOT uses a Customer Service Level (CSL) to track highway safety, condition, and serviceability. These CSLs are graded on a scale from A-F. Congestion is one measure of serviceability, which uses the ratio of peak traffic flows to highway capacity to calculate an A-F score for travel delays. All of the state roads in Sedgwick have a CSL rating of B or higher, indicating traffic congestion is not an issue.

High Crash Locations

MaineDOT has a system for rating crashes based on a ratio between actual crash rates and critical crash rates. A High Crash Location (HCL) is defined as a location that has eight or more traffic crashes and a Critical Rate Factor (CRF) greater than 1.00 in a three-year period. There were three HCLs in Sedgwick in 2023.





Rail Network

Freight service for area business is available in Bucksport.

Airports

Sedgwick does not host a major airport or airport terminal. The closest airports to Sedgwick are the Hancock County - Bar Harbor Airport and the Bangor International Airport. The Stonington Municipal Airport is a public airport located approximately 17 miles from Sedgwick. The Stonington Airport is sustained primarily through donations from visitors and volunteer labor from resident pilots and others who have ties to the airport.

Public Transportation

Sedgwick is served by the Downeast Transportation bus (Downeast Transportation Inc.), which is Hancock County's transit provider. The bus has one stop in Sedgwick at the Benjamin River Apartments. Downeast Transportation provides service:

- between Bar Harbor and Ellsworth
- five day a week bus service between Bar Harbor and Bangor
- commuter service to the Jackson Laboratory,
- midday shuttles to Bucksport, Bar Harbor, and Ellsworth

Downeast Transportation also operates the seasonal Island Explorer serving Acadia National Park, Mount Desert Island towns, and Schoodic Peninsula. Downeast Transportation Inc. (DTI) currently has 43 buses that include a combination of a 30-foot propane and 40-foot coaches and six cutaways. DTI has 20 replacement buses and two new buses that began operation in 2018. DTI is currently exploring transitioning its fossil fuel bus fleet to hybrid and battery electric vehicles. One of the primary motivators behind this transition is to achieve emissions reductions. It is estimated that the new fleet would reduce transportation emissions by 86%.⁷

Some of the major challenges for the DTI bus service include finding enough drivers, especially when the system is expanded to serve Acadia's growing needs, how to best provide transit needs to Acadia, the addition of commuter coaches for the Jackson lab commuter population, and the struggle to provide adequate workforce and affordable housing for DTI drivers.

Ferry Service

There are no ferries in Sedgwick. There are several nearby ferries in the Downeast region that transport people between the islands.

Off-Street Parking

Off-street parking is required for all new developments in town. Sedgwick's Site Plan Review Ordinance has minimum off-street parking requirements depending on the use and type of development.

⁷ Bus Electrification Transition Plan for Downeast Transportation Inc, 2023



Two off-street parking spaces are required per dwelling unit; 5 parking spaces for each room plus 1 space for each 4 employees is required for schools; 1 parking space for every 3 beds plus 1 for each employee is required for health institutions; 1 parking space for every 4 seats is required for restaurants; and 1 parking space for every 200 square feet of retail area is required for retail stores.

Public Parking

There are no public parking facilities in Sedgwick. Existing and future businesses are expected to provide adequate parking for customers.

Bicycle and Pedestrian Network

Sedgwick does not have any bicycle and pedestrian infrastructure, such as sidewalks, sharrows, and protected bike paths. As a small rural community, the street network is characterized predominantly by narrow roads with small shoulders. Route 15/175 and Route 172, the main collectors that run through Sedgwick, do not have adequate shoulders for bicycling.

Planning Initiatives

Sedgwick does not have any town level transportation initiatives. DTI participated in MaineDOT's Strategic Plan 2025 process and participated in Acadia National Park's two-year Transportation Planning process.

Regional Planning

MaineDOT is responsible for setting transportation goals for the State. To do so, they work with all the State's transportation organizations and local governments as well as other interested parties. MaineDOT's planning process includes a Long-Range Multimodal Transportation Plan, an annual Work Plan, and a Statewide Transportation Improvement Program. Sedgwick actively participates in the development of statewide planning documents as well as the local implementation of those plans.

Transportation Challenges

Sedgwick has no major individual traffic generators. In part for that reason, there are limited options for transportation alternatives to vehicles. Public transportation is limited to one bus stop. The town does not have sidewalks or bicycle infrastructure. Multiple users on the roads that circle the town can run into conflicts that are best resolved by courteous and responsible operation.

Water Resources

Introduction

Sedgwick's waterways, including lakes, ponds, streams, and the Bagaduce River, are vital for recreation, aesthetics, and household use. Groundwater from bedrock wells is essential, though challenges like drought and contamination exist. Public water systems ensure safe drinking water, but threats like nitrate pollution require vigilance.



Collaborative efforts with organizations like the Bagaduce Watershed Association and the Hancock County Soil & Water Conservation District are crucial for monitoring, conservation, and community engagement. Protecting these resources is vital for Sedgwick's future well-being.

Surface Water

Surface water resources include lakes, ponds, streams and rivers. These resources provide recreational, aesthetic, and ecological services to towns. For some, the lakes and ponds also serve as household water supplies. Sedgwick is located along the Bagaduce River. There are two major ponds that are entirely or partially located within Sedgwick. These include Frost Pond, which is roughly 154 acres, and Black Pond, which is roughly 41 acres, and six other smaller ponds ranging in size from 1-2 acres. In addition, the east shore of Walker Pond is located in Sedgwick. In addition to the Bagaduce and Benjamin tidal areas, there are several major streams located in Sedgwick. Those include Thurston Brook, which drains into meadow brook and then towards Salt Pond, Deep Bridge Brook and Black Brook. Connected with Frost Pond is the Snow Brook Complex which empties into Snow Cove on the Bagaduce River. Camp Stream also empties into the Bagaduce River. For more information about surface water resources in Sedgwick, see the Natural Resources chapter.

Groundwater Resources

The majority of Sedgwick residents depend on individual wells for their water supply. Most wells are drilled in bedrock. While bedrock fractures may yield high volumes of water, overall bedrock yields vary. There are four 10-50 GPM aquifers in Sedgwick. Two of them are located around Black Pond; one is located near Caterpillar Hill and the other is located on the far western property boundary.

Aquifers

Groundwater occurring in sufficient quantities to supply a well is called an aquifer. The state has mapped “high yield aquifers” that are significant because of the amount of water they contain and the amount of water that can be extracted. Sedgwick draws water from the Sargentville aquifers. Despite all Sedgwick's surface waters, drought has been an issue affecting local wells the past few years. Sedgwick was identified recently as having some of the area's highest ppm arsenic in well water.

Well Assessment Data

Maine's groundwater assessments evaluate the contamination risk to each public water supply well. The categories of risk below are based on the type of contaminants in the water supply. Acute contaminants are contaminants that cause consumer illness immediately after consumption and chronic contaminants are those that can pose a health risk if consumed. High risk wells are those with significant chronic potential source of pathogens (PCS) and detection of regulated/unregulated chronic contaminants. Low risk wells are those with fewer significant chronic PCS and no detection of regulated/unregulated chronic contaminants.



Sedgwick Well Assessment Data⁸

Well Type	Well ID #	Septic Systems within 300 feet	Overburden Thickness	Existing Risk of Contamination	Future Risk of Contamination
Bedrock	ME0090145	No	Unknown	Low risk	High risk
Bedrock	ME0094407	Yes	260 feet	Moderate risk	High risk
Bedrock	ME0094407	Yes	310 feet	Moderate risk	High risk

Public Drinking Water

Under State rules pursuant to the federal Safe Drinking Water Act, public water suppliers in Maine must periodically test their water for a long list of chemical and biological contaminants. Maine's Water Quality Classification System requires that all of the State's groundwater be Class GW-A in order to be used for public water supplies. Water quality standards used to assess whether groundwater meets federal safe drinking water standards are those of the federal Safe Drinking Water Act.

The Maine Drinking Water Program (DWP) completes an assessment of every public water supply source. The responsibility for protecting water supply sources from contamination falls largely to public water supplies. The protection of public water supplies requires a partnership between water suppliers, state and federal regulations, local land owners, and municipalities.

Public Water Supply Data

Public water suppliers are defined as serving 25 or more people and/or having 15 or more service connections. These systems may be as large as a system serving a neighborhood or downtown area, or a small one serving just a few businesses. These systems are subject to various state regulations and reporting requirements. According to data from the Maine Drinking Water Program, there are 4 public systems in Sedgwick. They are summarized in the table below.

Two of the public water systems in Sedgwick are transient non-community (NC) systems, which provide water in places where people do not remain for long periods of time. Benjamin River Apartments is the only community public water system. MSU 76 is the only non-transient non-community system, which are systems needed to supply water to at least 25 people at least 6 months per year.

⁸ Source: Maine DEP and DPW Drinking Water Data, Spring 2023



Sedgwick Public Water Supply (PWS) Data⁹

PSWID	PWS Name	PWS Type	Comments	Source ID#
ME0090145	Benjamin River Apartments	C		90145101
ME0092634	The Maine Lobster Lady	NC	No SWA*	92634101
ME0092842	Strong Brewing and Kitchen	NC	No SWA*	P: Pending Public Water System; information not available yet
ME0094407	MSU 76 Sedgwick Elementary School	NTNC		94407101, 94407102

Threats to Water Quality

Groundwater

Because sand and gravel aquifers are porous and transmit water rapidly, they are also susceptible to pollution. Existing or potential sources of aquifer pollution can include septic tank effluent, landfill effluent, leakage from ruptured and/or abandoned above ground or underground storage tanks, controlled or uncontrolled hazardous materials used or stored at industrial sites, floor drains in garages or other work areas, road salt, sand salt, storage piles, fertilizers and pesticides.

One of the federal Safe Drinking Water Standards relates to the permissible concentration of nitrates in groundwater. Nitrates are a significant health hazard because they inhibit the ability of human blood to transport oxygen throughout the body. Nitrates are normally present in very low concentrations in groundwater. They are also present in human waste and when higher nitrate concentrations become distributed into groundwater through underground plumes of septic system effluent. Because nitrates are also present in fertilizers, including manure and synthetic fertilizers, agriculture is another significant source.

There is a groundwater contamination issue on Future Ridge Road in Sedgwick. Groundwater and surface water supplies and their recharge areas are protected by State Regulations in Sedgwick.

⁹ Source: Maine DPW, 2023

PWS Key: C=Community, NC=Non-Community, NTNC=Non-Transient, Non Community

**Indicates the Drinking Water Program has no record of a Source Water Assessment for this source identification number.*



In Sedgwick, agriculture and residential development are the most abundant sources of potentially excessive nitrate concentrations. Nitrates in groundwater from residential development can be problematic due to two causes; First, older developments and densely developed areas may contain a high proportion of homes with inadequately designed septic systems, cesspools, or other poorly designed and maintained systems. These systems may be located too close to adjacent wells.

Second, the septic systems may meet the Maine State Plumbing Code standards, but may also be located on such marginal soils that are still too densely located to prevent excessive nitrate levels. The Maine State Plumbing Code is designed to protect against bacterial and viral health standards, however its standards do not address nitrate levels.

Point Source and Nonpoint Source Water Pollution

Point source pollutants can be traced to one location such as a factory or treatment plant. Non-point source pollution cannot be traced to a single or centralized source. This type of pollution comes from generalized local nutrients from failed septic systems and contaminated stormwater runoff from parking lots, roads, lawns and road salt. Erosion and sedimentation along roads or from construction activities is also a non-point source of pollution. Generally, as a watershed becomes more developed with impervious areas, the greater the possibility for degraded water quality from non-point source pollution. Excessive runoff from roads, lawns and other development can have significant negative impacts on water quality.

There are no known point sources of pollution of the water sources in Sedgwick. The community has taken steps to eliminate non-point sources of pollution, such as septic. Furthermore, public works crews and contractors use best management practices to protect water resources

Monitoring and Protection

Groundwater

Sedgwick follows the State and Federal regulations to protect groundwater resources. The Town's Site Plan Review Ordinance requires any new development to locate and map any aquifers and aquifer recharge areas within the project site. New development must ensure that water supply is adequate and will not adversely impact water quality, aquifers, adjacent wells or other water sources. Other town-wide/regional water quality monitoring efforts include Walker Pond and the DM, which is monitoring salt water.

Public Drinking Water

The "public water supply source water protection area" is defined as the "area that contributes recharge water to a surface water intake or public water supply well." Operators of these systems, per state law, must be notified of land use decisions that could affect the source water protection area. This allows the operators to participate in the municipal decision-making process and helps reduce the risk of contamination to public water supplies.



Surface Water

Water quality is consistently monitored in Sedgwick by regional watershed associations. Local, state and federal regulations also help to maintain water quality in Sedgwick. Additionally, the town has a public boat launch on the east side of Walker's Pond, a fresh-water body on the west-side of town. Lastly, the town does not have a public beach or a privately-owned boat yard/yacht club¹⁰

Bagaduce Watershed Association

The Bagaduce Watershed Association (BWA) actively monitors water quality in the region. Past monitoring by BWA has indicated that some of the freshwater streams, such as Camp Stream, Mill Brook, Mill Stream, and Smelt Brook experience warmer summer temperatures and low dissolved oxygen levels that may be concerning. Due to the rural nature of these watersheds, these problems are likely due to natural causes. During the 2013 field season, volunteers monitored the Bagaduce River at four estuary sites and two freshwater streams. Overall, past monitoring efforts from ten years ago, found that there are numerous sources of pollution that could have an impact on the watershed in the future. Those include non-point source pollution, ponds and impoundments, natural effects of wetlands, invasive green crabs, and warming ocean temperatures (Bagaduce River & Tributaries "Bagaduce Watershed Association," 2013).

Hancock County Soil & Water Conservation District

Hancock County Soil & Water Conservation District provides local conservation leadership in Hancock County. The district helps conserve clean water and soils by working alongside landowners to implement best conservation practices. District programs focus on polluted runoff, habitat restoration, citizen science and education.

Recreation

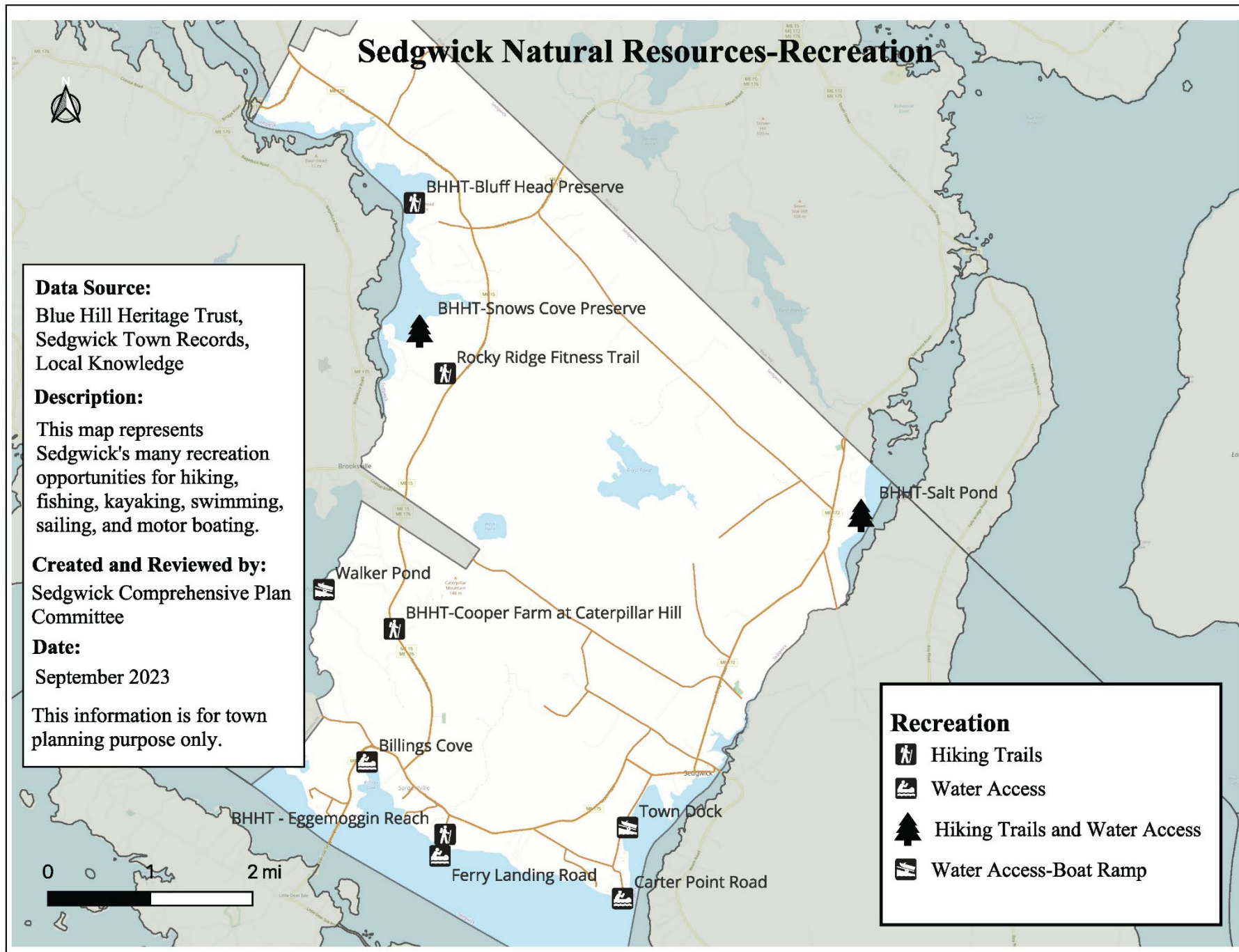
Introduction

Despite being a small and rural coastal town, Sedgwick offers its residents good access to several recreational opportunities. This includes hiking, boating and swimming in both freshwater and marine environments, and winter activities including cross-country skiing and snowshoeing. This capacity will be sufficient for residents over the next ten years. However, there are limited opportunities for indoor recreational activities, particularly for adults.

¹⁰

<https://maine.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=26105f9ffcdb42a4a6a72ca1e8dbb8e1>





Facilities Assessment

Sedgwick is a small, rural community and does not have a formal Recreation Department; therefore, the town has limited recreation programming and facilities outside of the town school. The expanded use of the opportunities that Sedgwick does have, such as biking and walking along roads, is limited by safety concerns raised by speeding in populated areas like Sedgwick Village, Sargentville, and Graytown.

The only public school in Sedgwick (K-8) has an enrollment of fewer than 80 students, but provides access to its outdoor recreational facilities when it is not in session. This allows residents to use the playground, four-square courts, and playing fields that are suitable for soccer, baseball, *etc.* The rural active-living assessment file rates the playground as fair/poor and the fields as good/excellent.

The school does provide its students with opportunities to participate in sports; this includes soccer and basketball. The school will occasionally open its gym at nights to all community members for recreational opportunities. Otherwise, there are no other town-sponsored recreational programs for adults.

The school has been, and could be used for indoor recreation, yoga, tai chi, *etc.* year-round. It would take some scheduling on the school's part but a lot of times the gym is vacant at night, especially after basketball season.

Nichols Day Camp is located on the south side of Walker Pond, and runs summer programs for community youth between the ages of 5-14. Thus, this private camp also provides recreational programs and outdoor opportunities. A bus transports youth to and from this camp; it departs the local school at 8:20am and arrives back at 3:40pm.

Sedgwick does not have a public skatepark, an ice skating rink, a roller skating rink, a gym or YMCA, and a tennis/pickleball courts. Many of these facilities are located in nearby Blue Hill (*e.g.* a YMCA and a private tennis club) or further away in Ellsworth. Recently, all 6th graders in Hancock county were provided free access to Down East YMCA; this effort should be applauded, and attempts to expand this offer to those with limited income will likely improve access to recreational programming in Sedgwick. However, lack of public transport limits access to the nearby YMCA.

The area's only private recreational facility - PATH Sports Conditioning Clinics - opened in 2017. This small facility charges a fee for the use of an outdoor basketball court and a small fitness studio that contains a treadmill, a rower, an airbike, free weights, *etc.* It also organizes local community members who wish to participate in Maine Senior Games (age >50).

Open Space and Conservation Land

Sedgwick is served by the Blue Hill Heritage Trust, which protects conservation and recreation properties within the Blue Hill region. The well-established and recognized trust owns and protects three parcels of land in Sedgwick. Those include Cooper Farm on Caterpillar Hill, Snow's Cove Preserve, and Bluff Head Preserve.



Cooper Farm on Caterpillar Hill in Sedgwick is the largest parcel of protected land in Sedgwick and contains 134 acres of sloping fields and forests. There are four trails, with a total length of 2 miles that are suitable for hiking and cross-country skiing. Trails in the upper half of the property wind through blueberry fields, while in the lower half trails run through a mixed mossy forest. Parking can be found off Cooper Farm Rd.

Snow's Cove Preserve is approximately 109 acres and was acquired in 2007 and 2017. The protected land has two trails that total 1.75 miles, and will bring outdoor enthusiasts to the edge of the Bagaduce River. A parking lot on Route 15 provides access to this preserve.

Bluff Head Preserve was also recently acquired (2013), and can be accessed via Rope Ferry Rd. This area contains two trails totaling a distance of one mile, and will also reward hikers with close proximity to the Bagaduce River.

Trails

There are several short trails within Sedgwick all located within the three conservation parcels owned by Blue Hill Heritage Trust. Snow's Cove Preserve contains 2 trails totalling 1.75 miles with varying topography. The Fern Rock loop takes visitors through mixed forests and the 0.25 mile Shore Trail brings visitors to the Bagaduce River where horseshoe crabs are often found. The Bluff Head Trail is a 1 mile trail with varying topography leading up to the bluff and incredible panoramic views of the Bagaduce River.

The Rocky Ridge Fitness Trail is adjacent to the school, and winds 0.8 miles through the woods. The trail is wide and composed of gravel and dirt. The trail is non-strenuous and accessible to young children, strollers, and people with limited mobility. The trail also contains eleven fitness stations, with equipment and instructions at each station. These stations include opportunities for push-ups, sit-ups and body curls, a horizontal loop ladder, and more. This trail is appropriately integrated into the school's science curriculum, as it is used on teacher-led classroom activities (e.g. bird monitoring and forest days). This trail is a nice resource for students, especially given that the school is on Route 15 and fewer than 1% of the student body lives less than a mile from school, which limits the ability to walk to school.

Cooper Farm at Caterpillar Hill contains several short trails that include the Outer Loop, the Upper Loop, the Middle Loop, Lower Loop, and Peter Clapp Trail. The Outer Loop is a 1.5 mile trail that takes visitors on the outermost loop of the trail network through blueberry fields. The Upper Loop is 0.5 miles, the Middle Loop is 0.7 miles, the Lower Loop is 0.25 miles, and the Peter Clapp Trail is 0.25 miles and is wheelchair accessible.

The recreation trails in the community are adequately maintained by the Blue Hill Heritage Trust and the school. There are no use conflicts on these trails and public access is not being restricted to existing public or private trails.



Adequacy of Resources

One challenge facing Sedgwick is providing adequate recreational programs for youth in a time when the number of school-age children is decreasing, similar to many rural school districts in Maine. There is also likely to be a greater need for adult programming, particularly senior citizens. Biking and walking along the roads is limited by the speeds people drive in populated areas like Sedgwick Village, Sargentville, Graytown, etc.

Water Body Access

Sedgwick maintains two public boat ramps that provides residents with good recreational opportunities; this includes fishing, sailing or boating, canoeing, swimming, etc. The public town dock and adjacent boat launch is located on the Benjamin River *via* Carter Point Road; this area provides access to the estuary and broader Penobscot Bay. Additionally, there is a public boat launch on the east side of Walker's Pond, a fresh-water body on the west-side of town.

Agriculture & Forestry

Introduction

Sedgwick's farm and forest resources are vital for its ecological health and rural character. Despite economic shifts, family-run farms and extensive forested areas remain integral to the town's identity. However, challenges like development pressure and climate variability threaten these resources. Conservation efforts, tax programs, and local initiatives aim to preserve and manage these lands effectively. In this chapter, we explore the significance of Sedgwick's agricultural and forestry assets and the community's efforts to sustain them amidst evolving challenges. In this chapter, we delve into the intricacies of Sedgwick's farm and forest resources, exploring their ecological significance, management practices, and the community's efforts to sustain them amidst evolving challenges.

Farm and Forest Resources

Farm and forest lands are valuable natural resources. Farmland plays an important role in releasing oxygen and slowing runoff and erosion. Forest lands stabilize soil, filter stormwater, and act as aquifer and stream recharge areas. Farm and forest land also provide important wildlife habitat. According to the National Agricultural Statistics Service of the USDA census, Maine has lost a significant amount of farmland between 2012 and 2017. This decline in agriculture is primarily due to increased development pressure, the high cost to maintain farmland, and unpredictable seasonal changes, which impact crop irrigation¹¹.

Though agriculture is not as central to Sedgwick's economy and way of life as it was in the early 1900s, the town still has a few smaller scale family run farms and farm stands enrolled in the Farmland Tax program and even more properties enrolled in the Tree

¹¹ "Building on the Strengths of Land and Sea: Policy Opportunities for Strengthening the Food Systems in Cumberland County, Maine", 2017.



Growth tax program. Most of Sedgwick's land area is forested, though Sedgwick does not have town or public woodlands that would benefit from forest management.

As shown in the following tables, agriculture and forestry are still important activities in Sedgwick and have remained relatively stable over the last ten years. The rural identity of Sedgwick depends in part on the continued maintenance of the town's agricultural lands, forested lands, open space, scenic views, and natural resources.

Prime Farmland

According to the Maine Department of Agriculture, Conservation, and Forestry (MDACF), farmland of statewide importance consists of areas near prime farmland that economically produce high yields of crops when treated and managed according to acceptable farming methods. Prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for cropland, pastureland, rangeland, and forest land.¹²

Areas for prime farmland and farmland of statewide importance in Sedgwick are located along the perimeter of the town near lakes, rivers, and pond¹³. Areas for farmland are typically located near water resources for adequate irrigation. For the right price there are large tracts of agricultural or industrial forest land that have been or may be sold for development in the foreseeable future. The proximity of new homes or other incompatible uses have not affected the normal farming and logging operations of Sedgwick.

Conserved Lands

According to data from the Maine Office of GIS, there are approximately 875 total acres of conserved land in Sedgwick. Conserved land includes open space, natural resources, and preserves that are currently managed through legal or other effective means. All conservation land in Sedgwick is privately owned. Most parcels (approximately 78% of conserved land area) are held under conservation easement by Blue Hill Heritage Trust. The other two parcels are owned by Maine Coast Heritage Trust and Maine Farmland Trust. Blue Hill Heritage Trust has protected a total of 11,950 acres of land. This includes 8,186 acres of fee lands, 3,761 acres of conservation easements, 1,860 acres of farmland, 10 acres of deed restrictions and 298 assist acres. Cooper Farm at Caterpillar Hill is the largest parcel of conserved land in Sedgwick (approximately 137 acres), owned and managed by Blue Hill Heritage Trust.

¹² "Determining Prime Farmland Soils and Soils of Statewide Importance for Siting Solar Projects in Maine", 2020.

¹³ USDA, MEGIS, Maine DACF, 2022.



Timber Harvesting

The table below shows timber harvesting statistics for Sedgwick from 1990 to 2020. The type of timber harvest is separated out into selection harvests, shelterwood harvests, and clearcut harvests. About a quarter of Sedgwick's land is managed for timber products. Timber harvesting has generally fluctuated over the years, with an average of 788 acres/year harvested. The timber harvest peaked at 3,020 acres between 2015 and 2020.

From 1990 to 2020, the most popular method of timber harvesting was selection harvesting, which is a method of harvesting where individual trees or small groups of trees are removed to regenerate new seedlings and maintain an uneven aged forest. Shelterwood harvesting entails harvesting all mature trees in two or more cuts within a 10-to-20-year period. Clearcut harvesting is the least popular method of timber harvesting in Sedgwick. Clear cutting involves the removal of most of the trees in a forest. Clearcuts are typically used for immediate commercial purposes and for regeneration of future forests. Sedgwick would benefit from additional clear-cutting and shelterwood harvesting as relying predominantly on one timber harvesting technique can limit the age classes of the forest landscape and potentially limit wildlife habitat¹⁴.

Year	Selection Harvest, acres	Shelterwood Harvest, acres	Change of Land Use, acres	Clearcut Harvest, acres	Total Harvest, acres	# of Reports
1990-1994	144	26	0	2	172	11
1995-1999	410	22	2	4	438	23
2000-2004	354	13	74		441	37
2005-2009	420	15	10	10	455	40
2010-2014	182	22	0		204	19
2015-2020	2,688	319	3	10	3,020	44
Total	4,198	417	89	26	4,730	174
Average	700	70	15	7	788	29

¹⁴ Glossary of Forestry Terms: What Will My Woods Look Like?: Projects: Maine Forest Service: Maine ACF, n.d.



Tax Program Enrollment

Maine incentivizes the active management and utilization of working lands through the Current Use Taxation Program. By enrolling eligible parcels in this program, landowners can receive favorable property tax assessment reductions and municipalities can encourage the active use of natural and working lands. In Maine the three different tax enrollment programs are: Farmland, Open Space, and Tree Growth.

Under the Farmland Use program, a property owner is required to have at least 5 contiguous acres in their tract of land and the tract must contribute at least \$2,000 gross income from farming activities each year. Under the Open Space Use program, the tract of land must be preserved or restricted in use to provide a public benefit. The Tree Growth Use program provides a benefit to owners of at least 10 acres of forested land used for commercial harvesting.

In 2021 Sedgwick had 716 acres enrolled in Farmland, 570 acres enrolled in Open Space, and 2,472 acres enrolled in Tree Growth. Since 2009, the number of parcels and acres enrolled in Farmland has generally increased. The number of parcels and acres enrolled in Open Space and Tree Growth generally has remained around the same over the last ten years.

	Farmland		Open Space		Tree Growth	
Year	Number of Parcels	Acres	Number of Parcels	Acres	Number of Parcels	Acres
2009	11	124	15	432	38	2,783
2010	11	124	16	491	38	2,783
2011	13	199	14	500	45	3,136
2012	13	128	16	491	47	3,133
2013	28	128	16	491	44	2,936
2014	27	556	13	498	43	2,978
2015	30	693	14	498	42	2,605
2016	28	58	13	469	43	2,959
2017	28	693	16	498	45	2,556
2018	30	717	16	498	45	2,735
2019	32	716	25	568	45	2,696
2020	32	716	26	570	45	2,833
2021	32	716	17	570	42	2,472



Local Regulations and Land Trusts

In 2011 Sedgwick became the first town in the U.S. to pass a Food Sovereignty Ordinance. This means that the town has the right to produce and sell food without the oversight of state or federal regulation. Local food producers may sell food to consumers without licensing. Patrons purchasing food for home consumption may enter into a private agreement with those producers or processors of local food to waive any liability for the consumption of that food. Producers or processors of local food are exempt from licensing and inspection requirements as long as those agreements are in effect.

Blue Hill Heritage Trust (BHHT) is a regional land trust that protects farm and forest land in Sedgwick and in surrounding towns including Blue Hill, Brooklin, Brooksville, Castine, Penobscot, and Surry. Caterpillar Hill and Meadowbrook Farm are currently held under conservation easement by BHHT.

Local Farms and Community Forests

Sedgwick has a few small local farms and farm stands. Those include the Red Door Farm, Cooper Farm, Roaring Lion Farm, Spring Tide Farmstead and Dan's Flower Farm.

Red Door Farm

Red Door Farm is a 22 acre regenerative farm located at 33 Christy Hill Road.

Cooper Farm at Caterpillar Hill

Cooper Farm is a 134 acre property that lies on the sloping fields on Caterpillar Hill. Trails in the upper half of the property include blueberry fields and trails in the lower half run through mixed mossy forest. In 2001 Blue Hill Heritage Trust (BHHT) purchased this important scenic and cultural landmark with support of the former landowners, Island Heritage Trust, Maine Coast Heritage Trust and many community members.

Roaring Lion Farm and Market

Roaring Lion Farm is a 95 acre farm located at 144 Snow's Cove Road. The farm raises Meishan pigs, beef cattle, Katahdin sheep and poultry all on pasture and fed organically. The farm includes a market as well that sells meat, produce, and eggs.

Spring Tide Farmstead

Spring Tide Farmstead is located at 70 Sis Porter Road on the edge of the Bagaduce River. They provide hand-raised pork, poultry and lamb to the community. They focus on the Gloucestershire Old Spot pigs selling a variety of selections and meat boxes at local stores, farmers markets, and FarmDrop.



Dan's Flower Farm

Dan's Flower Farm is located at 8 Flower Farm Lane and is open from late May to mid October. The farm grows flowers and a broad mix of shrubs, grasses, perennials, biennials, and annuals.

Farmers Markets

Sedgwick does not have any farmers markets. The closest farmers markets to Sedgwick are the Brooklin Farmers Market in Brooklin and the Deer Isle/Stonington Winter Market located in Deer Isle.

Community Gardens

Sedgwick Elementary School has a community native flower and vegetable garden that supplements fresh fruit and vegetable offerings for the lunch program. Healthy Peninsula is an organization that supplies fresh produce to those in need in the community through the summertime Magic Food Bus program, which contributes fresh produce gleaned efforts for area food pantries and soup kitchens.

The Town recently engaged a landscape designer to craft a memorial garden at the Town Office. This new addition will feature predominantly native species and prioritize pollinator friendliness. While the existing garden, established around 2014 by local residents, continues to thrive under community care and funding, the memorial garden will stand as a distinct addition, separate from the one currently tended by citizens.

Community Supported Agriculture

Community Supported Agriculture (CSA) is a farming model built on fairness and transparency for both the farmer and the consumer. At CSA, a consumer purchases a share of farm up-front which provides financial security to the farmer for the season. In return, the consumer receives a regular box of fresh produce. Sedgwick does not have a CSA. The closest CSA to Sedgwick is the Bar Harbor Farm in Bar Harbor.

Relationship to Other Land Uses

Given the largely rural and low-density development patterns in Sedgwick, there have been few instances of conflicts between agricultural and lumber production uses and other land uses. Similarly, the relatively active use of this land and the slow pace of development in the town has meant that there are fewer threats to these uses than in other places in the state.



Fiscal Capacity

Introduction

Sedgwick is a small community, with an annual budget of under a million dollars, with an additional \$2.5 million in school expenses. Many of the fiscal controls and systems that might be necessary in a larger municipality are in place, but sometimes in a less formal way. For example, given limited capital expenditures, the town does not regularly borrow funds for improvements, though when it does it is able to access capital markets effectively. Similarly, the community's budget is relatively straightforward and understandable to many residents, resulting in a clean and transparent public process for annual budgeting.

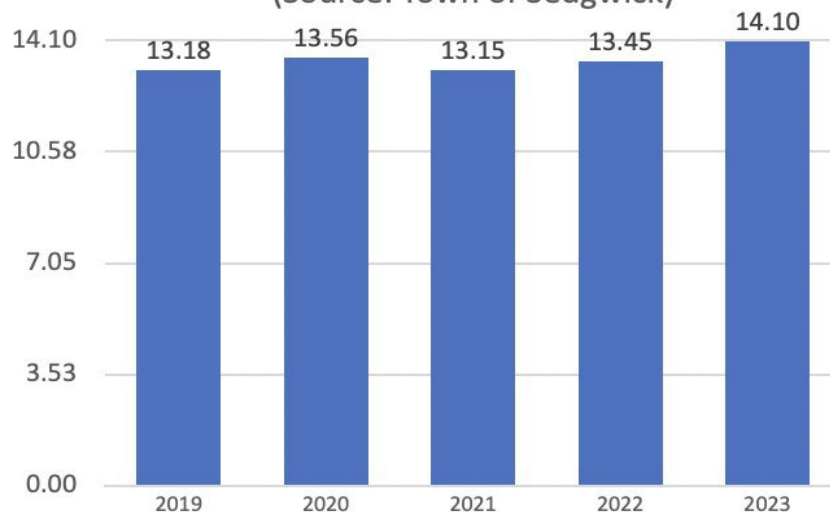
Overall Valuation and Tax Rate

The town's most recent available state valuation shows a 100% certified ratio, resulting from a close match between town assessments and state methodologies. The state adjusted tax rate for 2020 was 12.48 mills, slightly below the town's posted mill rate of 13.56 in 2020. This state valuation has been fairly constant over time, as shown below.

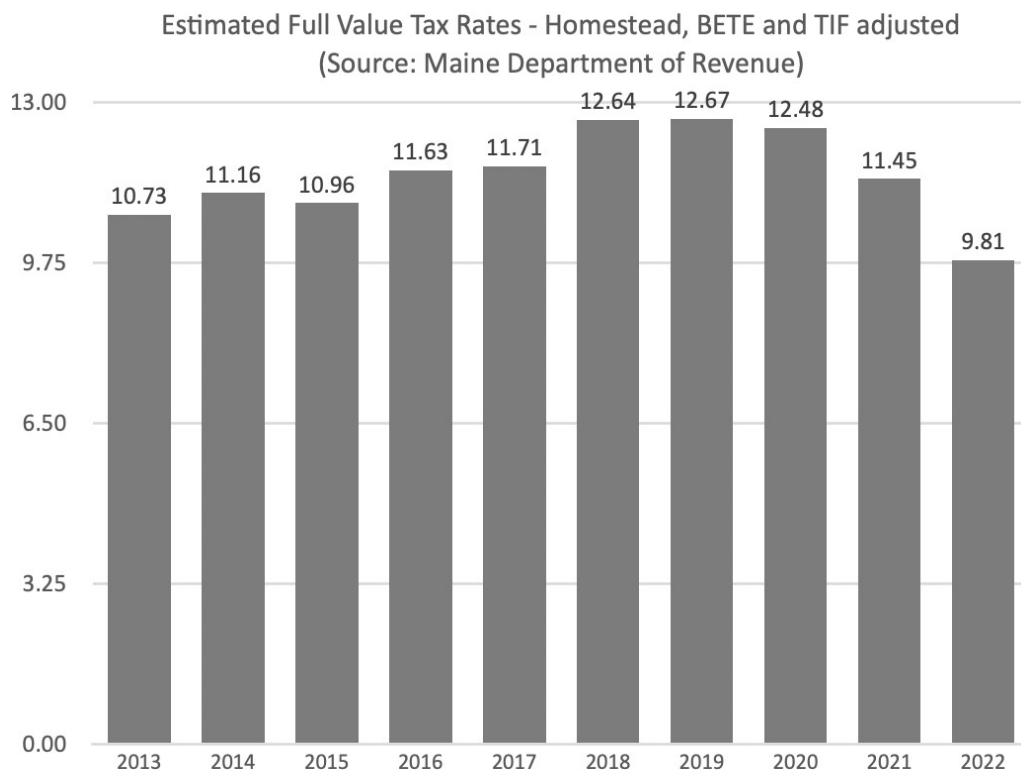
State Valuations for Sedgwick Taxable Property, 2015-2022
(Source: Maine Revenue Services)



Official Sedgwick Mill Rates
(Source: Town of Sedgwick)



Certified Ratio	100%
Commitment	\$ 2,850,248
Tax Rate	0.01345
Total Taxable Municipal Valuation	\$ 211,914,350
Land	\$ 107,380,700
Buildings	\$ 104,463,900
Total Land & Building Valuation	\$ 211,844,600



Sedgwick 2020 Municipal Valuation Return¹⁵

In general, this state and local data suggests a relatively stable tax rate for the town over the last several years. Rates have increased less than three percent each year, except for 2023, when there was closer to a five percent increase. This rate of increase is worth tracking over the next several years to ensure it is sustainable for residents and businesses, while still providing the funding needed for public services.

Budgets

Sedgwick's town budget for the past five years has been relatively stable. Over the past four years, the average annual change has been 4.0%, with an average annual local source increase of 2.4%. Within that overall trend there is some nuance. While common categories such as fire protection and roads & bridges have seen relatively small increases, the transfer station and roadway operations (particularly snow removal) have seen higher increases. These increases may be due to labor cost increases. Other municipal categories have seen even higher increases. Costs related to tax collection have increased, as has general administration (though those increases were tempered by use of surpluses.) Surprisingly, school costs have more or less followed the overall trend, with an increase of 11.6% over these five years, or 2.9% a year.

¹⁵ Source: Maine Revenue Services



Sedgwick Town Budgets, FY2020 through FY2024

	FY2020	FY2021	FY2022	FY2023	FY2024*
USES					
Municipal Administration	\$175,000.00	\$175,000.00	\$175,000.00	\$190,000.00	\$220,000.00
Fire Protection	\$51,000.00	\$51,000.00	\$51,000.00	\$53,000.00	\$56,500.00
Tarring & Snow Removal	\$265,241.60	\$235,000.00	\$262,000.00	\$242,000.00	\$342,000.00
Roads & Bridges	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Transfer Station	\$105,470.00	\$113,907.00	\$116,755.00	\$159,660.00	\$139,509.00
Municipal Other	\$204,110.09	\$212,467.52	\$229,954.91	\$250,149.56	\$294,910.00
Schools	\$2,595,796.00	\$2,473,777.00	\$2,761,224.00	\$2,767,381.34	\$2,896,887.20
County Tax	\$102,905.28	\$101,591.92	\$103,119.84	\$109,184.90	\$115,327.40
TOTAL USES	\$3,539,522.97	\$3,402,743.44	\$3,739,053.75	\$3,811,375.80	\$4,105,133.60
SOURCES					
Grants, subsidies, etc.	\$284,663.00	\$92,400.00	\$443,038.00	\$299,618.00	\$385,578.34
Surplus & Reserve	\$80,556.25	\$137,726.96	\$153,795.35	\$263,000.00	\$257,150.00
Total local revenue	\$3,174,303.72	\$3,172,616.48	\$3,142,220.40	\$3,248,757.80	\$3,473,405.26
TOTAL SOURCES	\$3,539,522.97	\$3,402,743.44	\$3,739,053.75	\$3,811,375.80	\$4,116,133.60

* There is an additional \$11,000 in school budget revenue in FY2024 not expended



Trends in Sedgwick Town Budgets, FY2020 through FY2024

	Change from FY20 to FY24	% Change FY20 to FY24	Average Annual Change
USES			
Municipal Administration	\$45,000.00	25.70%	6.40%
Fire Protection	\$5,500.00	10.80%	2.70%
Tarring & Snow Removal	\$76,758.40	28.90%	7.20%
Roads & Bridges	\$ -	0.00%	0.00%
Transfer Station	\$34,039.00	32.30%	8.10%
Municipal Other	\$90,799.91	44.50%	11.10%
Schools	\$301,091.20	11.60%	2.90%
County Tax	\$12,422.12	12.10%	3.00%
TOTAL USES	\$565,610.63	16.00%	4.00%
SOURCES			
Grants, subsidies, etc.	\$100,915.34	35.50%	8.90%
Surplus & Reserve	\$176,593.75	219.20%	54.80%
Total local revenue	\$299,101.54	9.40%	2.40%
TOTAL SOURCES	\$576,610.63	16.30%	4.10%

Capital Planning

The Town does not make frequent capital expenditures of any significance. Since the Town has such limited capital needs, its five year capital plan currently does not anticipate any capital outlays. When needed, capital investments are funded through a combination of pay-as-you-go and borrowing. Most smaller durable goods are funded through continuing accounts that are kept for various needs. For larger needs, such as large vehicles, those accounts are not sufficient and the Town will borrow.

The last significant borrowing was paid off a few years ago. The Town currently has no outstanding debt. For that reason it is clearly within statutory municipal debt limits as well as Maine Bond Bank limits.



The last bond authorization was in 2017 for up to \$180,000 to purchase a new Fire Truck. Due to its limited borrowing, the town retains adequate borrowing capacity to meet future needs.

Sedgwick has not made significant efforts to participate in or explore sharing capital investments with neighboring communities. This is because the town's capital investments are minimal. However, in extending Internet access the town did look towards regional solutions.

Housing

Introduction

Given the relatively flat population projections for Sedgwick, the existing number of housing units will generally meet future demands. However, there will be housing pressures in a few specific ways:

- **Seasonal homes:** Seasonal homes, which are often more than just summer homes, are not growing significantly as a percentage of overall housing stock in Sedgwick. However, given that they currently make up almost a quarter of the overall housing in town, any trends towards more seasonality of housing units will affect housing needs.
- **Affordability:** Over one fifth of Sedgwick residents are “housing burdened” – meaning they spend more than 30 percent of their income on housing. Those residents are struggling to stay housed and in town, and may be forced to make choices such as moving elsewhere or cutting back on other necessities.
- **Changing Needs:** As the population of the town ages (the median age of residents increased from 40.8 in 2010 to 48.9 in 2023) the needs of these residents will change. Smaller units with more accessibility will be needed to allow them to remain in town. Similarly, as the number of youth decreases, the types of housing needed by families will change.
- **Housing Condition:** While most of the housing in Sedgwick was built between 1980 and 2009, almost a quarter of the units were built before 1940. Many of those units either currently need – or may soon need – updates in order to continue to meet the needs of Sedgwick residents.

In short, the housing in Sedgwick is generally adequate. However, proactive planning to allow it to continue to do so may be advisable. In particular, the town will need to make sure that its shoreland zoning ordinance is consistent with statewide housing and zoning reforms passed in 2022 as part of LD2003.

Existing Housing and Future Needs

Sedgwick is expected to have a fairly level population over the next decade. State demographic forecasts estimate that the town, which had 1,202 residents as of 2020, will have 1,187 residents in 2035. This change is generally similar to those of Hancock County and the state as a whole.

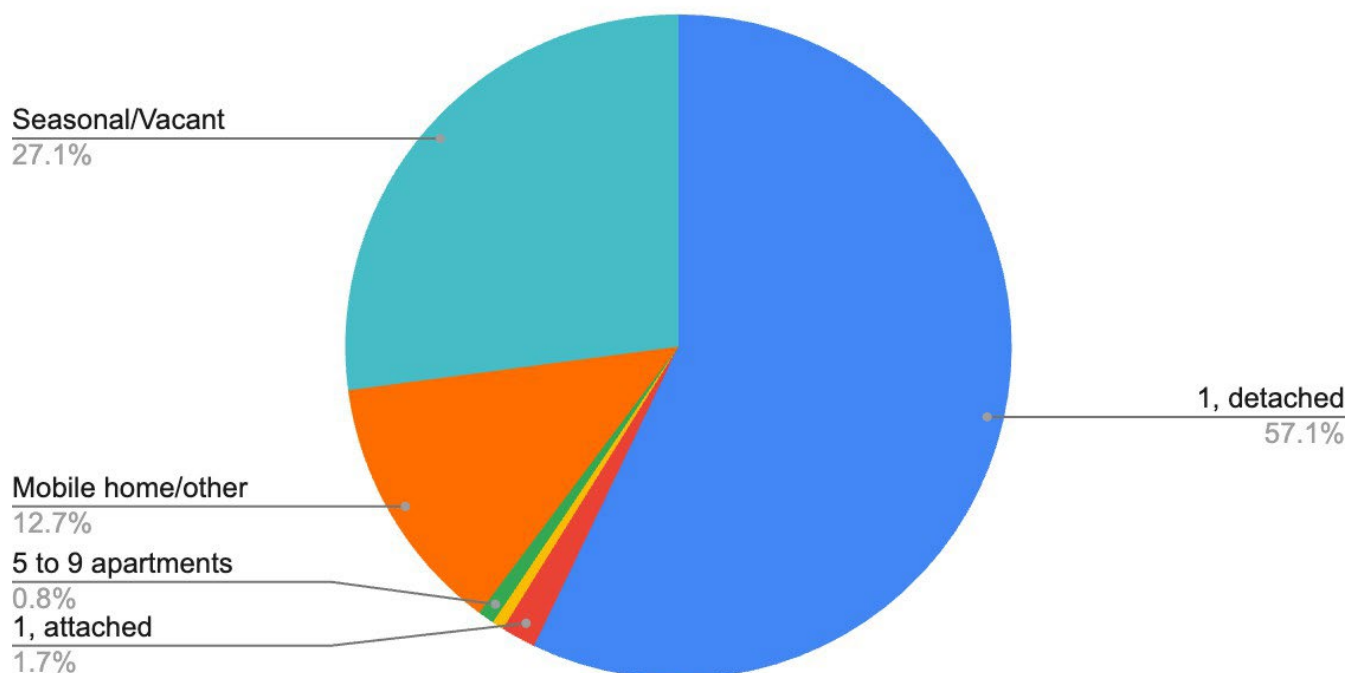


Currently, there are an estimated 643 occupied housing units in Sedgwick and another 239 vacant units – primarily seasonal homes. The occupied units are primarily single-family detached homes (504 units) and generally have two or more bedrooms (512 units.)

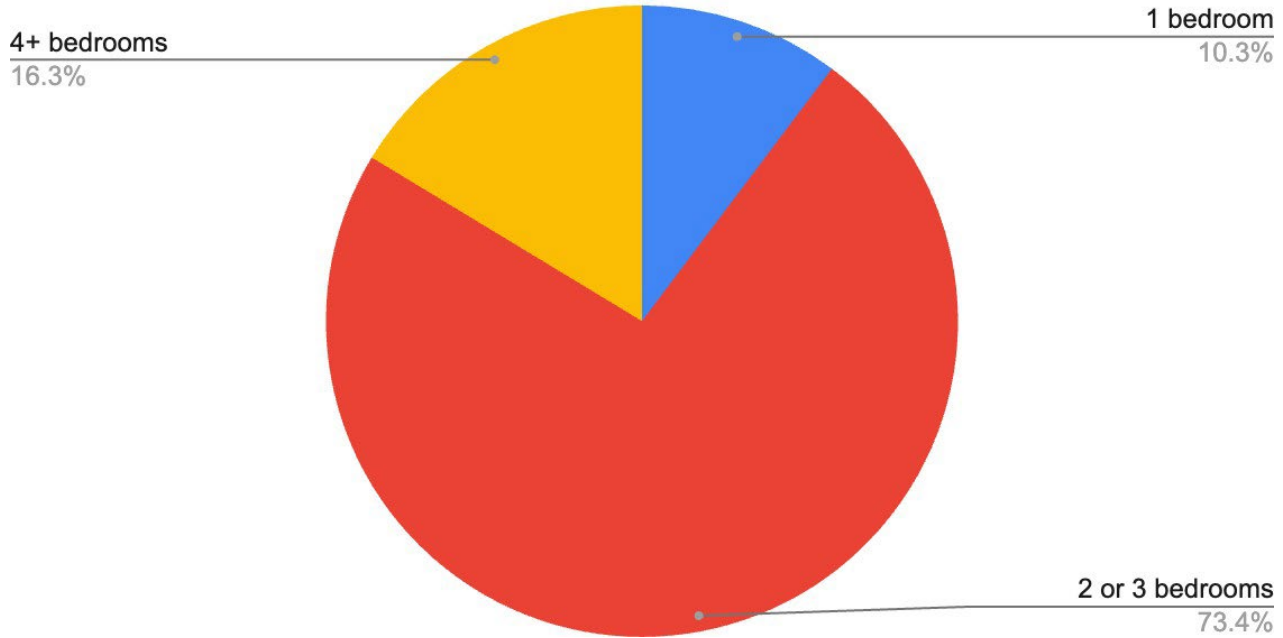
The large number of homes with four or more bedrooms is notable. These are currently all ownership units. These are likely older homes built when families were larger. As family sizes decrease, these larger units may not be optimum for the needs of new households. Options to consider could include allowing them to be divided into two units and reconfiguring them for cooperative living or rental.

Most of the housing in Sedgwick is owner-occupied. Notably, as shown below, none of the multifamily units in Sedgwick appear to be owner-occupied. However, there are some single family detached rental units. It's unclear if there will be a need for more rental units in Sedgwick.

Housing Units by Building Type in Sedgwick (Source: 2022 American Community Survey)



Number of Bedrooms per Occupied Housing Unit in Sedgwick (Source: 2022 American Community Survey)



However, the small number of them generally and the character of the community suggests that owner-occupied and seasonal units will continue to be the highest categories of demand.

It seems that there will be enough housing for the population, with the exception that the single family housing stock may need to be converted into two unit houses due to family size decreasing.

Owner Occupied and Renter Occupied Housing Units in Sedgwick		
	Owner Occupied	Renter Occupied
1, detached	487	17
1, attached	0	15
2 apartments	0	5
5 to 9 apartments	0	7
Total	487	44

Note: Numbers may not always add up due to estimation as well as vacant units on site (Source: 2022 American Community Survey)



Housing Affordability

Maine Housing estimates that purchasing the median home in Sedgwick would require a household income of \$153,706 in 2023, up from \$73,428 in 2015¹⁶. Clearly housing is becoming less affordable in town.

A common measure of housing affordability is the percentage of a household's income spent on housing costs. These can be your mortgage or your rent, but they also include other housing-related costs such as insurance, taxes, and utilities. In general, a household is considered able to pay up to 30 percent of its income on housing expenses.

2023 Homeownership Housing Facts and Affordability Index for Maine

◀
Maine
Congressional Districts
Congressional District, by City/Town
County
County, by City/Town
Housing Market
Housing Market, by City/Town
▶

Affordability: (All)
Year: (All)
County: Hancock
City/Town: Sedgwick

			Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price - Annual	Home Price Affordable to Median Income	Households Unable to Afford Median Home (%)	Total Households	Percentage of Homes Sold Unaffordable at Median Income	Total Homes Sold
County Name	Name	Year									
Hancock	Sedgwick	2023	0.41	\$435,000	\$62,946	\$153,706	\$178,142	89.4%	545	64.3%	14
		2022	0.53	\$385,000	\$63,105	\$119,162	\$203,887	77.2%	517	100.0%	16
		2021	0.57	\$362,000	\$53,233	\$93,828	\$205,379	69.8%	503	76.9%	26
		2020	0.65	\$315,000	\$52,885	\$81,870	\$203,479	64.1%	503	74.3%	35
		2019	0.76	\$253,000	\$53,963	\$70,578	\$193,440	61.4%	500	74.2%	31
		2018	0.56	\$267,500	\$43,864	\$77,832	\$150,755	70.2%	505	79.2%	24
		2017	0.82	\$194,500	\$43,607	\$53,197	\$159,438	57.8%	528	64.3%	14
		2015	0.47	\$270,000	\$34,245	\$73,428	\$125,922	79.9%	534	75.0%	12
		2014	0.82	\$177,000	\$39,569	\$48,188	\$145,342	59.4%	537	57.1%	14
		2012	0.66	\$250,000	\$46,359	\$70,316	\$164,823	73.2%	552	61.5%	13
		2002	1.16	\$105,000	\$41,810	\$36,121	\$121,536	52.8%	485	30.8%	13
		2001	0.63	\$164,875	\$37,121	\$58,971	\$103,786	83.4%	481	80.0%	10
		2000	0.62	\$153,250	\$35,000	\$56,070	\$95,662	83.5%	478	80.0%	10

¹⁶ <https://www.mainehousing.org/data-research/housing-data/housing-affordability-indexes>



If the amount the household pays is above 30 percent, the household is considered “rent burdened.” As discussed above, this may mean either having to move to less expensive housing, or sacrifice other expenses such as saving for retirement or auto repairs.

While being housing burdened is not as large an issue for higher income households (which likely have adequate additional income to pay for other needs) it is a serious issue for lower-income households.

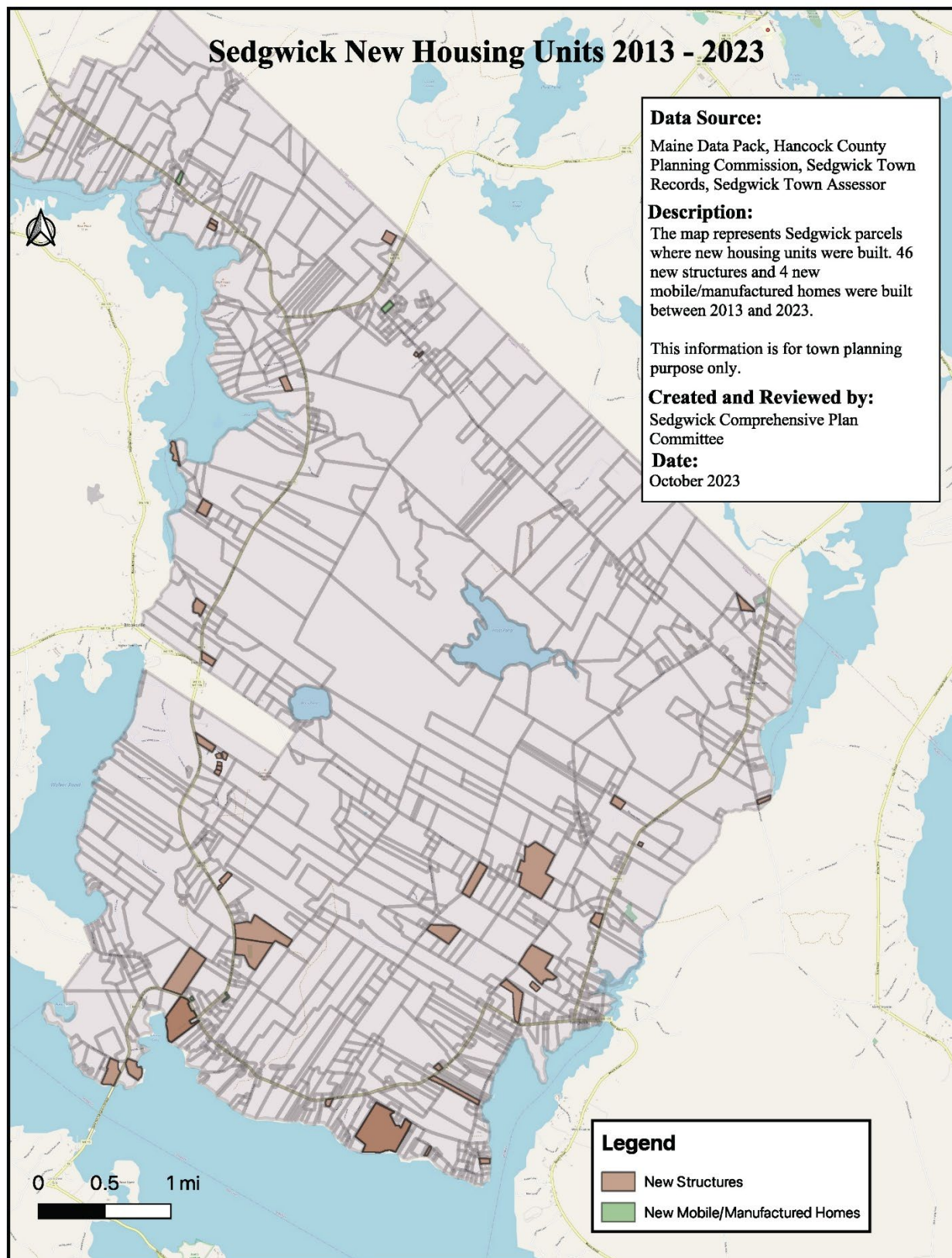
Many affordable housing programs are based on pricing housing at 30 percent of household income or below. In addition, some households may have savings but not a lot of income, especially households of older persons. However, in general this is a generally accepted measure for affordability.

As shown below, housing burden in Sedgwick is primarily an issue for households earning less than \$35,000 a year. There are 140 housing burdened households in the town, of which 117 make less than that amount. Many of those households own their homes, but struggle to afford the costs of doing so, whether because of a high mortgage, excessive other costs, or a variety of factors. That means that approximately a quarter of households in the town struggle with housing costs.

There is one formerly subsidized affordable housing development in town. The Benjamin River project is on Reach Road near North Sedgwick Road. The building has 16 units funded through the federal Section 202 project, providing housing for the elderly and handicapped. All affordability requirements appear to have expired as of August 2023, though it is possible the non-profit owner is still providing the units at affordable rents.

Percentage of Household Incomes Spent on Housing by Occupant Type (Source: 2022 American Community Survey)				
Household Income	Percentage Spent on Housing	Total	Owner Occupied	Renter Occupied
Less than \$20,000	Less than 30 percent	15	8	7
	30 percent or more	60	57	3
\$20,000 to \$34,999	Less than 30 percent	20	20	0
	30 percent or more	57	42	15
\$35,000 to \$49,999	Less than 30 percent	22	22	0
	30 percent or more	8	8	0
\$50,000 to \$74,999	Less than 30 percent	128	120	8
	30 percent or more	13	13	0
\$75,000 or more	Less than 30 percent	240	240	0
	30 percent or more	2	2	0
	No cash rent	78	N/A	78





Expected Need for Additional Affordable Units

This data suggests the need for up to 140 units in the town that are affordable to their occupants. That might be accomplished through new construction, though it also might well be accomplished by lowering housing costs, through direct subsidy or other ways to reduce costs, such as allowing for accessory dwelling units or other ways to reduce these housing costs below 30 percent of household income and redeveloping single family homes into two unit apartments.

Seasonal Homes

Seasonal homes are a significant aspect of the housing market in Sedgwick. While they do not dominate the market, they represent a significant portion of the overall housing stock. The amount of housing in town used for seasonally related uses has slowly increased over the past 12 years, though the samples used are subject to a margin of error that means this trend is not definitive.

In general, as with many Maine communities, Sedgwick's housing market is affected by seasonal uses.

When the value of a housing unit for seasonal use exceeds the value for year-round use there is a risk of losing units from year-round use.

Number of Vacant Housing Units by Use (Source: 2010, 2105 and 2022 American Community Survey)			
	2010	2015	2022
For seasonal, recreational, or occasional use	130	180	190
Other vacant	69	72	53
Total Vacant	199	269	239

On the other hand, seasonal homes provide property tax revenue with lower required expenses, and therefore can have an economic benefit to the town. These issues need to be thought about holistically. In the end, it will be difficult to limit seasonal homes in town, though it may be possible to limit short-term rentals if desired.

Housing Condition and Other Housing Issues

Virtually all of the housing in Sedgwick has basic services such as heat, complete plumbing facilities, and phone service. The largest issue facing the housing stock in Sedgwick is its age.

As shown below, a number of units in town were built before 1940, and many others are over 50 years old. While a well-maintained house can last far longer than that – in fact, many older houses are more durable than those built more recently – age of housing stock raises concerns about deferred maintenance of those units. More data would be required to assess if this is a significant concern or not.



Local Regulations and Housing Needs

Sedgwick does not have a zoning ordinance but it does have a shoreland zoning ordinance as well as a subdivision ordinance. The shoreland zoning ordinance places most of the coastline in a “limited residential zone.” That zone permits single- and two-family homes through staff review, and allows multi-unit residential if approved by the town’s Planning Board.

It does not appear to permit accessory dwelling units, or units that are generally secondary to the primary unit in nature but allow for a separate household to live on the same lot. In general, it requires 40,000 square feet of land or more for every unit built.

**Year of Construction of Housing Units
(Source: 2022 American Community Survey)**

YEAR STRUCTURE BUILT	Owner Occupied	Renter Occupied	Total
2020 or later	5	0	5
2010 to 2019	62	0	62
2000 to 2009	105	0	105
1980 to 1999	107	97	204
1960 to 1979	89	3	92
1940 to 1959	8	7	15
1939 or earlier	156	4	160
Total	532	111	643

These shoreland zoning requirements, while designed to protect natural resources, should be examined in light of both the state’s LD2003 requirements as well as what data shows with respect to shoreland protections. It is possible that the ordinance could be discouraging development of affordable housing that would help address the affordability challenges listed above. Inland there do not appear to be significant restrictions on multifamily housing development, other than review under the subdivision ordinance.

As housing is a regional need, a regional approach to addressing the issue is advisable. There are no regional agencies currently working on the issue with the town, though that is an option in the future.

Marine Resources

Introduction

Sedgwick is a coastal community in Maine, and therefore an understanding of marine resources is an essential element of a comprehensive plan for the town. Compared to other coastal communities, Sedgwick has a high dependency on its waterfront. There is only one dock in town and the town has a relatively small amount of shore frontage. Nevertheless, many still depend on marine resources for a living.



Marine Employment

Similar to other coastal towns, marine resource-based jobs have been an important part of Sedgwick's economy and its traditional way of life. The town's marine resources and its marine-related facilities face several threats. Across coastal Maine, the lobster fishery is vulnerable and subject to decline. The other fishing sectors are very limited.

License Type	# Issued 2023
Aquaculture (AL)	1
Commercial Fishing Crew (CFC)	6
Commercial Pelagic and Anadromous Crew (CPC)	2
Commercial Shellfish (CS)	5
Eel Pot/Hoop Net (EP)	3
Lobster/Crab Apprentice (LA)	2
Lobster/Crab Class 1 (LC1)	4
Lobster/Crab Class 2 (LC2)	4
Lobster/Crab Class 3 (LC3)	10
Lobster/Crab Non Commercial (LNC)	8
Lobster/Crab Student (LCS)	4
Menhaden Commercial (MENC)	1
Menhaden Non Commercial (MENR)	2
Penob Comm Shellfish (NBCS)	1
Recreational Saltwater Fishing Operator (SWRO)	1
Recreational Saltwater Registry (SWR)	1
Scallop Non Commercial (NCS)	4
Sea Urchin with Tender (SUWT)	1
Seaweed (SW)	1

There are approximately 24 people at the waterfront working every day including diverse, repairing moorings, sea duck hunting and kayak tour groups. In the winter sea urchin fishery, scalloping and seaweed harvesting are common activities.

Marine Licenses

According to Maine DMR, there were 63 marine licenses issued in Sedgwick in 2023.



Most of these were lobster and crab licenses. There has been frequent sustained closure of the area mud flats in recent years for local clamming and worming due to runoff and bacteria contamination.

Aquaculture

There is one aquaculture site located in Sedgwick that has been leased to Jesse Leach since 2000. The site is located west of Bear Head, in the Bagaduce River in the towns of Brooksville and Sedgwick. The 4.12-acre lease is issued for the suspended culture of American oysters (*Crassostrea virginica*), European oysters (*Ostrea edulis*), surf clams (*Spisula solidissima*), soft clams (*Mya arenaria*) and green sea urchins (*Strongylocentrotus droebachiensis*). In the Benjamin River there are no more mussels other than those attached to the Town pier due to boat pollution.

Water Quality

Coastal water quality is being monitored by the Department of Marine Resources (DMR). There is no local plan to identify and eliminate pollution sources. There is not any pollution in the river at this time and if there was DEP would handle it. There is no longer a pump out station in Brooksville. The closest pump out station is Castine. Some septic systems on land overflowed into the Benjamin River and are currently being monitored by DEP. There are currently no local dredging needs in Town.

Sedgwick is dependent on the entire Benjamin River for its marine economy, even though the opposite shore is in Brooklin. Sedgwick is responsible for maintaining the harbor. This means that monitoring water quality is imperative. Water quality ordinances should be applicable to both towns.

Water-dependent Uses

Water-dependent uses are defined as those uses that would require direct access to coastal waters and cannot be located away from these waters. These would include fishing operations, piers, lobster pounds, and the like. Circulating salt water is required for the live holding of lobsters and other shellfish.

Water-dependent sites in Sedgwick include the town dock on Carter Point Road. This dock is located on the Benjamin River, which provides access to the Eggemoggin Reach. The town dock includes an adjacent public boat launch. The town dock and boat launch benefited from a 2016 Small Harbor Improvement Program (SHIP) grant awarded by the State of Maine for marine piers, floats, and fenders to reconstruct the Town Landing Wharf. The work included replacement and widening of the pier connection, cribbing support, and float work. The total cost of the project was \$93,600. The town dock is used mostly for dinghies to provide access to moored boats in the harbor. In 2020 there was a riprap project to reinforce the shore. The project cost \$10,000.

Residential permits for dinghies and moorings are \$50 and \$52, respectfully. Although there are at least nine privately-owned docks in Sedgwick, the town dock is the only public access point to the Eggemoggin Reach, which provides opportunities to both recreational boats and fishing vessels.



Preserving the town dock and improving access points to Jericho Bay, the Eggemoggin Reach and Penobscot Bay is an important component of any economic development strategy for Sedgwick.

The ecological health of Sedgwick's marine sites is vital to the broader vitality of Penobscot Bay and the fishing industries it supports. Surveys conducted in 1996 and again in 2008 by Maine DMR demonstrate an increase in Sedgwick's coastline that supports eelgrass meadows. Maine's eelgrass meadows form an important marine and estuarine coastal aquatic habitat for the state. Along with other plants, eelgrass forms the base of food production in the sea. Eelgrass provides shelter for juvenile fish, and invertebrates, is a site for primary settlement of the larvae of some bivalve mollusks, and in certain locations helps to stabilize unconsolidated sediments and shorelines. In total, there are at least seven eelgrass sites just off the coast in Sedgwick.

Local Zoning

Sedgwick's Shoreland Zoning Ordinance was adopted at Town Meeting March 4, 1995 and last amended at Town Meeting March 8, 2008 and is consistent with state shoreland standards. The Ordinance regulates all development within 250 feet horizontal distance of the normal high water line of any great pond or river, upland edge of a coastal wetland, and upland edge of a freshwater wetland and 75 feet horizontal distance of the normal high water line of a stream. The town's shoreland zones include Resource Protection, Limited Residential, Limited Commercial, General Development I, General Development II, Commercial Fisheries/Maritime Activities, and Stream Protection.

Sedgwick also has a Harbor Ordinance that was adopted May 1993 and last amended March 2015. The Harbor Ordinance regulates marine activities within Sedgwick's harbors and waters adjacent to the shorelines of Sedgwick.

Sedgwick has a Marine Resources Committee, which is appointed by the Select Board and consists of five members and the Harbor Master. The committee recommends plans for development and policy for Sedgwick's harbors. Appointed Marine Resources Committee members must have substantial familiarity with harbors and activities within harbors in Sedgwick.

Local and Regional Management

Sedgwick does not have a local harbor management plan and is not part of any regional harbor management planning efforts within the Blue Hill Peninsula. At this point one does not seem necessary, nor is there a need foreseen for dredging.

Public Access

Sedgwick and Brooksville share a fresh water public landing at Walker's Pond off Route 15/175. The Walker Pond landing is for trailered boats and has an associated area of floats and has parking for 15 vehicles. The Sedgwick town dock is located on the Benjamin River. There are five public access points to the Eggemoggin Reach.



Those include the end of Carter Point Road, Deer Isle/Sedgwick bridge, walking right of way on Silvermine Road, Ferry Landing Road at Sargentville, and Steamboat Landing Beach, Shore Road, and Billings Cove. The Salt Pond access was built by the Blue Hill Heritage Trust, but ownership of the access point was turned over to the town.

Facilities

The Sedgwick town dock is located off Carter Point Road in the southern side of town off Benjamin River. On May 5, 2015, the Sedgwick Select Board approved a \$15,000 Shore and Harbor Planning Grant to repair the pier and walkway to improve access at the town dock. Voters approved \$42,000 for the improvement project at the 2015 Town Meeting.

Scenic Resources

Sedgwick has at least seven designated scenic areas, and three of these are on the harbor. These scenic areas include the bridge that connects Sedgwick to Deer Isle, the Eggemoggin Reach marine area, and the estuarine environment on the Benjamin River. These are publicly owned.

Historic & Archaeological Resources

Introduction

Sedgwick's history is a captivating blend of indigenous heritage, European settlement, and economic development. From the ancient Paleo-Indians to the bustling industries of the 19th century, each era has left its mark on the town's landscape and culture.

Today, organizations like the Sedgwick-Brooklin Historical Society work tirelessly to preserve and celebrate this rich heritage, even as modern challenges threaten historic sites. This chapter delves into Sedgwick's past, from its earliest inhabitants to its colonial roots and beyond, highlighting the ongoing efforts to protect its historical legacy.

Community History

Estimates indicate that Indigenous Americans first arrived in Maine nearly 15,000 years ago following retreat of the Laurentide Ice sheet at the end of the Pleistocene epoch. Additionally, evidence for these Paleo-Indians comes from objects found on Newberry Neck in the town of Blue Hill, which is adjacent to Sedgwick. A few scattered remains have also been found in Graham Lake, which is roughly 35 miles away from Sedgewick. Otherwise, very few remains of inhabitation of prehistoric natives have been located in the coastal areas of Blue Hill peninsula; this is likely due to sinking coastlines and subsequent erosion of sites as noted above.

Beginning 5,000 years ago, natives of the Maine Maritime Archaic (also known as the Red Paint People) lived along Maine's coast, and were subsequently replaced by groups from the Susquehanna Tradition and ultimately the tribes from the Abenaki nation. It is generally assumed that native groups lived on the Blue Hill Peninsula- either year-round or seasonally- through their initial contact with European settlers beginning in the 16th century.



Both the English and French had interests in coastal Maine. Although Sedgewick was settled in 1763, surveyors sent out by Governor Edmund Andros in 1688 found two French families of eight people living at Naskeag (in adjacent Brooklin); however, remains of this settlement do not exist. During the 1600s and 1700s, a land grab sponsored by the monarchies of France and England paved the path for the transmission of disease and violent conflicts between indigenous peoples and European settlers; both factors ultimately contributed to the decimation of the native population in the communities surrounding Sedgewick and elsewhere in Maine.

In the 19th century the Benjamin River provided tidal power to a grist mill near Sedgewick village. In addition the town had another grist mill, some saw mills, and two silver mining companies. Shipbuilding was also a popular industry during that time. Sedgewick village retains historical patterns of settlement.

Prehistoric Sites

According to 2023 data from the Maine Historic Preservation Commission, Sedgewick has fifteen known prehistoric archaeological sites. Most of these sites are shell middens located on the eroding back shore above the intertidal zone. Systematic professional archaeological survey has been completed in Sedgewick for the Eggemoggin Reach shoreline and the tidal shoreline of the Benjamin River. Professional archaeological reconnaissance survey should be completed for Walker Pond shoreline. Most of the archaeological sites require intensive archaeological surveys to determine their significance.

Historic Structures & Archaeological Sites

Sedgewick has two listings on the National Register of Historic Places. The First Baptist Church was erected in 1837 by Bangor-architect Benjamin Deane. The church was designated a historic place in 1973, as it exemplifies early Greek Revival in coastal Maine; it still retains its original columns and stained-glass windows. The congregation of this church can be traced to the late 18th century, but was disbanded in the early 21st century. The building is now cared for by the local Sedgewick-Brooklin Historical Society. In 2020, the society initiated a bold five-stage restoration project supported by a fund-raising campaign. This project's recent efforts include restoring (i) the trusses that support the steeple, (ii) the belfry, and (iii) the 800-pound bell made in 1879.

The second listing contains the Sedgewick Historical District, which was designated a Historic Place in 1995. This district delineates



(Source: Jerry Wetterskog)



the traditional center of the rural town that was settled by Europeans in the 1760s and later incorporated in 1789. The historic district includes three buildings owned by the local historical society.

These historical sites include (i) a town meeting house built around 1795 that functions today as the town hall, (ii) a parsonage for the town's first minister, Daniel Merrill; today, the Merrill House functions as historical society's headquarters and museum, and (iii) a one-room schoolhouse. Additional structures include the town's first cemetery and a pond where stray livestock were kept until their retrieval by owners. In summary, all these historical sites are protected and maintained by the Sedgwick-Brooklin Historical Society.

Sedgwick has seven structures that are listed under the National Register of Historic Places (NRHP). These historic and archeological sites include a shell midden, remains of a wrecked schooner, a farmstead, dams, and a ferry crossing.

Site Name	Site #	Site Type	Periods of Significance	National Register Status	Location
Shell Midden	ME 389-001	midden, shell	mid 19th century	undetermined	Location Known
Kentucky	ME 389-002	wreck, schooner	1847 to 1905	undetermined	Location Known
J. Lufkin	ME 389-003	farmstead	Second half of 19th century to at least 1944 from topo map	undetermined	Location Known
John F. Gray Homestead	ME 389-004	domestic	Appears on 1881 map of Sedgwick	undetermined	Location Known
Benjamin River Lower Dam	ME 389-005	dam, tidal mill		undetermined	Location Known
Benjamin River Upper Dam	ME 389-006	dam, tidal mill		undetermined	Location Known
Eaton/Scott Ferry Landing	ME 389-007	ferry crossing	ca 1846 to before 1904	ineligible	Location Known

Besides the historic structures listed above from Maine Historic Preservation Commission, there are also several historic properties and structures of local significance in Sedgwick.



Historic properties and structures of local significance in Sedgwick

Sedgwick Town House	North Sedgwick Baptist Church	Deer Isle Sedgwick Bridge, built 1938
Joab Black Settlement Home	Sargentville Chapel	Sargentville Library, erected 1905
The Anchorage, Sargentville, John Billings Homestead	No. 1 Schoolhouse, currently North Sedgwick Fire House, converted 1949	Sedgwick Library, erected 1929
The Samuel Billings Settlement Home	No. 2 Schoolhouse, burned and replaced with current Sedgwick Primary School in 1923	Sedgwick Grange #244, organized 1882, built 1891
Byard Homestead Sargentville	No. 3 Schoolhouse, second building	Masonic Hall, erected 1872, sold in 1981
Maynard Grant Homestead	No. 3 Schoolhouse, first building, currently No. 3 Chapel on Reach Road used as church	Merrill House, Route 172 near Sedgwick Village, built by the town in 1795 as a parsonage for the first minister, now headquarters and museum of the Sedgwick-Brooklin Historical Society
The Isaac Allen House	No. 5 Schoolhouse, currently being reassembled on Merrill House property as museum	Chatto Homestead
The Eaton Homestead	No. 8 Schoolhouse, currently Hale's Sail Loft (business)	Sedgwick First Baptist Church
Home of Mrs. Kenneth Allen on Ridge Road	J.W. Paris Store, currently the Sedgwick Store	Whitney Grindell Homestead
Sedgwick Custom House	Wyer G. Sargent's Maplehurst, site of first telephone in Maine	20 Cemeteries or burial sites

The Daniel Merrill House on the Sedgwick-Brooklin Historical Society campus has fallen into disrepair. Historical society staff are working on the restoration of the Sedgwick First Baptist Church.



Historic Preservation Regulations and Programs

Sedgwick's Subdivision Ordinance does not require applicants proposing developments to conduct a survey of historic and archaeological resources. In certain cases, the Planning Board may require that the subdivider include a landscape plan to show the preservation of existing trees, the replacement of trees, vegetation, graded contours, stream and the preservation of scenic, historic or environmentally desirable areas.

The Sedgwick-Brooklin Historical Society (SBHS) was founded in 1964 and is dedicated to the preservation of the history and heritage of Sedgwick and Brooklin. The mission of SBHS is to collect, preserve and exhibit material items that illustrate the customs and habits of early settlers in the town, to preserve the memory of those settlers and others who have contributed to the town's history, and to acquire, preserve, and protect historical sites in the two towns.

Threats to Historic Resources

The majority of historic structures in Sedgwick have not been surveyed and are not protected by local, state, or federal regulations. Additionally, there are a few historic properties, such as the First Baptist church and other sites near the shoreline along the Benjamin River that may be threatened by development, erosion, and increased shoreline impacts due to climate change.

Existing Land Use

Introduction

Sedgwick's land use patterns reflect its historical evolution and natural features. From utilizing the Benjamin River for early industry to forming distinct villages, the landscape tells a story of human interaction with the environment. Despite changes driven by transportation improvements and regulatory requirements, Sedgwick remains predominantly rural, boasting scenic vistas and historical sites. This chapter examines current land use, recent development, and the regulatory framework guiding land management, aiming to balance growth with preservation.

Land Use Patterns

Much of Sedgwick's early land use patterns developed as a result of the Benjamin River which provided tidal power to the early mills in the 19th century. Historically, Sedgwick evolved into the four distinct villages that exist today; Sedgwick Village, North Village, Sargentville, and West Sedgwick.

As roads and communications improved with the development of the automobile and state highways like Routes 175 and 172, the isolation and self-reliance of each village diminished somewhat with more of a town-wide identity. Until the early 1990s, most residential development was concentrated in one or the other of the various villages.



Sedgwick Land Use Changes 2013-2023

New Subdivision, Subdivision Modification, Land Conservation

Source:

BHHT, Planning Board Meeting Minutes,
Sedgwick Town Records

Description :

Changes to land use identifying new subdivisions, modifications to existing subdivisions, properties moved to conservation trust/easement, and properties from agriculture to commercial.

Subdivision: Franks Flats- Map 6 Lot 2
Sub-divide in 4 lots, Grayfield-Map 2, Lot 38-1,2,4-14 Removed from subdivision status, Blueberry Hill- remove Map 13, lots 6B 1-12, from subdivision status.

Blue Hill Heritage Trust property acquisitions and conservation easements.
Borrego Solar Farm commissioned Dec 2023

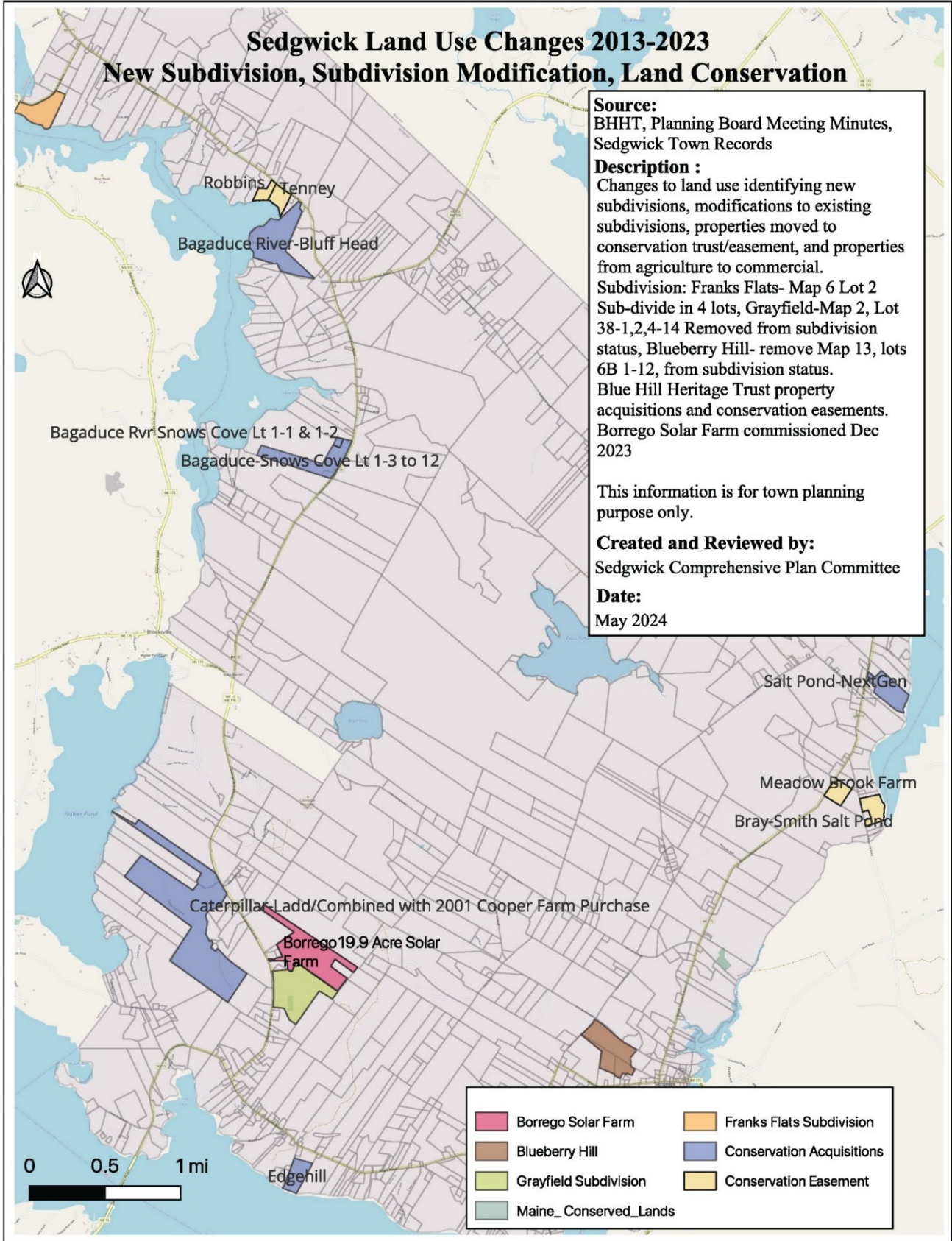
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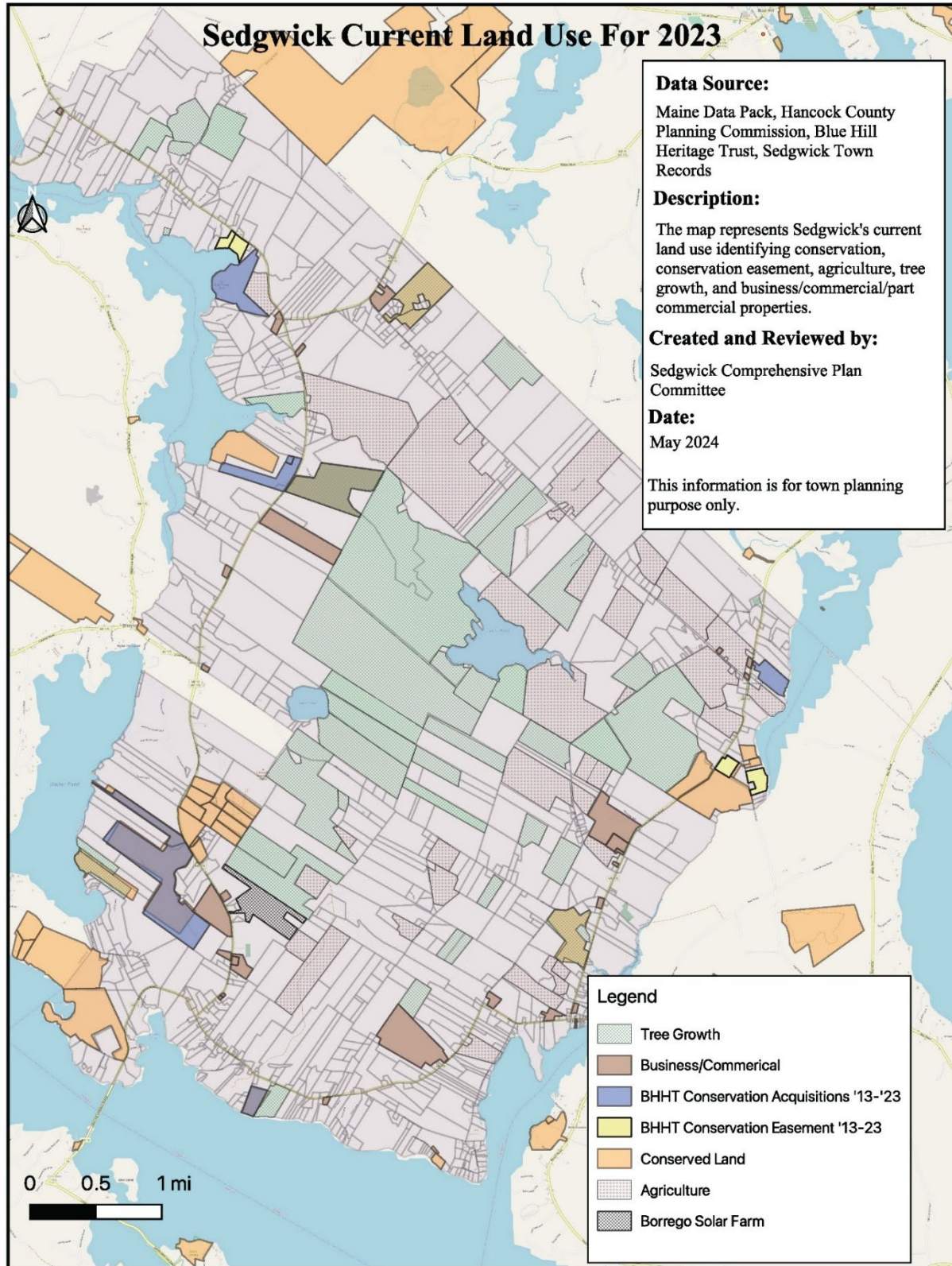
Created and Reviewed by:

Sedgwick Comprehensive Plan Committee

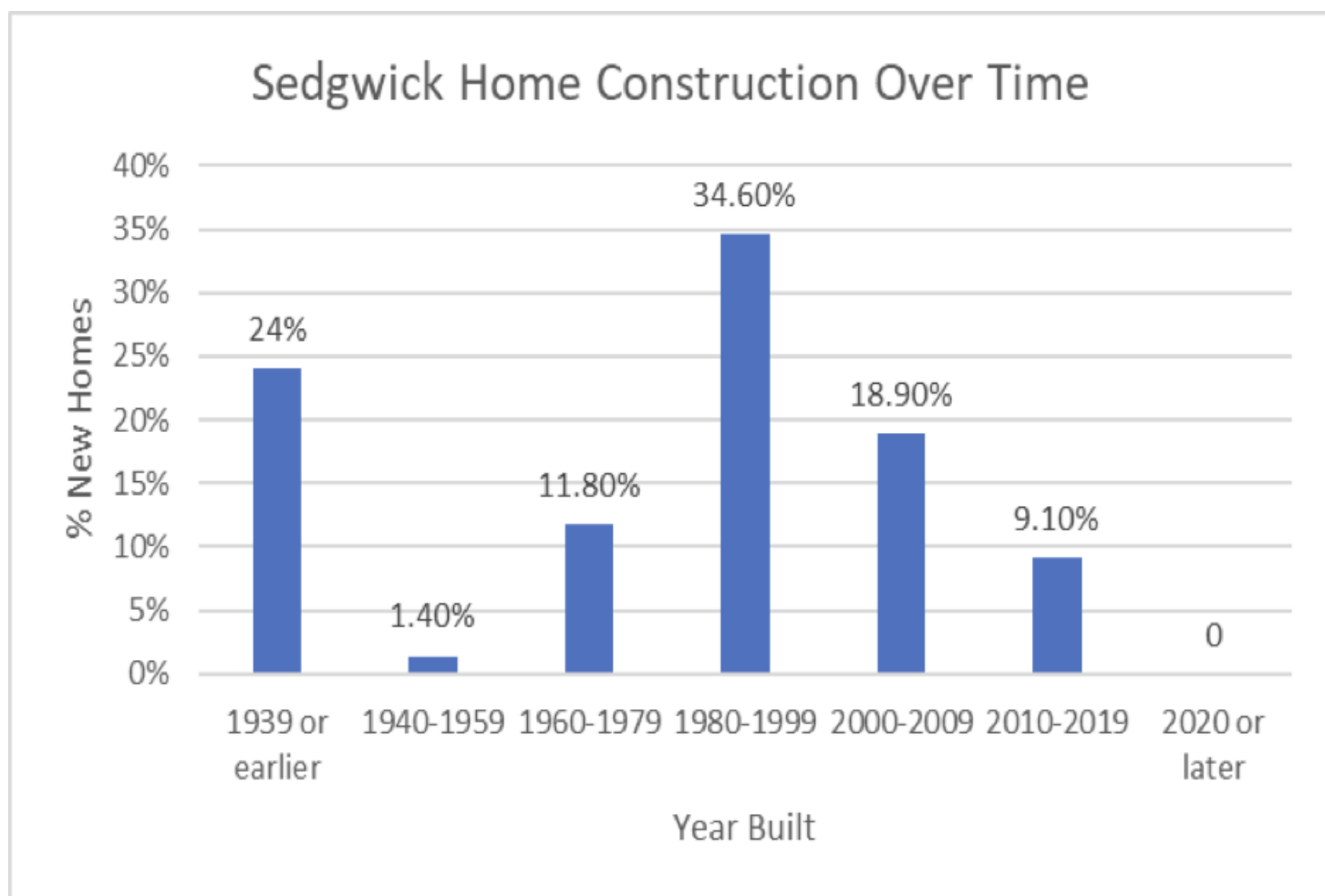
Date:

May 2024





Over time sprawl began to occur in land development. Much of this was due to improved roads, increased seasonal home growth and stricter septic requirements. The following graph shows new home construction in Sedgwick over time according to the U.S. Census ACS 5-year estimates¹⁷. While about ¼ of homes were constructed 1939 or earlier, a significant portion of homes, over ⅓ were constructed later between 1980 and 1999.



Existing Land Use & Recent Development

Between 2013 and 2023 there were a total of 50 building permits issued for new construction in Sedgwick. Of those, 46 were new residential homes, 4 were new

¹⁷ Source: U.S. Census ACS 5-year Estimates table S2504



manufactured/mobile homes, and 4 were for seasonal homes. Most recent construction has occurred in the southern end of town primarily on larger parcels.

Over the past 10 years, two subdivisions have been created in town; the Blueberry Hill/Eggemoggin Heights subdivision and the Greyfield subdivision. Both the Blueberry Hill and Greyfield subdivisions are in “vacation of subdivision” status. Sedgwick remains a small rural community with a number of scenic and historic resources..

Despite having Shoreland Zoning, the town does not have any additional regulations like land use zoning to regulate new development. The Comprehensive Plan from 1993 called for the town to steward its natural and historic qualities. The plan recommended that the town designate a village zone to prepare for a town-wide zoning ordinance and for directing growth.

Recent development is mostly consistent with the community’s vision. The town will benefit from the comprehensive planning process, including the vision statement and future land use plan to designate growth areas for new development and areas to protect and preserve.

Land Use Regulations

Sedgwick does not have any zoning other than Shoreland Zoning consistent with the State Shoreland Zoning standards. Sedgwick’s Site Plan and Subdivision Ordinance regulate land use activities and development in town.

Site Plan Review Ordinance

Sedgwick’s Site Plan Review Ordinance was adopted March 3, 1990 and last amended January 27, 2016. The purpose of site plan review is to guide and manage new construction, development or major changes in land use, including the impact on municipal facilities and services, such as schools, sewers, waterlines, parks and recreation, liquid and solid waste disposal, police and fire protection, road systems and circulation, and on the town’s general health, safety, and welfare of the community.

Site plan review applies to all developments proposing new construction or alterations and change of use to commercial, retail, industrial, institutional buildings and structures, and multiple family dwellings. Site plan review does not apply to detached single and two family dwellings, agricultural land management practices or forest management practices.

For projects undergoing site plan review, the applicant must demonstrate that the site complies with specific standards outlined in the ordinance, including landscaping, relationship of the proposed building to the environment, vehicular and parking access, water quality, water supply, and stormwater management standards.

Subdivision Ordinance

Sedgwick’s Subdivision Ordinance is intended to ensure new subdivisions meet the Statutory review criteria and will not have a negative adverse impact on the environment. New subdivisions are subject to additional review standards including



open space, natural features, traffic sight distance, lots, utilities, groundwater impacts, streets, sewage disposal, and surface drainage.

Subdivisions are separated into Minor Subdivisions and Major Subdivisions. Major Subdivisions include any subdivision containing more than four (4) lots, or any subdivision requiring any new public street extension, or the extension of municipal facilities. Minor Subdivisions include any subdivision containing no more than four (4) lots. Applications for major subdivisions include a pre application/sketch plan review, a preliminary plan review, and a final plan review. Applications for minor subdivisions include a pre-application/sketch plan review and a final plan review.

Shoreland Zoning Ordinance

Sedgwick's Shoreland Zoning Ordinance is intended to protect sensitive natural resources, to protect historic and archaeological resources, to minimize the risk of flooding and erosion, and to conserve natural beauty and open space. This ordinance applies to all land within 250 feet of any great pond, river, or the upland edge of a freshwater wetland and within 75 feet of any stream. The Shoreland Zoning Ordinance includes four districts: Resource Protection, Limited Residential, Limited Commercial, General Development I, General Development II, Commercial Fisheries/Maritime Activities, and Stream Protection.

Resource Protection District

The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district includes areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, salt marshes and salt meadows, and wetlands associated with great ponds and rivers, which are rated moderate or high value waterfowl and wading bird habitat, floodplains along rivers, areas of two or more contiguous acres with sustained slopes of 20% or greater, areas of two or more contiguous acres supporting wetland vegetation and hydric soils, and land areas along rivers subject to severe bank erosion.

Limited Residential

The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas which are used less intensively than those in the Limited Commercial District, the General Development Districts, or the Commercial Fisheries/Maritime Activities District.

Limited Commercial

The Limited Commercial District includes areas of mixed, light commercial and residential uses, exclusive of the Stream Protection District, which should not be developed as intensively as the General Development Districts. The district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses.



General Development I

The General Development I District includes areas of two or more contiguous acres devoted to commercial, industrial or intensive recreational activities, or a mix of such activities and areas otherwise discernible as having patterns of intensive commercial, industrial or recreational uses.

General Development II

The General Development II District includes the same types of areas as those listed for the General Development I District. The General Development II District, however, shall be applied to newly established General Development Districts where the pattern of development at the time of adoption is undeveloped or not as intensively developed as that of the General Development I District.

Commercial Fisheries/Maritime Activities

The Commercial Fisheries/Maritime Activities District includes areas where the existing predominant pattern of development is consistent with the allowed uses for this district and other areas which are suitable for functionally water-dependent uses.

Stream Protection

The Stream Protection District includes all land areas within seventy-five (75) feet, horizontal distance of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance of the normal high-water line of a great pond, or river or within two hundred and fifty (250), horizontal distance, of the upland edge of a freshwater or coastal wetland.

Floodplain Protection

Sedgwick's Floodplain Management Ordinance was adopted in 2016. Sedgwick participates in the National Flood Insurance Program and complies with the requirements of the National Flood Insurance Act of 1968. Applications for a Flood Hazard Development Permit are submitted to the Planning Board in accordance with Federal and State standards. In 2020, FEMA updated FIRM maps and the State drafted an updated Floodplain Ordinance reflecting the updated maps and the current FEMA standards. The Town will need to update this Ordinance and accompanying maps accordingly.

Administrative Capacity

Like many smaller towns, Sedgwick operates with a very small professional staff, of which 99% are elected representatives, supplemented by a number of community volunteers. With a small population and relatively basic town services, the number of town staff is generally adequate for the community's needs.

Furthermore, the town's administrative capacity has seen recent improvements. The tax collector has taken on selectmen administrative responsibilities and is now working full-time. Additionally, the town recently voted to authorize this new full-time position, further enhancing administrative efficiency.



Future Development

Sedgwick's relatively flat growth and remote location indicate that there will likely be only a small need for land to accommodate projected development over the next ten years. This includes older building tear-downs and rebuilds. Immediate development of solar farms is unlikely because of the December 2023 commissioning of the Borrego Solar Farm located off Caterpillar Hill Road. The current electric grid will not support another solar farm. There does not seem to be any pressing need for additional land use controls such as a town-wide zoning ordinance. The current town staff is administratively adequate to handle the current land use controls.

Natural Resources

Introduction

This chapter provides an overview of the important natural resources and wildlife habitat areas in Sedgwick. Sedgwick is fortunate to have a wealth of natural resources including trails, conservation lands, plant and animal habitat, unfragmented forest, wetlands, and scenic areas. An understanding of Sedgwick's natural resources is essential to understand development constraints and make informed land use decisions. With enhanced knowledge of Sedgwick's significant natural resources, the Town can better examine the benefits to enhancing systems in ways that serve the community best.

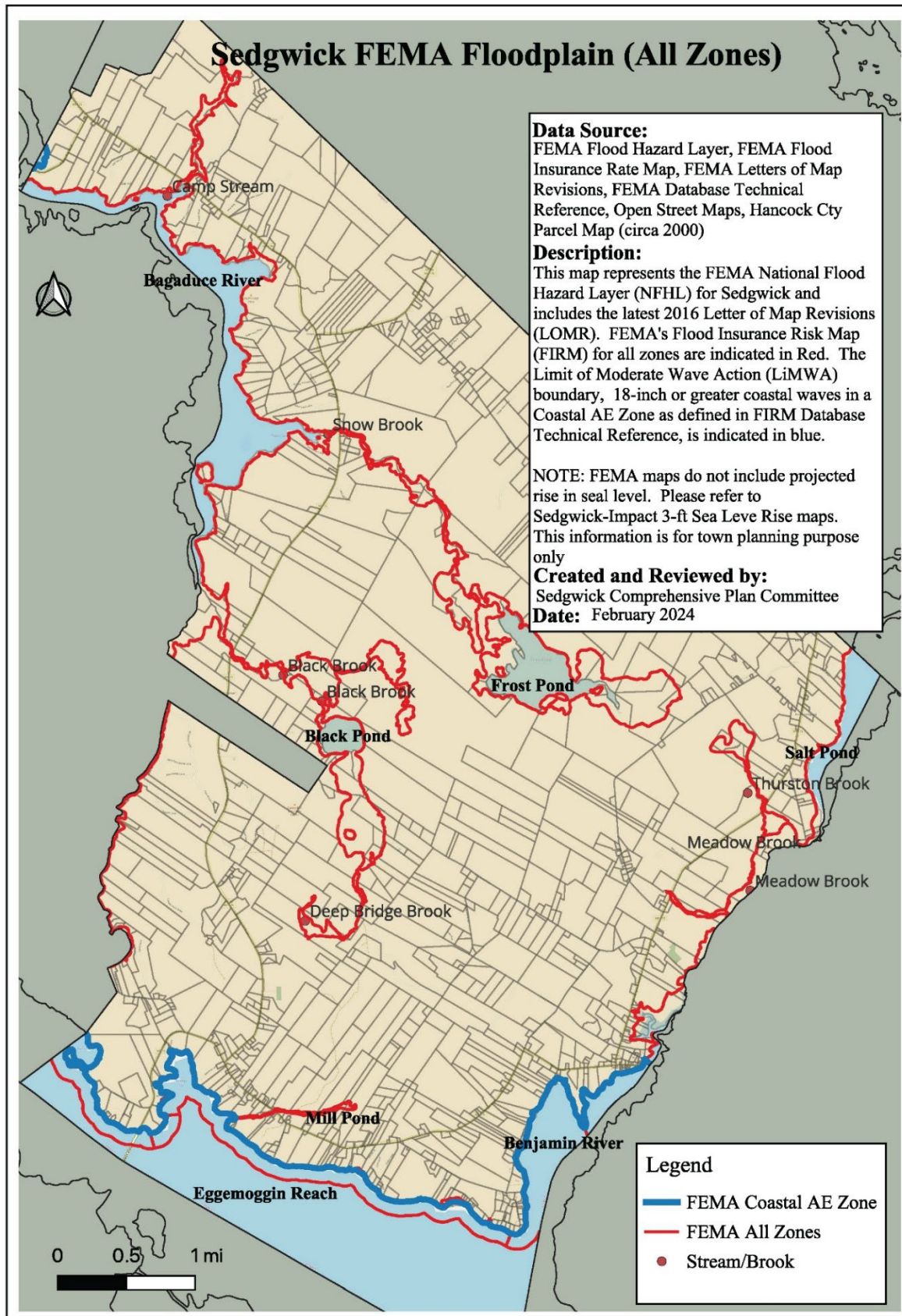
The community's critical natural resources are not currently threatened by development. There is ongoing regional cooperation and planning to protect these shared resources. This cooperation spans the peninsula and includes initiatives such as the Walker Pond Landing, the Hales Hill project, and collaborative efforts between Brooklin and Sedgwick.

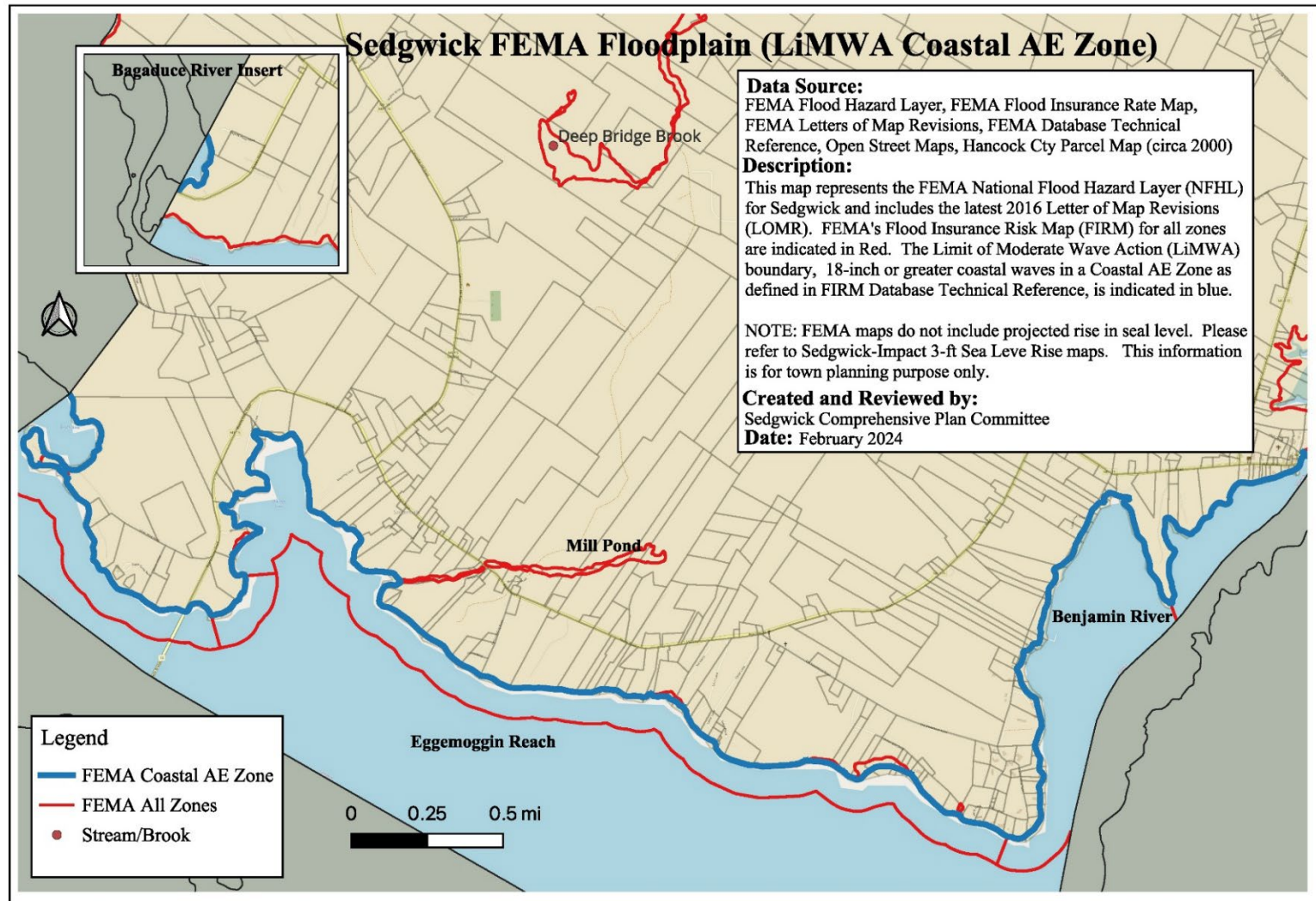
Topography

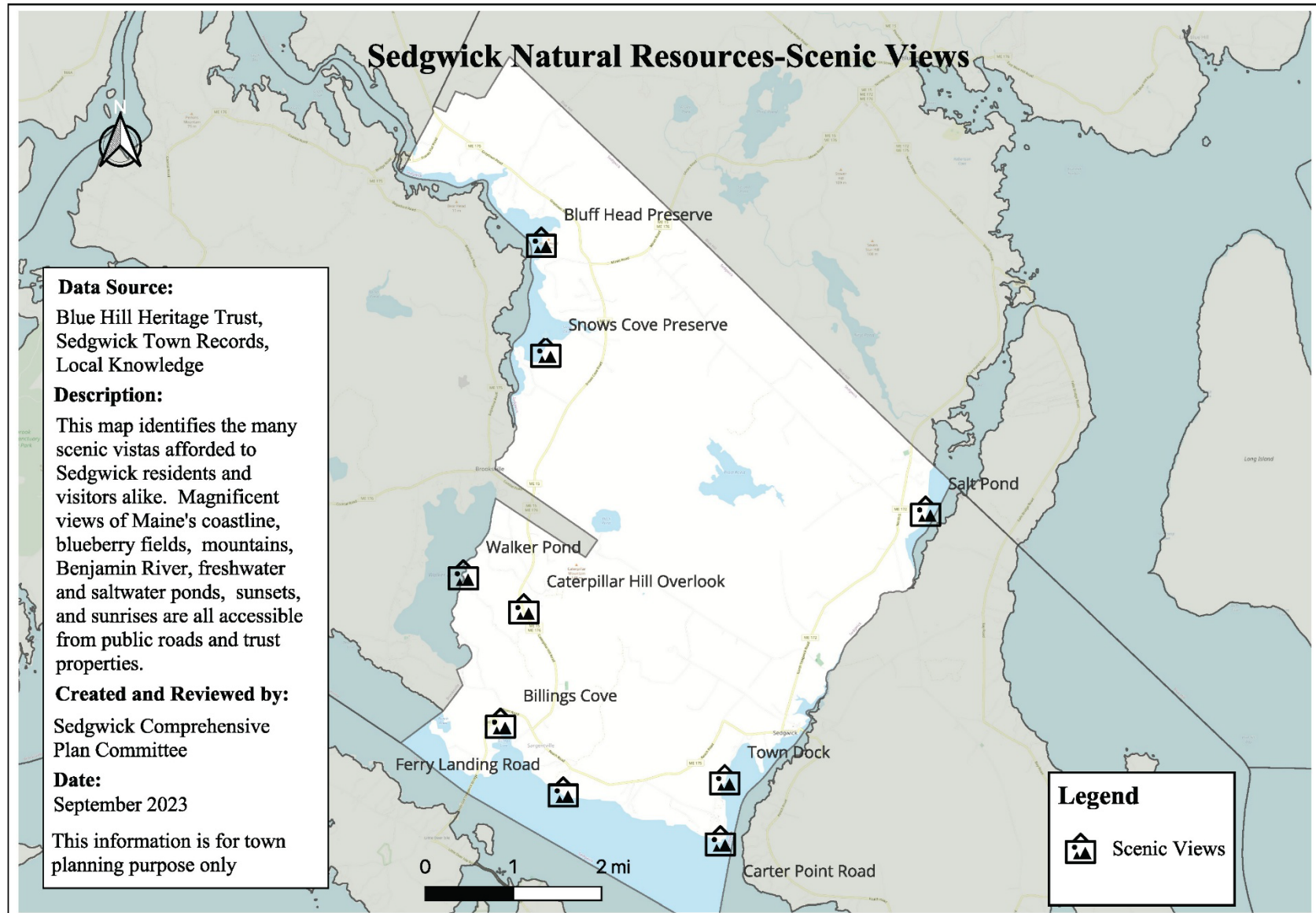
Topography refers to the form and features of land surfaces and terrain. Slope measures the steepness of the land's surface based on the change in elevation over a given horizontal distance. Understanding slope is important for planning purposes, as steeper slopes exceeding 20% can limit developable area, add cost to construction of buildings and roads, and increase surface runoff and erosion. Most of Sedgwick contains moderate slopes between 40 and 80 meters. Steeper slopes of 100 meters or more tend to be found near the center of town close to Caterpillar Mountain (Maine Topographic Map).

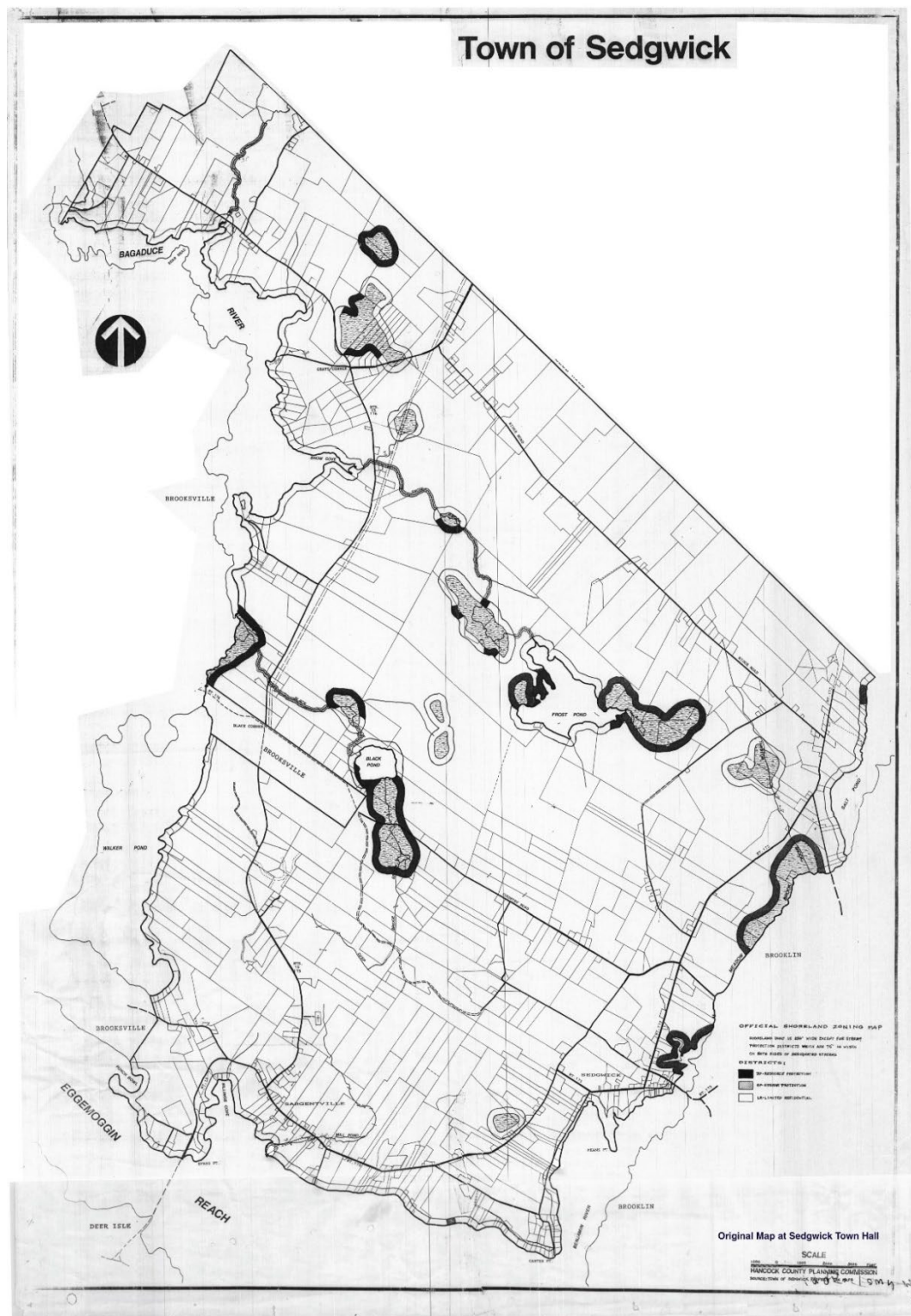
There were several scenic views and vista points identified in the Scenic Inventory of Mainland Sites of Penobscot Bay produced by the State of Maine Planning Office in 1990. Those areas include Caterpillar Mountain view from hilltop, Deer Isle/Sedgwick Bridge, Sargent Hill view from hilltop, Sedgwick village, moorings, water, Sedgwick Ridge view from hilltop, Sargentville view of reach, and North Sedgwick village.











Shoreland Zoning Map of Sedgwick



Soils

Soil characteristics in Sedgwick have been shaped by topography, climate, vegetation, and glacial activity. A combination of characteristics, such as color, texture, structure, erodibility, depth to bedrock, and drainage classification among others causes soil properties to vary from place to place on the landscape. Each soil type or series has a different suitability for possible land uses for which it might be used or developed. For instance, some soils are more suited for septic systems, while others are not. Similarly, different types of soil have varying fertility for agriculture and forestry uses.

The USDA Natural Resource Conservation Service (NRCS) has used several of these factors to create a rating system that can be used to determine the suitability of soils in Sedgwick to accommodate future development. The three primary determinants of development suitability are the ability to install septic system leach fields, construction of dwellings with basements, and construction of subdivision roads. The NRCS ranks the suitability of soils for these purposes on a qualitative scale ranging from very limited to not limited. These ratings are designed to encourage development in appropriate areas in a community.

Most of the soils in Sedgwick are loamy sand and fine sandy loam, which are suitable for development and installing septic systems. Some of those soil types include Adams loamy sand, Brayton fine sandy loam, and Colton gravelly sandy loam. The drainage classes of these soils vary from poorly drained to somewhat excessively drained (NRCS Custom Soils Report, 2023).

Wetlands

Wetlands are distinct ecosystems that are both terrestrial and aquatic, and provide habitat to a variety of organisms and wildlife. Wetlands perform a number of critical functions including filtering runoff pollutants, stabilizing river banks and shoreland areas, storing flood waters, and providing habitat. Sedgwick's Shoreland Zoning Ordinance regulates development within 250 feet of the high-water mark of any lake, pond, river, stream or body of water more than one acre in size, and abutting wetlands.

Wetlands are defined predominantly based on the presence of hydric soils and plant communities. The National Wetlands Inventory (NWI) is used to identify wetlands for comprehensive planning purposes. The NWI Program, in conjunction with federal and non-government agencies, developed standards for both wetland classification and mapping, which were adopted as federal standards by the Federal Geographic Data Committee (FGDC). While this is useful for planning purposes, these surveys do not replace the on-site field inspections conducted by certified wetland scientists and required by the Maine Department of Environmental Protection (DEP) under the Natural Resources Protection Act (NRPA).

Most wetlands in Sedgwick are Palustrine, which are non-tidal wetlands dominated by trees, shrubs, or emergent vegetation. These wetlands are also called swamps,



marshes, or bogs. There are a few wetlands classified as Open Water wetlands, which are dominated by non-forested vegetation and the presence of standing water. Wetlands are vulnerable to filling, dredging, draining or other alterations to make them suitable for development. These activities are regulated at federal, state and local levels of government. Permitting for these activities is required by the Army Corps of Engineers, depending on the size of the project, and by Maine DEP.

Watersheds

A watershed is defined as the area that drains into a waterway, such as a stream, river, surface water body, or aquifer. Sedgwick is part of the Bagaduce River watershed, which encompasses the five towns of Penobscot, Blue Hill, Brooksville, Sedgwick, and Castine. The Bagaduce watershed has a total area of 125 square miles and includes seven major streams and ponds: Camp Stream, Winslow Stream, Mill Stream, Smelt Brook, Bagaduce Stream, Stony Brook, Mill Brook, Wight Pond, Snake Pond, Parker Pond, Walker Pond, Frost Pond, Black Pond, and Pierce Pond. Sedgwick's lakes and ponds, which include Walker Pond, Frost Pond, and Black Pond all drain to the Bagaduce River.

Land in the watershed consists primarily of forest, wetlands, low intensity residential roads, agriculture, shoreline development and limited commercial development. The statutory water class of the freshwater tributaries to the Bagaduce River is Class B and the Bagaduce River estuary is Class SA/SB.

The Bagaduce Watershed Association (BWA) was formed in 2002 because of interest and concern for the river. The association began sampling in 2003 and has been active ever since with over 100 volunteer members and 6 river monitors. Over the past several years, the group has monitored many freshwater streams as well as sites along the Bagaduce River estuary (Bagaduce River & Tributaries Bagaduce Watershed Association report, 2013). Many watersheds extend beyond town boundaries, which makes it all the more imperative that water quality management be a regional effort rather than just a town-wide effort.

Surface Water

Surface water resources include lakes, ponds, streams, and rivers. These resources provide both a recreational and aesthetic benefit to the Town, but also provide ecological benefits as well. For some, lakes and ponds also serve as household water supplies. The table below summarizes the lakes and ponds in Sedgwick.



Lake/Pond ¹⁸	Area	Perimeter	Mean Depth (feet)	Fishery Type	Invasive Species
Black Pond	44 acres	1 mile	unknown	N/A	None
Frost Pond	155 acres	4 miles	15 feet	coldwater/w armwater	None
John Gray Pond	2 acres	0.3 miles	unknown	N/A	None
Mill Pond	2 acres	0.4 miles	unknown	N/A	None

The Maine Water Quality Classification System currently classifies all lakes and ponds in Sedgwick as GPA. According to the state, GPA waters must be of such quality that they are suitable for the designated uses of drinking water after disinfection, recreation in and on the water, fishing, agriculture, industrial process and cooling water supply, hydroelectric power generation, navigation, and as habitat for fish and other aquatic life (Title 38 MRSA Section 465-A). The State also has established Water Quality classifications for streams in Sedgwick. Class A is defined as water quality capable of supporting drinking water supply, recreation in or on the water, fishing, industrial process and cooling water supply, hydroelectric power generation, navigation and natural habitat for fish and other aquatic life. Class B is defined as being capable of supporting all Class A uses, except that it is capable of supporting “unimpaired” habitat as opposed to the “natural” habitat of Class A. All of the streams in Sedgwick are classified as “B” (Maine DEP, “Maine Statutory Water Classification”).

Plant and Animal Habitat

The availability of high-quality habitat for fish, wildlife, and plants is essential to maintaining an abundant and diverse population for both ecological and recreational purposes. Sedgwick has an abundance of wildlife and a diverse range of habitats for plants and animals, which have historically been supported by large areas of undeveloped land. Increased development, including new roads and subdivisions, cause habitat fragmentation. The size of large blocks of unbroken habitat has decreased over time, and riparian habitats and associated wetlands have been narrowed and interrupted.

The Maine Department of Inland Fisheries & Wildlife (MDIFW) manages protected wildlife species in the region. The Beginning with Habitat program was started in 2001 as a cooperative effort between environmental organizations and government agencies to map critical habitat and rare species locations. These maps and tools help local decision makers understand where critical wildlife habitat and unfragmented habitat blocks are located in their community so they can make informed decisions about how to balance future development needs with conservation. The data used to generate the maps are updated regularly.

¹⁸ Lakes of Maine, 2023



Significant Wildlife Habitat

Significant Wildlife Habitat are areas that currently provide or have historically provided habitat for endangered or threatened species. Significant Wildlife Habitats are regulated under NRPA. These areas could include nesting sites or important feeding areas.

Wading Bird and Waterfowl Habitat

MDIFW has identified and mapped high to moderate value coastal and inland wetlands as Significant Wildlife Habitat for waterfowl and wading birds. Maine has a unique mix of waterfowl, including ducks, geese, and occasional migrant swans. Most waterfowl species nest on the ground in the uplands next to wetlands, streams, or lakes and then move their young to open water after they hatch. Wading birds are a diverse group of birds that include herons, egrets, bitterns, coots, and rails. Wading birds nest in a variety of places. Some nest in colonies, while others nest close to the ground.

There are 10 areas in Sedgwick that have been identified as high or moderate value inland waterfowl or wading bird habitat by MDIFW and are protected under NRPA. These areas are located surrounding Frost Pond and Black Pond.

Vernal Pools

A vernal pool is a natural temporary or semi-permanent body of water occurring in a shallow depression that typically fills during the spring or fall and may dry during the summer. Vernal pools are small and are usually less than an acre in size. In Maine, vernal pools are defined by the animals that use them for breeding and the number of egg masses found there. Some of these animals include spotted salamanders, wood frogs, and fairy shrimp.

In 2006, legislation was passed in Maine to regulate a subset of vernal pools as Significant Wildlife Habitat under NRPA . Significant Vernal Pools host high concentrations of important wildlife populations and receive careful environmental review that may lead to restrictions on certain intensive land-use activities, within and adjacent to the Significant Wildlife Habitat even if the adjacent land is not wetland. Currently, Significant Vernal Pools represent only a high value subset of the total statewide vernal pool resource (between 20 and 25%). A Significant Vernal Pool is determined by the number and type of pool breeding amphibian egg masses in a pool, or the presence of fairy shrimp, or use by threatened or endangered species.

According to data from Maine Office of GIS, there are no Significant Vernal Pools in Sedgwick. A more comprehensive, on the ground survey is needed to locate all vernal pools in town and identify the ones that are significant.

Deer Wintering Areas

During winter months, deer are exposed to cold temperatures and deep snow that make it difficult to travel. Deer adapt to Maine winters by congregating in deer wintering areas. Deer wintering areas, also known as deer yards, consist of forested stands with a dense soft wood canopy interspersed with mixed stands of hardwoods and softwoods. The dense softwood core areas provide shelter for deer by reducing snow accumulation



within the stand. These habitats also offer accessible food and protection from the wind. Deer wintering areas are one of the natural resources recognized by the Maine Legislature to be of statewide significance and eligible for protection as Significant Wildlife Habitat under NRPA. According to data from the Maine Office of GIS from 2022, there are 2 deer wintering areas in Sedgwick.

Riparian Habitat

Riparian habitat, also called shoreland habitat, is found adjacent to vernal pools, wetlands, streams, rivers, lakes, ponds, and coastal waters. Over 60 species of water-dependent birds, mammals, amphibians, and reptiles in Maine require riparian habitat for shelter or breeding. Riparian habitat also serves as a corridor connecting critical habitat. On the Beginning with Habitat map, riparian habitat is shown as a 250-foot buffer around Great Ponds (ponds greater than 10 acres), rivers, coastline, and wetlands greater than 10 acres, and a 75-foot buffer around streams. Streams in Sedgwick are protected under the local Shoreland Zoning Ordinance and NRPA.

Brook Trout Habitat

Brook Trout (*Salvelinus fontinalis*) are native to Maine. There are twice as many watersheds supporting brook trout in Maine than all of the other 16 states within the eastern U.S. combined. Maine is the only state with extensive intact lake and pond dwelling populations of wild brook trout. Brook trout require clean, cool, well oxygenated water and are very sensitive to changes in habitat and water quality.

Plant Species

The rarity of plant species in Maine has been established through a rigorous process of historical research, field surveys, and evaluation by professional and amateur botanists and ecologists. According to the Maine Natural Areas Program (MNAP) there are no rare or exemplary plants in Sedgwick.

Endangered and Threatened Species

Latin Name ¹⁹	Common Name	Status
<i>Bucephala islandica</i>	Barrow's Goldeneye	Threatened

The Maine Endangered Species Act (MESA) protects essential wildlife habitats, which are areas that currently or historically provide physical or biological features essential to the conservation of an endangered or threatened species.

Endangered and threatened inland fish and wildlife species in Maine are listed either under MESA, the U.S. Endangered Species Act, or both. Species listed under MESA receive state protection and those listed under U.S. Endangered Species Act receive federal protection. The MESA applies only to animals. According to the U.S. Fish and Wildlife Service, an endangered species is one that is in danger of extinction throughout all or a significant portion of its range and a threatened species is one that is likely to become endangered in the foreseeable future (U.S. Fish and Wildlife, 2016). The Barrow's Goldeneye bird is the only species currently listed as threatened in Sedgwick.

¹⁹ Maine Department of Inland Fisheries & Wildlife, 2023



Habitat Blocks and Connections

Unfragmented habitat blocks are large, contiguous areas of natural woodland that are essential to maintaining a diverse and healthy wildlife population. They are also popular areas for outdoor recreational activities and reflect the community's rural character. Larger unfragmented blocks support a wider diversity of plant and animal populations.

Beginning with Habitat has identified a few large undeveloped habitat blocks in Sedgwick. The largest one is 5,101 acres, which is 25% of Sedgwick's total land area. Other large undeveloped blocks are located in the southern part of town²⁰.

Wildlife corridor connections link habitat blocks and allow for animal movement across roads and other barriers. By preserving these connections, Sedgwick can provide wildlife connectivity through the community. Safe passage zones or protected crossings can be reserved or reestablished to improve connections between fragmented habitat areas. The table below shows habitat block size requirements for wildlife in Maine.

Tier 5	Tier 4	Tier 3	Tier 2	Tier 1
1-19 Acres	20-99 Acres	100-499 Acres	500-2500 Acres	Undeveloped
Raccoon	Raccoon	Raccoon	Raccoon	Raccoon
	Hare	Hare	Hare	Hare
				Coyote
Small Rodent	Small Rodent	Small Rodent	Small Rodent	Small Rodent
	Porcupine	Porcupine	Porcupine	Porcupine
				Bobcat
Cottontail	Cottontail	Cottontail	Cottontail	Cottontail
	Beaver	Beaver	Beaver	Beaver
Squirrel	Squirrel	Squirrel	Squirrel	Squirrel
	Weasel	Weasel	Weasel	Weasel
		Mink	Mink	Mink
				Fisher
	Woodchuck	Woodchuck	Woodchuck	Woodchuck
		Deer	Deer	Deer
Muskrat	Muskrat	Muskrat	Muskrat	Muskrat
			Moose	Moose
Red Fox	Red Fox	Red Fox	Red Fox	Red Fox
Songbirds	Songbirds	Songbirds	Songbirds	Songbirds

²⁰ (Beginning with Habitat "Undeveloped Habitat Blocks & Connectors and Conserved Lands", 2023)



Tier 5	Tier 4	Tier 3	Tier 2	Tier 1
		Sharp-Shinned Hawk	Sharp-Shinned Hawk	Sharp-Shinned Hawk
			Bald Eagle	Bald Eagle
Skunk	Skunk	Skunk	Skunk	Skunk
		Cooper's Hawk	Cooper's Hawk	Cooper's Hawk
		Harrier	Harrier	Harrier
		Broad-Winged Hawk	Broad-Winged Hawk	Broad-Winged Hawk
		Kestrel	Kestrel	Kestrel
		Horned Owl	Horned Owl	Horned Owl
		Barred Owl	Barred Owl	Barred Owl
		Osprey	Osprey	Osprey
		Turkey Vulture	Turkey Vulture	Turkey Vulture
		Turkey	Turkey	Turkey
Most reptiles	Most reptiles	Reptiles	Reptiles	Reptiles
	Garter Snake	Garter Snake	Garter Snake	Garter Snake
	Ring-Necked Snake	Ring-Necked Snake	Ring-Necked Snake	Ring-Necked Snake
Most Amphibians	Most Amphibians	Most Amphibians	Amphibians	Amphibians
		Wood Frog	Wood Frog	Wood Frog

Invasive Species

An invasive plant or animal species is one that is non-native and reproduces or spreads aggressively in a new environment. Invasive species that are of concern in Sedwick include land based plants, trees, and freshwater aquatics. Changes in seasonal temperature and precipitation patterns have resulted in increased viral and fungal tree diseases and proliferation in invasives such as the woolly adelgids and emerald ash borer.

Sedgwick has several land based invasive plants including Oriental Bittersweet, Japanese Knotweed and Japanese Barberry in pockets around town, including town access locations such as Carter Point, Billings Cove and Ferry Landing Road in Sargentville. The bittersweet in the town wedge of Carter Point access has contributed significantly to tree loss. The loss of trees for erosion control from the top down as well as wind buffering is a concern.



Natural Resources Management

Conserved Land

Conserved land through outright ownership or conservation easements ensures that open spaces and forested areas are preserved in perpetuity and not developed.

Conservation easements can help communities maintain unfragmented habitat blocks and corridors. There are 28 parcels, totalling roughly 875 acres of conserved land in Sedgwick. 26 of those parcels are owned by Blue Hill Heritage Trust, 1 is owned by Maine Farmland Trust, and 1 is owned by Maine Coast Heritage Trust. Blue Hill Heritage Trust holds a conservation easement at Cooper Farm at Caterpillar Hill.

Blue Hill Heritage Trust

Blue Hill Heritage Trust (BHHT) is a non-profit conservation organization founded in 1985 to protect land in the Blue Hill peninsula of coastal Maine. BHHT conserves 11,950 acres of land and maintains and protects public access to many iconic outdoor spaces, including Blue Hill Mountain, Bluff Head Preserve, Carter Nature Preserve, and Cooper Farm at Caterpillar Hill. In addition to providing access for recreation, BHHT also supports the region's water resources, wildlife habitat, and working farms and forests.

Bagaduce Watershed Association

The Bagaduce Watershed Association (BWA) works to inform residents about the Bagaduce River and its surrounding lands and to protect and improve the water quality and ecosystem of the Bagaduce Watershed, which encompasses Sedgwick. The organization was formed in 1999 when a group of residents became concerned over lack of input of proposed aquaculture operations in the Bagaduce River. BWA helped to install fish ladders for alewives and have been supporters of BHHT purchase of Walamatogus Mountain in Penobscot.

Regulatory Protection

Sedgwick is subject to state and federal regulations for protecting natural resources. The town has also implemented local ordinances to protect these resources:

- Site Plan Review Ordinance: Sedgwick's Site Plan Review Ordinance requires that developments provide for adequate stormwater runoff so as to not impact water quality and soil erosion. All components of the storm water management system must be designed to meet the criteria of a twenty-five year storm.
- Subdivision Ordinance: Sedgwick's Subdivision Ordinance requires applicants to locate all natural features or unique site elements on the subdivision plan. The Board may also require that a proposed subdivision design include a landscape plan to show the preservation of existing trees, the replacement of trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally desirable areas.



- Floodplain Management Ordinance: Sedgwick's Floodplain Management Ordinance was last amended in 2016. This ordinance was written to comply with the requirements of the National Flood Insurance Act of 1968. The plan references the special flood hazard areas and Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency flood maps dated 1980 and 1981.
- Shoreland Zoning: Sedgwick's Shoreland Zoning Ordinance was most recently amended March 8, 2008 and is consistent with state guidelines. The Shoreland Zoning Ordinance protects surface waters in Sedgwick by establishing buffers around the high-water line of streams, rivers, lakes and ponds. The Shoreland Zoning Districts in Sedgwick include Resource Protection, Limited Residential, Limited Commercial, General Development I, General Development II, Commercial Fisheries/Marine Activities, and Stream Protection.

Public Facilities and Services

Introduction

Sedgwick ensures its residents and businesses receive essential services efficiently. Recent broadband upgrades have addressed long-standing connectivity needs, while regional collaborations enhance service quality and cost-effectiveness. Despite the absence of public water/sewer systems, the town's small size mitigates impacts on growth. Efficient waste management and diverse educational options further support community needs.

Fiber optic installation has revolutionized telecommunications, while energy sources meet current demands, with potential for future improvements. Emergency response systems, waste management, and healthcare services are deemed adequate, with opportunities for enhancing recycling and social services.

Looking ahead, facility planning will likely focus on optimizing existing infrastructure, with any new developments aligned with projected growth areas. While street tree initiatives are not currently in place, Sedgwick remains committed to meeting its evolving service needs through strategic planning and collaboration with regional partners.

Municipal Service Needs

Sedgwick's residents and businesses generally get the level of service they need and expect. Upgrades to broadband, a major need in the area for some time, were complete recently, adding to overall service levels. With a relatively small change in population expected, service levels should be adequate over the next decade.



Regionalized Services

There are several regional services and facilities that are utilized by Sedgwick. The town also funds these facilities. These include:

- Blue Hill/Surry Transfer Station
- Peninsula Ambulance Corps
- George Stevens Academy
- Blue Hill Library
- Nichols Day Camp
- Hancock County Hospice
- Hancock County Planning Commission

Given the small size of Sedgwick and other nearby communities, these regional efforts generally provide better levels of service and allow each community to provide a smaller amount of funding than they would providing services on their own. Police service is primarily dependent on the Hancock County Sheriff's Dept., based in Ellsworth.

Other regional efforts include working with the Town of Brooklin to get grant funding to replace the bridge on Hales Hill Road and upgrade infrastructure at stream crossings.

While the town's fire (and in general, emergency responders) system is generally adequate for the primarily rural nature of the town, ambulance services are provided by Peninsular Ambulance Service based in Blue Hill, and police service is primarily dependent on the Hancock County Sheriff's Dept., based in Ellsworth.

Sewer, Water and Stormwater

While Sedgwick does not have a public water or sewer system, the small size of the community means that lack of such facilities does not prevent accommodation of current and projected growth. Existing stormwater management facilities are also limited, due to the small size of the community. However, they are generally adequate.

Septic Disposal

Most Sedgwick properties use one of two companies to handle their septic tank waste. These companies, Percy Brown & Son Inc., and R.H.Foster (formerly Robert Gray & Company,) have contracts with the town to transport sludge to a proper sewage disposal facility. They bill the town 6 cents per gallon, up to 2000 gallons, with the balance of the transaction being billed to the customer. Both companies use the Ellsworth waste water treatment plant as their destination. Some residents use Penobscot Disposal.

Schools

Although some students are home-schooled, and a few are at other schools, most Sedgwick students attend: Sedgwick Elementary Schools, Deer Isle-Stonington High School, George Stevens Academy, Ellsworth High School. Other Schools in the area include three private high schools (George Stevens Academy, Blue Hill Harbor School, and The Bay School, all in Blue Hill) and the Blue Hill Consolidated School, a private pre-K to Grade 8 school, also in Blue Hill.



In the past, Brooklin, Sedgwick and Brooksville considered having a single school serving all three towns. However, the communities could not agree on the school's location. Brooklin is currently facing extensive school repairs, raising the question again as to whether to fix existing facilities or consolidate with other towns. No school expansions are anticipated at this time, nor will they be necessary given expected growth.

Street Trees

Sedgewick does not have a street tree program.

Telecommunications

Installation of two gig fiber to homes in Sedgwick was completed by Fidium in 2023. The Rural Broadband Access Corporation (RBAC) was the catalyst for the Fidium Fiber project. The project was funded by a grant by the National Telecommunications and Information Administration. Once the project was completed, the RBAC was dissolved.

Energy

Most residents and businesses in Sedgwick rely on #2 fuel, propane, wood, and electricity for heat. Electric supply lines are adequate but may need improvements to handle additional storm activity that may arise from climate change. As residents seek to transition from fossil fuels, the electric grid may have to be improved. In addition, rooftop solar panels may grow as an option.

Emergency Response System

The town's fire, police, ambulance and other emergency response systems are generally adequate for the primarily rural nature of the town. No improvements are needed at this time.

Solid Waste

Most residents and businesses haul their solid waste to the Blue Hill/Surry Transfer Station, Blue Hill Disposal, and others. In addition, Bowden and Sons and BHD Containers, LLC, have various sized containers for routine removal of trash or long-time rental. Recycling options are limited and could be improved.

Health Care, Public Health and Social Services

The primary health care facility is Northern Light Blue Hill Hospital in Blue Hill. A 10-bed critical access hospital originally donated by Mrs. F.B. Richards in 1922, this is a 24/7 facility that provides a fairly complete set of health care services, although they have stated that they no longer offer surgical services in some fields or birthing services. Birthing services are available at Northern Light hospital in Ellsworth. Public health and social service facilities are also available in Blue Hill or Ellsworth.

Facility Planning

Facility improvements tend to be made in their existing locations. Any significant new



facilities would likely be directed towards growth areas.

Other Public Facilities

Town offices and cemeteries are adequate to accommodate projected growth. Other regionalized facilities have the advantage of being more flexible to changing demographics due to their larger scales.





Sedgwick Comprehensive Plan 2025 Public Survey Results

Qualitative Summary of Sedgwick Comp. Plan Public Survey

Background/Disclaimer

This document provides a summary of the open-ended questions from the recent Sedgwick Comprehensive Plan survey, completed by residents. While the information presented here is valuable and comes directly from the citizens of Sedgwick, it is important to note that it is qualitative in nature. Due to this qualitative format, statistical analysis is not possible at this time.

The insights and themes summarized in this document should be considered informative and useful for ongoing work, but they should not be assumed to represent the beliefs and opinions of the entire population of Sedgwick. Instead, they provide a snapshot of the perspectives and concerns of the residents who participated in the survey.

Q: If you would like to comment on these or other Town services, please do so below.

- **Education and Schools:**
 - Calls for consolidation of elementary schools due to an aging population and to improve educational standards.
 - Suggestions for after-school and summer programs with meals for low-income families.
 - Maintenance and improvement of school facilities are seen as critical, with some noting the school's budget is too high.
- **Road and Infrastructure Maintenance:**
 - Concerns about the condition of roads, with specific mentions of overgrown ditches, culverts, and obscured speed signs.
 - Calls for better snow removal practices, particularly differences noted between Sedgwick and neighboring towns.
 - Requests for sidewalks, bike paths, and better pedestrian safety measures.
- **Recreation and Public Spaces:**
 - Interest in creating a dog park and revitalizing old ball fields.
 - Suggestions for recreational programs for seniors and adults, including fitness activities and pickleball courts.
 - Maintenance of cemeteries and public access points to Walker Pond and other water bodies is a recurring theme.
- **Environmental and Energy Policies:**
 - Recommendations for the town to adopt policies ensuring local benefits from commercial solar and wind power installations.
 - Calls for improved recycling programs and better communication about available waste disposal options.

Qualitative Summary of Sedgwick Comp. Plan Public Survey

- **Public Services and Administration:**
 - Mixed reviews on town office services, with praise for the Town Clerk and calls for improved accessibility to the Tax Collector.
 - Requests for more modern payment options for taxes and other services.
 - Comments on the need for better code enforcement, particularly related to development and environmental protection.
- **Public Safety and Transportation:**
 - Suggestions for improved traffic control measures, especially to control speeding in residential areas.
 - Interest in establishing more public transportation options, particularly for the elderly and non-drivers.
- **Community Development:**
 - Emphasis on fostering a vibrant, close-knit community with support for small businesses.
 - Suggestions for better communication and information sharing about town services and programs.

If you would like to comment on the above or other shared services, please do so below:

Community feedback on shared services in Sedgwick highlighted several key areas of concern and suggestions for improvement:

1. **Healthcare Access:** Many residents expressed frustration with the difficulty in accessing medical and dental care, citing long wait times for appointments and a general decline in service quality since Northern Lights involvement.
2. **Recycling and Waste Management:** There is a strong desire for improved recycling policies and better accessibility to waste transfer stations. Suggestions include creating a local substation, clearer signage, and ensuring the station is open on both weekend days to accommodate working residents. Additionally, stricter enforcement of sticker requirements was recommended.
3. **Affordable Housing:** Expanding affordable year-round housing for the workforce in Sedgwick and neighboring towns was recommended to support the community better.
4. **Police and Public Safety:** Concerns about slow police response times and the need for more frequent patrolling, especially in the village where speeding is a significant issue, were prevalent. There were calls for increased traffic enforcement and clearer traffic signs to improve safety.

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5. **Education and School Services:** Opinions were divided regarding the quality of the George Stevens Academy (GSA), with some residents pointing out the need for better transparency and planning. Some suggested studying the feasibility of consolidating high schools into a regional entity to improve efficiency and education quality.
6. **Public Library and Senior Services:** There were mixed views on funding for the Blue Hill Library versus the local Sedgwick Library. The need for better communication about available senior services was also noted, with some residents unaware of what is offered.
7. **Broadband and Communication:** While recent broadband improvements were appreciated, better communication from installation companies regarding work schedules was requested to reduce disruptions for residents.
8. **Public Transport and Accessibility:** There were mentions of improving accessibility for those without transportation and expanding services for seniors and youth. Additionally, suggestions for more community activities and programs, such as youth services and recreational facilities, were made.

Overall, residents emphasized the need for better communication, proactive planning, and more community-focused policies to enhance the quality of life in Sedgwick.

Are there any other land uses that you think should be more actively managed?

The community provided diverse comments on land uses that should be more actively managed in Sedgwick, focusing on several key areas:

1. **Renewable Energy:** Opinions were divided on the development of solar farms and wind farms. Some residents advocated for more wind and solar energy projects to support the Maine climate initiative, while others opposed them due to concerns about increased electricity rates and their impact on the landscape.
2. **Affordable Housing:** There was a strong call for more actively managed affordable housing, including workforce and low-income housing. Suggestions included offering derelict houses to qualified buyers, developing accessory dwelling units for local residents, and creating a collaborative regional strategy with neighboring towns.
3. **Conservation and Open Space:** Many residents emphasized the importance of open space conservation and protecting wetlands. There were also calls for more community gardens, land preservation, and managed forests to prevent clear-cutting.

Qualitative Summary of Sedgwick Comp. Plan Public Survey

4. **Recreational Infrastructure:** Residents expressed a desire for bike paths, pedestrian walkways, and hiking trails to enhance safety and recreational opportunities. There were specific concerns about speeding on Reach Road and the need for better enforcement of speed limits.
5. **Commercial and Business Development:** Some comments highlighted the need for managed commercial development with regulated signage, lighting, and size limits. There was also support for developing tourism through regulated short-term rentals, RV parks, and local businesses that highlight Sedgwick's natural beauty and history.
6. **Public Amenities:** Improvements to the town dock to make it a focal point for both fishermen and tourists were suggested. Enhancing water access points and making the Town Wharf more accessible to mobility-impaired individuals were also recommended.
7. **Agriculture and Land Use:** Support for local organic farms and food production was expressed, with suggestions to collaborate with organizations like MOFGA and Blue Hill Heritage Trust. Additionally, there were concerns about the use of chemical pesticides and herbicides, particularly on blueberry fields.
8. **Zoning and Land Use Policies:** Some residents called for the development of comprehensive plans and zoning ordinances to manage future land uses, including commercial and residential areas. There were suggestions to restrict certain types of development, such as large-scale tourist projects and short-term rentals by non-residents.
9. **Community Infrastructure:** Comments included the need for better road maintenance and the development of public land and parks, as well as activities for youth.

Overall, the feedback indicates a community interest in balancing development with conservation, enhancing public amenities and infrastructure, and ensuring affordable housing while maintaining the town's character and natural beauty.

What can the Town's government do to improve service to, and communication with, residents?

To improve service to and communication with residents, the town's government can consider the following suggestions based on community feedback:

1. **Enhanced Communication Channels:**
 - a. Increase the use of email and text notifications for upcoming town meetings, annual meetings, and events.
 - b. Continue to utilize the town webpage and social media to keep residents informed.

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- c. Implement a fixed link to the Sedgwick Notifications page on the town website and send periodic press releases to remind residents to sign up for notifications.

2. Increased Accessibility and Participation:

- a. Offer virtual participation options via Zoom for all town meetings, allowing residents and property owners to join remotely.
- b. Ensure meeting agendas and minutes are posted in advance and provide detailed descriptions of issues to be discussed.
- c. Allow residents to vote electronically, especially for those who cannot attend in person due to seasonal residence or mobility issues.

3. Regular Updates and Newsletters:

- a. Send regular updates and newsletters via email and mail, detailing town decisions, meeting summaries, and upcoming events.
- b. Consider creating a quarterly online newsletter and provide a mailed paper version for those without internet access.

4. Community Engagement and Social Events:

- a. Organize town-sponsored events to foster socializing and community discussions.
- b. Develop community meeting spaces and support businesses and infrastructure that encourage people to come together.

5. Improve Accessibility and Office Services:

- a. Ensure more consistent office hours and staff availability, if feasible.
- b. Offer online services for tasks like car registration and tax payments.
- c. Accept credit and debit card payments for town services.

6. Safety and Infrastructure Improvements:

- a. Focus on public safety, particularly traffic safety, by enforcing speed limits and improving road maintenance.
- b. Maintain public spaces like the ball field behind the town office and consider adding amenities like a swingset to encourage family gatherings.

7. Direct Resident Engagement:

- a. Respond promptly to resident inquiries and suggestions, ensuring their voices are heard.
- b. Use a variety of communication outlets to reach a broader audience and engage younger citizens in town activities and decision-making.

8. Technical and Operational Enhancements:

- a. Keep the town website updated with current information and make it more mobile-friendly.

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- b. Consider creating a disaster/emergency center for resident safety during extreme weather or emergencies.

Overall, these improvements can enhance the town's service and communication with residents, ensuring that everyone stays informed and involved in community affairs.

What issues do you anticipate the Town of Sedgwick will face during the next decade? During the next 20 years?

In the next decade and over the next 20 years, the Town of Sedgwick will likely face several significant challenges, as highlighted by the community feedback:

Next Decade (10 Years)

1. **Climate Change and Erratic Weather:** The effects of global warming will lead to more frequent and severe weather events, impacting infrastructure and local ecosystems.
2. **Affordable Housing Shortage:** There will be an increased need for affordable year-round housing and rental units to support the local workforce, which is essential for maintaining small businesses and services.
3. **Rising Sea Levels and Environmental Concerns:** Coastal areas will face threats from rising sea levels, affecting both residential properties and local industries like fishing. There will also be concerns about pollution and wildlife loss.
4. **Population Growth and Infrastructure:** The town may experience a population increase, including seasonal and potentially full-time residents, necessitating better planning and infrastructure improvements.
5. **Aging Population and Services:** With an aging population, there will be a greater demand for senior services, healthcare, and public transport.
6. **Economic Challenges:** There will be a need to balance increased demand for services with the revenue constraints posed by an aging population and possibly declining tax revenues.

Next 20 Years

1. **Climate Refugees and Population Growth:** Sedgwick might see an influx of people relocating due to climate change impacts elsewhere, necessitating strategic planning for sustainable growth and housing.
2. **Economic Disparities:** Rising property values and taxes could lead to economic challenges for local, long-term residents, pushing them out of the area and leading to a more pronounced wealth divide.

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3. **Environmental Sustainability:** Addressing climate change through renewable energy projects, such as solar farms, and protecting local ecosystems from overdevelopment will be critical.
4. **Education and Youth Retention:** The town must focus on improving educational facilities and services to attract and retain young families, which is vital for the community's long-term viability.
5. **Public Services and Infrastructure:** Increased demand for improved infrastructure, including roads, public safety, and administrative services, will need careful management to keep up with population growth.
6. **Community Character and Zoning:** Balancing development with the preservation of Sedgwick's traditional character will be important, requiring thoughtful zoning regulations and community involvement in decision-making.

Overall, Sedgwick will need to adopt proactive measures to address these anticipated issues, including strategic planning, community engagement, and sustainable development practices.

What other concerns and observations do you wish to share with the Comprehensive Plan Committee?

1. **Survey Design and Traffic Concerns:** Some respondents found the survey answer choices inadequate, particularly regarding funding for police and services. There are significant concerns about traffic safety and speed enforcement, with specific suggestions to improve traffic flow and pedestrian safety in the village.
2. **Environmental and Historical Preservation:** Residents emphasize the importance of maintaining the village's beauty and historical interest, suggesting improvements like environmental studies, attractive signage, and strategic lighting to preserve the night sky.
3. **Community and Infrastructure:** There's a call for better long-term planning, particularly for community spaces like the Sedgwick church, and addressing infrastructure needs such as restroom facilities and signage updates.
4. **Public Services and Amenities:** Suggestions include better information about public transportation, regular testing of water quality, and improvements to local facilities like parking and flag displays.
5. **Town Management and Ordinances:** Many comments reflect a need for stricter enforcement of existing laws, better town management, and improved organizational structure to handle changes and future planning.
6. **Community Engagement and Values:** There's a strong appreciation for the town's efforts and the desire to maintain its rural charm and community spirit. However, some

Qualitative Summary of Sedgwick Comp. Plan Public Survey

express frustration with current governance and the need for more inclusive community engagement, especially involving younger residents.

7. **Economic and Environmental Policies:** Respondents support measures like promoting renewable energy, addressing climate change, and improving resilience through partnerships with neighboring communities. There's also a push for policies that balance growth with maintaining the town's character.
8. **Property and Zoning Concerns:** Issues related to property rights, zoning, and the impact of out-of-town property owners on local regulations are highlighted. Concerns include high property taxes, especially for seniors, and the need for effective zoning to manage growth.
9. **Public Health and Safety:** Comments underscore the need for improved road safety, better management of domestic and farm animals, and addressing health concerns related to air and water quality.
10. **Vision for the Future:** While some want to preserve the status quo, others advocate for progressive changes to better prepare for future challenges. There is a call for comprehensive planning and proactive management to ensure the town's sustainability and quality of life for all residents.

What things about Sedgwick's current way of life are most important to you?

Residents of Sedgwick value several key aspects of their current way of life:

1. **Education and Community Services:** There's a strong emphasis on improving and expanding educational opportunities, including STEAM curricula, extracurricular programs, and continuing education. Residents also appreciate accessible town management and support for those in need.
2. **Affordable Housing:** Many residents highlight the need for more affordable housing to ensure year-round residents can stay in the community. This includes support for diverse income brackets and concerns over potential overdevelopment impacting the town's character.
3. **Rural and Natural Beauty:** The rural, quiet, and undeveloped nature of Sedgwick is highly valued. Residents cherish the natural beauty, including access to water, open spaces, and outdoor recreational opportunities.
4. **Community and Social Values:** There is a strong sense of community, with neighbors helping neighbors and a culture of friendliness and safety. The town's historical preservation and small-town atmosphere are important to maintain.

Qualitative Summary of Sedgwick Comp. Plan Public Survey

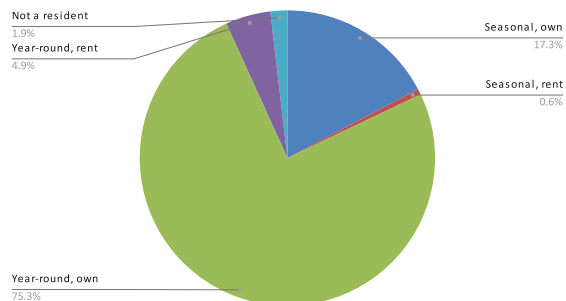
5. **Economic and Infrastructure Concerns:** While some residents appreciate the low taxes and minimal regulation, others express frustration with high taxes and limited services. There is also a call for thoughtful development and infrastructure planning to maintain the town's character and support local businesses.
6. **Lifestyle and Pace:** The slow pace, peace, quiet, and small-town vibe are integral to the residents' quality of life. The simplicity, lack of congestion, and dark night skies are also treasured aspects.

In summary, residents of Sedgwick value their rural, quiet, and close-knit community, emphasizing the need for affordable housing, educational opportunities, and thoughtful development to preserve their way of life.

Demographics

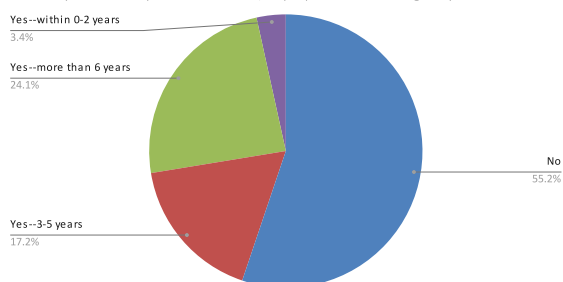
The following demographic questions about you will help the Comprehensive Plan Committee confirm the extent to which survey respondents reflect the Sedgwick community. In general, it collapses and simplifies questions asked of each resident as part of the U.S. Census. What type of Sedgwick resident are you?

Residential Status



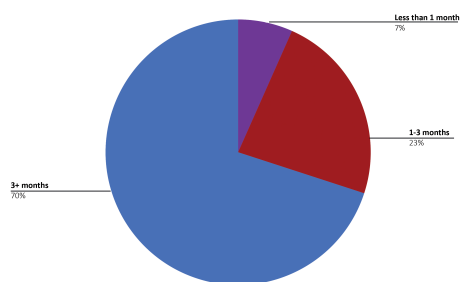
Plans of Seasonal Residents

If you're currently a seasonal resident, do you plan to move to Sedgwick year-round?



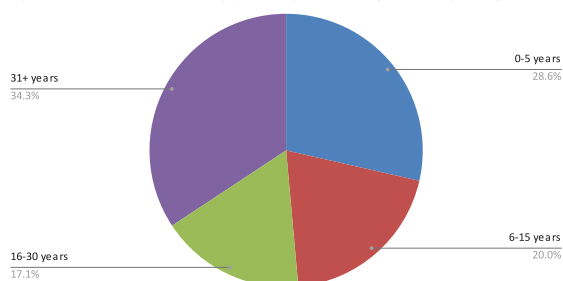
Seasonal Length of Stay

(for seasonal residents, how long do they live in Sedgwick each year?)

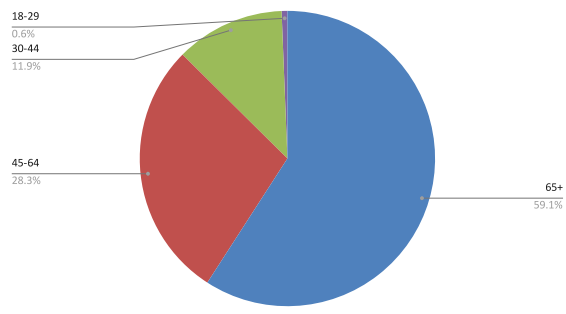


Length of Seasonal Stays

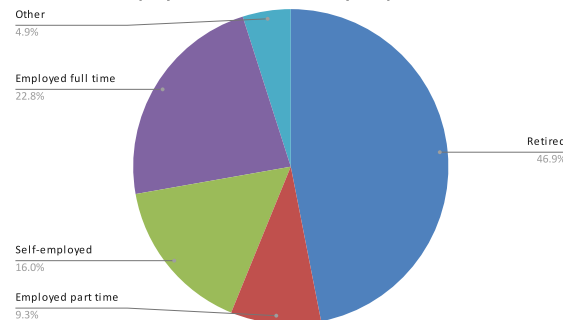
If you're a seasonal resident, how many years have you been visiting or seasonally residing in



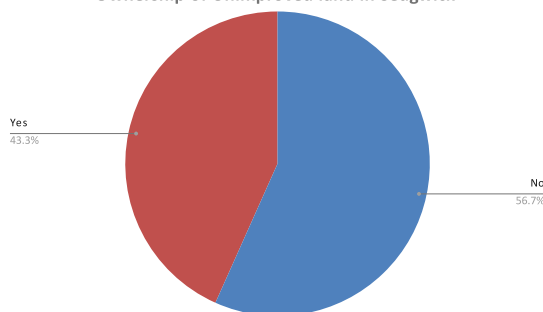
Age of Survey Respondents



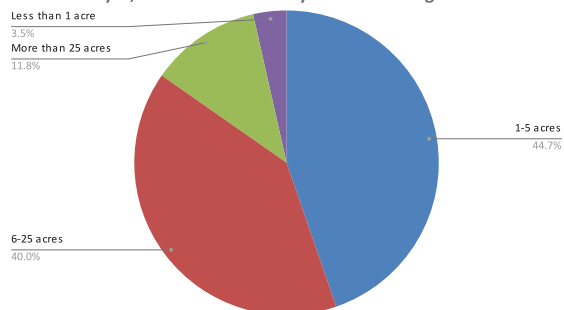
Employment Status of Survey Respondents

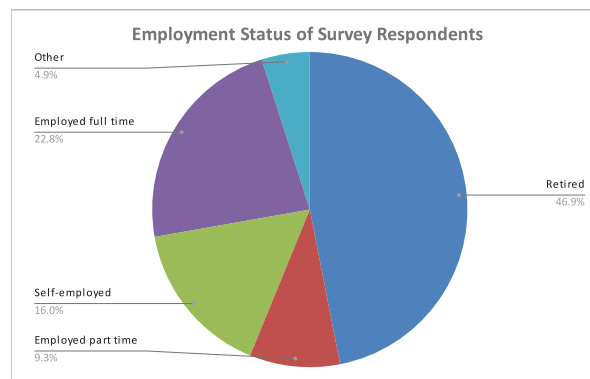
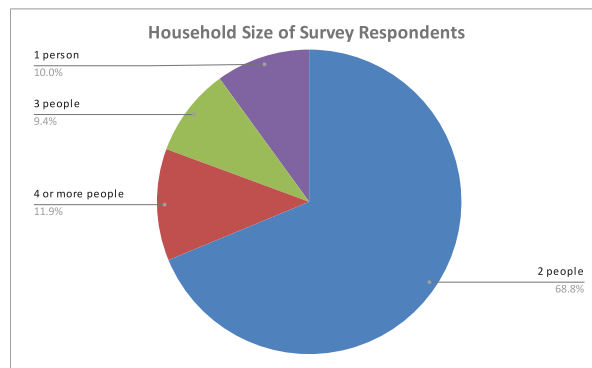
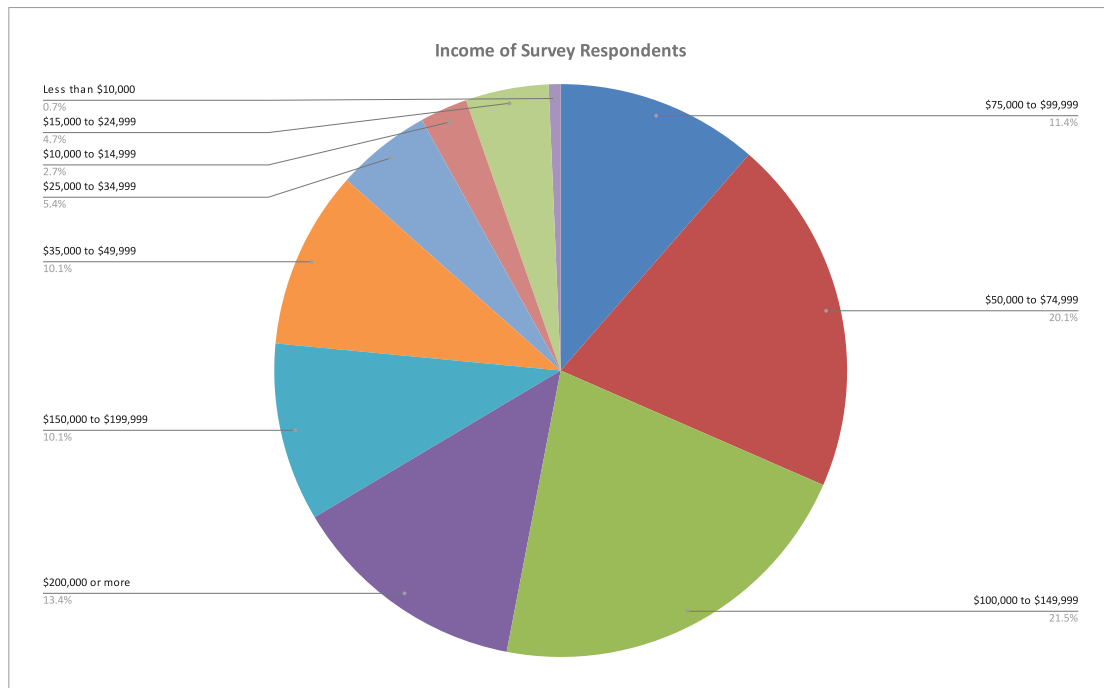


Ownership of Unimproved land in Sedgwick



If yes, how much land do you own in Sedgwick?



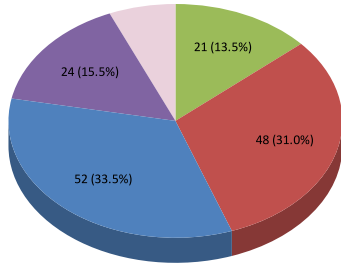


Aspects of Community Life

Q: Please provide your opinion of

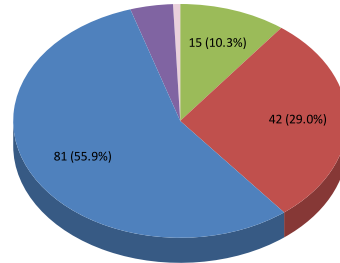
Affordable Housing/Housing Costs

Don't know/unsure Become more developed Curtail further development
Needs Study Adequate



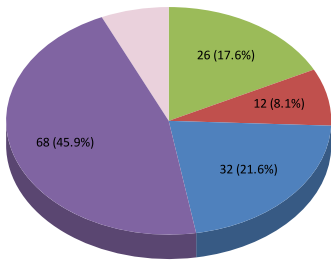
Air Quality

Don't know/unsure Become more developed Curtail further development
Needs Improvement or Attention Needs Improvement or Attention Right Away



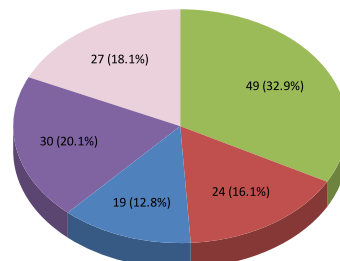
Streetlights in Village

Don't know/unsure Become more developed Curtail further development
Adequate Needs Improvement or Attention Right Away



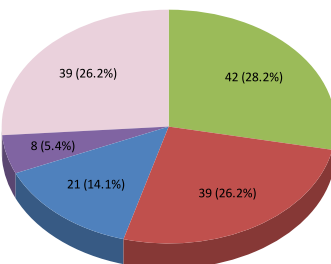
Local Job Opportunities

Needs Improvement or Attention Become more developed Curtail further development
Adequate Needs Study



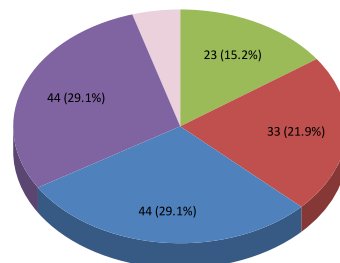
Municipal Recreation Opportunities

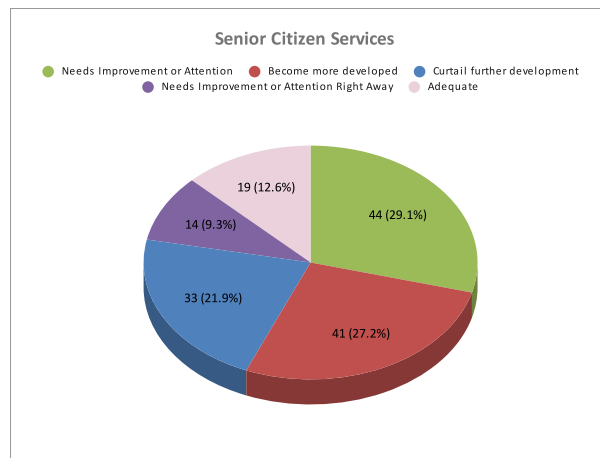
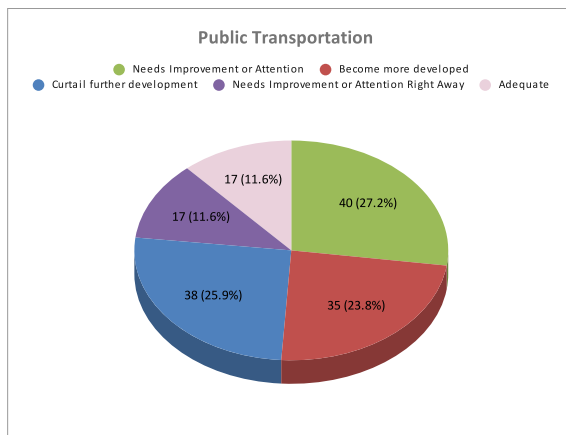
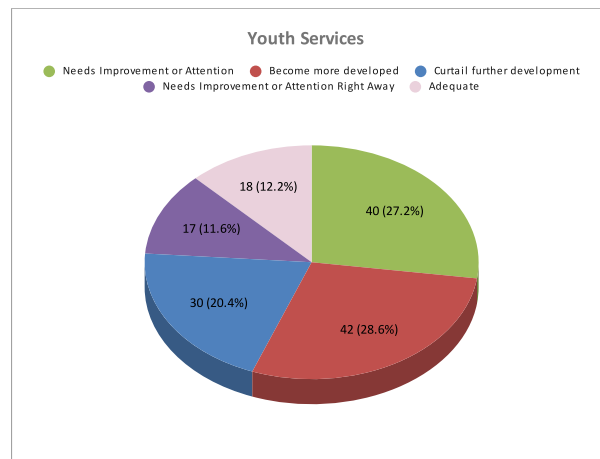
Needs Improvement or Attention Become more developed Curtail further development
Needs Improvement or Attention Right Away Adequate



Potable Water/Water Quality

Needs Improvement or Attention Become more developed Curtail further development
Adequate Needs Improvement or Attention Right Away



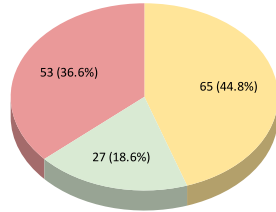


Investment in Town Services - Existing Facilities/Services

Q: I would like the Town to invest more in...

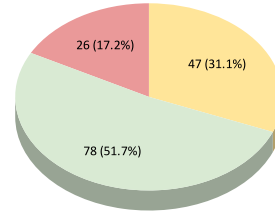
Cemeteries/Upkeep

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



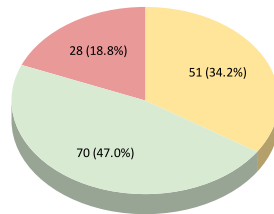
Education, Primary (Pre-K-8)

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



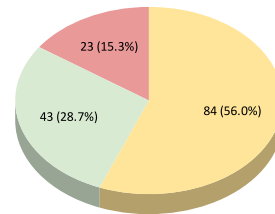
Education, Secondary (9-12)

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



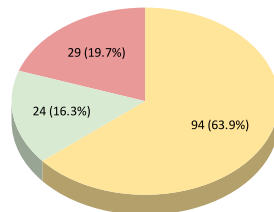
Marine/Wharf Facilities

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



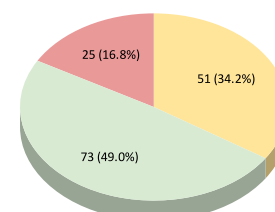
Municipal Recreation Opportunities

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



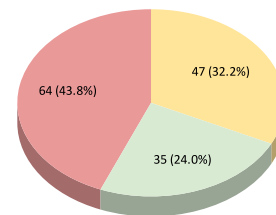
Town Road Improvements

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



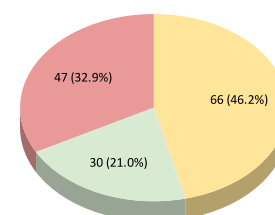
Police/Traffic Enforcement

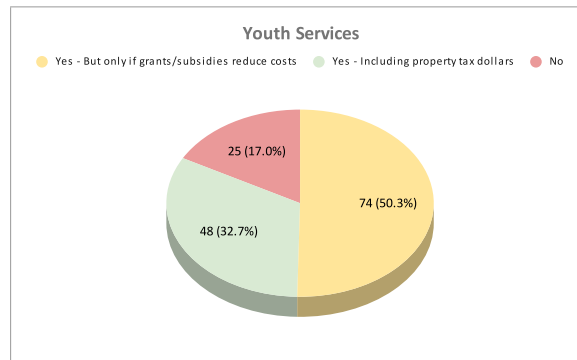
Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



Septic Treatment

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



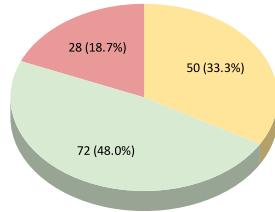


Investment in Town Services - New Initiatives

Q: I would like the Town to invest more in...

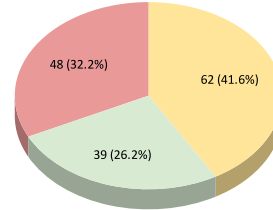
Affordable Housing/Housing Costs

Yes - Including property tax dollars Yes - But only if grants/subsidies reduce costs No



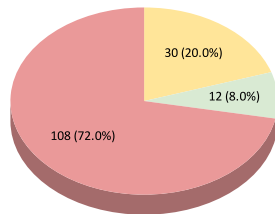
Bicycle Paths/Lanes

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



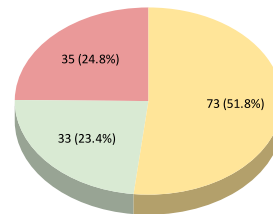
Street Lighting

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



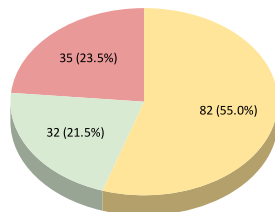
Local Job Opportunities

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



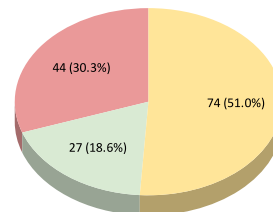
Public Internet Access (Wi-Fi)

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



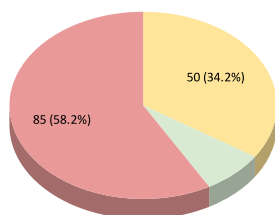
Public Transportation

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



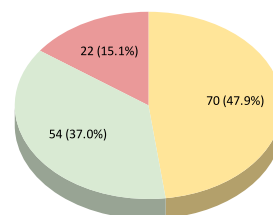
Public Restroom(s) (24/7) in Village

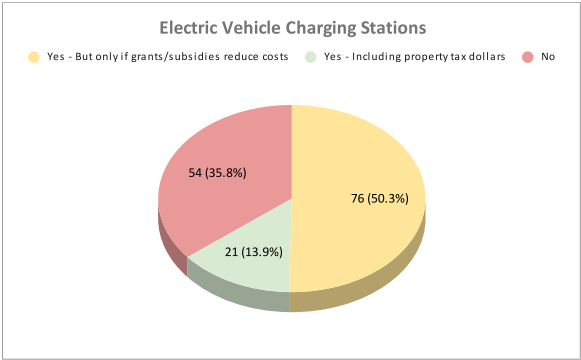
Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



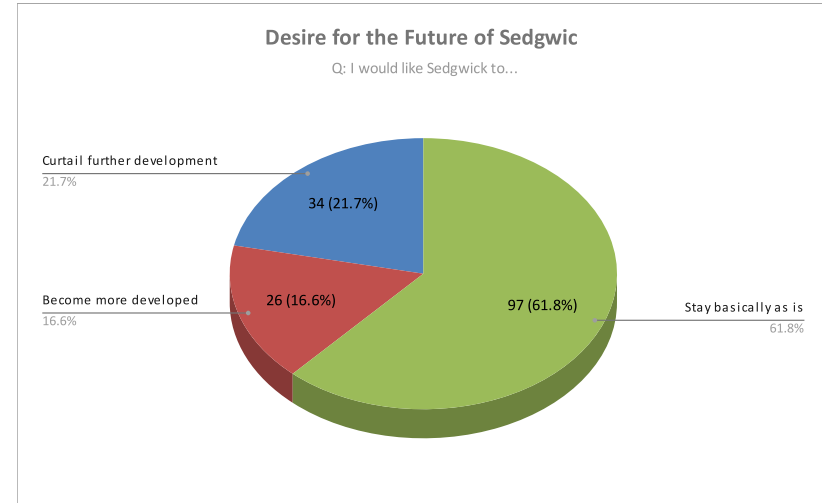
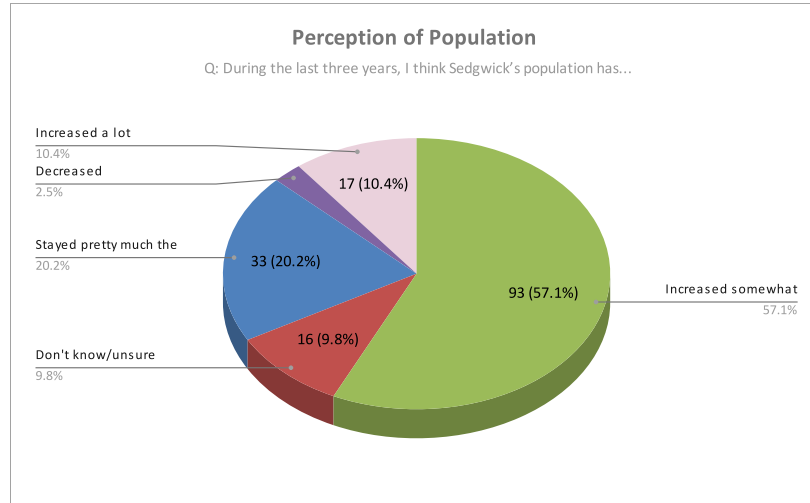
Senior Citizen Services

Yes - But only if grants/subsidies reduce costs Yes - Including property tax dollars No



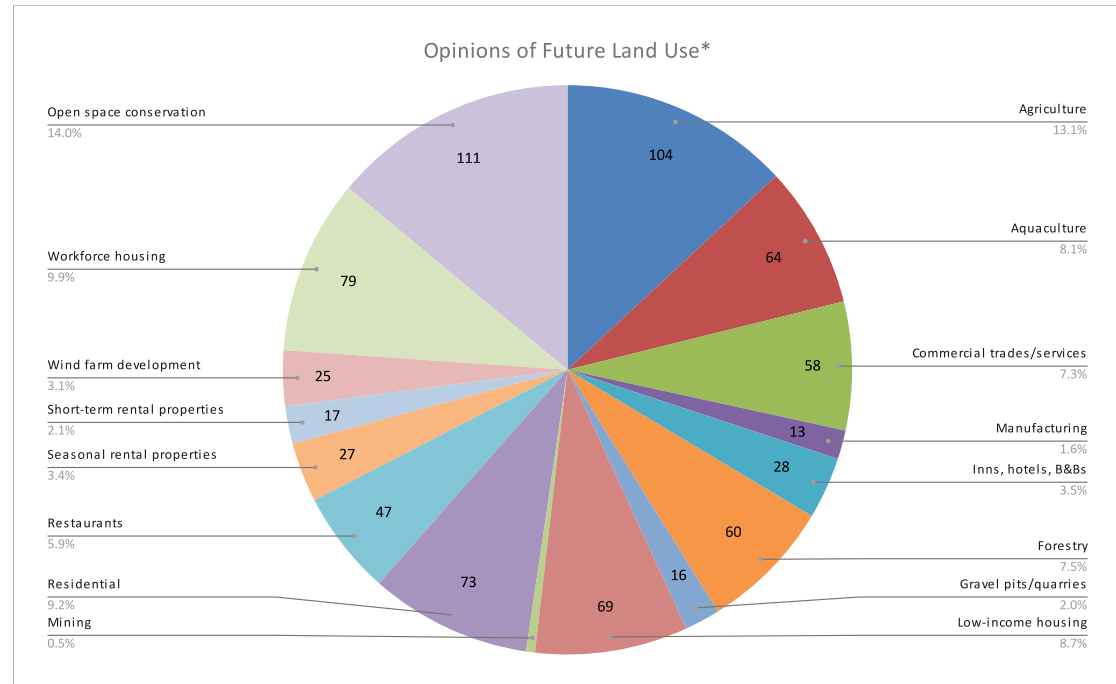


Misc Question from Survey



Opinions of Future Land Use*

Type	Total	%
Agriculture	104	13.08%
Aquaculture	64	8.05%
Commercial trades/services	58	7.30%
Manufacturing	13	1.64%
Inns, hotels, B&Bs	28	3.52%
Forestry	60	7.55%
Gravel pits/quarries	16	2.01%
Low-income housing	69	8.68%
Mining	4	0.50%
Residential	73	9.18%
Restaurants	47	5.91%
Seasonal rental properties	27	3.40%
Short-term rental properties	17	2.14%
Wind farm development	25	3.14%
Workforce housing	79	9.94%
Open space conservation	111	13.96%
Total	795	100.00%

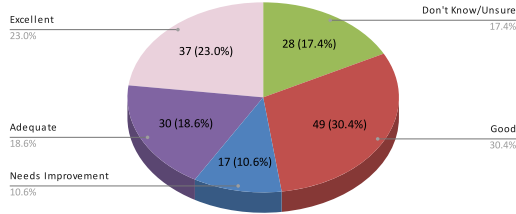


*This table and the pie chart to the right show the same data set in different ways.

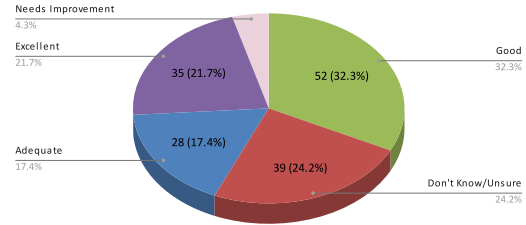
Quality of Services

Q: Please provide your opinion of the quality of the following services that are shared by Sedgwick with other communities:

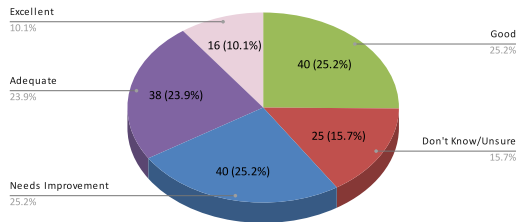
Broadband



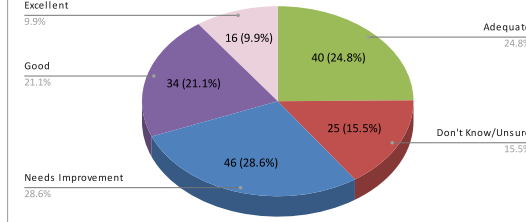
Ambulance



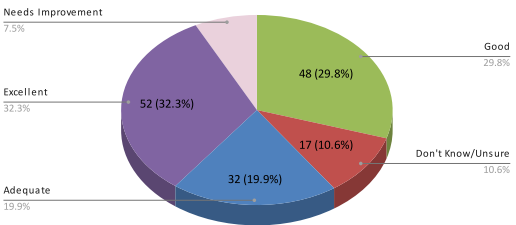
Healthcare Access



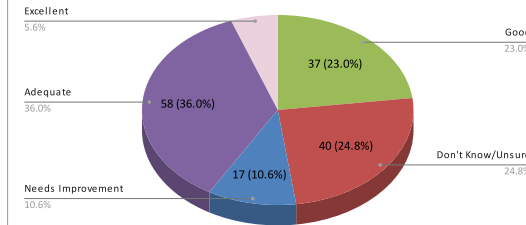
Healthcare Service Quality



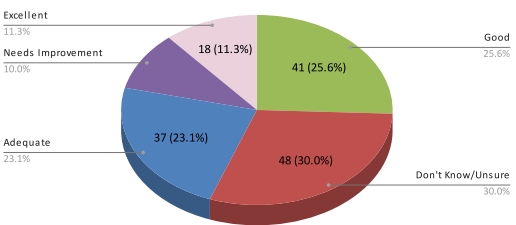
Libraries



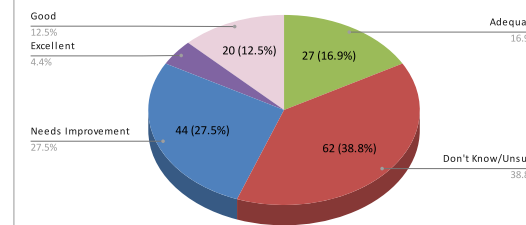
Police Protection

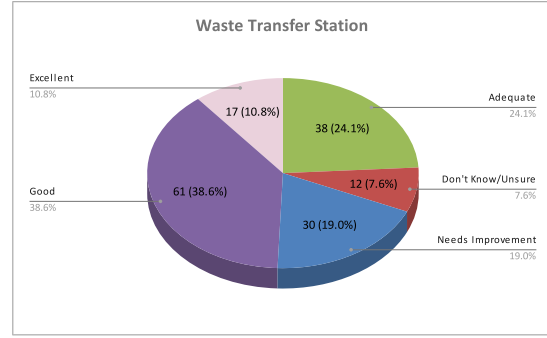
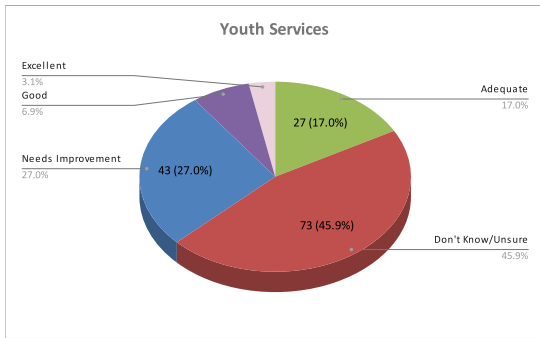


High School Education



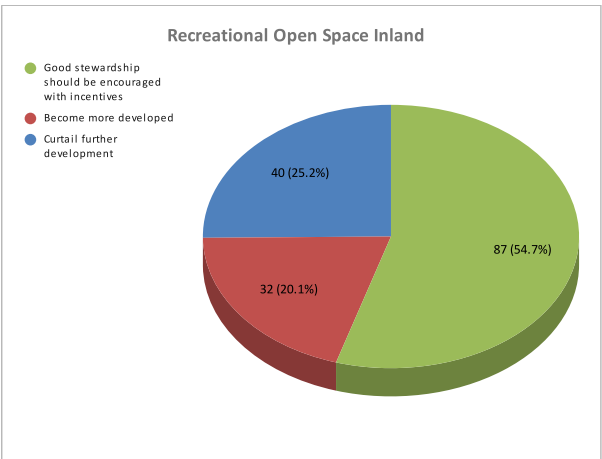
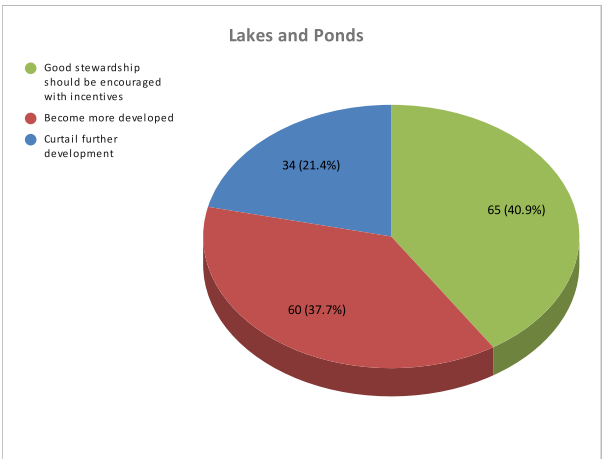
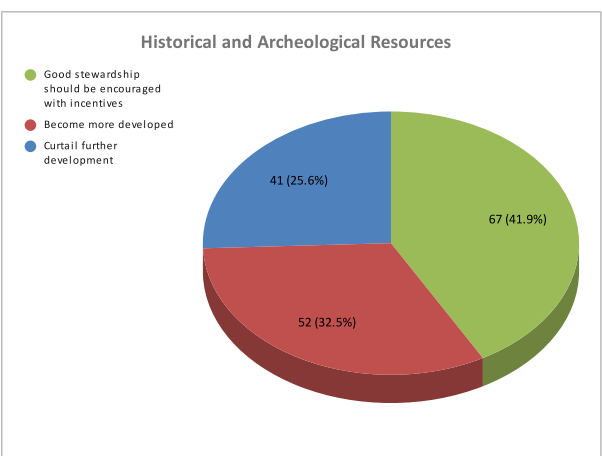
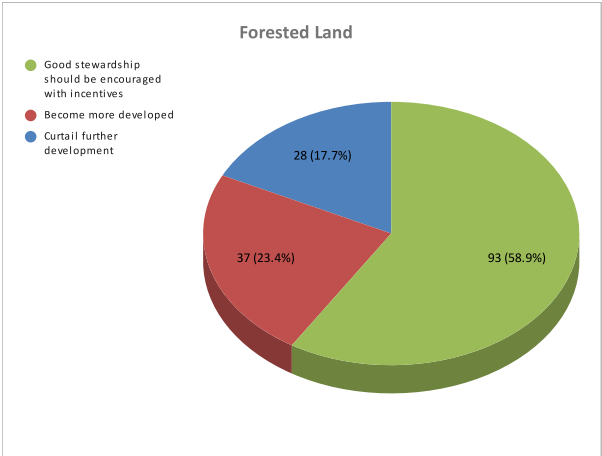
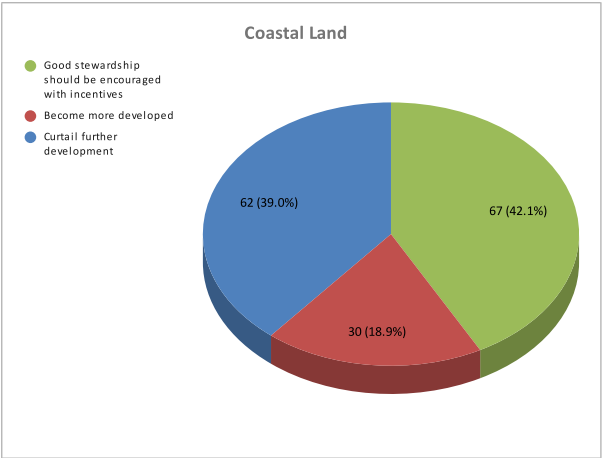
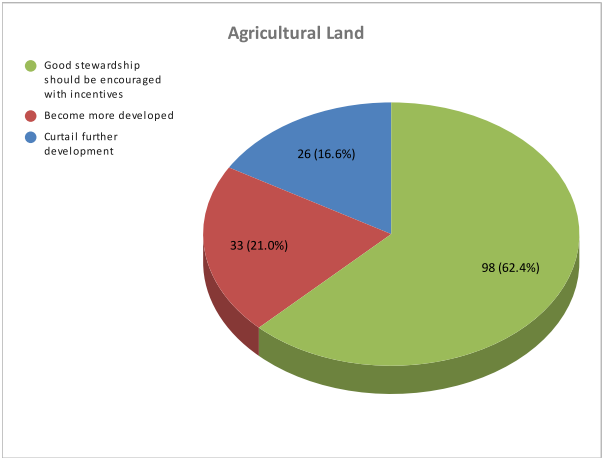
Senior Citizen Services

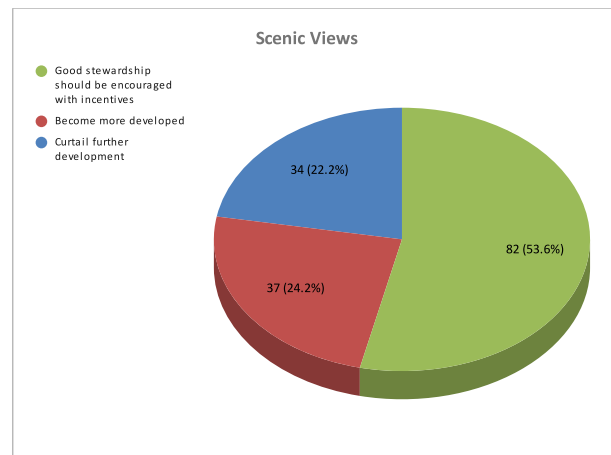
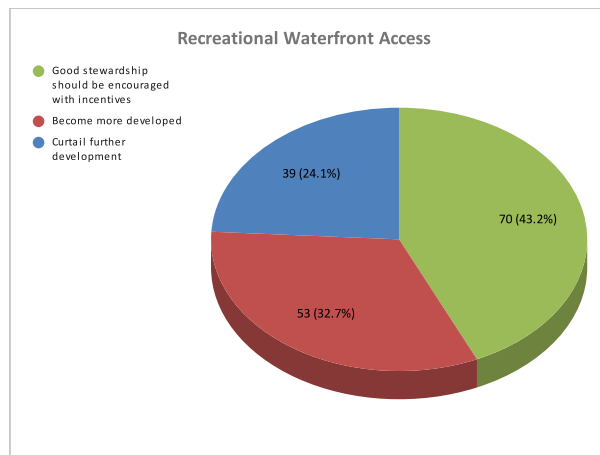
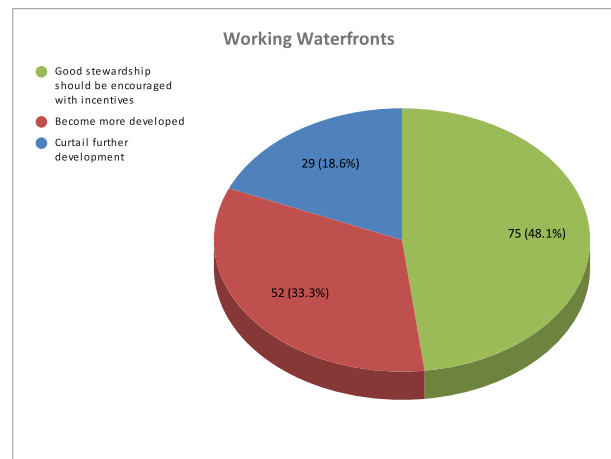
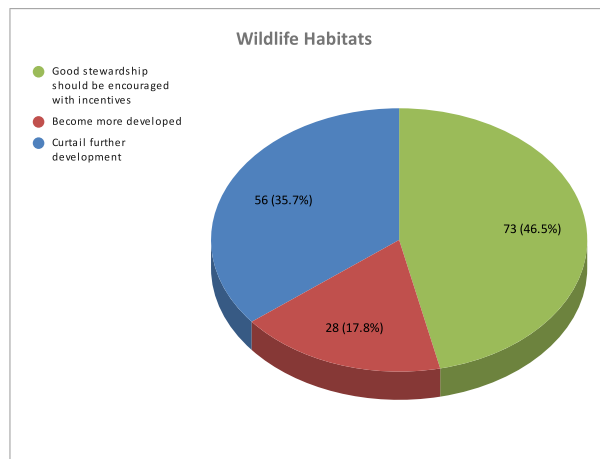
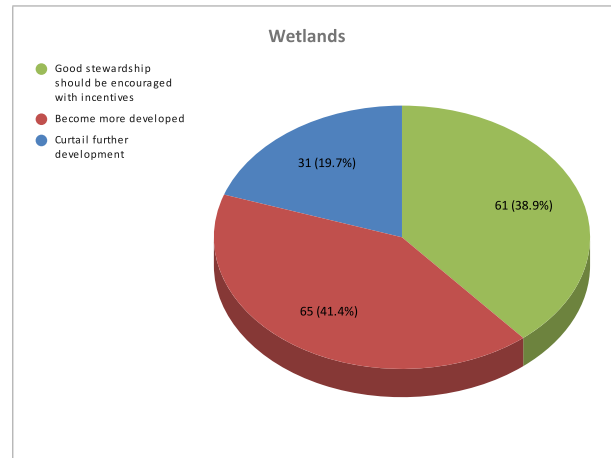
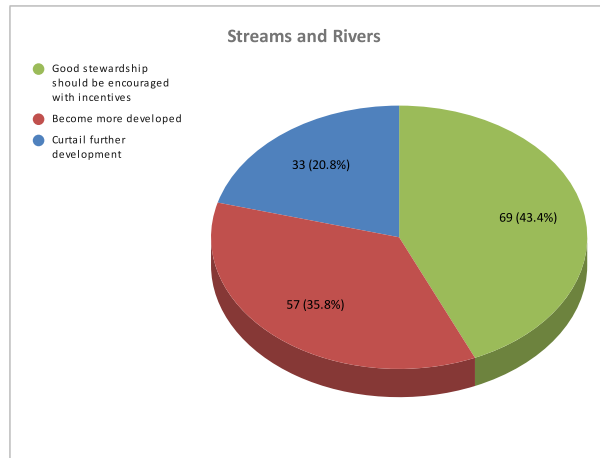




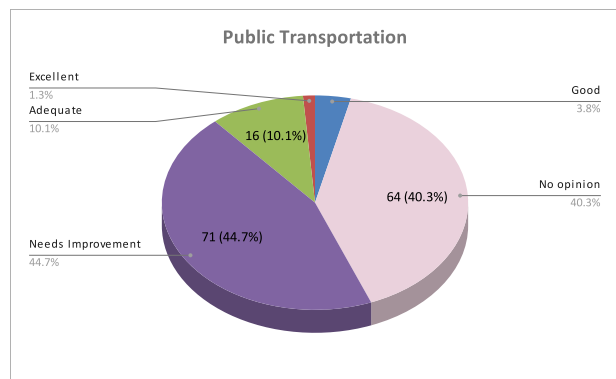
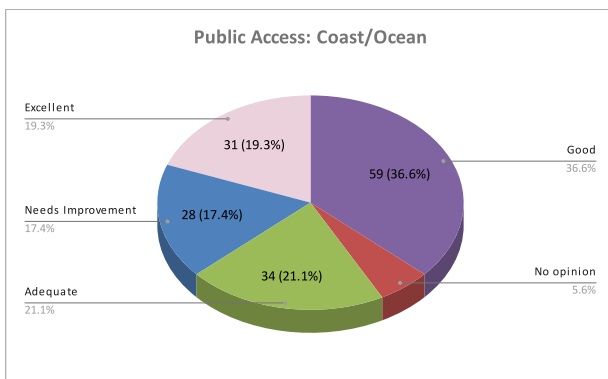
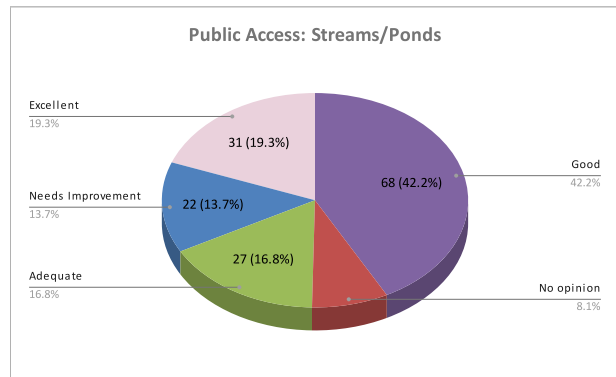
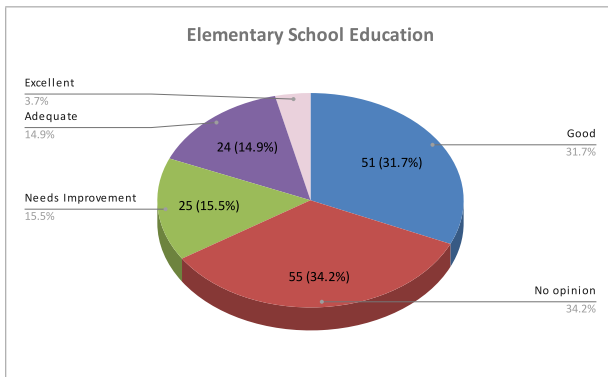
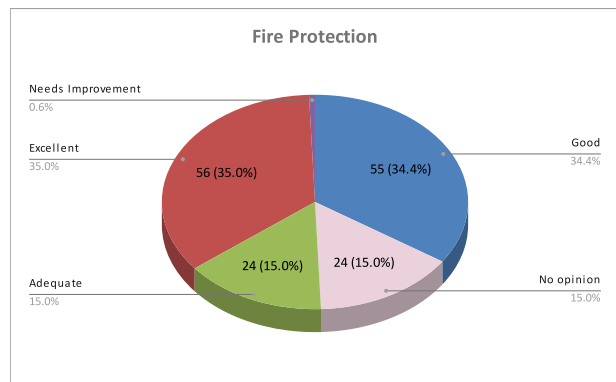
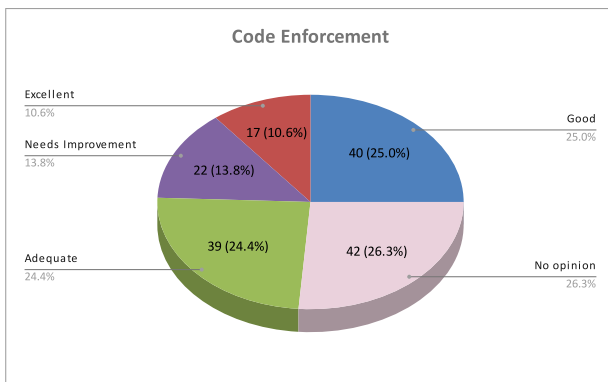
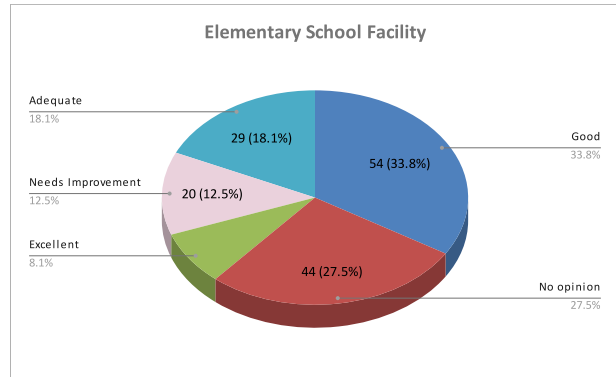
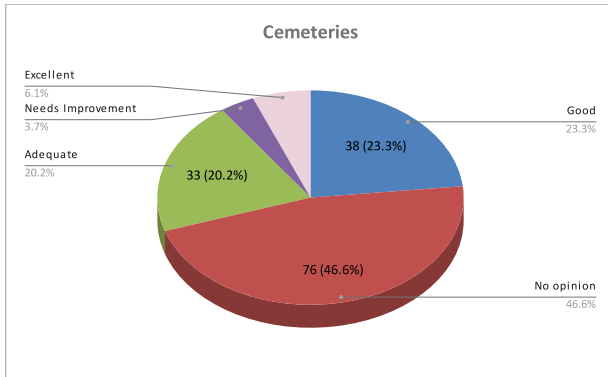
Town Involvement in Services

Q: How involved should the Town be in protecting...

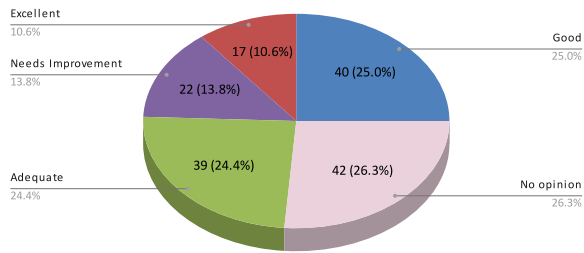




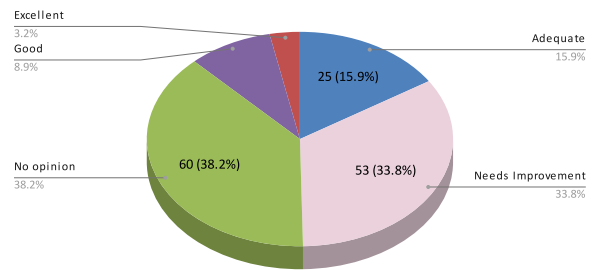
Town Services & Facilities
Q: Please provide your opinion of the quality of these Town services and facilities:



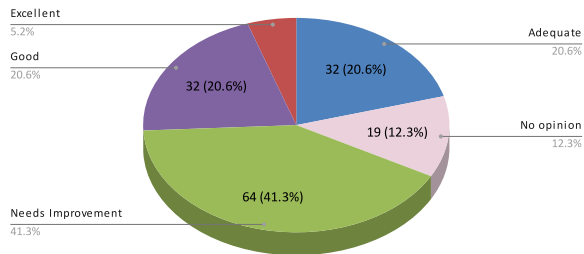
Recreational Facilities



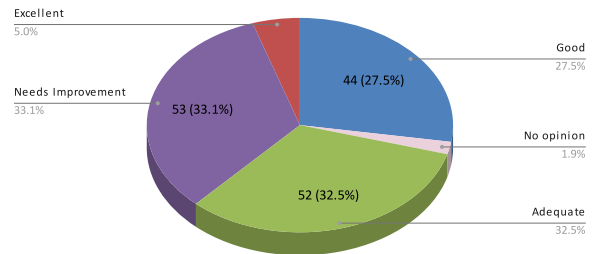
Recreational Programs



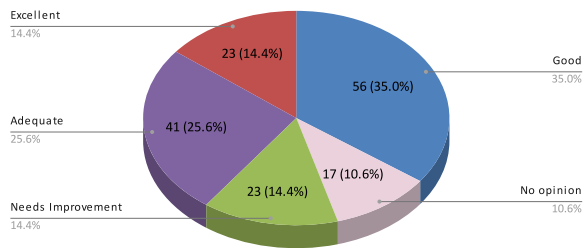
Recycling



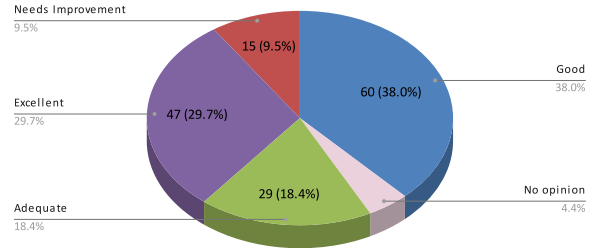
Town Road Maintenance



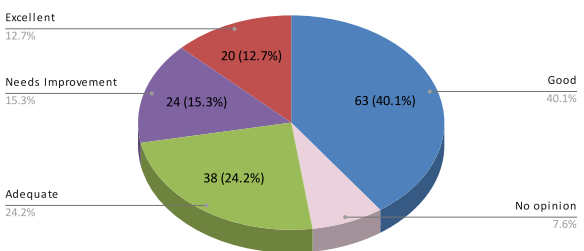
Snow Removal/Sanding



Town Office Services



Transfer Station



Septic Subsidy

