MEMORANDUM

TO: BELFAST COMPREHENSIVE PLAN STEERING COMMITTEE
FROM: NOEL MUSSON
SUBJECT: PUBLIC FACILITIES AND SERVICES
DATE: DECEMBER 11, 2019

The Public Facilities and Services chapter has been updated to reflect current data:

- Update to RS #71 (pg. 6)
- Update to Belfast Business park tenants (pg. 11)
- Update to rates at transfer station (pg. 12)
- Update to enrollment numbers RSU #71 (pg. 16)

Information needing confirmation:

- Has the city been able to remove the two combined sewer overflow points? (pg. 3)
- Confirm that sewer is still unavailable along sections of Swan Lake Ave (west of Back Searsport Rd).
- Update on the new public works building (pg. 8)
- Confirm list of Municipal Property (pg. 10)
INTRODUCTION

The City of Belfast provides a range of facilities and services for its citizens. The Water District owns and operates the water supply system and the School District operates the school system. The single largest expenditure is for education. This chapter describes existing public facilities and services, and the extent to which they adequately meet the City’s needs today and have the available capacity to serve Belfast for the next ten years. The goal of this chapter is to plan, finance, and maintain an efficient system of public facilities and services that will accommodate the City’s future needs. See the Public Facilities Map for the location of these facilities within Belfast.

A. STATE GOAL

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

B. ANALYSES AND KEY ISSUES

(1). Are municipal services adequate to meeting changes in population and demographics?

Municipal services include emergency services, fire, police and EMT, city government administration, public works (road, storm sewer, public sewer and parks) recreation, public library, and sewer services, and others. The Belfast Water District provides public water services. Even more broadly, the term includes management and operations of actual facilities such as buildings, park and recreation areas, the city hall itself, and such. The modest growth in the population projections for Belfast during the planning period of ten years, suggests that the City will be able to handle the needs of residents and businesses without having to increase service provision, especially where current demand is below supply, like water and sewer. However, the aging of the population and expectations for improved services like ambulance and road maintenance might encourage the City to invest more in these areas.

(2). In what ways has the community partnered with neighboring communities to share services, reduce costs and/or improve services?

Belfast has both formal and informal agreements with surrounding towns for fire protection and emergency (ambulance) services, and the Belfast Police Department works cooperatively with the Sheriff’s Office at County. Belfast shares the following facilities with residents of neighboring communities:

- Belfast Library is open to non-residents, who are charged a higher membership fee than residents.
- Belfast's Parks, such as City Park, Heritage Park, Steamboat Landing Park and the Dog Park are open to residents and non-residents alike, and typically no fee is charged.
City of Belfast Comprehensive Plan  Section 3  11. Public Facilities and Services

- Belfast Harbor and City Landing, including moorings and a launch ramp. Fees for residents and non-residents are very similar.

(3). If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? How is the sanitary district cooperating in the development of the comprehensive plan and related ordinances, as required by law (38 MRSA Section 1163-A). How is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 MRSA Section 1163)

The City of Belfast Wastewater Treatment System consists of 31 miles of gravity sewer lines and force mains, 18 pump stations, and a 1,490,000 gallon per day secondary wastewater treatment facility. The City operates a complex wastewater collection system consisting of twenty-five miles of sewer pipe and numerous pumping stations. Many of the original lines were constructed over one hundred years ago and were made of small diameter, leaking clay pipe. The lines were subject to excessive groundwater infiltration and peak stormwater inflow that consumed capacity needed to carry current and future wastewater flows. The City has constructed extensive improvements to many of these lines.

At the end of these pipes, the City operates a complex biological wastewater treatment plant that was constructed in 1968. The treatment facility converts raw wastewater into clear effluent, which is safe to be discharged into Belfast Harbor with no adverse environmental impacts. The treatment plant has a limited flow and pollutant removal capacity. The City, however, has systematically expended public funds, particularly in the past 15 years, to upgrade the capacity and capability of the treatment plant.

Because the original sewer system and treatment plant did not have the capacity to accept all peak wet weather flows in the sewer system, excess flows during precipitation events were occasionally discharged untreated to the harbor through two combined sewer overflow (CSO) points. This situation, while not desirable by current standards and environmental regulations, is common in old municipal sewer systems that are subject to peak flows.

In 1995, the City recognized the need to begin an aggressive environmental infrastructure improvement program to address capacity limitations in both its sewer system and at its wastewater treatment plant. The City conducted a detailed study of its treatment plant and identified the capacity limiting unit processes that would restrict the ability of the plant to accommodate expected growth. The City then developed a multi-phased, long-range capital improvement program that correlated the need for each incremental improvement project to increasing sewer system loadings from new development. Instead of needing to upgrade its entire treatment plant at once, the City has been able to phase in critical improvement projects over time as warranted by phased increases in loadings to the plant. To date, the City has replaced the treatment plant’s headwork’s grinder, upgraded the plant’s aeration system, added covers to the facility’s final clarification reactors, and installed new
belt filter presses, chemical feed systems, and an aerobic sludge digester. These improvements have allowed the City to nearly double the flow and pollutant loadings that the original treatment plant could accept.

The City has also been aggressively replacing old leaking undersized sewers with new watertight sewers that are sized to carry flows for the next century. Several wastewater-pumping stations have been upgraded, with the most recent (2012) project occurring along Front Street. The City has also been removing excess groundwater and precipitation flows from the sewer system with the goal of eliminating the two combined sewer overflow (CSO) structures.

The City’s investment history of investing in its environmental infrastructure is paying off. The City has been able to extend the life of its present treatment facility instead of building a new plant. In the long run, this will save millions of dollars as compared to the cost of a new plant. Water quality in Belfast Harbor continues to improve and the treatment plant consistently produces a fully compliant effluent. While the City’s unseen wastewater collection and treatment infrastructure improvements are not the most visible sign of the community’s recent growth, the City’s aggressive focus on these capital improvements are the foundation upon which much of the new growth has been built.

### Sewer System Excess Flow Areas

<table>
<thead>
<tr>
<th>Location (Area)</th>
<th>GPD</th>
<th>GPD/Inch of rain</th>
<th>Work Performed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vine/High/Waldo Ave</td>
<td>180,000</td>
<td>95,000</td>
<td>System Upgraded</td>
</tr>
<tr>
<td>Miller St. side street</td>
<td>170,000</td>
<td>95,000</td>
<td>System Upgraded</td>
</tr>
<tr>
<td>Main Street</td>
<td>80,000</td>
<td>50,000</td>
<td>System Upgraded</td>
</tr>
<tr>
<td>Glenview Lane</td>
<td>110,000</td>
<td>50,000</td>
<td>Future Upgrade</td>
</tr>
<tr>
<td>North Ocean Street</td>
<td>50,000</td>
<td>35,000</td>
<td>System Upgraded</td>
</tr>
<tr>
<td>Washington/Green Street</td>
<td>50,000</td>
<td>25,000</td>
<td>Future Upgrade</td>
</tr>
<tr>
<td>Penobscot Terrace</td>
<td>90,000</td>
<td>10,000</td>
<td>Future Upgrade</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>730,000</strong></td>
<td><strong>360,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

CSO abatement efforts over the past decade have reduced average treatment plant flows from 450,000 GPD to 400,000 GPD. The treatment plant’s design capacity is 700,000 GPD (Peak Hour 2.4 M GPD). There are approximately 1,350 users of the sewer system (1,000 residential and 350 commercial).

```
Comment [SD1]: Has this happened?
Comment [SD2]: Need to update
Comment [SD3]: Need to update
```
A. Any development, lot or unit intended to be served by the sewer extension is in conformity with any adopted municipal plans and ordinances regulating land use; and [1995, c. 636, §1 (RPR).]

B. The sewer extension is consistent with adopted municipal plans and ordinances regulating land use. [1995, c. 636, §1 (RPR).]

If the municipal officers fail to issue a response to a written request from a district for written assurance within 45 calendar days of receiving the request in writing, the written assurance is deemed granted."

Recent sewer extensions have been few and limited in size, partly because most areas for which ‘growth’ is targeted have access to public sewer, and at present, there is limited need to extend existing lines to facilitate additional growth. As noted above, most City work and expenditures have focused on upgrading existing sewer lines to address infiltration and inflow concerns. The City, however, has made several significant sewer extensions. The major extensions include:

- In the 1990’s the City used municipal funds to extend sewer to most of Searsport Avenue, a 2 mile extension, which was intended to foster commercial growth along this section of Route 1.

- In the 1990’s the City used CDBG and City funds to provide sewer service to the Robbins Road area, mostly to serve existing residential development on which the houses were located on small lots and which were experiencing septic system failures.

- In the 1990’s the City upgraded the sewer system on Route 3 to facilitate the MBNA development.

- In 2001 the City extended a force main sewer line on Route 52 to enable the development of the YMCA and to provide a sewer connection to the previously constructed Troy Howard Middle School.

- In 2005 the City used CDBG and City funds to construct over a mile of new sewer line on Swan Lake. The key purpose of this line was to provide public sewer to a 46 unit mobile home park that was using open sewage lagoons to treat wastes, which the DEP had cited as a violation of State law. The sewer extension provided alternative treatment and allowed the mobile home park to remain open.

- In 2005 the City extended public sewer on Route 1 South, mostly to facilitate an expansion of the Mathew Brothers facility. This extension was funded through the creation of a Tax Increment Financing District.

The City typically has paid most costs associated with the above extensions and has recovered only a small percentage of the improvement costs through the assessment of connection and impact fees. The Future Land Use Plan suggests that future sewer extensions should focus on infill areas within existing growth areas, such as the Lincolnville Avenue/Alto Street area (existing residential on small lots) and if the demand for residential development increases, the Waldo Avenue area; reference Residential 4 area identified in the Land Use Plan.
(4) If the town does not have a public sewer or water system, to what extent is this preventing it from accommodating current and projected growth?

The City operates a public sewer system and the Belfast Water District operates the water system. Overall, both services are available to areas that need these services; areas which support dense residential development and intense nonresidential development; larger retail stores (e.g. Downtown, Hannaford and Reny’s), large public facilities (e.g. Troy Howard Middle School and Belfast High School), large office complexes (e.g. BOA and athenahealth), industrial development (e.g. Mathew Brothers and Ducktrap Seafoods) and denser residential development such as occurs inside the Route 1 bypass and in some areas on the eastside. Public water is available to all of the above areas. Also, water service is available to some areas in which sewer is not available, such as along sections of Swan Lake Avenue located westerly of the Back Searsport Road, mostly because this is the route that public water is provided from the District’s groundwater wells.

Most areas in which public water and sewer is not available rely upon on-site septic and water. In most cases, the density of existing development and desired future development is quite low, a 1.5 to 2 acre lot size, and most intense nonresidential uses are prohibited, and on-site services can be used to support such development. That said, there are some isolated problems, including several mobile home parks located in rural areas. The cost of providing sewer and water to these isolated areas does not warrant the service extensions, and the provision of public services to these areas would cause growth to occur in areas which the City considers as rural areas. Overall, Belfast has provided public services to areas in which there is sufficient land area to support anticipated growth for at least the next 10 – 20 years.

(4). Are existing stormwater management facilities adequately maintained? What improvements are needed? How might cumulative impacts from future development affect the existing system(s)?

Overall stormwater management facilities are in adequate condition, and the Public Works Department regularly maintains the existing system. Our facilities include stormwater management basins and filtration or other treatment systems such as detention ponds, culverts, and/or vegetated swales. Also, when the City has upgraded an existing public sewer line or extended public sewer to an area it also has improved existing stormwater facilities, and Public Works systematically replaces culverts during road overlay projects. That said, changes in the number, duration and intensity of major rainfall events in the past 10 years has or is expected to cause problems with the capacity of current City facilities. One of the recommendations in this Plan is for the City to consider preparing an overall stormwater management plan (similar to the 1995 Plan prepared by Olver Associates for sewer services), and to commit public funds to making desired improvements. Such an approach will be costly and is a long-term project. Lastly, the most frequent concern abutting property owners typically raise during Planning Board review of a proposed development involve managing stormwater. In the Future Land Use Plan it is recommended that the City consider amending current Ordinance provisions to better address stormwater management concerns, including greater use of low impact development standards.
(5) How does the community address septic tank waste? What issues or concerns are there with the current arrangements?

Property owners are responsible for the maintenance and disposal of septic waste. Several private services which ‘pump’ private septic wastes contract with the City sewer treatment plant for processing this waste. Also, Moore’s Septic operates a DEP and City permitted privately owned facility on the Back Searport Road to dry and spread solids pumped from subsurface systems. The current system generally works well, however, some individual property owners do not regularly maintain their system which may lead to a system failure. Most current system failures are isolated events and typically occur when a system reaches its anticipated life expectancy. When a failure occurs the City requires the property owner to replace the system. In cases in which the property owner cannot pay the cost, the City has used small system grant funds that may be available through the DEP and City revenues to help pay replacement costs.

(5). If the community has a public water system, what issues or concerns are there currently and/or anticipated in the future? How is the water district/supplier cooperating in the development of the comprehensive plan and related ordinances? How is the water system extension policy consistent with the Future Land Use Plan?

The Belfast Water District is governed by a quasi-municipal Board of Trustees, which is directly responsible to the State of Maine Public Utilities Commission. The Water District is a self-supporting utility. The City’s water supply is provided by two underground wells on the east side of the Passagassawakeag River. One of the wells, dug in 1950, is located near the juncture of Smart Road and Achorn Road. The other well, dug in 1965, is located near Jackson Pitt, just off Route 141 in Swanville. The water quality of these wells is excellent and requires only fluoridation. The City’s aquifer overlay district, established in the early 1990’s at the request of the Water District, protects the aquifer in Belfast, which is the source for these wells. The Water District continues to maintain the Little River Reservoir as a back-up water supply. In 1991, about 645,161 gallons per day were pumped on average. In 2009 that figure was about 647,744 gallons per day (as of November 30, 2009), which is below the estimated capacity of the system. The water district has storage for 3,000,000 gallons. Replacement of aging waterlines has reduced significantly the loss of water within the distribution system itself. The extension of the water system based on need has been in keeping with the policies of the comprehensive plan. Like sewer extensions, water extensions have been few and limited in size. Also, public water service typically is available to areas the City has targeted as growth areas.

(6). What school improvements, including construction or expansion, are anticipated during the planning period? What opportunities are there to promote new residential development around existing and proposed schools? What steps will be taken to promote walking and bicycling to school?

In the fall of 2019 Regional School Unit 71 opened the newly renovated Belfast Area
High School. The renovations cost $7.6 million and consisted of multiple new facilities including classrooms, bathrooms, locker rooms, cafeteria, a math and special education wing, and a renovation of the pool.

The school administrative unit RSU 20 is composed of the former MSAD 34 communities of Belfast, Belmont, Morrill, Northport, Searsport, and Swanville and the former MSAD 56 communities of Frankfort, Searsport and Stockton Springs. In 2012, Belfast residents, as well as those in other former SAD 34 communities, voted to consider re-establishing the former SAD 34 District, and to withdraw from the RSU. In short, the structure for providing education services in Belfast is now in flux, and until this issue is resolved it is difficult to project how education services will be delivered and impacted. This organizational issue also is occurring at a time when funding cuts, principally at the state level, will dictate the amount of school improvements to be made over the planning period and may result in the closing of underutilized facilities. See the Population Chapter for more information.

The following schools are located within Belfast (shown on the public facilities maps):

The Regional School Unit (RSU) 71 consists of the following schools:

1. Belfast Area High School
2. Bcope
3. Captain Albert W. Stevens School
4. Gladys Weymouth Cornerspring Montessori School
5. East Belfast School
6. Ames Elementary Montessori School
7. Kermit Nickerson The School at Sweetser
8. Troy A. Howard Middle School
9. Belfast Adult Education University of Maine Hutchinson Center

Six of the RSU 71 schools are located in Belfast (Belfast Area High School, Bcope, Captain Albert W. Stevens School, East Belfast School, and Troy A. Howard Middle School). Additionally, Belfast is home to the University of Maine Hutchinson Center, River School Belfast, Waterfall Arts, and Cornerspring Montessori School.

Under current regulations, and with some vacant parcels nearby, new residential development is possible around most of these schools located in the City. The Belfast Area High School and Captain Albert W. Stevens School are located within the Route 1 bypass and are within walking distance of existing residential neighborhoods. Sidewalks and pathways serve these schools. In 2010, the City worked with MDOT Safe Route to School funds to construct improvements to pedestrian crosswalk improvements at the Route 1/Route 52 intersection; an improvement which enhanced walkability to this school. While very few students walk to the Eastside Elementary School, the City also has constructed pedestrian improvements to the Route 1/Swan Lake Avenue intersection, and in 2012–2013, is working to construct additional improvements.

(7). Is the community’s emergency response system adequate? What improvements are needed?
Belfast’s emergency response system is the method by which the City responds to police, fire, medical and other emergencies. Police, fire and ambulance services are adequate. The City uses capital reserve funds to which it makes annual contributions to purchase needed upgraded and replacement equipment for the above services. For example, in 2011 the City purchased a new ladder truck and in 2012 it expanded the size of the Fire Station. The City uses paid staff to provide EMT services and provides such services to Belfast and many surrounding communities. A detailed list of recommended improvements is included in the Capital Investment Plan (CIP) within the Fiscal Capacity Chapter of this plan.

(8). How well is the solid waste management system meeting current needs? What is the community doing to reduce the reliance on waste disposal and to increase recycling. What impact will projected growth during the planning period have on system capacity? What improvements are needed to meet future demand? What efforts have been or will be undertaken regionally to improve efficiency and lower cost?

In 1992, the City established a new recycling center and transfer station at the Business Park. The city operates the transfer facility and has a contract with a private vendor to haul some of the waste to the Penobscot Energy Recovery Company incinerator in Orrington. In recent years the City has worked to increase its recycling rate, and in 2011–2012 it has made several improvements to the transfer station to encourage more recycling. Private companies also contract with some residents to collect their waste at curb-side, and most businesses contract with private companies to collect and dispose of their solid waste. It is anticipated that the system’s current capacity will be able to handle projected growth during the ten-year planning period.

(9). How do public facilities and services support local economic development plans? What improvements are needed in the telecommunications and energy infrastructure?

Both large and small-scale businesses require basic public services, roadway access, water/sewer connections and the like. In the current economy, access to markets far beyond Belfast is essential for many as well. Internet and telecommunications infrastructure in Belfast was significantly improved with the arrival of MBNA. Although MBNA downsized and was acquired by Bank of America, much of that infrastructure (telecommunications and three-phase power) capacity remains in place for new tenants of the commercial and office park facilities in Belfast, like athenahealth, Inc. While reasonable quality cell phone service is now available in most areas of Belfast, an ongoing concern in many rural areas is the quality and availability of good quality internet service. As of 2019, there are approximately 40 households in Belfast that are considered underserved for broadband (meaning they do not meet the 25/3 mbps ratings considered the minimum standard for broadband speed).

(10). Does the community have a public health officer?

Yes, it is currently the Fire Chief.
What other public facilities, such as town offices, libraries, or cemeteries, are nearing their respective capacities? How will these facilities accommodate projected growth?

Most current public facilities have the capacity to satisfy anticipated growth. In 2001 the City purchased a former bank building on Church Street and relocated the police station from City Hall to this facility, and subsequently renovated City Hall to provide better customer services. A major expansion of the Belfast Free Library also occurred in 1999 – 2000. The public facility that is most in need of work is the Public Works garage located on Congress Street. The existing building is in poor condition and the yard is undersized for the type and amount of work expected of Public Works. In 2013 the City will explore options to identify a new location for the Public Works Department and consider approaches to fund needed improvements.
(11) Are the community’s priorities for funding needed improvements reflected in the capital investment plan?

Yes, within the budgetary constraints of taxpayers, anticipated user fees, grants and municipal bonding, see Capital Investment Plan (CIP) in the Fiscal Capacity Chapter of this plan.

(12) To what extent are investments in facility improvements directed to growth areas?

Most public facilities (police, fire, schools, city hall, sewage treatment,) are located within the designated growth areas, many in or near Downtown Belfast, and so funding for their improvement benefits those growth areas. The only current public facilities not located in a growth area are several City Parks, such as Sportsman Park. A new Public Works facility may not be located in a growth area because some of their activities are not well suited for densely developed residential areas and because these need a significant amount of ground.

C. Conditions and Trends

Minimum data required to address state goals:

(1). Location of facilities and service areas (mapped as appropriate)

See the maps titled Public Facilities and Services and Public Facilities and Services (Downtown).

<table>
<thead>
<tr>
<th>MUNICIPAL PROPERTY</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall</td>
<td>71 Church Street</td>
</tr>
<tr>
<td>Fire Department</td>
<td>Belmont Avenue</td>
</tr>
<tr>
<td>City Garage</td>
<td>Congress Street</td>
</tr>
<tr>
<td>Airport</td>
<td>Congress Street</td>
</tr>
<tr>
<td>City Dump (closed)</td>
<td>Pitcher Road</td>
</tr>
<tr>
<td>Pollution Abatement Plant</td>
<td>Front Street</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>Cross Street</td>
</tr>
<tr>
<td>Hayford Block Parking Lot</td>
<td>Church Street</td>
</tr>
<tr>
<td>Belfast Free Library</td>
<td>High Street</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>Washington St</td>
</tr>
<tr>
<td>Wales Park</td>
<td>Congress Street</td>
</tr>
<tr>
<td>Legion Park</td>
<td>High Street</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>Front Street</td>
</tr>
<tr>
<td>Boathouse at Steamboat</td>
<td>Front Street</td>
</tr>
<tr>
<td>City Park</td>
<td>Northport Ave</td>
</tr>
<tr>
<td>Transfer Station</td>
<td>Business Park</td>
</tr>
<tr>
<td>Police Station</td>
<td>Church Street</td>
</tr>
</tbody>
</table>

Comment [SD11]: I believe so! Confirm

Comment [SD12]:
- Belfast Common
- Belfast Dog Park
- Belfast Skate Park
- Eleanor Crawford Park
- Four Season Rec Area
- Belfast City Park Pool
- Heritage Park
- High Street Ice Rink
- Kirby Lake
- Sportsman’s Park
- Steamboat Landing
- Wales Park
- Walsh Field Recreation Area
The Belfast Business Park

The Belfast Airport Business Park is owned by the City of Belfast, and the Belfast City Council negotiates all sales. The Park is located on Congress Street, adjacent to the Belfast Municipal Airport, south of U.S. Route 1. The Park is made up of two sections, which are separated by the airstrip. The North Phase of the Park was completed in 1984 and is comprised of 18 acres of industrially zoned land. This section is serviced by municipal water and sewer, as well as three-phase power. Tenants in the North Phase include Group Home, Larrabee Plumbing, Easterly Wines, Coastal Helicopter, a retail and wholesale Seafood vendor, and Good Earthkeeping Organization. The City does not own additional lots in the North Phase, however, one of the property owners has additional land on which more development could occur. The South Phase of the Park was constructed several years after the North Phase and has similar services. Two major employers are located in the South Phase, Ducktrap Seafoods and Group Home. A redemption center and the City Transfer Station also is located in this phase. The City has 5 lots which it owns in this area, each of which is about 1.5 acres in size. The City’s goal is to attract ‘job creation’ enterprises to the Park. Current tenants include Coastal Helicopters, Ducktrap River of Maine, Easterly Wine, GEO, Kids Unplugged, Larrabee Brothers Plumbing and Heating, Maine Maritime Products, Tidewater Oil, and United States Department of Agriculture, Natural Resource Conservation Service.

(2). General physical condition of facilities and equipment;
See below.

(3). Capacity and anticipated demand during the planning period
See below.

(4). Identification of who owns/manages the systems;
See below.

(5). Estimated costs of needed capital improvements to public facilities; and
See below and the Capital Investment Plan in the Fiscal Capacity Chapter.

(6). The following information related to each of these public facilities and services:

a. Sewerage and/or Water Supply – Identify number and types of users, and percent of households served.

There are approximately 1,350 users of the sewer system (1,000 residential and 350 commercial). The largest non-residential/commercial users are Bank
of America, Ducktrap, Waldo County General Hospital, and the public school system. Maine State Housing Authority estimates that Belfast had 3,209 housing units in 2007. Using this figure, about 31% of housing units in Belfast are connected to the sewer system. A greater number of residential units have public water.

b. Septage – Identify any community policies or regulations regarding septage collection and disposal.

The City enforces the State Plumbing Code regarding subsurface waste in the City Code. Chapter 62, Utilities, of the City Code identifies how septage waste can be treated at the sewage treatment plant.

c. Solid Waste – Describe the community’s solid waste management system. Identify types and amounts of municipal solid waste and recycled materials for the past five (5) years.

In 1992, the City established a new recycling center and transfer station. The City has contract to haul waste to the Penobscot Energy Recovery Company incinerator in Orrington. Solid waste and recyclables are collected at the Belfast Transfer Station, which is located off Little River Drive in the Belfast Industrial Park. Non-Recycled Household Trash is charged $2.50 per 30-gallon size bag. The following materials are accepted without charge for recycling: OCC/Mixed (paper/cardboard), cans, ONP (newspaper, magazines, etc.), CPO (colored and office paper), glass, HDPE (plastic containers), scrap metal and used motor oil. For a charge, these materials are accepted: tires, refrigerators/Freon, appliances, electronic waste, brush, and wood. Demolition Debris disposal is charged at $110 per ton ($0.05 per pound). In 2008, the top four recyclable categories for Belfast: Cardboard (OCC) 352.9 tons, Mixed News/Mag 218.1 tons, Leaf/Yard 160.5 tons, and White Goods (appliances) 126.4 tons.

<table>
<thead>
<tr>
<th>Year</th>
<th>Muni MSW</th>
<th>Muni Recy</th>
<th>Bulky Waste</th>
<th>Bulky Recy</th>
<th>Total Recy</th>
<th>Total MSW</th>
<th>Base Rate %</th>
<th>Adj Rate %</th>
<th>Muni Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>1,028.7</td>
<td>754.0</td>
<td>1,350.0</td>
<td>1,249.5</td>
<td>2,003.5</td>
<td>4,382.2</td>
<td>45.7</td>
<td>54.7</td>
<td>$180,000</td>
</tr>
<tr>
<td>2005</td>
<td>1,033.5</td>
<td>775.0</td>
<td>0.0</td>
<td>2,399.4</td>
<td>3,174.5</td>
<td>4,208.0</td>
<td>NA</td>
<td>NA</td>
<td>$190,000</td>
</tr>
<tr>
<td>2006</td>
<td>1,004.1</td>
<td>667.2</td>
<td>1,071.4</td>
<td>1,021.6</td>
<td>1,688.8</td>
<td>3,764.3</td>
<td>44.9</td>
<td>53.9</td>
<td>$180,000</td>
</tr>
<tr>
<td>2007</td>
<td>1,005.9</td>
<td>615.9</td>
<td>1,078.2</td>
<td>426.1</td>
<td>1,042.0</td>
<td>3,126.1</td>
<td>33.3</td>
<td>42.3</td>
<td>$190,000</td>
</tr>
<tr>
<td>2008</td>
<td>980.3</td>
<td>685.4</td>
<td>1,102.9</td>
<td>320.6</td>
<td>1,006.0</td>
<td>2,083.1</td>
<td>32.6</td>
<td>41.6</td>
<td>$181,972</td>
</tr>
</tbody>
</table>

Source: Maine SPO
Note: Figures rounded
d. Stormwater Management – Identify combined sewer overflows. For Municipal Separate Stormwater System (MS4) communities, describe plan and status of the major goals of the MS4 requirements.

Belfast’s combined sewer overflows (CSO) have been reduced to include: Condon Street CSO and Miller Street CSO. A continued reduction through stormwater/sewer separation is recommended for these areas. The City’s wastewater discharge license contains a compliance schedule for CSO abatement. See the Capital Investment Plan of the Fiscal Capacity Chapter of this plan for anticipated CSO abatement projects. The City has been actively addressing CSO issues over the last decade and has remediated about half of the excess flow areas. Belfast is not an MS4 community.

e. Power and Communications – Availability of electricity (including 3-phase power), telephone, Internet (including broadband), and cable within the community.

Electricity, telephone, and broadband internet are available throughout Belfast. The Bank of America (former MBNA facility) has T1 internet access...
and three-phase power, as do the Belfast Industrial Park.

f. Emergency Response System – Describe fire, police, and emergency/rescue facilities and equipment. Include average call response times for different services and dispatch location with number of communities served (Public Safety Answering Point, or PSAP) staffing, and training needs; and E911 addressing management system (addressing officer, ordinance, reporting system).

**Fire Protection**

There is one full time Fire Chief in Belfast along with 32 part time, paid fire fighters. The Department, which serves Belfast and Swanville residents, averages approximately 130 calls per year with a fire response time average of two minutes during the day and four to six minutes during the night. Once fire fighters are hired by the Department, they receive in-house training. In fact, all the fire fighters employed by the Department receive monthly training which consists of a one and a half hour to two-hour program in various subjects.

The Fire Department is located on Belmont Avenue. The City, in 2012, expanded the Fire Station so it could better accommodate the new ladder truck and the number of ambulances. The Department has two pumper trucks, two tank trucks, an aerial truck with a 100-foot ladder, a brush truck to fight grass and woodland fires, an equipment truck, and a Jaws of Life vehicle.

**Police Protection**

The Belfast Police Department serves the City with the following staffing:

- (1) Chief
- (2) Sergeants
- (1) Detective
- (8) Patrol Officers
- (1) School Resource Officer
- (1) Secretary
- (6) Part-time patrol Officers
- (2) Part-time evening receptionists
- (1) Summer Parking Enforcement Officer (10 weeks only)

Dispatching services are provided by Waldo County for police, fire, and ambulance services with full time civilian dispatchers. In 2011, the Police Department handled over 7,000 calls for service from the public. Average response time was less than 5 minutes. There are no formal mutual aid agreements with any town or other law enforcement agency. The policy is that if an adjoining town or another law enforcement agency needs help,
Belfast will respond. At least one law enforcement officer always stays in Belfast to handle any emergency that occurs in Belfast.

The Police Department owns six vehicles.

The Police Department is located in its own building at 112 Church Street. This move from occupying space in the City Hall basement was made in 2000 – 2001 to better accommodate the needs of both the Police Department and the City administration. According to the Police Chief, the Department is facing no major problems and the size of the force is adequate to meet the needs of the City at this time. The City, in 2012, is working to improve the energy efficiency of the building. The City also leases space in this building to several tenants.

Training is a constant requirement every year. Each officer is required to have forty hours of training every two years. Half of that training is mandated and chosen by the State. The other half is elective training that is required to be related to the law enforcement profession. Any time a senior officer leaves the department, a new officer will replace him/her. This can require the new officer to have to attend the eighteen-week basic police school at the Maine Criminal Justice Academy. There is no way for the Department to project how many officers may have to be sent in ten-year planning period of this plan.

Ambulance Service

Ambulance service is provided by the City of Belfast to Belfast, Belmont, Morrill, Northport, Swanville and Waldo residents. The Fire Chief is in charge of the ambulance service. There are currently sixteen Emergency Medical Technicians on call. EMT’s are paid on a per call basis. The City owns three ambulances, which run approximately 1,200 calls per year.

g. Education – Identify school administrative unit. Include primary/secondary school system enrollment for the most recent year information is available and for the ten (10) years after the anticipated adoption of plan. Describe the extent and condition of pedestrian and bicycle access to school facilities.

The school administrative unit RSU 20-71 is composed of Belfast, Belmont, Morrill, Searsmont, and Swanville, the former MSAD 34 communities of Belfast, Belmont, Morrill, Northport, Searsmont and Swanville and the former MSAD 56 communities of Frankfort, Searsport and Stockton Springs. As previously noted, Belfast voters, in 2012, decided to explore withdrawing from the RSU and establishing a school administrative structure similar to the former SAD 34.

<table>
<thead>
<tr>
<th>Grades/Year</th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2009*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary (PK-8)</td>
<td>1,370</td>
<td>1,379</td>
<td>1,363</td>
<td>1,362</td>
<td>1,365</td>
<td>1,307</td>
<td>1,319</td>
<td>1,771</td>
</tr>
<tr>
<td>Secondary (HS 9-12)</td>
<td>628</td>
<td>646</td>
<td>664</td>
<td>657</td>
<td>644</td>
<td>640</td>
<td>630</td>
<td>835</td>
</tr>
<tr>
<td>Total</td>
<td>1,998</td>
<td>2,025</td>
<td>2,037</td>
<td>2,019</td>
<td>2,005</td>
<td>1,947</td>
<td>1,949</td>
<td>2,606</td>
</tr>
<tr>
<td>Grades/Year</td>
<td>2011*</td>
<td>2012*</td>
<td>2013*</td>
<td>2014*</td>
<td>2015</td>
<td>2016</td>
<td>2017</td>
<td>2018</td>
</tr>
<tr>
<td>Elementary (PK-8)</td>
<td>1,655</td>
<td>1,584</td>
<td>1,503</td>
<td>1,445</td>
<td>1,015</td>
<td>1,027</td>
<td>985</td>
<td>1,009</td>
</tr>
<tr>
<td>Secondary (HS 9-12)</td>
<td>772</td>
<td>748</td>
<td>698</td>
<td>727</td>
<td>514</td>
<td>487</td>
<td>509</td>
<td>491</td>
</tr>
<tr>
<td>Total</td>
<td>2,427</td>
<td>2,332</td>
<td>2,201</td>
<td>2,172</td>
<td>1,529</td>
<td>1,514</td>
<td>1,494</td>
<td>1,500</td>
</tr>
</tbody>
</table>

Sources: State of Maine Department of Education, RSU 71.

Note: 2011-2014 enrollment numbers based off RSU 20 which includes Edna Drinkwater School, Frankfort Elementary School, Searsport District High School, Searsport District Middle School, Searsport Elementary, and Stockton Springs Elementary School in addition to RSU 71 schools listed below.

Notes: *RSU 20 (2009) includes MSAD 56 communities, which were not part of MSAD 34.
In 2009, Searsport had 344 students (PK-8 = 307, HS = 97) and
In 2009, Belfast had 905 students (PK-8 = 505, HS = 400).

The transition from MSAD 34 to RSU 20 expanded the size of the school district. Without the addition of Searsport, enrollments from 1999 to 2009 would have been up by 264 students. With Searsport, total enrollment is up by 608 students. RSU 20 has not conducted projections of student populations going forward. For the purposes of this plan, enrollments are expected to increase modestly to total less than 3,000 by the year 2020, remaining within the current capacity of school system facilities.

Within Belfast are the following schools (shown on the public facilities maps):

1. Belfast Area High School
2. Bcope
3. Captain Albert W. Stevens School
4. Cornerspring Montessori School (private school)
5. East Belfast School
6. Montessori School (private school)
7. The School at Sweetser (Not part of RSU 71)
8. Troy A. Howard Middle School
9. University of Maine Hutchison Center

The Belfast Area High School and Captain Albert W. Stevens School are within walking distance of existing residential neighborhoods. Sidewalks and pathways serve these schools. There are adequate shoulders for bicycle travel to these schools.
as well. Pedestrian improvements have been made for the Troy Howard Middle School. (See the Transportation chapter for specific sidewalk and bike lane recommendations.)
h. Health Care - Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy.

Waldo County General Hospital (WCGH), a not-for-profit community hospital, offers a range of medical services, including emergency room, renal dialysis, an in-patient hospice unit, a sleep disorders lab, digital mammography, ultrasounds, MRIs, state-of-the-art respiratory and cardiac diagnostic services, oncology and infusion services, a cardiac rehab program and a voice and swallowing center. Services include:

- Anesthesiology
- Audiology & Hearing Aid
- Cardiac Rehabilitation
- Cardiopulmonary
- Cardiovascular Medicine
- Case Management of COPD and CHF
- Diabetes Education & Clinic:
- Emergency Medicine
- General Surgery
- Gynecology & Obstetrics
- Home Health & Hospice:
- Intensive Care Unit
- Laboratory Services
- Massage Therapy & Reiki
- Neurology
- Nutrition
- Oncology / Hematology
- Occupational Health
- Ophthalmology
- Orthopedics
- Otorhinolaryngology / Ear, Nose, Throat (ENT)
- Pediatrics
- Physical & Occupational Therapy:
- Pulmonary Rehabilitation:
- Radiology / Imaging:
- Sleep Disorders Lab
- Speech Therapy
- Surgical
- Urology
- Voice And Swallowing Center of Maine
- Women & Infants Health Care Unit (WIHCU):

Additional patient services are available at the region’s largest hospital, Eastern Maine Medical Center, which is located in Bangor.
Other health services are provided by Mid-Coast Mental Health and Community Alcohol Services in Belfast, and Kennebec Valley Mental Health Center in Waterville. The Penobscot Bay Medical Center in Rockport and the Togus Veterans Administration Hospital in Augusta also offer a wide range of facilities and services to Belfast residents as well.

KNO-WAL-LIN is a major provider of nursing, hospice, homemaker and aid services. Nursing care and intermediate care are provided by Harbor Hill and Tall Pines.

Belfast Public Health Nursing Association provides health care services to the citizens of Belfast who are truly needy, and who have exhausted or are not eligible for health care benefits.

1. Municipal Government Facilities and Services – Describe facilities and staffing for municipal administrative, enforcement, and public works operations.

See 6f above for the staffing of police, fire and ambulance services. General municipal administration employs 17 persons full-time year round, and 2 persons part-time. Public works employs 13 persons full-time year round, and uses part time and seasonal employees to help maintain the roads in winter and the parks in the summer.

See 6f above for the facilities of police, fire and ambulance services. General municipal administration staff and facilities are housed in City Hall, located on Church Street. Public Works staff, equipment, and facilities are located on Congress Street.

The City Hall provides adequate space for current and anticipated staffing needs for the ten-year planning period of this plan. A potential need is for off-site storage of records.

The Public Works facility(ies) is in relatively poor condition and needs to be upgraded. In 2013, the City will step up its search for a new location for the public works facility and identify how to pay costs to construct needed new facilities. Anticipated needs are noted in the strategies section of this chapter and in the Capital Investment Plan.

D. Policies

1. To efficiently meet identified public facility and service needs.

2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.
E. Strategies

(1). Identify any capital improvements needed to maintain or upgrade public services to accommodate the community’s anticipated growth and changing demographics. See the Capital Investment Plan in the Fiscal Capacity Chapter.

(2). Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. The one exception may be the Public Works garage.

(3). Explore options for regional delivery of local services, and work cooperatively with adjacent communities to consider opportunities for regional service delivery.

(4). Review the extent of development in the City, its impact on City services and facilities, as well as the impact on the character of the City, and where appropriate or needed, implement impact fees. The only impact fee the City currently uses involves connection to the municipal sewer system and the amount of this fee has not been increased for nearly 20 years. Also, other impact fees may have limited value to Belfast because there the amount of development is not sufficient to warrant the collection and use of impact fees.

(5). Continue to support the Belfast Water District to work with Swanville and Searsport for the mutual protection of the aquifer, and to monitor any potential impacts from the Swanville dump/transfer station on the quality of the ground water. Continue to review water quality of the ground water. Continue to review water quality tests with District officials (City Council and Code Enforcement Officer) Ongoing.

(6). Request Water District input on any development proposals that might result in substantially increased water supply demand to ensure that the City can either stay within the sustainable annual yield of the aquifer indefinitely, or utilize other water supply sources. Request that Water District officials notify the City of similar proposals in adjacent communities that might substantially affect the annual sustainable yield (Code Enforcement Officer and Planning Board) Ongoing.

(7). Continue current efforts to expand the capacity of the treatment plant, to separate storm and sanitary sewers (City Council) Long Term.

(8). Periodically meet with school officials to consider school facility needs, including building and recreation needs, to review plans for additional growth and development, to consider population data and projections, and to review plans for increasing school capacity (City Council or Duly Authorized Representative) Long Term.

(9). Purchase additional land or transfer existing, City-owned land for cemetery use. Provide for adequate maintenance of cemeteries (Cemetery Committee) Long term.
(10). To maintain municipally owned properties, plan for their long-term maintenance and upgrade, ensure that City public facilities and service needs are evaluated annually for possible budgetary adjustments to guarantee planned preparation for future needs (City Council) Long Term.

(11). Continue the current practice of using capital reserve funds to assist in the replacement and purchase of equipment for the Police, Fire and Public Works Department.

(12). Evaluate charging differential user fees for city services and facilities depending upon the residency status (Belfast year round, Belfast seasonal, and full time resident of another community) of the user.

(13). Explore the use of Tax Increment Financing to assist in the construction of desired public facilities in targeted areas. The Downtown Waterfront TIF established in 2005 and the Northport Avenue TIF also established in 2005 were good approaches to assist in the construction of needed improvements.

(14). Target future sewer extensions to areas located within designated growth zones, and to infill areas.

(15). Continue past and current efforts to upgrade existing sewer facilities to address infiltration and inflow concerns and continue the past and current practice of addressing stormwater improvements when sewer improvements are constructed.