

TABLE H-4
Property and Non-Property Tax Revenue
Town of Solon

Year	Property Taxes	%	Non-Prop. Taxes	%	Total Budget
1985	245,960	57.0%	185,434	43.0%	431,395
1986	284,715	71.7%	112,358	28.3%	397,073
1987	288,985	61.4%	181,340	38.6%	470,323
1988	299,629	73.6%	107,555	26.4%	407,184
1989	375,992	69.3%	166,615	30.7%	542,607
1990	<u>460,381</u>	74.5%	<u>157,697</u>	25.5%	<u>618,078</u>
\$ Increase	\$214,421		(\$27,737)		\$186,683
% Increase	87.2%		(15.0%)		43.3%

The average annual percentage of the budgeted revenues attributable to property taxes was 67.9% over six years; and 32.1% to non-property tax revenues.

Source: Annual Town Reports, 1985-1990

TABLE H-5**History of Non Property Tax Revenue**

Revenue Source	1985	1986	1987	1988	1989	1990
State Revenue Sharing	\$18,429	\$25,558	\$30,758	\$38,550	\$41,219	\$41,957
Highway Block Grant	72,385	3,531	85,056	37,991	58,000	48,180
Excise Taxes	37,853	54,677	16,804	N/A	46,992	47,701
Tree Growth	---	---	7,709	6,226	6,743	26,880
Federal Revenue Sharing	20,824	20,800	23,843	0	0	0
Subtotal:	\$149,491	\$104,566	\$164,170	\$82,767	\$152,954	\$164,718
Total All Other*	35,943	7,792	17,170	28,126	13,661	N/A
Total Non-Property Tax Revenue	\$185,434	112,358	181,340	110,893	166,615	164,718

* All other non-property tax revenue was determined by subtracting the total of the itemized revenues above from the total of the non-property tax portion of the budget.

Source: Annual Town Reports, Audit Reports, 1985-1990

TABLE H-6
Expenditures, 1985-1990
Town of Solon

Budgeted Expenses	YEAR						Increase/(Decrease) from 1985 to 1990	
	1985	1986	1987	1988	1989	1990	\$	%
General Government	\$35,531	\$30,588	\$22,631	\$23,281	\$40,254	\$46,691	\$11,430	32.2%
Protection/Health	32,036	41,370	23,288	22,312	60,747	87,721	55,685	173.8%
Health/Sanitation	10,766	9,587	9,597	9,201	16,353	16,194	5,428	50.4%
Roads/Bridges	80,480	62,759	95,129	98,976	59,500	63,831	(16,649)	(20.7%)
General Assistance	45,943	42,320	49,439	54,170	43,793	58,610	12,667	27.6%
Recreation	2,706	2,300	2,744	4,349	2,715	2,560	(,146)	(5.4%)
Unclassified	12,994	16,716	3,452	3,329	3,730	4,102	(8,892)	(68.4%)
County Tax	13,435	15,317	17,874	18,297	18,601	24,387	10,952	81.5%
Schools (SAD #74)	174,256	199,029	217,615	225,550	267,985	319,190	144,934	83.2%
Overlay	10,344	8,996	5,395	5,409	4,522	2,573	(7,771)	(75.1%)
Capital Reserve	2,000	4,000	5,000	5,000	5,000	5,000	3,000	150.0%
Subtotal:	\$420,491	\$434,698	\$452,163	\$469,874	\$523,200	\$630,859	210,368	50.0%
Hot Top/Resurfacing	70,000	5,000	313,000	0	0	0	NA	NA
Debt Service	0	0	0	33,000	106,476	66,900	66,900	NA
Total:	\$490,491	\$439,698	\$765,163	\$502,874	\$629,676	\$697,759	\$207,268	43.3%

Source: Annual Town Reports, Audit Reports, 1985-1990

TABLE H-7

Comparison of Opening Cash Balance (January)
and Annual Budget

Year	Budget	Opening Cash Balance	as a % of the Budget
1986	397,073	59,391	15.0%
1987	470,323	38,122	8.1%
1988	407,184	10,663	2.6%
1989	542,607	66,048	12.2%
1990	618,078	67,002	10.8%

Source: Solon Annual Town Reports, Auditors Reports - 1985-1990

TABLE H-8

Comparison of Property Tax
Burdens on Family Income Groups
Town of Solon, 1990*

Family Income Group	Gross Family Income	Property Taxes as a % of Income
Median	\$19,350	4.1%
Very Low	\$ 9,675	8.1%
Low	\$15,480	5.1%
Moderate	\$29,025	2.7%

* (tax rate x average home assessment = property taxes)
1990 = .0197 x \$40,000 = \$788

Source: Developed by CDC from Annual Town Reports
and OCP affordable housing data, 1990.

TABLE H-9

**Comparison of Resident and Non-Resident
Property Taxpayers - 1991**

	Valuation	% of Valuation	Number of Taxpayers	% of Taxpayers	Total taxes	% Taxes
Resident	\$ 15,281,004	61.8%	308	51.5%	\$294,923.39	61.8%
Non-Resident	\$ 9,444,891	38.2%	290	48.5%	\$182,286.39	38.2%
TOTAL:	\$ 24,725,895	100.0%	598	100.0%	\$477,209.78	100.0%

Source: Solon Tax Assessment Records, 1991.

Appendix A
Comprehensive Plan
Community Survey

Phone 207-643-2541



Office Hours:
Monday, 9:00 a.m. - 12:00 noon
Tuesday, 6:00 p.m. - 8:00 p.m.

Town of Solon

OFFICE OF THE SELECTMEN
SOLOM, MAINE 04979

Comprehensive Growth Planning Survey Results

October 1989

Dear Solon Residents:

We had an excellent response and thank you all for effort and thoughtful answers. We had replies from 215 households, some of which had more than one giving responses. Not all questions were answered by everyone.

Most total response: Protection of Natural resources and responsible solid waste management each had 225 responding. Most positive responses were on protecting natural resources and the most negative responses were on building condominiums, with 127 opposed and 27 in favor.

The majority of you feel the town should grow more slowly; areas of town should be specified for certain types of development; mobile homes should be on individual lots rather than mobile home parks; and minimum road standards should be adopted.

The top ten areas to be considered strongly in any new development were, in order: (1) protecting natural resources, (2) encouraging responsible solid waste management, (3) avoiding disturbance of environmentally sensitive land, (4) maintaining rural character, (5) maintaining town facilities, (6) preservation of agricultural lands, (7) impact on town services, (8) public access to recreational land and water, (9) traffic impact, (10) creating local jobs.

Areas of expansion you most favored are: single family homes, forestry, and agriculture. Not favored were condos, multi-family homes, seasonal homes. Commercial/retail development was a near tie (95 yes, 97 no). Industrial development was less favored (108 no, 77 yes).

You would approve impact fees for developers, regulation of signs and outside displays, a building standards code for new development, a town land bank. You wish to encourage retention of agricultural land under production. You would like to see a moratorium on all sub-divisions (three or more lots).

The majority found town and area facilities satisfactory except for recreational facilities and adult and teen recreation. Police protection was close between satisfactory and poor. Winter road maintenance had the highest excellent rating. Access to information was considered all right, some made good suggestions for improvement.

Cooperation with other towns met strong approval for recycling, waste disposal, recreational programs. Approval was less strong for a professional code enforcement officer, circuit rider, border shoreline zoning, sewerage waste disposal. Joint funding for the purchase of equipment or a town manager was not approved.

The main reasons you gave for staying in Solon: rural atmosphere, peace and quiet, friendly place, privacy. The main reasons you gave for coming here: all of the above, plus marriage, affordable housing and land.

Many comments emphasized answers given in the survey especially encouraging slow and orderly growth and maintaining Solons present rural character. You have indicated a willingness to use regulations on lot sizes, property line set-backs, building permit reviews, and area use designations to achieve this as well as a tax policy to encourage open space. Many indicated special areas in all areas of town to protect or to leave undeveloped. Lists of the comments and suggestions made will be available at the town office or from committee members.

Thanks again for your cooperation. Your Comprehensive Growth Planning Committee will be trying to develop a Plan for Solon incorporating all we can of your ideas. The Committee will be meeting the first and third Mondays at the firehall at seven o'clock. Won't you join us and continue to assist in developing this important Growth Plan?

Sincerely,
Your Survey Sub-committee,
Mark Roman

Ann Padham, Ruby Gates, Marilyn Rogers,
Lois Starbird, Dana Hall, Barbara Fish

Notice:

Meeting with representative of North Kennebec Regional Planning Commission, Nov. 20 at 7:00 at Solon Elementary School. Subject: "Getting Started on Your Growth Plan."

Won't you plan to be there?

CENSUS SURVEY

1. How long have you lived in Solon?
17 Less than 1 year 49 1 year to 5 years 35 5 years to 10 years
5 10 years to 20 years 79 20 years or more
2. In what age group does each household member fall?
0-5 28 5-18 95 18-25 25 25-50 156 over 50 202
3. Where is your dwelling place located?
a. Inside water district and connected 73
b. Inside water district and not connected 6
c. Outside water district 136
4. In which type of housing unit do you reside?
a. () Single-family 179 e. () Mobile home on full lot 21
b. () Duplex 6 f. () Mobile home in park 3
c. () Multi-family (# units 7) g. () Seasonal home 1
d. () Other (explain): _____
5. Do you own or rent your home? a. 195 own b. 17 rent
6. What type of septic system do you have?
a. () Septic tank 184 c. () Composting or chemical toilet 3
b. () Outhouse 19 d. () Other: 13
7. Do you work in Solon? 67 () Yes () No
Do you work outside Solon? 104 () Yes () No
Are you retired? 64 () Yes () No
5. Please check your approximate household income:
a. () Under \$5,000 8 d. () \$15,001 - \$20,000 21
b. () \$5,001 - \$10,000 38 e. () \$20,001 - \$25,000 17
c. () \$10,001 - \$15,000 33 f. () Over \$25,000 49

This is just the beginning. Please come to any or all meetings to express your opinions and feelings. Meeting places and times will be publicized.

OPINION SURVEY

1. Like much of the state, Solon has been growing more rapidly over the last several years. Between 1976 and 1988 there were 100 new dwellings built in Solon with 57 of these built between 1984 and 1988. Over the next ten (10) years, how would you like to see the town grow?
- a. () Not at all 25
 b. () At a slower rate 119
 c. () At the same rate 53
 d. () At a faster rate 6
 e. () No opinion 24
 f. () Other: better planned
2. Solon land use ordinances currently require: (a) building permits for structures of over 100 square feet; (b) minimum lot sizes; and (c) shoreland zoning restrictions. Over the next 10 years, to what extent do you think the town should regulate development?
- a. () Not at all 7
 b. () With the regulation that currently exists 64
 c. () Specify areas of Town for certain types of development 94
 d. () Strongly regulate 68
 e. () No opinion 13
 f. () Other: 5 (see attached sheet)
3. What procedures would you find acceptable for Solon to use to guide and control growth? (Check all that apply)
- a. () Minimum lot sizes in certain areas 139
 b. () Minimum setbacks from property lines 123
 c. () Building permit review 105
 d. () Area established to encourage commercial growth 70
 e. () Taxation policy to encourage open space 93
 f. () Targeting areas of Town for growth (e.g. water district) 61
 g. () Townwide zoning (i.e. commercial, residential, industrial, etc.) 10
 h. () Other: 12
4. Are there any scenic or undeveloped areas in Solon that you would like to have protected or left undeveloped?
- a. () Yes 94
 b. () No 78
 c. () If yes, what areas? _____
5. Since mobile homes, manufactured homes and site built homes must meet the same criteria as to lot size, plumbing, etc., would you favor the establishment of mobile home parks? yes 70 no 109
- Comments: _____
6. Solon currently has no road standards. Should the town adopt minimum road standards at the next town meeting?
- a. () Yes 112
 b. () No 53
 c. () No opinion 53

(a)

2(f)

minimum lot size
no permits for small structures
better shoreline zoning enforcement
no trailers on main street
enforce existing ordinances

3. (h)

preserve unique areas i.e. wildlife areas
prohibit commercial & industrial waste
no control
affordable housing
do not allow cluster development
zoning very important
allow no new buildings within water district
moratorium on industrial growth
only paid up taxpayers

4. (c) Riverfront 7

woods 6
Brighton Rd 2
5201¹/₂N 201 Rivers Views 2
Parkman Hill 8
Ireland Hill 6
Brooks
Baker Pond 2
Fall Brook 3
Open space
French's Meadows 2

Robbins Hill 2
South Solon 3
water fronts 4
Dam Area 2
Tarns
Irruy Rd.
River 8
Rowell Mtn. 4
Walking Trails
Kincaid Brook
Back Roads

Poulin Fields
Ironbound Pond
South Solon Meeting H.
Views
McCarthy Rd
Michael Stream 3
Old Starbird Place
Fiddlehead Flats
Rowell Pond
W. of Longley Rd.
Whole town

5. next to river

restrict to parks 4
minimum lot size 3
affordable housing 5
treat as houses
keep them together, outskirts of town
hidden
too ugly
stimulant regulation 4
aesthetics blended
landscaped

water supply
death trap
no mobile homes
OK out of park

(3)

7. To what degree should each of the following be taken into account when considering new development in Solon?

	Strongly Considered	Moderately Considered	Not Considered	No Opinion
a. Contribution to Town economy	(94)	(77)	(19)	(9)
b. Preservation of agricultural lands	(136)	(59)	(8)	(9)
c. Impact on Town services	(1312)	(62)	(4)	(5)
d. Availability of affordable housing	(71)	(74)	(35)	(13)
e. Preservation of historic buildings/sites	(61)	(45)	(40)	(6)
f. Rural character of Solon	(1155)	(41)	(6)	(5)
g. Disturbance of environmentally sensitive land	(1158)	(39)	(5)	(11)
h. Contribution to tax base	(82)	(71)	(25)	(17)
i. Traffic impact	(1115)	(63)	(11)	(19)
j. Maintaining existing tax level and increasing tax base	(62)	(72)	(30)	(21)
k. Protecting natural resources of the town (lakes, streams, woodlands, etc.)	(1)	(25)	(5)	(4)
l. Maintaining the Town's facilities (roads, town buildings, etc.)	(1)	(61)	(4)	(3)
m. Encouraging responsible solid waste management	(161)	(54)	(6)	(4)
n. Preserving the Town's rural character (e.g. open space, agriculture, forestland)	(1)	(36)	(6)	(6)
o. Encouraging new residential development	(33)	(82)	(61)	(13)
p. Providing affordable housing	(66)	(68)	(51)	(12)
q. Creating local jobs	(412)	(64)	(27)	(5)
r. Providing public access to recreational land and water	(125)	(62)	(45)	(8)
s. Other	(3)	(1)	(1)	(1)

8. Do you feel Solon should expand in the following areas?

	Yes	No	No Opinion
a. Commercial/Retail Development	(95)	(97)	(19)
b. Industrial Development	(77)	(108)	(18)
c. Permanent Single-Family Homes	(143)	(51)	(18)
d. Permanent Multi-Family Homes	(55)	(128)	(14)
e. Condominiums	(27)	(167)	(7)
f. Seasonal Homes	(65)	(105)	(26)
g. Agriculture	(142)	(13)	(21)
h. Forestry	(163)	(18)	(17)
i. Other	(2)		(6)

Comments on page 3 questions

Question

7. - Questioning is not possible any way for people to indicate they want the issue to be considered as negative

8. Strongly recommend maintaining dirt roads equal to gravel roads, should expand with access, accessibility, turn for future generations

9. Town should not provide affordable housing

10. Creating local jobs - at least 8 million?

11. Clarify perspectives

12. Keep taxes affordable for fixed income and elderly, ability to use land for what you choose to do, how income deriving for elderly not on welfare maintain rural and wildlife and agriculture to maintain charm, keeping the air clean, No more industry

Question 8

C. Permanent single family homes Moderately

F. Seasonal homes Moderately

H. Forestry - Yes, only if individuals maintain a healthy forest. Not by paper companies and loggers without a

I. Other - Home industry, Expand area free of development

9. Should developers have to pay an impact fee to cover the cost of any increased demand for town services caused by their project (e.g. roads, school, sewer, fire protection) before they are granted a building permit?
 a. () Yes 173 b. () No 29 c. () No opinion 12 d. () Comments: 2
10. a. Should there be any regulations concerning signs and outside displays which impact the visual character of the village area?
 a. () Yes 177 b. () No 30 c. () No opinion 12
- b. Comments: _____
11. Should the Town adopt a building standards code for new development?
 a. () Yes 165 b. () No 31 c. () No opinion 18
12. To accept and manage open space or unique lands for public benefit in Solon, would you favor setting up any or all of the following?
- | | YES | NO | NO OPINION |
|--|-----------|-----------|------------|
| a. A Town land bank to buy or accept land or hold protective easements | <u>99</u> | <u>44</u> | <u>42</u> |
| b. A private local or regional land trust | <u>51</u> | <u>65</u> | <u>51</u> |
| c. Some other land conservation vehicle | <u>34</u> | <u>43</u> | <u>65</u> |
| d. If yes to c, please specify: _____ | | | |
13. Do you think the Town should actively encourage the retention of good agricultural land under production by offering property tax credits or purchasing development rights (compensating farmers for lost financial opportunity in keeping land undeveloped)?
 a. () Yes 113 b. () No 58 c. () No opinion 32
14. The process of comprehensive Town planning and the subsequent enactment of specific new ordinances will take many months from the time of this survey to completion. Meanwhile, the Town could be vulnerable to the effects of some unanticipated development initiatives. Until our local land use controls can be updated, how should the Town treat new development proposals? (Check any)
- a. 65 Maintain current policy of approving all that qualify
- b. 63 Place moratorium on major new subdivisions (10 or more lots)
- c. 83 Place moratorium on all new subdivisions (3 or more lots)
- d. 51 Place moratorium on all new commercial and residential development
- e. 34 No opinion
- f. 7 Other: _____

9. (a) dependant on size (7)

town shouldn't pay alone
not possible to cover, substitute 'defray'
only outsiders can afford costs
make pay after established
define developer

10. (d) wouldn't want to look like Skau in 20 yrs.

hide trailers
none
no junk yards
have a review board
no flashers or on wheels
clean up N. end of town
state already has billboard law
size limits 8
town wide

max. size certain areas
no city lights, neon, spotlights
keep at minimum
location considered
no signboards
small signs in character 4
need 'slow children' signs

11. meet state standards; difference between residential & commercial

12. state preserves

something needed
public access

any that is responsible
state land conservation vehicle
state or federal conservation group
tax incentives to owners for watershed,
open space from state funds

boat access (River, Baker, Ironbrow)
set some aside now while cheap
forever wild deeds, easements, etc.
nature conservancy 2
game reserves
recreational sharing
good placement, good forestry;
elderly tax abatement

13. Is there any land undeveloped? Maybe costly, what long term gain?

14. moratorium on commercial growth 7

upgrade to current state standards on subdivisions & shorelines
moratorium until upgrade zoning 2
make environmentally safe 2

8. moratorium no matter what acreage i.e. 40 or more
start over, new laws
moratorium on waste disposal facilities
we give you 90 days to do it
follow state standards (2)

(5)

15. Please rate each of these town or area facilities and services:

	Excellent	Satisfactory	Poor	No Opinion	Comments
a. Tax assessment	<input checked="" type="radio"/> 22	<input type="radio"/> 145	<input type="radio"/> 29	<input type="radio"/> 21	
b. Welfare assistance	<input type="radio"/> 23	<input type="radio"/> 75	<input type="radio"/> 29	<input type="radio"/> 68	
c. Fire protection	<input type="radio"/> 32	<input type="radio"/> 126	<input type="radio"/> 38	<input type="radio"/> 11	
d. Education	<input type="radio"/> 34	<input type="radio"/> 129	<input type="radio"/> 25	<input type="radio"/> 21	
e. Summer road maintenance	<input type="radio"/> 41	<input type="radio"/> 130	<input type="radio"/> 26	<input type="radio"/> 5	
f. Winter road maintenance	<input type="radio"/> 76	<input type="radio"/> 107	<input type="radio"/> 31	<input type="radio"/> 1	
g. Telephone service	<input type="radio"/> 33	<input type="radio"/> 117	<input type="radio"/> 54	<input type="radio"/> 13	
h. Emergency rescue	<input type="radio"/> 12	<input type="radio"/> 87	<input type="radio"/> 45	<input type="radio"/> 52	
i. Recreational facilities	<input type="radio"/> 44	<input type="radio"/> 78	<input type="radio"/> 88	<input type="radio"/> 31	
Recreation programs:					
j. Adult	<input type="radio"/> 6	<input type="radio"/> 53	<input type="radio"/> 71	<input type="radio"/> 56	
k. Teen	<input type="radio"/> 5	<input type="radio"/> 58	<input type="radio"/> 80	<input type="radio"/> 56	
l. Children's	<input type="radio"/> 7	<input type="radio"/> 75	<input type="radio"/> 60	<input type="radio"/> 55	
m. Public library service	<input type="radio"/> 21	<input type="radio"/> 114	<input type="radio"/> 35	<input type="radio"/> 23	
n. Senior citizen services	<input type="radio"/> 13	<input type="radio"/> 67	<input type="radio"/> 32	<input type="radio"/> 88	
o. Land and building code enforcement	<input type="radio"/> 10	<input type="radio"/> 91	<input type="radio"/> 47	<input type="radio"/> 44	
p. Police protection	<input type="radio"/> 4	<input type="radio"/> 83	<input type="radio"/> 77	<input type="radio"/> 40	
q. Street lighting	<input type="radio"/> 33	<input type="radio"/> 127	<input type="radio"/> 26	<input type="radio"/> 20	
r. Town office services (hours, access to public documents, etc.)	<input type="radio"/> 35	<input type="radio"/> 131	<input type="radio"/> 16	<input type="radio"/> 11	
s. Board of Selectmen	<input type="radio"/> 47	<input type="radio"/> 135	<input type="radio"/> 6	<input type="radio"/> 21	
t. Planning Board	<input type="radio"/> 17	<input type="radio"/> 119	<input type="radio"/> 7	<input type="radio"/> 43	
u. Opportunity for public participation in town affairs	<input type="radio"/> 37	<input type="radio"/> 113	<input type="radio"/> 19	<input type="radio"/> 17	

16. Do you feel you have adequate access to information on issues of local public concern?

119 43 25
a. ☐ Yes b. ☐ No c. ☐ No opinion

Comments: _____

17. Should our Town cooperate with other Towns to develop any of the following services?

	Yes	No	No Opinion
a. Mutual recreational programs	<input type="radio"/> 117	<input type="radio"/> 44	<input type="radio"/> 35
b. Joint plans for solid waste disposal	<input type="radio"/> 139	<input type="radio"/> 53	<input type="radio"/> 21
c. Recycling	<input type="radio"/> 143	<input type="radio"/> 26	<input type="radio"/> 18
d. Joint plans for sewage waste disposal	<input type="radio"/> 76	<input type="radio"/> 75	<input type="radio"/> 48
e. Joint funding of a full-time professional code enforcement officer	<input type="radio"/> 83	<input type="radio"/> 78	<input type="radio"/> 44
f. Joint funding of a professional Town Manager	<input type="radio"/> 30	<input type="radio"/> 127	<input type="radio"/> 42
g. Joint purchasing of equipment	<input type="radio"/> 52	<input type="radio"/> 123	<input type="radio"/> 30
h. Town Border Shoreline Zoning	<input type="radio"/> 83	<input type="radio"/> 53	<input type="radio"/> 50
i. Joint funding of a circuit rider (A person to search out grants and keep abreast of legislation concerning the Town)	<input type="radio"/> 87	<input type="radio"/> 64	<input type="radio"/> 47

- a. too high 100
15. b. too much, too easy 9
c. more training need, need rural protection
m. more hours 2
o. need qualified person
r. increase
s. need new form of town gov't.
u. not enough of us participate
16. central bulletin board 3
newsletter 3
only at town meeting
not enough printed material to make important decisions;
(comparisons of prices or fact sheets)
17. ambulance service needed
too much gov't already

(6)

18. How likely are you to attend a public forum on Solon's Comprehensive Plan when the first draft is ready for review?
a. 56 Certain b. 66 Likely c. 176 Possibly d. () No chance
19. If born and raised in Solon, what are the main reasons you have remained? (Please answer on the bottom of this page.)
20. If you were not originally from Solon, what are some of the main reasons you located in this area? (Please answer on the bottom of this page.)
21. Do you have any goals, plans, dreams or concerns for Solon that were not mentioned in this survey -- or, are there any parts you would like to re-emphasize? Please write any additional comments below.

(18)

A. 56

B. 66

C. 76

(19) Rural Atmosphere, Peaceful, friendly, privacy - 39

School system - 1

To poor to leave 2

Town government - 2

Own home, coats and family - 16

Employment - 1

20. Marriage - 15

Friendly, Rural atmosphere, privacy, quality of life - ~~118~~ 138

To poor to leave - 1

School system - 9

Affordable housing & land - 23

SAG - 15

Family - 4

Friends - 3

Close to Canada - 1

Family inheritance - 2

Good farm land - 5

Good return for Taxes - 4

Good government - 3

Close to Shopping centers - 5

Close to Fishing and Hunting - 5

Investment - 1

(21.)

No Zoning - 1

Building regulations - 1

Stay rural maintain old look - 16

Controlled slow growth rate - 7

For zoning - 3

No Development - 2

Major cycling - 2

More + Better Jobs - 1

Stop all Clear cutting 5

Save forest protect nature (don't over regulate) Save Agricultural land

Visual Appeal Intown Business

No Industrial growth

encourage recreational business as to apposed to commercial

impact fees on Developers

Minimum lot sizes (2 Acres)

Tank ordinance

Mowing ordinance

Negative response (ashameful place) - 2

Ban growth in water district

No Nuclear or solid waste disposal

No filling of wet lands

No Candles or Apartment houses.

Improvements

5. Up grade fire road, Police

1. Telephone (all more places) 6. help for senior citizens

2. 1 roads (poorly maintained) 7 more recreational facilities

3 Better Schools - 3 8. After school Activities

4 Swimming pool for disabled - 1 9. More Mini Malls larger

SUMMARY OF SIGNIFICANT FINDINGS
Town of Solon Comprehensive Growth Planning Committee

A. Population

- o Solon's population in 1990 is 916.
- o The historical population peak was 1,419 people in 1850.
- o Since 1960, Solon's population has increased by 247 people or 36.9%.
- o In 1990, there were an average of 2.68 people per household.
- o Between 1992 and 2002, Solon's population is projected to increase by 105 people requiring 39 additional housing units.
- o During the 1970's Solon's growth was primarily (nearly 90%) due to people from away moving to Solon.
- o During the 1980's Solon grew primarily as a result of natural increase from within Solon (more births than deaths).
- o It is projected the school-age population will remain relatively stable through 2002.

B. Housing

- o The average selling price for a two-bedroom single-family home ranges from \$50,000 to \$80,000.
- o Mobile homes on single-family lots sell for a range of \$19,000-\$30,000.
- o The 1991 land use survey shows there are 316 single-family homes, 53 mobile homes, 107 seasonal homes, 37 multi-family units, 9 farmsteads, 27 commercial buildings, 3 industrial buildings and 16 public buildings.

C. Land Use

- o Solon is approximately six (6) miles wide and six (6) miles long.
- o Solon's land size is 38.86 square miles, or 24,870 acres.
- o Solon is primarily rural residential in character with an established village center near the intersection of Route 201, Ferry Road and Pleasant Street.
- o Large areas of Solon are forested, and forestry plays a significant role in Solon's economy.
- o Agriculture was once a significant industry in Solon but most farms are now out of production (there are only 9 farmsteads).
- o Fall Brook and the Kennebec River once powered many mills along their banks. Today there is a dam at Caratunk Falls which produces hydro-electric power.

D. Public Facilities and Services

- o There is no local police force; Solon is served by the County Sheriff Department and the State Police.
- o Solon is served by a volunteer fire department and a new four-bay fire station on Route 201.
- o Solon is part of the MSAD #74 school system.
- o Solon Elementary School houses grades K-8, with a capacity of approximately 150 students and was constructed in 1981.
- o The landfill is nearly at capacity and alternative arrangements will need to be made for solid waste disposal in the future.
- o A preliminary non-mandatory recycling program has recently begun in Solon.
- o Library services are provided by the Coolidge Library in Solon.
- o There are about 47 miles of roads in Solon; approximately 1/2 are paved.

E. Recreational and Cultural Resources

- o Solon and the surrounding communities provide a variety of recreational opportunities including swimming, boating, snowmobiling, skiing, ice skating, performing arts theaters, libraries and a museum of Indian artifacts.
- o Solon is served by six churches in the area that meet the religious needs of the community.

F. Local Economy

- o There are 54 businesses in Solon.
- o The largest employer is Solon Manufacturing Co.
- o 43% of workers travel 20 minutes or more to work one way in 1980.
- o 12.8% or 36 people walked to work in 1980.
- o Many people in Solon are employed in manufacturing, construction, agriculture and forestry (1980).

G. Natural Resources

- o Ponds in Solon include: Ironbound, Mud, Baker, Chase and Rowell ponds.
- o Brooks and streams include: Fall Brook, Michael Stream and Longley Brook.
- o The Kennebec River borders Solon on its westerly side.

H. Fiscal Capacity

- o Solon operates on a January to December fiscal year.
- o In 1990, Solon's assessed valuation was \$23,178,225.
- o In 1991, outstanding debt totalled \$161,850 (principal and interest).
- o On average, property taxes represent 67.9% of revenue and non-property taxes 32.1% (does not include school subsidies).
- o In 1990, Solon's tax rate was \$19.70/\$1,000 of valuation.

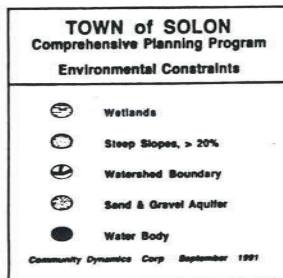


FIGURE 3
Environmental
Constraints Map

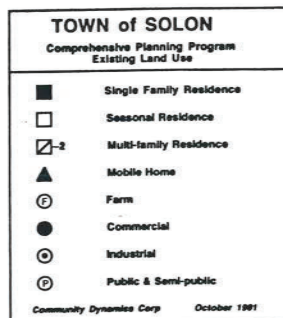
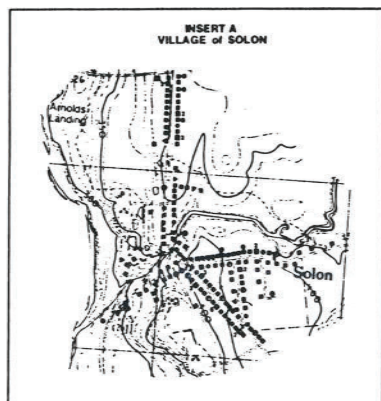
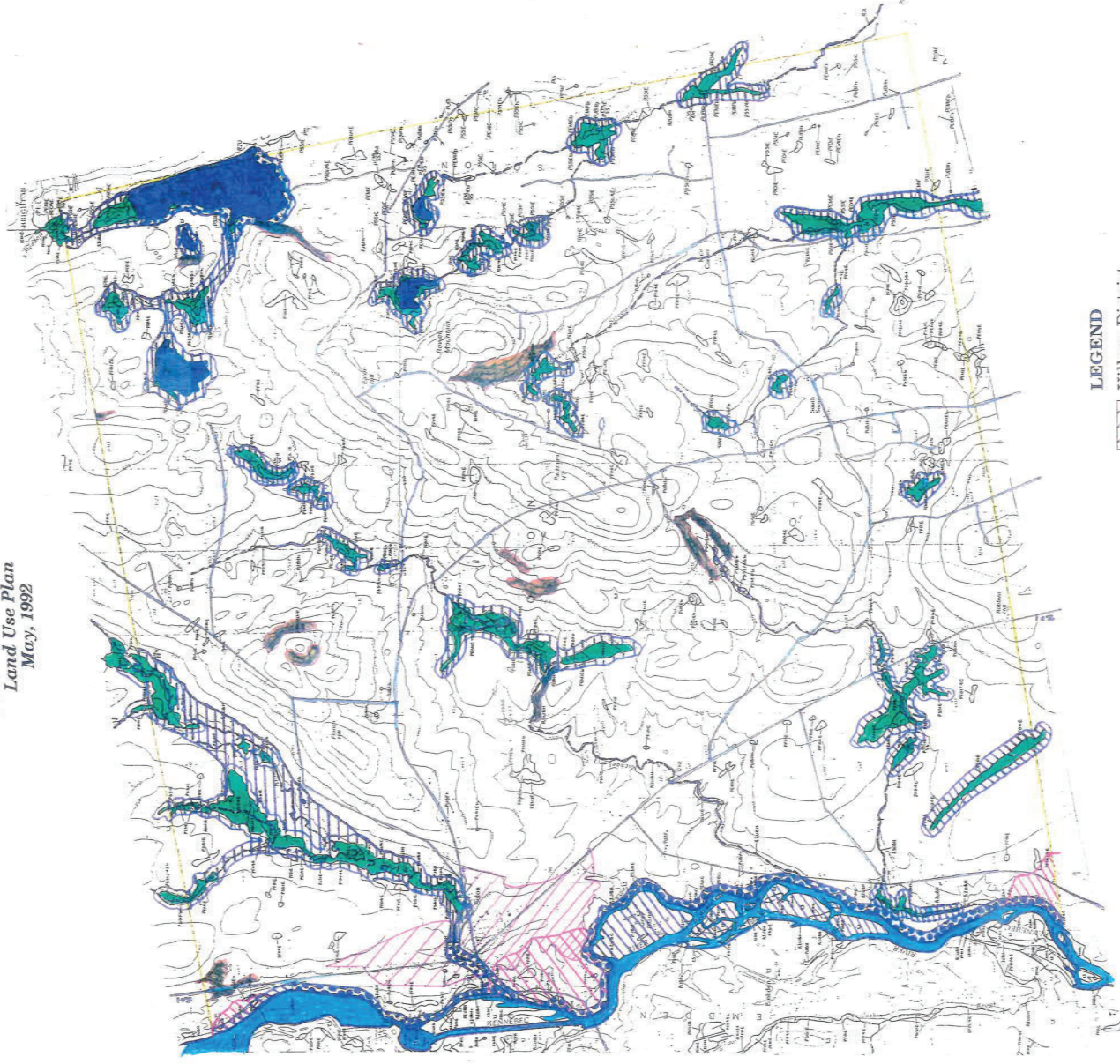












FIGURE 2
Existing Land Use Map

DRAFT
TOWN OF SOLON
Land Use Plan
 May, 1992



LEGEND

-  Village District
-  Rural Residential District
-  Natural Resource Protection Districts
-  Freshwater Wetlands
-  Steep Slopes
-  Shoreland Zoning Districts
-  Limited Residential District
-  Resource Protection District
-  Stream Protection District
-  Aquifer Management