

D. PUBLIC FACILITIES AND SERVICES

The purpose of this section is to:

1. Describe Lubec's public facilities and systems in terms of their extent, capacity, and use;
2. Assess the adequacy of those systems in handling current demands;
3. Predict whether public facility or service system additions and improvements will be needed to accommodate the demands of the projected population; and
4. Estimate the general costs of providing the needed public facility and service system additions and improvements.

FINDINGS

The Town of Lubec maintains a variety of public facilities and services including municipal fire stations, a town office, and several small town-parks. Parts of Lubec are served by public water and public sewerage.

Like many service center communities, Lubec struggles to maintain its existing infrastructure in the face of rapidly rising costs and a declining year-round population. Overall, The Town of Lubec has managed to meet this challenge. Municipal facilities and services in Lubec are sufficient for the current and anticipated needs of the population.

Budgetary information is presented in *Chapter J. Fiscal Capacity*. The locations of key public facilities are shown on *Map 2: Public Facilities*. All projected investment in public facilities can be accommodated within designated growth areas as outlined in *Chapter K. Land Use*.

GENERAL GOVERNMENT

The government of the town of Lubec consists of a five-member Board of Selectmen and a town administrator. The town was incorporated on June 21, 1811. The Town Administrator, as directed by the Selectmen, is responsible for general administration of the town. An appointed assessor's agent assists the Board of Assessors in carry out property tax assessment. Town administrative functions are located at 40 School Street.

The Selectmen appoints long term, short term and project committees as needed.

Appointed Boards/Committees

Zoning Board of Appeals
Comprehensive Plan Update Committee
Planning Board
Revolving Loan Fund Trustees
Shellfish Conservation Committee

Elected Boards

Board of Selectmen/Assessors
Budget Committee (Town & School)
School Board (SAD 19)
Harbor Board
Lubec Water Board (Water District)

The Town of Lubec has a certified **Code Enforcement Officer**, a certified **Plumbing Inspector** and is fully compliant with Title 30A Sec. 4451

Lubec’s **Planning Board** consists of five members and two alternates, some of these individuals have served in this capacity for many years. Monthly meetings are held to review subdivisions and site plans for any development proposals. The Planning Board also reviews shoreland zoning and wetlands issues for compliance with state and local regulations.

The three-member **Zoning Board of Appeals** hears grievances, variance requests, and administrative appeals.

The responsibilities of town government are divided into the following departments:

Education	Superintendent
Police	Sheriff’s Office
Fire	Fire Chief
Ambulance	Downeast EMS
Public Works	Town Administrator
Roads & Highways	Town Administrator
Recycling	Town Administrator
Wastewater Treatment	Chief Operator

MUNICIPAL BUILDINGS, FACILITIES AND SERVICES

Town offices are located at 40 School Street. A list of town owned buildings is provided in Table D-1.

Table D-1. LUBEC MUNICIPAL BUILDINGS AND FACILTIES

Building/Facilities	Condition¹	Notes
Lubec Fire Station/Town Office	A	Overall good condition.
Town Garage	D	Not sufficient room for operation; new facilities needed
West Lubec Fire Station	A	Overall good condition.
Recycling Center	B	Need more space; current location is not highly visible
Town Pier	B	Overall good condition.
Marina Office	B	Overall good condition.
Sewerage Treatment Plant	B/C	Building is in good condition, machinery needs updating
Water Street Pump House	B/C	Will remain in working condition with regular maintenance.
Lubec Municipal Airport	A	Overall good condition.

¹

- A Relatively new facility, lifetime expected in excess of 20 years (with proper maintenance)
- B Facility is older and has been well cared for, but may need renovations in 10-20 years
- C Older facility that may not be in the best of shape & may need improvements in 5-10 years
- D Old facility that needs replacement or considerable maintenance/renovation in 2-5 years
- F Very old facility that has outlived its usefulness or is in severe disrepair. This facility (or equipment) is unsafe or unusable and should be attended to very soon. Replacement may or may not be necessary (based on need assessment).

PUBLIC WORKS

Water Supply

Homes in Lubec obtain water from a number of sources that include street service public water, private wells, springs and ponds. Issues associated with groundwater quality and drinking water supplies are discussed in *Chapter E: Natural Resources*.

Public water in Lubec is provided by Lubec Water District, a quasi-municipal entity. Lubec Water currently services around 700 customers. The last extension of water service was completed in 1990 and the water district does not anticipate extending water lines in the foreseeable future. As a quasi-municipal agency, Lubec Water borrows against anticipated revenues to finance capital improvement. The water system overall is in good condition and the water district does not anticipate any significant capital expenditures at this time.

The extent of the Lubec Water District service is shown on *Map 2: Public Facilities*.

Public Sewer & Waste Water Treatment

Lubec has a public sewerage system with a primary treatment plant for waste water treatment. The extent of the public sewerage disposal system and location of the sewerage treatment plant are shown on *Map 2: Public Facilities*. Although the sewer system is largely segregated from the downtown stormwater management system, some infiltration problems remain causing excessive flow volumes in association with large storm events. However, the public sewerage and wastewater treatment facilities are overall in good condition.

The licensed operator reports that there is sufficient wastewater treatment capacity within the existing system to accommodate the projected level of growth. With proper maintenance the existing system should continue to serve the Town of Lubec over the planning period. However, the licensed operator anticipates that it may become necessary for the Town to convert from primary treatment to secondary treatment. The anticipated cost of a secondary treatment facility for Lubec would be between \$3 and \$4 million.

Private vendors provide septic waste disposal services for households and business not served by public sewerage. There are no significant concerns regarding disposal of septic waste in Lubec at this time.



Photo: WCCOG

Lubec estimates that the Town's existing sewer and waste water treatment facilities have sufficient capacity to meet future demand.

Public Works Department

Lubec's Public Works Department undertakes sewer line work, ditching, grading, culvert and drain line work, replacement of guardrails, mowing, and patching road surfaces. In addition, the department is responsible for repairs and maintenance activities at town-owned facilities.

The department also plows and sands town roads in winter and mows town-owned cemeteries in the summer. The Public Works Department has five full-time staff positions with additional seasonal positions to help in the summer.

The department's equipment includes two relatively new plow trucks (2006 and 2008), a loader (ca. 2000), and 2 pick-up trucks, one of which is primarily used by the sewer department. The Public Works Department anticipates that the loader and both pick-ups will need to be replaced within five years and that the loader will need to be replaced within the planning period.

The department operates out of the Town Garage, located on Main Street. The existing facility is a three-bay garage that is over 40 years old. The current facility is too small to accommodate current operations. Notably, plows and other equipments must be stored outdoors and there is insufficient space to store salt and sand in accordance with DEP regulations.

The town has identified a site for construction of a replacement salt-and-sand shed and public works garage on Route 189. The new site is on town-owned land, but no funds have been



Photo: WCCOG
Lubec's Public Works Building is aging and does not have enough room for storage. A replacement structure may also include a salt & sand shed.

allocated for design or construction of the new facility. In order to accommodate current operations and allow indoor storage of equipment, the new facility should include four garage bays with a separate indoor space for salt and sand storage. There is also a possibility that the new Public Works facility could house a replacement for Lubec's recycling center.

Stormwater Management System

The stormwater management system for downtown Lubec is comprised of aging clay pipes that were part of a former wastewater disposal system. The stormwater system is fully segregated from the existing sewer system. There are periodic problems with the system such as collapsed pipes and minor flooding; however, the system continues to function adequately and the Town does not anticipate investments in upgrades or improvements over the planning period.

Outside of downtown, Lubec's stormwater system consists primarily of roadside ditches, catch basins and piping. The state owns and maintains the system located along Rte 189, while the town is responsible for the rest. There are a couple of places where culvert and ditching need work, but overall the roadside stormwater system in Lubec is in good condition.

Solid Waste Management

There is no municipal recycling collection or trash collection in Lubec. Residents deliver their own trash to the transfer station in Marion or contract with private haulers for trash disposal. The Town of Lubec pays solid waste disposal fees; there is currently no per-bag fee. A significant decline in Lubec municipal solid waste stream in 2000 coincides with the closure of a major employer. Since that time, municipal solid waste has fluctuated annually in terms of the number of tons handled. The cost of Lubec’s municipal solid waste program has remained constant at about \$53,000 for the last several years (see Table D-2).

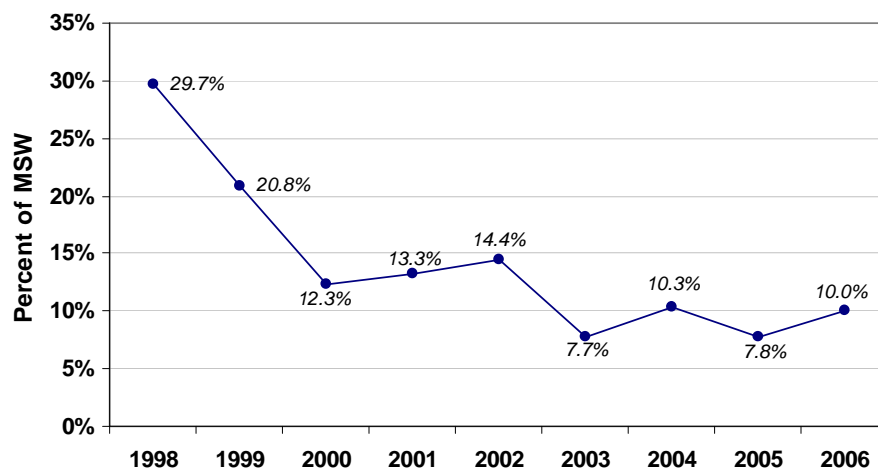
Table D-2. MUNICIPAL SOLID WASTE & RECYCLING COST, 2000-2006

	Munic. Solid Waste (Tons)	Recycling (Tons)	Total MSW (Tons) ²	Cost
2000	805.3	29.5	972.5	\$65,500
2001	816.6	73.5	890.1	\$66,147
2002	850.0	88.4	938.4	\$49,898
2003	826.2	23.6	849.8	\$45,974
2004	722.2	40.7	762.9	\$52,428
2005	826.3	23.7	849.9	\$53,000
2006	812.7	42.6	855.4	\$53,000

Source: State Planning Office

The Town of Lubec operates a municipal recycling center that handles office paper, cardboard, newspaper, magazines, mixed paper and plastics. The Lubec Recycling Center is open three days per week (Wednesday, Friday & Saturday). In the past, Lubec’s municipal recycling program has met or exceeded the State of Maine’s benchmark recycling rate for municipalities (35%). However, recycling in Lubec fell off sharply in the late 1990s. Since 2000, Lubec’s adjusted municipal recycling rate has hovered around 10% of municipal solid waste.

Figure D-3: LUBEC MUNICIPAL RECYCLING RATE, 1998-2006



Source: State Planning Office

² 2000 figures include 96 tons of bulky waste & 41.7 tons of bulky recycling. Lubec has not handled bulky waste or bulky recycling since.

Lubec does not currently have a Recycling or Solid Waste Committee. Based on the Town's past success in reducing solid waste disposal costs through recycling, the Town should re-activate the Recycling Committee or empower a task force to identify strategies to reduce Lubec's municipal solid waste disposal costs and increase Lubec's municipal recycling rate. Some of the strategies that other communities have adopted to reduce municipal solid waste include a municipal composting program to remove organic material from the municipal solid waste stream; a bag fee for trash disposal; re-introduction of bulky recycling; and/or inter-municipal cooperation to reduce costs.

There are currently no municipal services for the disposal of large items and household toxic waste disposal services (e.g. lead paint, mercury-switch thermostats, and batteries) are inadequate. In the absence of appropriate options for disposing of large items and household toxic waste, improper disposal of these items – which poses a risk to public health and the environment – occurs. Given Lubec's small population, the Town should participate in regional efforts to provide these services.

Lubec Municipal Airport

The town-owned Lubec Municipal Airport (FAA Identifier: 65B) is located on a 6-acre parcel on Route 189, 2 miles west of downtown. The airport has a 2,024-foot turf and gravel runway that is in good condition. There are no fuel or vendor services at the airport. The airport is unattended. The Lubec Municipal Airport is designated as a "customs landing rights airport," which means that international general aviation flights may land at Lubec by providing prior notification to US Customs and Border Control. Traffic at Lubec Municipal Aircraft was estimated at 100-flight operation in 2006.

The Town of Lubec does not currently have any plans to expand services or make capital investments at the airport.

PUBLIC SAFETY

Law Enforcement

Lubec does not have its own public safety department. Police protection is provided by the Washington County Sheriffs' Office in Machias and the State Police. Washington County Government provides dispatching services for emergency services – including police, fire and EMS – through the Regional Communication Center (RCC) in Machias.

Fire Protection

The Lubec Fire Department operates two stations: one in downtown Lubec on School St. and one in West Lubec on Route 189 (see *Map 2: Public Facilities*). The department includes 33 volunteers with no full-time members. With decreasing population in the region, particularly of young working families, it is increasingly difficult to attract volunteers for public safety. If this trend continues the costs of hiring this level of protection would be considerable.

Lubec has mutual aid agreements with the towns of Whiting, ME and Campobello, NB.

Equipment is being updated a little bit at a time including additional turnout gear and updating hoses.

Emergency Medical Services (EMS)

Ambulance services in Lubec are provided through the Downeast EMS. There are currently two ambulances stationed in Lubec at the Fire Station on School Street. Lubec's contract with Downeast EMS for 24-hour ambulance service is annually adjusted on a per capita basis. Over the past several years, the Town has also contributed \$50,000 for capital purchases.

Downeast EMS also provides ambulance service for neighboring communities in eastern Washington County. Given the costs of ambulance services and the low and dispersed population of our town and region, it is recognized that regional cooperation is essential to ensure adequate ambulance coverage to our residents. Lubec has an appointed representative on the Downeast EMS board and actively participates in EMS planning.

Emergency Management

The Town of Lubec is fully compliant with the National Incident Management System (NIMS) Standards for FY2008 as established by the Federal Emergency Management Agency (FEMA) and State of Maine requirements for municipal emergency management as established in Title 37-B, MRSA Section 781 *et seq.* The Town of Lubec adopted a consistent Emergency Operation Policy on November 29, 2007. The Lubec Emergency Operations Plan was last revised on December 29, 2007. The Town of Lubec participates in county-wide emergency preparedness planning and training exercises offered by the Washington County Emergency Management Agency and Washington County Firefighters Association.

EDUCATION

Until the end of the 2009/2010 academic year, the Lubec Consolidated School operated pre-K through 12th grade. Enrollment at the Lubec Consolidated School has declined more rapidly than the population as a whole since the last Comprehensive Plan was completed. In fact, enrollment at Lubec Consolidated school declined by approximately 50% between 2000 and 2010. (Total enrollment in the fall of 2000 was 271 students, down to 140 students by the fall of 2010).

At the same time as enrollment has declined, the cost of education has risen. For fiscal year 2010/2011, the school budget is projected to increase by 50% over the current year's budget. Rapid growth in education spending over the past five years has been a major source of increases in municipal spending. It is projected to be the only source of growth in municipal expenditures in the coming fiscal year.

Declining enrollment and rapidly rising education costs were two factors that led to a municipal vote to close Lubec High School effective at the end of the 2009/2010 school year. Following this vote, grades pre-K through 8 will continue to be operated at the Lubec Consolidated School; and high school students will be tuitioned out to high schools in surrounding communities.

Given the Town of Lubec's already high tax burden and the projected growth in educational

expenditures, the Town of Lubec needs to continue to explore options to reduce the growth in educational expenses. The Town has also actively engaged the newly formed AOS to plan for potential re-use of the facilities formerly occupied by Lubec High School.

PUBLIC UTILITIES AND SERVICES

Mail Delivery. The Lubec Post Office (04652) is located on Washington Street in the US Customs Building. Mail is delivered through use of post office boxes and by carrier.

Electrical Service. Bangor Hydro

Telephone Service. Verizon

Television, Cable, and Radio

WLBY - Channel 2 (NBC affiliate) Bangor
 WABI - Channel 5 (CBS affiliate) Bangor
 WVII - Channel 7 (ABC affiliate) Bangor
 Maine PBS- Channel 13 (PBS affiliate) Calais
 Adelphia Cable
 WQDY (92.7 FM) Calais simulcast with WALZ (95.3) Lubec
 WCRQ (102.9) Calais
 WMED (89.7 FM) (NPR affiliate) Calais
 St. Stephen Information Radio (96.5)
 International Border information

Newspapers

Bangor Daily News (daily) Downeast Edition
 Calais Advertiser (weekly)
 Downeast Coastal Press (weekly) Cutler
 Ellsworth American (weekly)
 The Moneysaver (weekly advertising supplement)
 Machias Valley Observer (weekly)
 Quoddy Tides (twice-monthly) Eastport
 Downeast Times (weekly) Calais

Internet Providers. There are a number of Internet service providers with the local access numbers. The town is actively involved in efforts to improve telecommunications infrastructure in Washington County with the Washington County Council of Governments.

PUBLIC HEALTH

The Town of Lubec has a public health officer and actively participates in public health coordination through the Maine CDC (formerly Bureau of Health) regional coordinator's office, as appropriate. There are no known public health concerns at this time. The following is description of health care facilities available in the local area:

THE REGIONAL MEDICAL CENTER AT LUBEC operates a medical clinic in Lubec that provides a variety of outpatient family health services and dental service and counsel in Lubec. RMCL also operates a variety of community and public health programs and has offices in Calais, East Machias, and Machias.

DOWNEAST COMMUNITY HOSPITAL, <http://www.dech.org> DECH, is located in Machias 23 miles to the west of Lubec. It is a 36-bed 24-hour acute care facility and has an active medical staff of 25 practitioners.

MAINE VETERANS HOME. Completed in 2005, this facility is attached to the Downeast Community Hospital and provides 30 beds for veterans needing assisted living facilities.

CALAIS REGIONAL HOSPITAL, <http://www.calaishospital.com>, serves a population of approximately 14,000 from Topsfield to the North, Wesley to the West and Eastport to the south. Calais Regional is licensed by the State of Maine as a Critical Access Hospital and as such is licensed for 15 acute care beds and 10 swings beds and has a 24-hour physician staffed emergency department.

ATLANTIC REHAB is a privately owned, 60 bed nursing and rehabilitation facility licensed by the State of Maine, located across the street from the Calais Regional Hospital. The nursing home offers an intermediate level of long-term care including medical coverage, nursing and personal care, social services, and individual activity programs. Atlantic Rehab provides a home-like atmosphere for people who require nursing care. Next door is another facility, Washington Place, which provides an assisted living environment for 24 individuals.

ATLANTIC MENTAL HEALTH CENTER provides behavioral health services in Washington, Hancock and Aroostook Counties including crisis services, in-home counseling, outpatient counseling, geriatric assessment and consultation, children's crisis residential services and children's residential treatment services.

DOWNEAST HEALTH SERVICES is a local, non-profit agency that serves families in Hancock and Washington County. The major programs include the Women, Infants and Children nutritional program (WIC), Family Planning, the Preventive Health Program (PHP), a maternal and child health nursing home visit program (MCH), and a social service program for pregnant and parenting adolescents (SSA).

The EASTERN AGENCY ON AGING (EAA) makes it possible for persons 60 and older to remain in their home longer and more comfortably. To meet that goal, the Agency provides a variety of services that are available to Lubec residents. Through a contract with Washington/Hancock Community Agency, EAA provides transportation in Lubec and the vicinity. Many senior citizens rely on this service for transportation to medical appointments.

COMMUNITY HEALTH AND COUNSELING SERVICES (CHCS) provides a variety of physical and mental health services in Calais and surrounding communities. The Machias branch offers counseling for individuals, couples and families, and information and education to the general public about mental health issues. All counselors are legally qualified to be practicing through licensure, registration, or certification. Workshops and courses that address many topics are provided by CHCS.

SUNRISE COUNTY HOMECARE SERVICES has offices in Machias, Lubec and Calais. They provide and coordinate home care services such as visiting nurses; home health aides; physical, occupational and speech therapy; senior companions; homecare telemedicine, medical social work; and homemaker services.

The DEPARTMENT OF HUMAN SERVICES administers several programs to assist low income residents in Lubec and the surrounding area. Recipients of services provided by this department must meet low-income guidelines to qualify for the following programs: Temporary Assistance to Needy Families (TANF), food stamps, and Medicaid.

EASTERN MAINE MEDICAL CENTER, <http://www.emh.org>, is a 411-bed facility and one of only three trauma centers in the state. It is located in Bangor, one hundred-twenty miles away. Their 300 physicians provide primary care hospital services, as well as specialty and intensive services. There are other medical facilities available in Bangor, including St. Joseph's Hospital.

DIALYSIS CENTER. Fresenius Medical Care opened a dialysis center in 2003 on the site of the former Gates Fiber Extrusion plant in Eastport. Prior to its opening, patients in the area had to make the trip back and forth to Bangor up to four times a week. Making this level of care available on the local level is a huge step for the dialysis patients in the region.

DISCOVERY HOUSE. Discovery House provides an out-patient center for substance abuse on Beech Street in Calais and can serve up to 300 clients.

Other Educational Opportunities

UNIVERSITY OF MAINE AT MACHIAS (UMM). <http://www.umm.maine.edu> This 1,000 student branch of the University of Maine System is less than an hour from Lubec, and offers Bachelor and Associate degrees in a wide range of subjects including business education and administration, recreation management, biology, environmental studies, English, and history. Many of its students are "non-traditional" (older persons returning for their degrees). The University is linked to all the other branches of the system by inter-active TV. Associate degrees in Science, Business Administration, Liberal Arts, and other subjects may be earned without entering a "traditional" university classroom. ITV is funded by a grant and administered through the University of Maine in Augusta.

WASHINGTON COUNTY COMMUNITY COLLEGE. The Calais campus is situated on 400 acres of land overlooking the St. Croix River. Washington County Community College is one of seven institutions in the Maine Community College System. Thirty-six of WCCC's 38 catalog programs are located in Calais, training students for employment in several diverse occupations - from construction and mechanical trades to food service and business studies. Several of these programs articulate into degree programs at other colleges and Universities. The College has the capacity for 500 full-time students, while the Continuing Education Division serves an additional 400 part-time students at sites throughout Washington County.

THE BOAT SCHOOL (HUSSON) offers high quality unique courses in commercial fishing, aquaculture, marine mechanics, boat building technology, and marine and industrial coatings

(specializing in “high tech” finishes). The school’s modern and well-equipped classrooms and shops are located at Deep Cove in Eastport. The Boat School owns and operates multi-purpose fishing vessels that are used for instructional purposes. The facility attracts students from around the world with enrollment of 40-50. The school also provides support services to the area's expanding aquaculture industry. The school’s small, self-contained waterfront on Deep Cove, featuring a boatyard and marine-lift, is the site of cage constructing, work boats hauling for repair or maintenance, and the comings and goings of fish-farmers, fishermen, and marine researchers.

REGIONAL COORDINATION & SUPPORT OF ECONOMIC DEVELOPMENT

As described above, the Town of Lubec has partnered with neighboring communities to provide improved public services at reduced costs in a number of ways. Notably, these include partnering with neighboring communities for solid waste disposal and to maintain emergency medical service in Lubec.

Improvements in public facilities that are needed to support economic development in Lubec are noted in *Chapter F. Employment and Economy*. Notably these include expanded access to broadband internet service and improved cell phone coverage.

Existing Policies regarding Public Facilities

Town policies relative to public facilities and services as established by the 1992 Comprehensive Plan are summarized in the table below, as are recommended implementation strategies and notes on the status of each recommendation. A complete list of the policy recommendations from the previous Comprehensive Plan is included in *Appendix A: Executive Summary of the Town of Lubec Comprehensive Plan, 1992*. A full copy of the previous plan is on file in the Town Office.

Table D-4. PUBLIC FACILITIES POLICIES FROM THE 1992 COMP PLAN

Policy	Notes
It is the policy of the Town of Lubec to plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adoption and implementation of a capital improvement program.	<i>This policy should be continued.</i>
Implementation Strategies	Notes
Continue to support the activities of the Lubec Landfill Advisory Committee and to plan for the eventual closing of the town landfill.	<i>Implemented.</i>
Establish a method for reviewing the form of town government and for developing a town charter.	<i>Implemented.</i>
Construct a new fire station sub-station in West Lubec.	<i>Implemented.</i>

Source: Town of Lubec Comprehensive Plan, 1992

Policies and implementation strategies relative to Public Facilities are presented below. They

included revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policies since the previous Comprehensive Plan was adopted.

POLICIES AND IMPLEMENTATION

Goal: Lubec will plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs.			
Policy	Implementation Strategy	Responsibility	Timeframe
Plan for, finance and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adoption and implementation of a capital improvement program.	Actively pursue grants needed to match municipal funds in order to design and construct a new town garage.	Selectmen, Town Admin	On-going
	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Selectmen	On-going
	Re-activate the Recycling Committee or empower a task force to identify strategies to reduce Lubec’s municipal solid waste disposal costs and increase Lubec’s municipal recycling rate.	Selectmen, Town Admin	Immediate
	Work with private vendors and explore opportunities for public/private partnerships that will expand cell phone coverage and the availability of broadband internet access.	Selectmen	Immediate
	Participate in regional efforts to deliver local services in an effective and cost efficient manner.	Selectmen	On-going