

Waldoboro Facts, Figures & Data

Community Description:

Waldoboro was incorporated in 1773 and developed a reputation as a ship building and port facility from the banks of the Medomak River. The town's strong agricultural and fishing legacy is readily visible today with 11% of our workforce involved in farming or fishing occupations. We have a vibrant fiber industry consisting mostly of alpaca and wool production which includes weaving and other fine fabric products.

Waldoboro is one of the larger municipalities in Maine and comprises 73 square miles. The Medomak River extends through the middle of the town which has miles of scenic coastline, many working farms, and ample forest and open spaces. Route 1 extends through the town connecting Rockland to the east and Bath and Brunswick to the west. Located on the Maine Summer Tourist Corridor, Waldoboro businesses benefit from the increased traffic on Route 1 from May to October.

Waldoboro has become home to many artist, small professional businesses, and a growing number of innovative manufacturing activities. The beauty and many benefits of living in a creative community along the Maine Coast which still retains its original charm attract many new residents who both live and work in the community.

Demographics:

Source: 2010 Census & 2005-2009 American Community Survey

- Total population is 5075 persons.
- Median age is 43.5 years
- Number of households is 2031 persons
- Average household size is 2.34 persons
- Number of families is 1,399 persons
- Number of non-family households is 632 persons
- Average family size is 2.85 persons
- 297 persons are under 5 years of age (5.9%)
- 898 persons are between 5 and 19 years of age (17.7%)
- 544 persons are between 20 and 29 years of age (10.7%)
- 1,274 persons are between 30 and 49 years of age (25.1%)
- 1,173 persons are between 50 and 64 years of age (23.1%)
- 667 persons are between 65 and 79 years of age (13.1%)
- 272 persons are 80 years of age or older (4.4%)
- The population increased by 159 persons (3.2%) between the 2000 and 2010.
- Waldoboro has the highest population in Lincoln County with 5,075 persons. The next highest population in the county is the county seat of Wiscasset with 3,732 persons.
- Waldoboro is a mid-sized community within the Maine and is 63rd in population out of 488 municipalities

Housing:

Sources; 2010 Census, 2005-2009 American Community Survey & Maine State Housing Authority

- There are 2,651 total housing units. Housing increased by 291 (12.3%) units between 2000 and 2010.
- There are 2,171 occupied housing units. A total of 480 housing units are vacant, with 230 of these units classified for only seasonal occupancy. The net vacancy rate is 250 units.
- 79.1% of the population resides in owner occupied housing.
- Median House price is \$151,900.
- Our median income is \$44,186 and the income needed to afford a median home is \$41,648. The affordability index is 1.06. (Maine State Housing Authority 2009)
- Average 2 bedroom rent is \$752. (Maine State Housing Authority 2009)
- A variety of housing types and prices are available in the community. 49.8% of the housing is valued between \$100,000 and \$199,999.
- 958 houses (38.7%) were constructed prior to 1939 and 192 houses (44.1%) were constructed between 1970 and 1999

Economic Characteristics:

Source: 2005-2009 American Community Survey

- Median Household income is \$ 42,641
- Mean Household income is \$58,677
- Per capita income is \$ 24,385
- Mean travel time to work is 27.2 minutes
- 1,501 (64.1%) private wage and salary workers
- 414 (17.7%) government workers
- 393 (16.8%) Self-employed workers
- 315 households (15.5%) have incomes between \$ 25,000 and \$34,999
- 429 households (21.1%) have incomes between \$35,000 and \$49,999
- 472 households (23.2%) have incomes between \$50,000 and \$74,999
- 178 households (8.8%) have incomes between \$75,000 and \$99,000
- 196 households (9.7%) have incomes above \$100,000
- Civilian employed population 16 years and older is 2,342 persons

Employment by Occupation and Industry

Source: 2005-2009 American Community Survey

Occupation: Total employed population is 2,342 persons

- 692 persons (29.5%) Management, professional and related occupations
- 353 persons (15.1%) Service occupations
- 430 persons (18.4%) Sales and office occupations
- 274 persons (11.7%) Farming, fishing and forestry occupations
- 328 persons (14%) Construction, extraction, maintenance and repair occupations
- 265 persons (11.3%) Production, transportation and material moving occupations

Industry: Total employed population is 2,342 persons

- 390 persons (16.7%) Agriculture, forestry fishing, hunting and mining

- 230 persons (9.8%) Construction
- 336 persons (14.3%) Manufacturing
- 49 persons (2.1%) Wholesale trade
- 292 persons (12.5%) Retail trade
- 76 persons (3.2%) Transportation, warehousing and utilities
- 14 persons (0.6%) Information
- 85 persons (3.6%) Finance, insurance, real estate, renting and leasing
- 113 persons (4.8%) Professional, scientific, management, administrative and waste management services
- 409 persons (17.5%) Educational services, health care and social assistance
- 126 persons (5.4%) Arts, entertainment, recreation, accommodation and foodservices
- 156 persons (6.7%) Other services except for public administration
- 66 persons (2.8%) Public administration

Educational Attainment: Population 25 years and older (3,381 persons)

Source: 2005-2009 American Community Survey

- 2,958 persons (87.5%) are high school graduates or higher
- 760 persons (22.5%) have a bachelor's degree or higher
- 970 persons (28.7%) have an associate degree or higher
- 1,529 persons (45.2%) have a post secondary degree or some college but no degree
- 1,429 high school graduates (42.3%)
- 559 have some college but no degree (16.5%)
- 208 have an associate degree (6.2%)
- 569 have a bachelor degree (16.8%)
- 193 have a graduate or professional degree (5.7%)

Some Significant Areas of Employment

- Clam harvesting: 190 clam harvesting licenses are provided in Waldoboro.
- MSAD#40 includes the Miller Elementary School, Middle School and High School located in Waldoboro.
- Taction
- Borealis Bread Bakery
- Hannaford Supermarket
- Moody's Diner
- The Science Source
- Ocean Organics
- Custom Cortage
- Maine Antique Digest
- Storer Lumber

Our Economic Base:

The best description of our local economy is one provided by a local Alpaca Breeder who compares our economic base to a bowl rather than a vase. Unlike a vase with a narrow top with a few good paying jobs and a wide bottom with many lower paying jobs, he sees us more like a bowl with many decent paying jobs and healthy businesses making up a wide center. His description is very accurate and speaks to the business character of the community which is comprised of many small but well run and profitable businesses.

Consider the following unique features of our economy:

- 16.8 % of our workforce is self-employed people involved in a variety of occupations.
- Waldoboro has a reputation for many fine fiber art products which began with the Waldoboro style of hooked rugs back when the community was first settled. Today we have many alpaca farms which produce a variety of fiber, finished yarns, weaved rugs and other clothing and goods including many which are museum quality.
- The community is home to many artist, authors and craftsmen of all types which both live and make their living here. Our galleries, restaurants and library are always filled with members of our artistic community.
- The Medomak River is the most productive clam flat in the State of Maine. The Medomak River clams are noteworthy for their fresh and succulent flavor and deliver over 4-million dollars into the local economy.
- 18.5% of households have incomes exceeding \$75,000 and another 23.2% have an income between \$50,000 and \$74,999.
- 29.5 % of our workforce is involved in management, professional, and related occupations.
- A variety of home occupations provide both full and part-time employment opportunities to many of our residents. Home based businesses include, authors, artist, craftsmen, carpenters, professionals, and internet based activities. High speed internet, good access to delivery services, reasonable ordinance standards for home based occupations, and most importantly a beautiful place to live all contribute to making Waldoboro a popular place to work from home.
- Waldoboro has a stable and growing agricultural base which includes produce, hay, livestock, horse stables, blueberry fields, Christmas trees, and nursery operations. Our farms are on the forefront of the rebirth and revitalization of local agriculture including organic and value added products.

Development Potential:

Waldoboro is ready for development and has the land, infrastructure, skilled workforce, fine schools, beautiful homes, and community character to provide a place for a variety of manufacturing, high-tech, service and retail opportunities. Consider these important attributes:

- Water and Sewer is available throughout the center core of the town and both systems have the capacity to provide service for many new business locations.
- Our industrial park is located on Route 32 and has over 50 acres available for development. A 7-acre portion of the park is currently approved for new businesses and is ready for your project. The other portions of the park can also be developed to suit your needs.
- A traditional village business area is surrounded by picturesque homes and a variety of community services such as the Post Office, Waldo Theater, medical offices, and the Waldoboro Historic Museum. An eclectic mix of retail, restaurant, and service businesses comprise the village business area and there is space available for many new opportunities. The village is also located on the banks of the Medomak River which provides a view which makes you glad you live in Coastal Maine.
- The Route 1 corridor is zoned for a wide range of commercial activity and ample land is available for new commercial ventures. The corridor handles a minimum of 13,260 vehicles trips per day and is an ideal location for tourist, retail, overnight accommodation, office and manufacturing activities.
- A trained and educated workforce with over 22.5% having a bachelor or graduate degree and 28.7% has an associate degree. An additional 16.5% of the workforce is in process of completing a degree program. A total of 1,529 workers 45.2 % of the workforce have either a post secondary degree or are in process of finishing their degree.
- Waldoboro has a diverse housing stock which provides families of all sizes and incomes an opportunity to find an affordable home of their choice.
- Waldoboro contains some unique vacant buildings which are ready for creative investors to locate new retail, manufacturing, office or high-tech businesses. A few have breathtaking vistas of the Medomak River and are suited for a premier tourist, hospitality or eating establishment.
- Waldoboro is located in the heart of Maine's coastal corridor along Route 1 and offers multiple venues for retail and tourist opportunities.
- Waldoboro has a Comprehensive Plan and a Land Use Ordinance to guide new development. Applicants can be assured that a timely and professional process is in place to obtain all necessary approvals for their project. A full-time Planner and Development Director are on staff to assist you with your proposal and help to make your new venture successful.

High Speed Internet:

High speed internet access is provided by Fairpoint, Turner Warner Cable and Midcoast Internet Solutions. Depending upon your location within the town you may have access to one or more of the above listed Internet providers. Currently the region is being upgraded with a redundant system of high speed fiber optics cable designed to vastly increase our capacity and reduce or eliminate system delays and outages. Waldoboro can now offer a world-class high speed internet connection for a variety of business, educational and recreational users.

Transportation System:

Waldoboro is situated in mid-coast Maine and is about 15 miles west of Rockland, 66 miles east of Portland and 28 miles south from Augusta. Other travel times between Waldoboro and some Maine communities are: Bangor 60 miles, Lewiston 70 miles, and Waterville 48 miles.

State Roads:

- U.S. Route 1 travels through the middle of the town connecting Wiscasset and Rockland. The traffic count along Route 1 varies by location between 13,260 and 9350 vehicles (MDOT 2010 AADT Traffic Count)
- Route 32 connects Route 1 in Waldoboro with Routes 17 and 3 to the north. The AADT traffic count for 2010 shows traffic volumes vary by location between 3,240 and 1,790 vehicles.
- Route 220 connects Route 1 with Route 17 in Washington. The AADT traffic count for 2010 shows traffic volumes vary by location between 2,470 and 1,220 vehicles.
- Route 235 connects Route 1 to Route 17 in Union. The AADT traffic count for 2010 at a location north of the intersection with Route 1 shows traffic volume of 1,610 vehicles.

Airports:

- Knox County Regional Airport located in Rockland offers both commercial and charter service in state and to Boston.
- Wiscasset Municipal Airport located in Wiscasset offers general aviation service.

Railroad:

- The Maine Coast Railroad provides freight and limited seasonal passenger service. Ten miles of track extends through Waldoboro and a commercial railroad landing is available at the industrial park. The potential for additional railroad landings area available at other sites.
- Future passenger rail service is foreseeable extending from Portland through Brunswick, Waldoboro and into Rockland.

Bus Service:

- Concord provides bus service two times a day into Portland and Boston. The bus has a scheduled stop along its coastal route on Route 1 in Waldoboro.

Elementary and Secondary Education:

Waldoboro is a member of MSAD#40 along with the communities of Friendship, Union, Warren and Washington. The District High School and Middle School are both located in Waldoboro. Waldoboro Elementary students attend the Miller School located in the village adjacent to a new community

recreation field. The Middle School located adjacent to the High School in a campus setting was constructed in 2007.

Post Secondary Educational Opportunities:

The following educational opportunities are available in close proximity to Waldoboro.

Lincoln County Health Care Education Center in Damariscotta:

An associate nursing degree is offered through Central Maine Community College

Southern Maine Community College Midcoast Campus at Bath and Brunswick:

Degree programs area offered in Composite Technology, Nursing, Pre-engineering, Liberal Arts, and Business Administration. Architectural Engineering, Behavioral and Human Services and Para Medicine

University of Maine Rockland Campus:

The University of Maine operates a campus in Rockland and offers a variety of Associate, Bachelor, Graduate and Certificate Programs.

University of Southern New Hampshire Brunswick Campus:

The Brunswick campus offers a variety of Associate and Bachelor degree programs.

Downeast School of Massage in Waldoboro:

The school offers a full or part-time one or two year program in the art and science of therapeutic massage.

Municipal Government and Services:

The town of Waldoboro has a 5-member board of Selectmen, Town Manager and the June Town meeting serves as the municipal legislative body. Municipal services include: Administrative Services, Public Works, Planning and Development, Recreation Program, Full-time Police and Emergency Medical Departments and Fire Department.

A variety of community boards and committees are involved in areas such as Economic Development, Village Improvement, Recreation, Shellfish Industry, Conservation, Broadband Access and Energy Efficiency.

The town has a comprehensive land use ordinance which guides development throughout the town. A 1998 comprehensive plan is currently planned for an update and the Downtown Master Plan was accepted by the Board of Selectmen in 2011 to serve as the guide for improving the downtown village district.

Waldoboro Public Library:

The new community library located on Main Street just a short distance from the village business area was built in 2006. Open 5 days a week, library programs and services offer residents a variety of services including book downloads and access to the state library loan program. The library also serves as an

adult literacy center and actively promotes continuing education. Programs serve both children and adults and special events are scheduled throughout the year.

Waldoboro Business Association:

The Waldoboro Business Association has 60 local business members mostly from Waldoboro and a few from surrounding communities. The association allows business owners to network with others and works to promote a robust local economy by holding a Fall Business Showcase, Annual Meeting and hosting other community events throughout the year.

A new website highlights its members and provides information about the community and events. The Association holds monthly meetings to discuss timely issues and local concerns.

Hospitals:

- PenBay Medical Center located in Rockland is a 99-bed full service hospital.
- Miles Memorial Hospital located in Damariscotta is a 38-bed full service hospital.
- A wide range of medical services are located in Waldoboro and surrounding communities.
- Other major hospitals are located in Portland, Bangor and Waterville.