

Chapter 7: The Economy

Goal: To promote Clinton’s economic climate to increase job opportunities. Develop a robust tax base and overall economic well-being.

Purpose: To provide economic and demographic data, describing Clinton and the surrounding region.

Economic Historical Perspective: The economy of Clinton has gone under several structural changes (fundamental and long term).

- In the early, mid, to late 1700s settlers moved up the Kennebec River “The Great River” initially to take advantage of the smaller Sebasticook River. Fishing, powering sawmills, shingle mills, tanneries, and forestry were the main goals. A little later-on, as settlers got more sophisticated, the Kennebec was tamed and early river drives began to get wood to markets.
After the mid-1800s, as good timber became less abundant and the land became bare, farming became a full-fledged activity in the region. Forestry and woodworking mills still played a major part in the economy. By this time gristmills, carding, and fulling mills were fulfilling regional needs.
- Manufacturing came to Clinton in the late 1800s and remained to mid-1900s in the form of the manufacture of pants, boots, and shoes; a tannery, a canning factory; and woolen mills.
- During the mid-1900s to the present some mid-sized steel and iron fabricators, a commercial nursery, and a call center have come to town. The pulp and paper industry has had a major economic impact both locally and regionally for the entire 20th century into the 21st century. Locally, large dairy farms are trending to be larger and more technical operations. The service and retail economies remain dominate. There are adequate areas for industrial and commercial development.

The cyclical (short term boom or bust) changes have not, in the past, affected Clinton in any great way because of its more rural and somewhat isolated economy.

Regional Trends in Wage and Salary Jobs: Table 7-1 below depicts trends in various industries. Salaries have increased substantially in information, finance and insurance, educational services, and health care.

Table 7-1
Trends in Average Annual Wages and Salaries by Industry for Kennebec and Somerset County
Source: Maine Department of Labor

Industry	Average 2004 Kennebec	Average 2015 Kennebec	Average 2004 Somerset	Average 2015 Somerset
Agriculture, Forestry, Fishing and Hunting	\$21,740	\$30,896	\$29,388	\$38,094
Construction	\$31,911	\$42,122	\$40,183	\$47,206
Manufacturing	\$35,890	\$47,961	\$38,410	\$50,066
Wholesale Trade	\$38,207	\$48,310	\$32,749	\$45,883
Retail Trade	\$22,248	\$27,796	\$19,227	\$23,582
Transportation and Warehousing	\$27,353	\$38,295	\$29,130	\$36,287
Utilities	UNK	\$78,316	UNK	\$75,543
Information	\$38,888	\$51,475	\$43,154	\$49,292
Finance and Insurance	\$35,572	\$53,032	\$29,332	\$40,885
Real Estate, Rental and Leasing	\$25,951	\$36,185	\$19,826	\$42,414
Professional and Technical Services	\$45,081	\$58,497	\$38,179	\$49,669
Management of Companies and Enterprises	\$49,800	\$69,813	UNK	\$64,915
Administrative and Waste Services	\$22,356	\$29,918	\$21,768	\$31,227
Educational Services	\$38,400	\$50,016	\$31,910	\$30,955
Health Care and Social Assistance	\$29,574	\$47,512	\$26,306	\$37,428
Arts, Entertainment and Recreation	\$13,385	\$17,766	\$9,762	\$10,846
Accommodations and Food Service	\$11,834	\$16,216	\$10,724	\$14,782
Other Services except Public Administration	\$25,368	\$32,828	\$19,514	\$24,592

List of Major Employers in the Region:

<p align="center">Table 7-2 List of Major Employers in the Region Source: Maine Department of Labor, 2d qtr 2019</p>				
Rank	Name	County	Employment Range	Business Description
1.	MaineGeneral Medical Center	Kennebec	3001-3500	General medical and surgical hospitals
2.	Colby College	Kennebec	500-1000	Colleges and universities
3.	Hannaford Bros. Co.	Kennebec	500-1000	Supermarkets and other grocery stores
4.	T Mobile USA Inc.	Kennebec	500-1000	Telemarketing and other contract centers
5.	Walmart/Sam's Club	Kennebec	500-1000	Warehouse clubs and supercenters
6.	Northern Light Inland Hospital	Kennebec	500-1000	General medical and surgical hospitals
7.	Huhtamaki Inc.	Kennebec	1-500	All other converted paper products mfg.
8.	MaineGeneral Rehab & Long-term Care	Kennebec	1-500	Nursing care facilities, skilled nursing
9.	Central Maine Power Co.	Kennebec	1-500	Electrical power distribution
10.	Home Care for Maine	Kennebec	1-500	Services for elderly and disabled.
Rank	Name	County	Employment Range	Business Description
1.	SAPPI	Somerset	500-1000	Paper except newsprint mills
2.	Redington Fairview General Hospital	Somerset	500-1000	General medical and surgical hospitals
3.	New Balance Athletic Shoe Inc.	Somerset	500-1000	Footwear manufacturing
4.	Walmart/Sam's club	Somerset	1-500	Warehouse clubs and supercenters
5.	Northern Light Sebecook Valley Health	Somerset	1-500	General medical and surgical hospitals
6.	North Country Assoc. Inc.	Somerset	1-500	Nursing care facilities, skilled nursing
7.	Cianbro Corp.	Somerset	1-500	Highway, street, and bridge construction
8.	Home Hope and Healing Inc.	Somerset	1-500	Home health care services.
9.	Backyard Farms LLC.	Somerset	1-500	Other food crops grown undercover
10.	Hannaford Bros. Co.	Somerset	1-500	Supermarkets and other grocery stores

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Clinton's Local Economy:

- **Commuter Population:** Refer to Table 6-9.
- **Clinton Labor Force:** There are 1319 employed workers. Refer to Table 6-9. According to Maine Department of labor statistics on November 1, 2019 there were 1595 in the civilian labor force in Clinton. Employed were 1558 and unemployed were 37 or an unemployment rate of 2.3%. The unemployment rate in Kennebec County was 2.6% and 3.9% in Somerset County according to Maine Department of Labor data from November 2019. Of the total work force 38% are employed in Clinton of which 3.8% work at home.
- **List of local businesses:**

Table 7-3			
Town of Clinton Businesses			
Source: Clinton Town Office			
Business Name	Owner	Location	Type
Augusta Fuel	Corporate Owner	121 Mutton Lane	Kerosene and Propane
Awestruck Catering Company	Robert Spencer	11 Hillcrest Drive	Event catering
A-Z Technical, Inc.	John Achramowicz	1169 River Road	Snowmobile Repair/Maintenance
Battle Ridge Farm	Jenacy Mitchell	569 Horseback Road	Farming
Blanchard's Towing	Christopher Blanchard	953 Main Street	Towing
Bug-N-Joe's	Kevin Leclair	283 Hinckley Road	Automotive and Towing
Caverly Farms LLC	Neal Caverly	1430 River Road	Dairy
C&C Sprayfoam LLC	Curries	498 Mutton Lane	Spray Foam Insulation
Central Maine Electric	Leo Duprey	466 Mutton Lane	Electrician Service
Chaffee Transport LLC	Pleasant River Lumber	162 Hinckley Road	Trucking Company
Chef Beth's Pantry	William Heavener	1212 Battle Ridge Road	Food Service
Clark's Machine Shop	George Dewey Clark	58 Pleasant Street	Manufacturing Industrial Machinery
Clinton Dairy Bar	Hawk Kallweit & Tara Pomeroy	1169 Main Street	Ice cream shop
Clinton Golf Course	Stephen Brown	510 Hill Road	Golf
Clinton Laundry	Jay Galusha	1198 Main Street	Laundromat
Clinton Variety & Pizza	Timothy & Melissa Gerow	1105 Main Street	Grocery and Cafe
DAC Distributors	Thibodeau Enterprises LLC	1153 Main Street	Auto Parts
Dirigo Drug	Stephen Wicker	1144 Main Street	Pharmacy
Fedco Seeds	Corporate Owner	Hinckley&Bellsqueeze Rds	Organic Growers Supply and Seeds
Flood Brothers Farm LLC	George & William Flood	839 River Road	Dairy
Formtek, Inc.	Cooper-Weymouth, Peterson	76 Hinckley Road	Machine Tool Manufacturing
Galusha's Too Store	Jay Galusha	1244 Main Street	Gas Station
Galusha's, Inc.	Jay Galusha	1208 Main Street	Grocery and Gas Station
Gerry's Beauty Salon	Nancy Shibles	1148 Main Street	Beauty Parlor
Insurance Auto Auctions, Inc.	Corporate	69 Hinckley Road	Auto Collision Auction
Hillside Custom Woodworking	Paul Labelle	780 Johnson Flat Road	Custom Woodworking
J & J Auto Salvage, Inc.	Kevin York	324 Hinckley road	Automotive Supplies
JR Tax & Financial Services	John Rolleston	1175 Main Street	Taxes, Accounting, and Bookkeeping
Kathis Beauty Salon	Kathi Giroux	30 Railroad Street	Hair Salon
Kodiak Self Storage	Sheridan Corporation	26 Hinckley Road	Storage
Kodiak Steel Company, Inc.	Sheridan Corporation	26 Hinckley Road	Steel Fabrication and Manufacturing
Lemar's Kitchens & Baths	Mikeal Lemar	1556 Bangor Road	Kitchen & Bath Cabinet Design
Misty Meadows Farm	John & Belinda Stoughton	71 McKenney Road	Dairy Farm
Napa Auto Parts Clinton Auto Parts	Dennis Butler	30 Railroad Street	Auto Parts
Northern Light Primary Care	Corporate Owner	1309 Main Street	Health Care
Owens Building & Remodeling	Jake Owens	1254 River Road	Building and Remodeling

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Business Name	Owner	Street Location	Type
Paul Lessard Renovations	Paul Lessard	434 Canaan Road	General Contractor
Pen Bay Tractor Company	Daniel Wishart	1707 Bangor Road	Equipment Company
Performance Specialties	Paul Vigue	281 Hill Road	Snowmobile Repair and Maint
Powers Auto Center	Michael Powers	1131 Main Street	Auto Sales and Service
Quality Auto Repair	Rich Rider	953 Main Street	Auto Repair
Quality Homes & Improvements	Bradley Dangler	687 Bellsqueeze Road	General Contractor
Richardson Builders	Steve Richardson	563 Canaan Road	General Contractor
Riverside Fitness	Kelly Dangler	713 Main Street	Fitness Gym
Scissors	Heidi Patterson	1168 Main Street	Hairdresser
Stedy-Rise Farm	Richard Stedman	77 Peavey Road	Dairy Farm
Tim Hortons	Corporate Owner	153 Hinckley Road	Drive Thru and Restaurant
T H Gerow Trucking	Timothy Gerow	294 Hill Road	General Contractor
Town & Country Autobody/Sales	James Wilber	43 Railroad Street	Autobody and Auto Sales
Tradewinds	Jay Gould	153 Hinckley Road	Grocery and Gas
Winsor Firewood & Logging	Brant Winsor	846 Mutton Lane	Firewood and Fuel Dealer
Wiswell Electric	Kevin and Naomi Wiswell	17 Pleasant Street	Electrician Service
Wright Place LLC	Ray, Brian, Steve Wright	77 Wright Road	Dairy

- Strengths and Weaknesses of the local economy:** The most promising economic asset is the workforce, which is true because past performance is the best indicator of the future. The historic hard-working value of the early settlers has been passed on through every generation, culminating in the mid-1900s with workers who showed up on time and performed the labor-intensive work for relative low wages. By the end of the 1900s, the children and grandchildren of these factory workers adapted to more technical employment. Table 6-6 (Clinton Educational Attainment 25 years and over) shows the biggest educational development in the associate's degree, which would point to the labor force taking advantage of the many Vocational/Technical Schools in the area. However, within Clinton there are few technical jobs to match this associate's degree educational level. The Unemployment Rate of 2.3% in Clinton indicates the strong work ethic in the town. Clinton's economic outlook is also favorable because of its location and the ease of commuting to large employers both north and south.

Clinton has recently attracted some larger retail and regional businesses mostly around the off-ramps of I95 which is a significant change. This could be a continuing trend. The farms in town contribute greatly to the economy. More information can be found in Section, Chapter 4, Agriculture and Forestry. Clinton and the whole North-East region are somewhat weakened by its location in the transportation chain. Tourism is not an important part of Clinton's economy. Clinton has unique economic opportunities in the promotion of the Clinton Lions Club's annual Agricultural Fair and Maine Farm Days.

Public infrastructure to include sewer, water, broadband access and three-phase power is adequate for development. See Chapter 11, Public Facilities and Services.

Issues:

Clinton needs to place responsibility for promotion of its economic growth.

Clinton should plan and then take advantage of grants and programs such as tax increment financing (TIFs) to revitalize/reinvent the “village” area.

Policies: Minimum policies required to address state goals:

- (1) To support the type of economic development activity the community desires, reflecting the community’s role in the region.
- (2) To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.
- (3) To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Strategies: Minimum strategies required to address state goals:

- (1) If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community’s economic development director, a regional economic development initiative, or other).
- (2) Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.
- (3) If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)
- (4) Participate in any regional economic development planning efforts.

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Issues identified by the Comprehensive Planning Committee with Strategies:

Issue	Strategy	Responsibility	Action Party	Coordinator	Implementation
Issue 7-1 Need assign responsibility for economic development	Town officials work with regional organizations to assign responsibility for local economic development	Selectmen	Town Manager	KVCOG	Start 2022
Issue 7-2 Reinvent the village area	Review past studies and develop plans to define the boundaries and reinvent Clinton’s village considering the current, best uses	Selectmen	Town Manager	KVCOG, Planning Board, and Ad-hoc Committee	Start 2025
Issue 7-3 Explore financial mechanisms to promote economic development	Work with regional economic development organizations to finance development through TIFs, CDBG grants, other grants, bonds, and impact fees.	Selectmen	Town Manager	Regional Community Development Organizations, Planning Board, and Budget Committee	Start 2026 and ongoing