

# **NORTH YARMOUTH COMPREHENSIVE PLAN UPDATE**

**February 6, 2004**

**To Be Voted on at Town Meeting –  
March 13, 2004**

## **BOOK II. SUPPORTING DOCUMENTATION: INVENTORY AND ANALYSIS**



# TABLE OF CONTENTS

## COMPREHENSIVE PLAN UPDATE BOOK II. SUPPORTING DOCUMENTATION: INVENTORY AND ANALYSIS

The Inventory and Analysis provides background information and analysis for Book I.  
Recommendations: Goals, Policies and Implementation Strategies of the Comprehensive Plan Update.

<b>CHAPTER 1. POPULATION .....</b>	<b>8</b>
POPULATION GROWTH .....	8
RACE AND SEX .....	10
HOUSEHOLD CHARACTERISTICS .....	10
AGE DISTRIBUTION .....	11
SCHOOL POPULATION .....	13
SEASONAL POPULATION .....	13
INCOME AND POVERTY LEVELS .....	13
PUBLIC OPINION .....	14
CONCLUSIONS .....	14
<b>CHAPTER 2. HOUSING .....</b>	<b>16</b>
REGIONAL OVERVIEW .....	16
HOUSING TENURE, OCCUPANCY STATUS AND VACANCY RATES .....	17
HOUSING TYPES .....	17
AGE OF HOUSING .....	18
HOUSING AFFORDABILITY .....	18
SUBSIDIZED HOUSING .....	24
CALCULATION OF HOUSING NEEDS .....	24
AFFORDABLE HOUSING POLICIES .....	25
THE RESIDENTIAL BUILDING CAP .....	25
HOUSING PROJECTIONS .....	27
PUBLIC OPINION .....	27
CONCLUSIONS .....	27
<b>CHAPTER 3. ECONOMY .....</b>	<b>29</b>
REGIONAL OVERVIEW .....	29
THE LOCAL ECONOMY .....	30
COMMUTER PATTERNS .....	30
EMPLOYMENT STATISTICS .....	31
TAXABLE RETAIL SALES ANALYSIS .....	33
LAND USE REGULATIONS AND COMMERCIAL AND INDUSTRIAL USES .....	33
PUBLIC OPINION .....	33
CONCLUSIONS .....	34
<b>CHAPTER 4. WATER RESOURCES .....</b>	<b>35</b>

# TABLE OF CONTENTS

SURFACE WATER RESOURCES .....	35
THE ROYAL RIVER.....	35
PONDS IN NORTH YARMOUTH.....	37
SHORELANDS AND FLOODPLAINS.....	37
WETLANDS .....	38
GROUNDWATER RESOURCES .....	39
YARMOUTH WATER DISTRICT (YWD) GROUNDWATER SUPPLY.....	39
OTHER PUBLIC WATER SUPPLIES .....	39
GROUNDWATER PROTECTION .....	40
REGIONAL COORDINATION .....	41
PUBLIC OPINION .....	41
CONCLUSIONS.....	41
<b>CHAPTER 5. NATURAL RESOURCES.....</b>	<b>43</b>
LAND COVER .....	43
TOPOGRAPHY, SLOPE AND SOILS.....	43
WILDLIFE AND FISHERIES HABITATS .....	44
WETLAND AND RIPARIAN HABITATS .....	45
HIGH VALUE PLANT AND ANIMAL HABITATS.....	45
LARGE HABITAT BLOCKS .....	46
FISHERIES .....	47
HABITAT PROTECTION .....	47
REGIONAL COORDINATION .....	47
PUBLIC OPINION .....	48
CONCLUSIONS.....	48
<b>CHAPTER 6. MARINE RESOURCES.....</b>	<b>49</b>
<b>CHAPTER 7. HISTORIC AND ARCHAEOLOGICAL RESOURCES .....</b>	<b>50</b>
A BRIEF HISTORY OF THE TOWN .....	50
NORTH YARMOUTH HISTORIC SOCIETY.....	51
LOCALLY SIGNIFICANT STRUCTURES.....	51
OLD HOUSE SURVEY AND HISTORIC MARKER PROGRAM.....	52
MAINE HISTORIC PRESERVATION COMMISSION DATA.....	52
PROTECTION FOR HISTORIC AND ARCHAEOLOGICAL RESOURCES.....	53
REGIONAL CONSIDERATIONS .....	54
PUBLIC OPINION .....	54
CONCLUSIONS.....	54
<b>CHAPTER 8. OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS .....</b>	<b>55</b>
OPEN SPACE INVENTORY .....	55
PUBLIC ACCESS TO WATER BODIES.....	57
RECREATIONAL TRAILS .....	57
THE PINELAND UNIT.....	57
BRADBURY MOUNTAIN STATE PARK.....	58
SCENIC AREAS .....	58
OUTDOOR RECREATIONAL FACILITIES.....	58

# TABLE OF CONTENTS

REGULATORY PROTECTION FOR OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS .....	61
GRANT PROGRAMS FOR RECREATION .....	62
PUBLIC OPINION .....	62
CONCLUSIONS .....	64
<b>CHAPTER 9. LAND USE.....</b>	<b>67</b>
INTRODUCTION .....	67
OVERVIEW OF DEVELOPMENT PATTERNS AND TRENDS .....	67
RESIDENTIAL LAND USES .....	68
COMMERCIAL AND INDUSTRIAL LAND USES.....	69
PUBLIC AND SEMI-PUBLIC USES.....	72
AGRICULTURE AND FORESTRY .....	73
RAILROADS AND THEIR IMPLICATIONS FOR FUTURE LAND USE.....	74
REGULATORY FRAMEWORK GOVERNING LAND USE .....	74
ADMINISTRATION OF LAND USE REGULATIONS.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
REGIONAL CONSIDERATIONS .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC OPINION SURVEY .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
CONCLUSIONS.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
<b>CHAPTER 10. TRANSPORTATION .....</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
ROAD CLASSIFICATION AND MAINTENANCE RESPONSIBILITIES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
AVERAGE DAILY TRAFFIC COUNTS .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
HIGH CRASH LOCATIONS AND SAFETY ISSUES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
HIGHWAY PROJECTS .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
BRIDGES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
ACCESS MANAGEMENT.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
LOCAL ROAD REGULATIONS AND STANDARDS.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC PARKING .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
ALTERNATIVE TRANSPORTATION .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
AIR AND RAIL TRANSPORTATION .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC OPINION .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
CONCLUSIONS.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
<b>CHAPTER 11. PUBLIC FACILITIES AND SERVICES .....</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TOWN GOVERNMENT .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TOWN OFFICE BUILDING.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC WORKS.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
SOLID WASTE DISPOSAL AND RECYCLING.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FIRE AND RESCUE .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
POLICE PROTECTION .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
ENHANCED 911 SERVICES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC WATER .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC SEWERAGE .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
CEMETERIES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TOWN PARKS AND RECREATION HALLS .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>

# TABLE OF CONTENTS

CUMBERLAND COMMUNITY EDUCATION AND RECREATION PROGRAM	ERROR! BOOKMARK NOT DEFINED.
LIBRARY .....	ERROR! BOOKMARK NOT DEFINED.
HOSPITALS AND CLINICS.....	ERROR! BOOKMARK NOT DEFINED.
CHURCHES .....	ERROR! BOOKMARK NOT DEFINED.
ELECTRICAL SERVICE/CENTRAL MAINE POWER.....	ERROR! BOOKMARK NOT DEFINED.
COMMUNICATIONS.....	ERROR! BOOKMARK NOT DEFINED.
PUBLIC EDUCATION .....	ERROR! BOOKMARK NOT DEFINED.
REGIONAL COORDINATION .....	ERROR! BOOKMARK NOT DEFINED.
PUBLIC OPINION .....	ERROR! BOOKMARK NOT DEFINED.
CONCLUSIONS.....	ERROR! BOOKMARK NOT DEFINED.
<b>CHAPTER 12. FISCAL CAPACITY .....</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FUNDING GOVERNMENT .....	ERROR! BOOKMARK NOT DEFINED.
EXPENDITURES .....	ERROR! BOOKMARK NOT DEFINED.
REVENUES .....	ERROR! BOOKMARK NOT DEFINED.
LONG TERM DEBT .....	ERROR! BOOKMARK NOT DEFINED.
CAPITAL BUDGETING.....	ERROR! BOOKMARK NOT DEFINED.
CONCLUSIONS - FISCAL CAPACITY ANALYSIS .....	ERROR! BOOKMARK NOT DEFINED.
<b>APPENDIX A. POTENTIAL SOURCES OF GROUND WATER CONTAMINATION</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
<b>APPENDIX B .....</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
PUBLIC OPINION SURVEY RESULTS .....	ERROR! BOOKMARK NOT DEFINED.
RESULTS OF THE VISIONING PROCESS.....	ERROR! BOOKMARK NOT DEFINED.
OPEN SPACE WORKSHOPS - SUMMARY .....	ERROR! BOOKMARK NOT DEFINED.
NOTES FROM THE LARGE LANDOWNER (50+ ACRES) MEETING.....	ERROR! BOOKMARK NOT DEFINED.
STATE PLANNING OFFICE WORKSHOP NOTES.....	ERROR! BOOKMARK NOT DEFINED.
NOTES FROM PUBLIC FORUM.....	ERROR! BOOKMARK NOT DEFINED.
<b>APPENDIX C. MAPS.....</b>	<b>ERROR! BOOKMARK NOT DEFINED.</b>
LAND COVER .....	ERROR! BOOKMARK NOT DEFINED.
AREAS WITH POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE .....	ERROR! BOOKMARK NOT DEFINED.
SURFACE WATER RESOURCES .....	ERROR! BOOKMARK NOT DEFINED.
SUB-SURFACE WATER RESOURCES.....	ERROR! BOOKMARK NOT DEFINED.
WILDLIFE HABITAT .....	ERROR! BOOKMARK NOT DEFINED.
TRAILS, CONSERVATION AND PUBLIC LANDS, AND SCENIC VIEWS.....	ERROR! BOOKMARK NOT DEFINED.
CURRENT LAND USE.....	ERROR! BOOKMARK NOT DEFINED.

## TABLES AND FIGURES

TABLE 1-1. AREA POPULATION GROWTH OVER TIME .....	8
TABLE 1-2. POPULATION GROWTH COMPARISON (PERCENT INCREASE) .....	9
FIGURE 1-1. AREA POPULATION PROJECTIONS .....	9

# TABLE OF CONTENTS

FIGURE 1-2. NORTH YARMOUTH POPULATION TRENDS AND PROJECTIONS: HIGH AND LOW .....	10
TABLE 1-3. HOUSEHOLD CHARACTERISTICS AND TRENDS FOR NORTH YARMOUTH .....	10
TABLE 1-4. POPULATION BY AGE CATEGORY FOR NORTH YARMOUTH .....	11
TABLE 1-5. MEDIAN* AGE COMPARISON .....	11
FIGURE 1-3. NORTH YARMOUTH POPULATION PROJECTIONS: DISTRIBUTION BY AGE CATEGORY .....	12
TABLE 1-6. POPULATION THREE YEARS AND OVER ENROLLED IN SCHOOL FOR NORTH YARMOUTH....	13
TABLE 1-7. INCOME AND POVERTY LEVELS COMPARISON: 2000 CENSUS .....	13
FIGURE 1-4. NORTH YARMOUTH HOUSEHOLDS BY INCOME CATEGORY .....	14
TABLE 2-1. GROWTH IN THE NUMBER OF HOUSING UNITS IN THE REGION .....	16
TABLE 2-2. HOUSING TENURE, OCCUPANCY STATUS AND VACANCY RATES .....	17
TABLE 2-3. HOUSING UNITS BY STRUCTURE TYPE FOR NORTH YARMOUTH .....	18
TABLE 2-4. AGE OF HOUSING: YEAR STRUCTURE BUILT .....	18
TABLE 2-5. MONTHLY HOMEOWNER COSTS* AS A PERCENTAGE OF HOUSEHOLD INCOME.....	19
TABLE 2-6. MONTHLY GROSS RENT* AS A PERCENTAGE OF HOUSEHOLD INCOME .....	20
FIGURE 2-5. AVERAGE HOME SALES PRICES IN THE REGION: 1992 THROUGH 2002 .....	20
TABLE 2-7. 2002 HOUSING AFFORDABILITY COMPARISON .....	21
TABLE 2-8. PERCENTAGE OF HOUSEHOLDS BY INCOME CATEGORY FOR NORTH YARMOUTH, 2002 .....	22
TABLE 2-9. PERCENTAGE OF HOUSEHOLDS BY INCOME CATEGORY FOR THE PORTLAND HOUSING MARKET AREA 2002 .....	23
TABLE 2-8. PORTLAND HOUSING MARKET AREA RENTAL RATES .....	24
FIGURE 2-6. BUILDING CAP VERSUS BUILDING PERMITS ISSUED .....	26
TABLE 2-12. HOUSING UNIT PROJECTIONS: NEXT TEN YEARS .....	27
TABLE 3-1. COMMUTING PATTERNS FOR NORTH YARMOUTH RESIDENTS .....	31
TABLE 3-2. LABOR FORCE AND EMPLOYMENT LEVELS .....	31
TABLE 3-3. EMPLOYED PERSONS* BY OCCUPATION IN 2000 .....	32
TABLE 3-4. EMPLOYED PERSONS BY INDUSTRY IN 2000 .....	32
TABLE 3-5. TAXABLE RETAIL SALES* 1997-2002 .....	33
TABLE 5-1. NORTH YARMOUTH LAND COVER .....	43
TABLE 8-1. OPEN SPACE INVENTORY .....	55
TABLE 8-2. OPEN SPACE WITH SOME LEVEL OF PROTECTION .....	56
TABLE 8-3 INVENTORY OF OUTDOOR RECREATIONAL AREAS AND FACILITIES .....	59
TABLE 8-3 INVENTORY OF OUTDOOR RECREATIONAL AREAS AND FACILITIES (CONTINUED) .....	61
TABLE 8-4. LEVELS OF ENVIRONMENTAL PROTECTION FOR CONSERVATION AND PUBLIC LANDS .....	65
TABLE 9-1. NORTH YARMOUTH LAND COVER .....	67
TABLE 9-2. DEVELOPMENT TRENDS: NUMBER OF BUILDINGS BY ZONING DISTRICT .....	68
TABLE 9-3. SUBDIVISIONS SINCE 1996 .....	69
TABLE 9-4. REPRESENTATIVE LISTING OF COMMERCIAL LAND USES .....	70
TABLE 9-5. COMMERCIAL DEVELOPMENT SINCE 1993 .....	71
TABLE 9-6. PUBLIC AND SEMIPUBLIC LAND USES .....	72
TABLE 9-7. NORTH YARMOUTH LAND COVER .....	73
TABLE 9-8. SUMMARY OF THE ZONING ORDINANCE INCLUDING SUBDIVISION .....	75
TABLE 10-1. ROAD MILEAGES BY CLASSIFICATION .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FIGURE 10-1. TRAFFIC COUNTS ON NORTH YARMOUTH HIGHWAYS .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 10-2. PUBLIC PARKING IN NORTH YARMOUTH .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 10-3. TOWN ROADS: ROAD SURVEY AND MANAGEMENT SYSTEM -2003 ....	<b>ERROR! BOOKMARK NOT DEFINED.</b>

# TABLE OF CONTENTS

TABLE 11-1. FIRE AND RESCUE DEPARTMENT SERVICE LEVELS ...	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 11-2. MSAD #51 ENROLLMENT HISTORY .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 11-3. ACADEMIC INDICATORS - MSAD #51 2001–2002 MEA RESULTS.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 11-4. MSAD #51 SCHOOLS .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 11-5. COMPARISONS WITH NEIGHBORING COMMUNITIES ..	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 12-1. PROPERTY VALUATION AND TAXATION.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 12-2. COMPARISON OF FULL VALUE TAX RATES* FOR AREA COMMUNITIES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 12-3. MUNICIPAL EXPENSES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FIGURE 12-1. MUNICIPAL EXPENSES, 1998 THROUGH 2002 .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FIGURE 12-2. MUNICIPAL EXPENSES, 2002.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 12-4 MUNICIPAL REVENUES .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FIGURE 12-3. MUNICIPAL REVENUES, 1998 THROUGH 2002 .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
FIGURE 12-3. MUNICIPAL REVENUES, 2002.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
TABLE 12-5. LONG TERM DEBT .....	<b>ERROR! BOOKMARK NOT DEFINED.</b>

# CHAPTER 1. POPULATION

## *Population Growth*

Overall Maine's population growth has been one of the slowest in the nation, with an increase of only 4% between 1990 and 2000. However, while some areas of the state have experienced considerable population loss, other areas, particularly within southern and coastal Maine have experienced increases in population. North Yarmouth experienced an increase in population of 28% between 1990 and 2000 as compared to a 9% population increase for Cumberland County as a whole. Within Cumberland County people are continuing to move out of urban areas, such as Portland, and into countryside communities such as North Yarmouth. Consequently North Yarmouth's nearness to Portland, Lewiston-Auburn and Brunswick and its abundance of undeveloped land make it an especially attractive growth area.

The 2000 U.S. Census found 3,210 men, women and children living in North Yarmouth, an increase of 697 people over the 2,513 people recorded in the 1990 Census. Between 1990 and 2000, North Yarmouth recorded 346 births and 124 deaths, a net gain of 222. This natural increase of 222 people is 32% of the total increase in population of 697. This means that 68% of the total population growth over the last decade was as result of in-migration of new residents from other places. Long range population forecasts done by the University of Southern Maine, Center for Business and Economic Research predict that in-migration to Maine over the next decade will be somewhat faster than in the 1990s, but still slower than in the 1970s or 1980s.

Tables 1-1 and 1-2 present population data for North Yarmouth, neighboring communities, Cumberland County and Maine. Population projections obtained from the Maine State Planning Office suggest that North Yarmouth's population growth will continue to outpace growth at the county and state levels. Between 2000 and 2010, these projections suggest the Town's population will increase by 20% as compared to a 7% increase for Cumberland County and a 5% increase for the State. According to these projections, North Yarmouth will have a population of 3,854 by the year 2010, and a population of 4,052 by the year 2015.

Table 1-1. Area Population Growth Over Time						
	Historic Population Levels				Projections	
Town	1970	1980	1990	2000	2010	2015
North Yarmouth	1,383	1,919	2,513	3,210	3,854	4,052
Cumberland	4,096	5,284	5,860	7,179	8,076	8,447
Gray	2,939	4,344	5,904	6,820	7,583	7,839
New Gloucester	2,811	3,180	3,933	4,819	5,460	5,690
Pownal	800	1,189	1,267	1,496	1,804	1,899
Yarmouth	4,854	6,585	7,883	8,375	8,852	9,140
Sources: Historic Population: U.S. Census data; Projections: Maine State Planning Office						

Table 1-2 displays information that is helpful for comparing growth rates between North Yarmouth and its neighbors. These figures show that while the highest rates of population increase will occur in North Yarmouth (26%) and Pownal (27%), the greatest numerical increases in population will occur in Cumberland (1,268) and Gray (1,019).

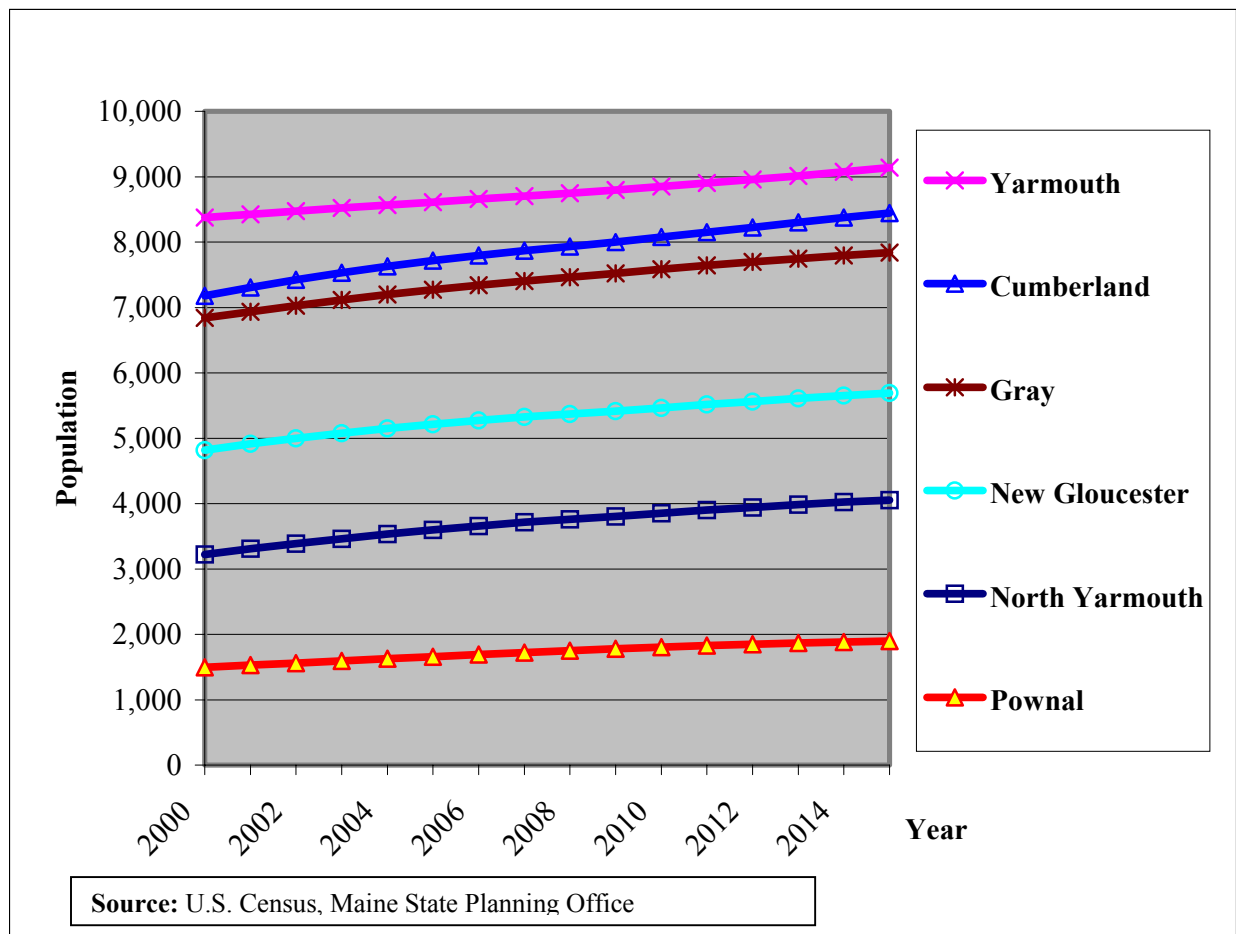


# POPULATION

Table 1-2. Population Growth Comparison (Percent Increase)							
Town or Area	1970-80	1980-90	1990-2000	2000-10	2010-15	2000-2015 Change	
	% Chg	% Chg	% Chg	% Chg	% Chg	#	%
North Yarmouth	39%	31%	28%	20%	5%	842	26%
Cumberland	29%	11%	23%	12%	5%	1268	18%
Gray	48%	36%	16%	11%	3%	1019	15%
New Gloucester	13%	24%	23%	13%	4%	871	18%
Pownal	49%	7%	18%	21%	5%	403	27%
Yarmouth	36%	20%	6%	6%	3%	765	9%
Cumberland Co.	5%	13%	9%	7%	3%	29,080	11%
Maine	2%	13%	4%	5%	3%	98,458	8%
Sources: Historic Population: U.S. Census data; Projections: Maine State Planning Office							

Figure 1-1 displays these population projections for North Yarmouth and the neighboring towns relative to one another.

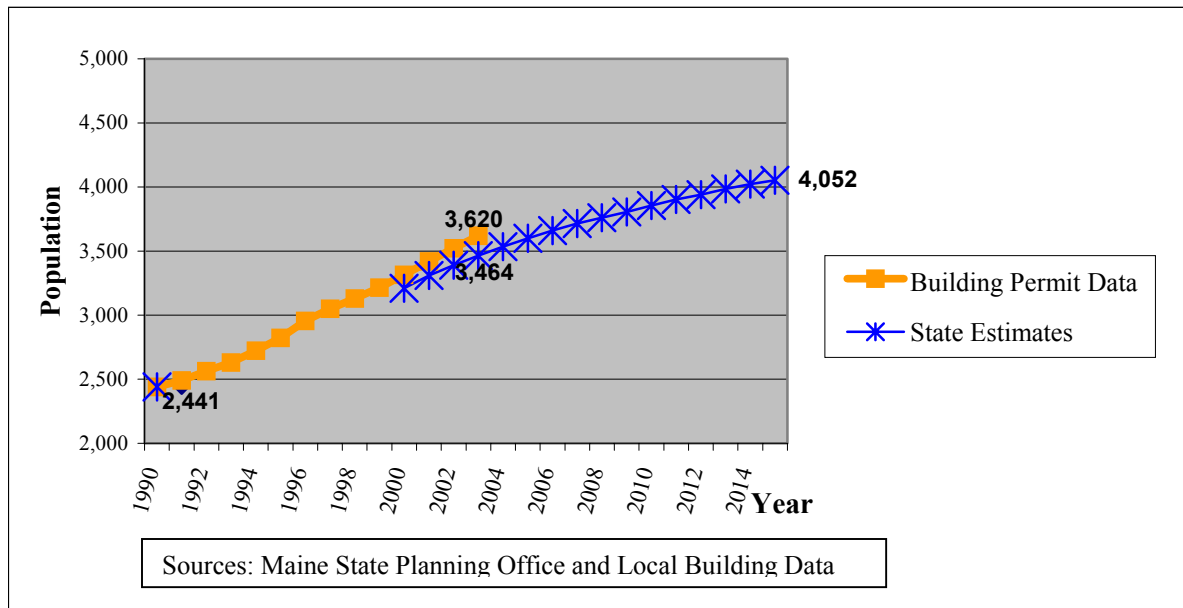
**Figure 1-1. Area Population Projections**



# POPULATION

State population projections appear to be low when compared to local building permit data. Estimates based on building permit data suggest the town's current population (2003) is 3,620, while state projections estimate the population to be about 3,464, which is a difference of about 156 (Figure 1-2). State projections suggest that the population is going to increase at a rate of 56 persons per year to the year 2015. Using this rate and the locally calculated population of 3620 for 2003, it is estimated that the population in 2015 will be 4,292, rounded to 4,300.

**Figure 1-2. North Yarmouth Population Trends and Projections: High and Low**



## *Race and Sex*

According to the 2000 Census approximately 98.7% of North Yarmouth's residents are white, and 49% are males and 51% are females.

## *Household Characteristics*

The average household size in North Yarmouth decreased from 2.98 persons per household in 1990 to 2.87 persons per household in 2000 (Table 1-3). So while the population increased by 28%, the number of housing units increased by 37% between 1990 and 2000. This decrease in average household size is consistent with regional and national trends.

Table 1-3. Household Characteristics and Trends for North Yarmouth			
	Census Year		% Change
Characteristic	1990	2000	1990-2000
Total Population	2,513	3,210	28%
Total Households	815	1,118	37%
Average Household Size (persons/household)	2.98	2.87	
Source: U.S. Census, 1990 and 2000			

# POPULATION

## *Age Distribution*

Perhaps the most notable trend in North Yarmouth and most areas of Maine is the overall aging of the population. Maine has the lowest birthrate in the nation, and had 7,800 fewer children in 2000 than it did in 1990. During the past decade, Maine experienced a 22% decline in the number of young adults in the 20 to 34-age category, as a result of out-migration. Experts suggest these young people left to relocate in more metropolitan areas in search of more attractive education and job opportunities and greater cultural and social environments. Additionally, the number of elderly people continues to increase as a result of the aging of the baby boom generation, and the in-migration of retirees.

Statistics for North Yarmouth display slight variations on these trends. As displayed in Table 1-4, there were proportionately more children in the under age 15 categories in 2000 than in 1990. This increase is attributed to families moving into North Yarmouth to take advantage of the SAD 51 schools, which have an excellent reputation. A similar trend was noted in Cumberland, also in SAD 15. However, there were proportionately fewer teens and young adults, the age 15 to 34 categories, in 2000 than in 1990. Almost 55% of the town's population was over age 34 in 2000 as compared to 47% over the age of 34 in 1990. The town's working age population (ages 20 to 65) was 67% of the population in 1990 as compared to 61% of the population in 2000. The retirement age proportion of the population (age 65 and over) was 6% of the population in 1990 as compared to almost 8% of the population in 2000.

<b>Table 1-4. Population By Age Category for North Yarmouth</b>				
	<b>1990</b>		<b>2000</b>	
<b>Age Category</b>	<b>Number</b>	<b>% of Total</b>	<b>Number</b>	<b>% of Total</b>
<b>Under 5</b>	160	6.4	235	7.3
<b>5-9</b>	153	6.1	298	9.3
<b>10-14</b>	171	6.8	289	9.0
<b>15-19</b>	188	7.5	199	6.2
<b>20-24</b>	217	8.6	65	2.0
<b>25-34</b>	450	17.9	375	11.7
<b>35-44</b>	474	18.9	701	21.8
<b>45-54</b>	347	13.8	556	17.3
<b>55-59</b>	116	4.6	144	4.5
<b>60-64</b>	90	3.6	103	3.2
<b>65-74</b>	109	4.4	126	3.9
<b>75 and Over</b>	39	1.5	119	3.7
<b>Total</b>	<b>2,514</b>	<b>100.1</b>	<b>3,210</b>	<b>99.9</b>
<b>Source:</b> US Census, 1990 and 2000				

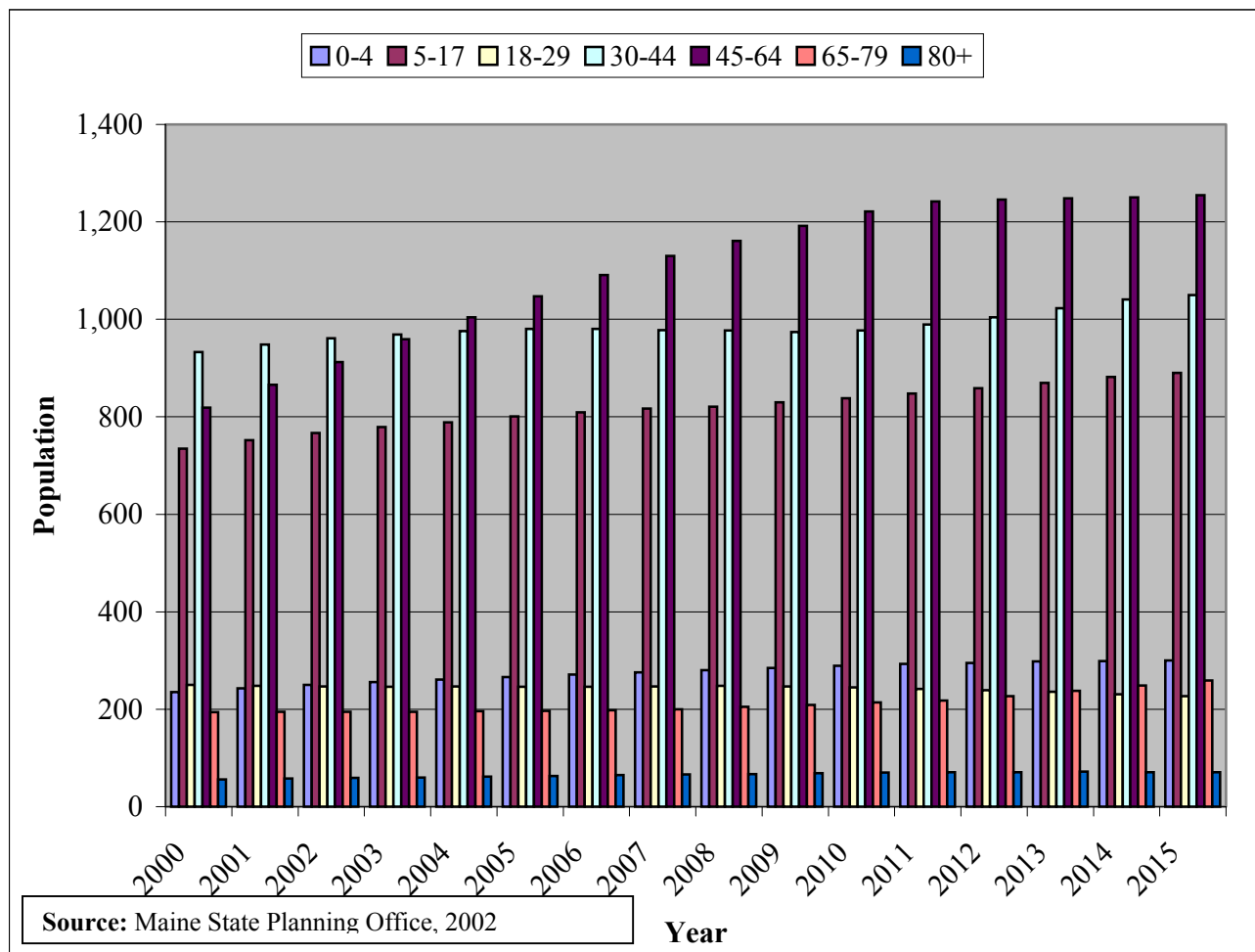
Median age statistics can be used to compare overall age. According to the Census the median age for North Yarmouth in 2000 was 37.8, which was slightly higher than the countywide figure and somewhat lower than the statewide figure. These figures also show that North Yarmouth has an overall older population now (median age 37.8) than in 1990 (median age 33.7).

<b>Table 1-5. Median* Age Comparison</b>		
	<b>1990</b>	<b>2000</b>
<b>North Yarmouth</b>	33.7	37.8
<b>Cumberland County</b>	33.7	37.6
<b>Maine</b>	33.9	38.6
* Note: "Median" is the middle number in series of items in which 50% of all figures are above the median and 50% are below. <b>Source:</b> U.S. Census, 1990 and 2000		

# POPULATION

Projections of the population by age grouping can be used to make predictions about future needs in the community. The predicted aging of North Yarmouth's overall population appears evident in Figure 1-3. Perhaps most obvious is the increase in the number of people in the age 45 to 64 category, and how by the year 2004 they make up the largest segment of the population. These people are middle aged, past childbearing age and probably at or near the peak of their income potential. While some of these people will likely be retiring within 5 to 15 years, the projections do not display a tremendous increase in the age 65 to 79 category by the year 2015. The age 30 to 44 category is the next largest category through the 2015. People in this age bracket are still of child bearing age, and are probably the parents of many of the children living in the community. Interestingly, the age 18 to 29 category is very small, possibly reflecting young adults leaving to go to college or establishing households elsewhere.

**Figure 1-3. North Yarmouth Population Projections: Distribution by Age Category**



# POPULATION

## *School Population*

A total of 976 people, or 30% of the town's population was enrolled in school according to the 2000 Census (Table 1-6).

<b>Table 1-6. Population Three Years and Over Enrolled in School for North Yarmouth</b>		
<b>Level</b>	<b>Number of Students</b>	<b>Percent of Total</b>
<b>Nursery School</b>	115	11.8%
<b>Kindergarten</b>	20	2.0%
<b>Elementary School (grades 1-8)</b>	502	51.4%
<b>High School (grades 9-12)</b>	217	22.2%
<b>College or Graduate School</b>	122	12.5%
<b>Total Enrolled in School</b>	<b>976</b>	<b>100</b>
<b>Source: U.S. Census, 2000</b>		

SAD 51 school enrollment projections prepared by Market Decisions in December of 2002 suggest that school enrollments in SAD 51 will increase from a K-12 total of 2,370 in 2003/4 to 2,420 for the year 2012/13; this would be an increase of 50 students for the district. These projections assume that the building caps on housing in both North Yarmouth and Cumberland will remain in place.

## *Seasonal Population*

North Yarmouth does not experience any significant population change during the summer months. However due to its proximity to several coastal towns and routes leading to the lakes regions, North Yarmouth does experience a significant increase in summer traffic as tourists and day trippers pass through.

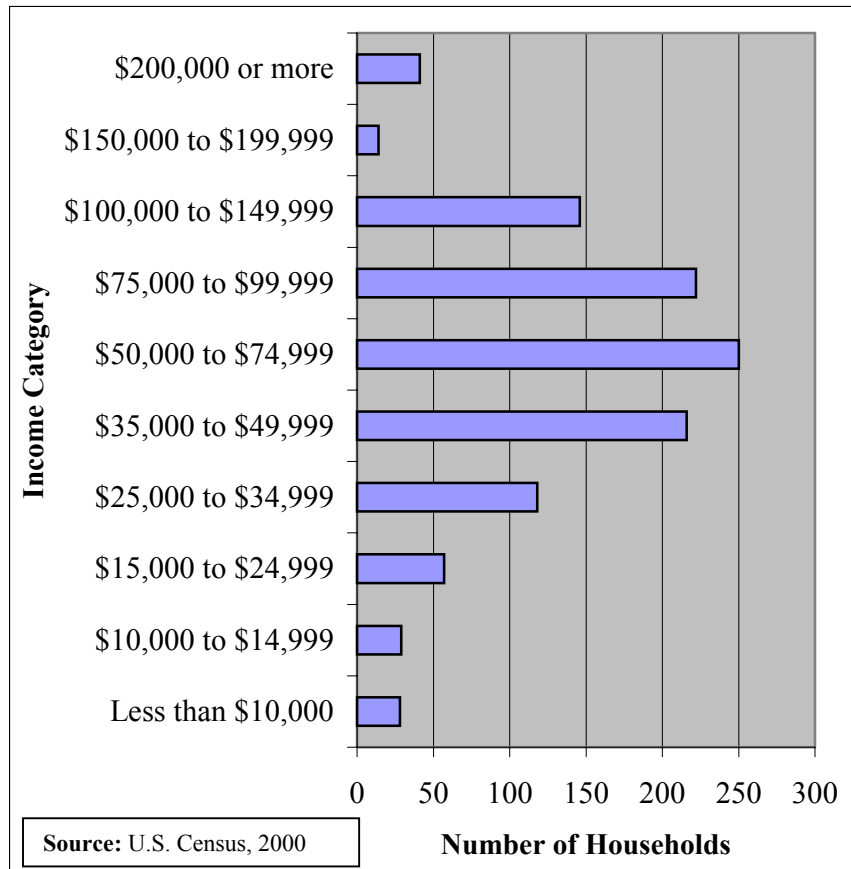
## *Income and Poverty Levels*

Income and poverty data from the 2000 Census can be used to compare North Yarmouth to the County and State (Table 1-7). North Yarmouth's income levels were significantly higher and poverty levels were significantly lower than at either the county or state levels. Figure 1-4 displays North Yarmouth households by income category. Almost 80% of North Yarmouth's households reported more than \$35,000 in household income for the 2000 Census.

<b>Table 1-7. Income and Poverty Levels Comparison: 2000 Census</b>			
	<b>North Yarmouth</b>	<b>Cumberland County</b>	<b>Maine</b>
<b>Per Capita Income</b>	\$25,180	\$23,949	\$19,533
<b>Median Household Income</b>	\$60,850	\$44,048	\$37,240
<b>Median Family Income</b>	\$65,000	\$54,485	\$45,179
<b>Individuals Below Poverty Level</b>	2% (72 people)	8%	11%
<b>Families Below Poverty Level</b>	.6% (6 families)	5%	8%
<b>Source: U.S. Census, 2000</b>			

# POPULATION

**Figure 1-4. North Yarmouth Households By Income Category**



## *Public Opinion*

The results of the **Public Opinion Survey** and **Visioning Sessions** indicated that there was considerable concern about population growth. Population growth was identified as the top most pressing issue by a majority of Visioning Session groups. In the Public Opinion Survey respondents indicated support for a number of growth management options with the greatest support for limiting the number of lots in subdivisions in rural areas (80% strongly or somewhat support) and limiting building permits throughout town (73% strongly or somewhat support). Other options, which received slightly less support, primarily involved directing growth to particular areas of the community.

## *Conclusions*

- ✓ State population projections appear to be low when compared to local building permit data. Estimates based on building permit data suggest the town's current population (2003) is 3,620, while state projections estimate the population to be about 3,464, which is a difference of about 156. State projections suggest that the population is going to increase at a rate of 56 persons per year to the year 2015. Using this rate and the locally calculated population of 3,620 for 2003, it is estimated that the population in 2015 will be 4,292, rounded to 4,300.
- ✓ North Yarmouth's proximity to Portland, Lewiston-Auburn and Brunswick and its abundance of undeveloped land make it an especially attractive growth area.

# POPULATION

- ✓ Most population growth has been from in-migration of new residents from other places. It is likely that in the future North Yarmouth's population will continue to grow largely due to in-migration.
- ✓ Similar to state and national trends, North Yarmouth's overall population will become proportionately older over the next decade; that is there will be more older people and fewer younger people. This trend usually means smaller household sizes and the need for even more housing units.
- ✓ There was a 37% increase in the number of households between 1990 and 2000, but only a 28% population increase. Average household sizes have been decreasing, perhaps due to an aging population, smaller family sizes and more people living alone.
- ✓ North Yarmouth is a relatively affluent community; income levels are significantly higher, and poverty levels are significantly lower than at either county or state levels.
- ✓ Almost 99% of North Yarmouth's residents are white; 49% are males and 51% are females.

## CHAPTER 2. HOUSING

### *Regional Overview*

According to a report completed by the Maine State Housing Authority (*“The State of Maine’s Housing 2002”*), the availability and cost of housing in the greater Portland area is key to the region’s future growth and prosperity. The report states that between 1993 and 2000, Greater Portland’s labor force grew by 10,000 less than total job growth. The housing supply in the region grew by about 10,000 less than the labor force. The report states that the region cannot experience job growth unless there is a labor force, and people cannot live in the region unless there are houses and apartments to live in.

Further, the scarcity of housing has driven up housing costs. Rentals are scarce, and with a rental inflation rate at 18%, rents will soon top \$1,000 a month for a two-bedroom unit. Real estate agents report it is a sellers market for new homes. First-time homebuyers are paying over \$100,000 for housing. Average existing homes cost more than \$150,000, and new homes average over \$200,000. According to the report, it is common for sellers to receive multiple offers within days of listing a house, and often for more than the asking price.

With suburban communities around Portland debating how to control growth and ways to directing housing elsewhere, the scarcity of housing, and affordability of housing is a critical issue for the region. The conclusion drawn in the report is that “unless the region as a whole comes up with a coherent strategy to add significant numbers of affordable houses over the next decade, economic growth in the area - and Maine as a whole - may be blocked”. This issue is a particularly challenging one for suburban and still rural communities attempting to provide affordable housing for residents at all income levels while simultaneously managing growth.

As displayed in Table 2-1, housing growth rates (percent change) over the past decade were highest for the more rural communities, North Yarmouth, New Gloucester and Pownal. The growth rate for the City of Portland was the lowest (2%) of the areas compared.

Table 2-1. Growth in the Number of Housing Units in the Region				
Town or Area	1990	2000	Numerical Change 1990-2000	Percent Change 1990-2000
North Yarmouth	833	1,142	309	37%
Cumberland	2,365	2,945	580	25%
Gray	2,836	3,202	366	13%
New Gloucester	1,363	1,889	526	39%
Pownal	434	572	138	32%
Yarmouth	3,309	3,704	395	11%
City of Portland	31,293	31,864	571	2%
Cumberland County	109,890	122,600	12,710	12%
Maine	587,045	651,901	64,856	11%
Source: US Census, 1990 and 2000.				



# HOUSING

## *Housing Tenure, Occupancy Status and Vacancy Rates*

North Yarmouth's proximity to Portland, Lewiston-Auburn and Brunswick and its abundance of undeveloped land make it an especially attractive place to live. According to the Census, there were 1,142 housing units in North Yarmouth in 2000. Between 1990 and 2000 the housing stock grew by 309 units, a 37% increase. Building permit information indicates that an additional 106 units were built during 2000, 2001 and 2002, which brings the total number of housing units in North Yarmouth to 1,248 (rounded to 1,250 housing units) for 2003. North Yarmouth's housing stock is predominately year-round (98%), and owner-occupied (91%).

Table 2-2. Housing Tenure, Occupancy Status and Vacancy Rates				
Type of Units	North Yarmouth		Percent of Total	
	1990	2000	North Yarmouth	Cumberland County
Total Housing Units	833	1,142		
Occupied Year-round	815	1,118	98%	88%
Seasonal, Recreational or Occasional Use	6	3	.3%	9%
Other Vacant	12	21	2%	3%
Owner Occupied	736	1,017	91%	67%
Renter Occupied	79	101	9%	33%
North Yarmouth Vacancy Rates				
Type of Unit			Percent of Total	
Homeowner			0.9%	0.7%
Rental			2.9%	3.7%
Source: U.S. Census, 1990 and 2000				

The 2000 Census homeowner and rental vacancy rates at .9% and 2.9%, respectively, suggest that the housing market in North Yarmouth was very tight, particularly for those looking to purchase a home. This corresponds to current regional trends.

## *Housing Types*

As displayed in Table 2-3, housing consists primarily of single-family detached homes (89%). However, the number of two unit structures increased from 48 units in 1990 to 89 units in 2000. This increase in two unit structures is primarily the result of the retrofitting of a number of existing large homes with an apartment. North Yarmouth does not have any multifamily (3 or more units) structures, and has very few mobile homes (18 units in 2000).

# HOUSING

Table 2-3. Housing Units by Structure Type for North Yarmouth						
Housing Type	1990		2000		1990-2000	1990-2000
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number Change	Percent Change
Single Family- "1 Unit Detached"	755	91%	1,016	89%	261	35
Single Family- "1 Unit Attached"	13	2%	19	2%	6	46
"2 Unit" Structures	48	6%	89	8%	41	85%
Multi-family "3 or More Units"	0	0	0	0	0	0
"Mobile Home or Trailer"	17	2%	18	2%	1	6%
<b>Total Units</b>	<b>833</b>	<b>101%</b>	<b>1,142</b>	<b>101%</b>	<b>309</b>	<b>37%</b>
Notes: Words in "quotes" are those that were used in Census questionnaires. Sources: U.S. Census, 1990 and 2000						

## *Age of Housing*

Over 70% of North Yarmouth's housing stock was built since 1970. The 2000 Census figures (Table 2-4) do not include the approximately 90 houses constructed between March 2000 and January 1, 2003. The Town's housing stock is relatively new as compared to many other communities in Maine. The age of housing is often used as an indicator of housing conditions. These figures suggest that since the housing stock is relatively new, housing conditions are good.

Table 2-4. Age of Housing: Year Structure Built				
Year	Number of Units	Percent of Total		
		North Yarmouth	Cumberland County	Maine
1990-2000	306	27%	14%	15%
1980-1989	262	23%	16%	16%
1970-1979	216	19%	14%	16%
1960-1969	140	12%	10%	9%
1940-1959	61	5%	18%	15%
1939 or Earlier	157	14%	29%	29%
<b>Total</b>	<b>1,142</b>	<b>100%</b>	<b>101%</b>	<b>100%</b>
Sources: U.S. Census, 2000				

## *Housing Affordability*

The State's Comprehensive Planning and Land Use Regulation Act requires that towns strive to make at least 10% of new residential housing within the range of affordability for low and moderate income households, based on a five-year historical average of residential development. "Affordable housing" means decent, safe and sanitary dwellings, apartments, or other living accommodations for a household whose income does not exceed 80 percent of the median income for the Greater Portland Housing Market Area.

# HOUSING

Further, an owner-occupied unit is “affordable” to a household if its price results in monthly housing costs (mortgage principal and interest, insurance, real estate taxes, and basic utility costs) that do not exceed 28% to 33% of the household’s gross monthly income. A renter occupied unit is “affordable” to a household if the unit’s monthly housing costs (including rent and basic utility costs) do not exceed 28% to 33% of the household’s gross monthly income.

Affordable housing includes, but is not limited to:

- Housing for moderate-income families
- Housing for low-income families
- Manufactured housing
- Government assisted housing
- Multifamily housing
- Group and foster care facilities

2000 Census data for North Yarmouth indicates that 154, or 19% of homeowner households spent 30% or more of their household incomes on housing costs (Table 2-5). This figure compares with 22% of homeowners countywide who spent 30% or more of their household incomes for housing. The median monthly homeowner cost (see note in table) was \$1,444 for those with mortgages (72% of total) and \$396 for those without mortgages (28% of total).

<b>Table 2-5. Monthly Homeowner Costs* As A Percentage of Household Income</b>			
<b>Costs as % of Income</b>	<b>Number of Homeowner Households</b>	<b>Percentage of Total</b>	
		<b>North Yarmouth</b>	<b>Cumberland County</b>
<b>Less than 15%</b>	219	27%	32%
<b>15% to 19.9%</b>	199	25%	19%
<b>20% to 24.9%</b>	130	16%	16%
<b>25% to 29.9%</b>	98	12%	11%
<b>30% to 34.9%</b>	55	7%	6%
<b>35% or more</b>	99	12%	16%
<b>Total</b>	<b>800</b>	<b>99%</b>	<b>100%</b>
<b>Source:</b> U.S. Census, 2000; <b>Note:</b> Data is based on a sample * Includes payment for mortgages, deeds of trust, purchase contracts, or similar debts on property, real estate taxes, insurance, utilities and fuels. The sample does not include mobile homes or houses on lots greater than 10 acres, or with a business or medical office.			

The 2000 Census data indicates at least 18, 19% of renter households spent more than 30% of their incomes on gross rent (*See Table 2-6*). Countywide the comparable figure was much higher, with 36% of renter households spending more than 30% of their incomes on gross rent. In North Yarmouth the median gross rent was \$745 (see note in table for definition of median gross rent).

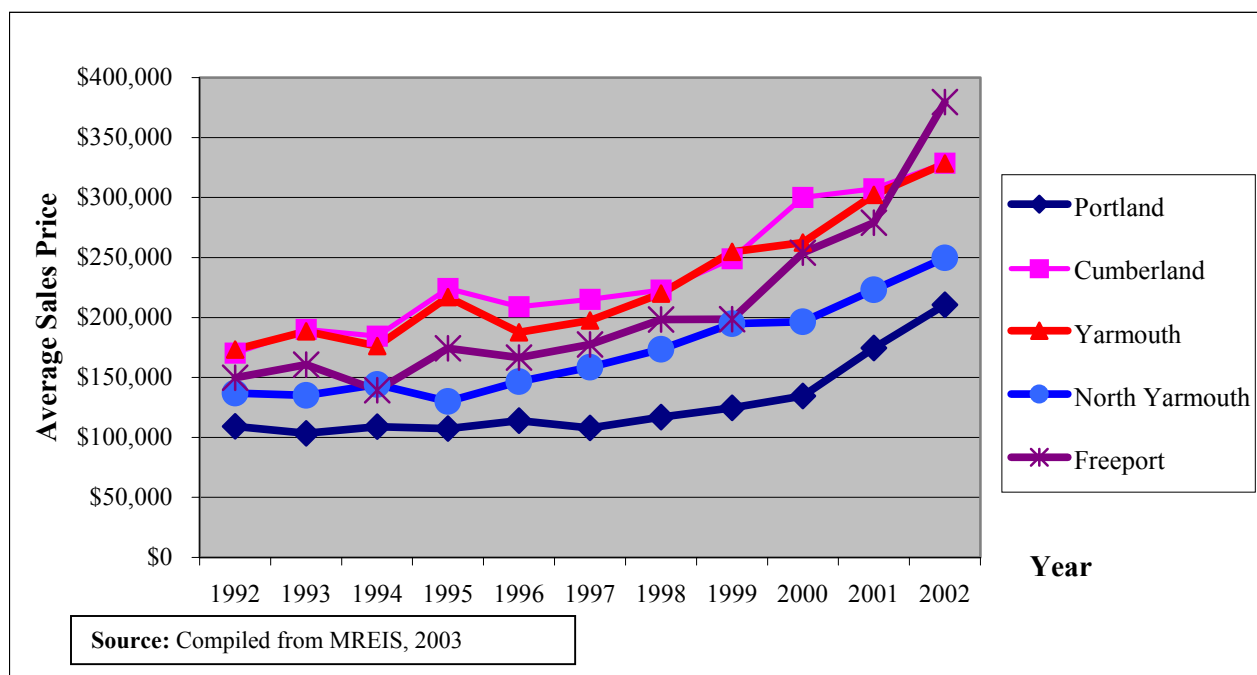
# HOUSING

Table 2-6. Monthly Gross Rent* As A Percentage of Household Income			
Rent as Percentage of Income	Number of Renter Households	Percentage of Total	
		North Yarmouth	Cumberland County
Less than 15%	21	22%	15%
15% to 19.9%	16	17%	17%
20% to 24.9%	17	18%	15%
25% to 29.9%	8	8%	12%
30% to 34.9%	0	0	8%
35% or more	18	19%	28%
Not Computed	16	17%	5%
<b>Total</b>	<b>96</b>	<b>101%</b>	<b>100%</b>

**Source:** U.S. Census, 2000; **Note:** Data is based on a sample  
 \* Gross rent is contract rent plus the estimated average monthly cost of utilities and fuels, if paid for by the renters. Includes all housing types except single-family houses on lots greater than ten acres in size.

Figure 2-5 displays average home sales prices between 1992 and 2002 as listed in the Maine Real Estate Information System (MREIS). The average home sales prices since 1999 have increased dramatically for all of the communities displayed in the figure. These figures show the average home sales price for North Yarmouth increased by 82% from \$137,079 for 1992 to \$249,601 for 2002. Average home sales prices for North Yarmouth between 1992 and 2002 were higher than those for Portland, but lower than those for Cumberland, Yarmouth or Freeport. This suggests that relative to the other suburban communities, housing in North Yarmouth is slightly more affordable.

**Figure 2-5. Average Home Sales Prices in the Region: 1992 through 2002**



# HOUSING

MREIS data also confirms a very tight housing market with the average days on the market ranging from 36 days to 89 days in these communities for the past 4 years. This compares to a range of 100 to 250 days on the market between 1992 and 1996/97. Further, in North Yarmouth sales prices over the past 4 years were an average of 98% of the selling price, which compares to 92% to 95% for the early 1990s.

The Maine State Housing Authority (MSHA) uses an “affordability index” based on median household income and median home price (with taxes and mortgage payments factored in) to measure affordability. According to MSHA, housing in North Yarmouth was considered as of “average” affordability (Table 2-7). The Portland Housing Market area, Cumberland County, and the State were identified as “less affordable”. MSHA determined that the median household income for North Yarmouth was \$73,439, and that a household with that income could afford a home that cost as much as \$202,471. The median home was \$208,000, which is \$5,529 more than what a household with the median income could afford.

North Yarmouth is part of the Portland Housing Market, where housing affordability is an issue of significant concern. As displayed in Table 2-7, a household with the median income for the region of \$53,323 can afford a house that costs as much as \$144,032. This is considerably less than the median cost of a home in the region, which is \$167,900, and \$60,000 less than a home at the median price for North Yarmouth of \$208,000. According to the Greater Portland Council of Governments many individuals and families are having difficulty finding affordable housing in the region. These people include low and middle-income people, who make less than the median household income of \$53,000. These people include fireman, office staff, teachers, auto mechanics and those starting out in their professions, who may be forced to move further out into the rural areas, and then commute into the more urban areas for work, thereby increasing traffic on are highways.

Table 2-7. 2002 Housing Affordability Comparison				
Area	Index*	Median Income	Median Home	Median Income Household Can Afford
North Yarmouth	.97 (Affordable)	\$73,439	\$208,000	\$202,471
Portland Housing Market**	.86 (Less Affordable)	\$53,323	\$167,900	\$144,032
Cumberland County	.85 (Less Affordable)	\$53,202	\$170,000	\$144,753
Maine	.88 (Less Affordable)	\$42,029	\$133,500	\$117,027
<p>*Index: Most Affordable = &gt;1.25; More Affordable = 1.05 – 1.25; Average = 0.95 – 1.05; Less Affordable = 0.75 – 0.95; and Least Affordable = &lt;0.75</p> <p>**Portland Housing Market Area includes: Casco, Raymond, Gray, Frye Island, Standish, Windham, Limington, Hollis, Buxton, Gorham, Westbrook, Scarborough, Old Orchard Beach, Cape Elizabeth, South Portland, Portland, Long Island, Falmouth, Cumberland, Yarmouth, Freeport and North Yarmouth.</p> <p>Source: Maine State Housing Authority, 2002; Claritas; MREIS</p>				

MSHA also calculates the number of households that fall into various income categories as displayed in Tables 2-8 and 2-9. This information can be used to identify the number and income levels of households that may be having a difficult time finding affordable housing. It is important to note that the information in each table is based on household incomes relative to the median income for the area [i.e., the

# HOUSING

estimated median household income in North Yarmouth (\$67,394) was considerably higher than the median household income for the Portland Housing Market Area (\$50,923)].

As shown in Table 2-8 a total of 34.2%, or 404, of North Yarmouth households fall within the “extremely low”, “very low” and “low income” categories, based on a median income of \$74,799. Of those households in these categories, 354 are owner households and 61 are renter households. More detailed data suggests that 31 of the “extremely low” to “low” income households are renter households (ages 25 to 44) that may be potential homeowners, if they could find affordable housing. The data also suggests that 116 of the “extremely low” to “low” income households and 30 of the “moderate” income households are seniors age 65 and over.

<b>Table 2-8. Percentage of Households by Income Category for North Yarmouth, 2002</b>				
<b>Income Levels Based on Median Income of \$74,799 for North Yarmouth Households</b>				
	<b>&lt;30% of Median Income</b>	<b>&lt;50% of Median Income</b>	<b>&lt;80% of Median Income</b>	<b>&lt;150% of Median Income</b>
<b>Household Category</b>	<b>Extremely Low Income (\$22,440 and below)</b>	<b>Very Low Income (\$37,400 and below)</b>	<b>Low Income (\$59,839 and below)</b>	<b>Moderate Income (\$112,199 and below)</b>
	<b>Percentage/Number of households</b>			
<b>All Households</b>	6.4% (76)	15.0% (177)	34.2% (404)	76.6% (905)
<b>Owner Households</b>	5.5% (59)	13.2% (142)	33.0% (354)	70.5% (757)
<b>Renter Households</b>	16.3% (17)	31.0% (33)	57.0% (61)	86.9% (93)
<b>Source: Maine State Housing Authority, Claritas Corporation, 2002</b>				

The figures for the Portland Housing Market Area (Table 2-9), which are based on a median household income of \$53,694, indicate that over 40% of households fall into the “extremely low”, “very low”, and “low” income categories. Another 34% of households are in the “moderate” income category. The data also suggests that 86% of the renter households ages 25 to 44 are within the “extremely low” to “moderate” income categories. This translates into nearly 15,000 renter households that may be looking to purchase a home within the Portland Housing Area. The analysis also considers households over age 65, which make up 20% of all households in the region. About 54% of these senior households have income less than 60% of the median households income.

According to the MSHA analysis it would take a household income of \$75,444 to afford the median price home of \$208,000 in North Yarmouth. This means that low income and some moderate income households in North Yarmouth would have a difficult time finding affordable housing if they were looking.

# HOUSING

<b>Table 2-9. Percentage of Households by Income Category for the Portland Housing Market Area 2002</b>				
	<b>Income Levels Based on Median Income of \$53,694 for the Portland Housing Market Area Households</b>			
	<b>&lt;30% of Median Income</b>	<b>&lt;50% of Median Income</b>	<b>&lt;80% of Median Income</b>	<b>&lt;150% of Median Income</b>
<b>Household Category</b>	<b>Extremely Low Income (\$15,277 and below)</b>	<b>Very Low Income (\$25,462 and below)</b>	<b>Low Income (\$40,739 and below)</b>	<b>Moderate Income (\$76,385 and below)</b>
<b>All Households</b>	11.4%	22.6%	40.1%	74.2%
<b>Owner Households</b>	6.5%	14.9%	30.5%	66.7%
<b>Renter Households</b>	21.0%	37.6%	59.0%	88.8%
<b>Source:</b> Maine State Housing Authority, Claritas Corporation, 2002				

MSHA has calculated that a household income of \$61,351 is needed to afford a home priced at the median home price of \$167,900. This suggests that households in all of the low income categories and some in the moderate income categories might have a difficult time finding affordable housing within the Portland Housing Market. MSHA estimated that 58.3% of households in the Portland Housing Market could not afford a home at the median price of \$102,680.

In conclusion, this data confirms a tight and unaffordable housing market within the region. Further, since housing is even more expensive in North Yarmouth (calculated median home price of \$208,000) as compared to the Portland Housing Market area (\$167,900), the shortage of affordable housing in North Yarmouth is more severe. Since it would take a household income of \$75,444 to afford the median price home of \$208,000 in North Yarmouth, and moderate-income households in the region make less than \$76,385, it can be concluded that low income and many moderate income households in the region would not be able to find affordable housing in North Yarmouth.

Using the MSHA/HUD figures for 2003, an affordable home (affordable for those households earning less than 80% of the Greater Portland Housing Market area median income) would be no more than \$134,773 and an affordable rent would be no more than \$1,170.

# HOUSING

According to the MSHA, there is an unmet need for 24 affordable family rental units and 9 affordable rental units for seniors (age 65 and over) in North Yarmouth. Data on rental rates in North Yarmouth is unavailable, but according to MSHA, 53% of renter households in the Portland housing market area cannot afford the average 2-bedroom rental rate of \$950 with utilities, where an annual income of at least \$37,987 would be needed. The median gross rent was \$745 for North Yarmouth for the 2000 Census.

<b>Table 2-8. Portland Housing Market Area Rental Rates</b>				
<b>Year</b>	<b>Bedrooms</b>	<b>Average Rent</b>	<b>Average Rent w/Utilities</b>	<b>No. of Units in Sample</b>
<b>2002</b>	0	\$577.12	\$622.87	33
<b>2002</b>	1	\$688.55	\$742.69	296
<b>2002</b>	2	\$866.41	\$949.67	342
<b>2002</b>	3	\$1,056.67	\$1,164.66	81
<b>2002</b>	4	\$1,180.71	\$1,349.09	7
<b>2003</b>	1	\$717.25	-	91
<b>2003</b>	2	\$878.19	-	108
<b>2003</b>	3	\$1,015.15	-	33
<b>Source:</b> Maine State Housing Authority, 2003				

## *Subsidized Housing*

The MSHA does not list any subsidized housing units or complexes in North Yarmouth. However, there are a number of subsidized housing complexes within neighboring towns and the region. Of North Yarmouth's neighbors, Yarmouth has three complexes: Yarmouth Falls (elderly and disabled), and Baywood Apartments (families), Bartlett Circle (elderly); and Gray has Apple Tree Village (elderly and disabled) and Meadowview (elderly). In addition to the subsidized units located in neighboring towns, there are a number of complexes located within other communities in the Greater Portland Area. Other data indicates that between 1998 and 2002, there were four families that participated in the MSHA First-Time Homeowners Program that offers low interest rates for qualifying first time home purchasers.

## *Calculation of Housing Needs*

The Greater Portland Council of Governments (GPCOG) recently developed a methodology for calculating a community's "Fair Share Housing Target". The analysis, using the year 2000 figures, suggests that between 2000 and 2015 there will be a need for 293 new units in North Yarmouth. According to the calculations, 21% of households in North Yarmouth are low and moderate income households, which means that there is a need for 62 affordable housing units in North Yarmouth. However, since this number does not take into consideration the households living outside North Yarmouth who might like to move to North Yarmouth, GPCOG then calculated the Town's fair share of affordable housing within the Portland Housing Market area (MSA). Since North Yarmouth's share of the affordable housing in the Portland Housing Market Area (MSA) was calculated to be 1.12%, and 38% of households in the Portland Housing Market Area (MSA) are low and moderate income, the calculated fair share of affordable units needed is 111.



# HOUSING

**Table 2-11. Calculation of Affordable Housing Targets**

2000 Households	LMI** Households	% Share of MSA	2015 Households	New Units Needed	Affordable Units Needed					
					Based on LMI in North Yarmouth		Based on LMI Share of MSA		North Yarmouth Target	
					#	%	#	%	#/year	%
1,118	21%	1.12%	1,411*	293*	62	23%	111	38%	6	30%

**Notes:**

\*These figures are based on the State Planning Office population projections.

\*\*"LMI" are low and moderate income households; defined as those earning less than 80% of the median income for the town and/or housing market area.

**Source:** Great Portland Council of Governments, February 2004

GPCOG suggested that North Yarmouth's affordable housing target should be between 23% and 38% of new housing units, or about 30%, which translates to 6 rentals or ownership units per year (30% of 293). Since current housing costs are relatively high in North Yarmouth, it will take some time for the town to address its affordable housing needs. Additionally, the town does not have the infrastructure (primarily sewer) to support many types of affordable housing, nor is it a service center community where lower income families can live more economically by not having to commute to and from work, or travel by car for goods and services.

## *Affordable Housing Policies*

North Yarmouth has several policies in place to address affordable housing. The Zoning Ordinance includes a Senior Housing Overlay Zone applicable to all areas served by public water. The provisions allow waivers of dimensional requirements (i.e., lot size, setbacks and road frontages) to provide greater flexibility for qualified senior housing. Additionally, the building cap is relaxed to allow up to 40 units in the overlay zone, which can be amended by town meeting vote.

Other provisions within the Zoning Ordinance that allow affordable housing include the following:

- A Cluster housing provision, which allows a reduction in space and dimensional standards
- Mobile homes and mobile home parks are allowed in the Rural, and Farm and Forest districts
- In-law apartments are allowed as special exceptions within all districts
- Multiplexes are permitted in the Rural, and Farm and Forest districts

Even though these provisions are in place, there are no mobile home parks or multiplexes located within the community.

## *The Residential Building Cap*

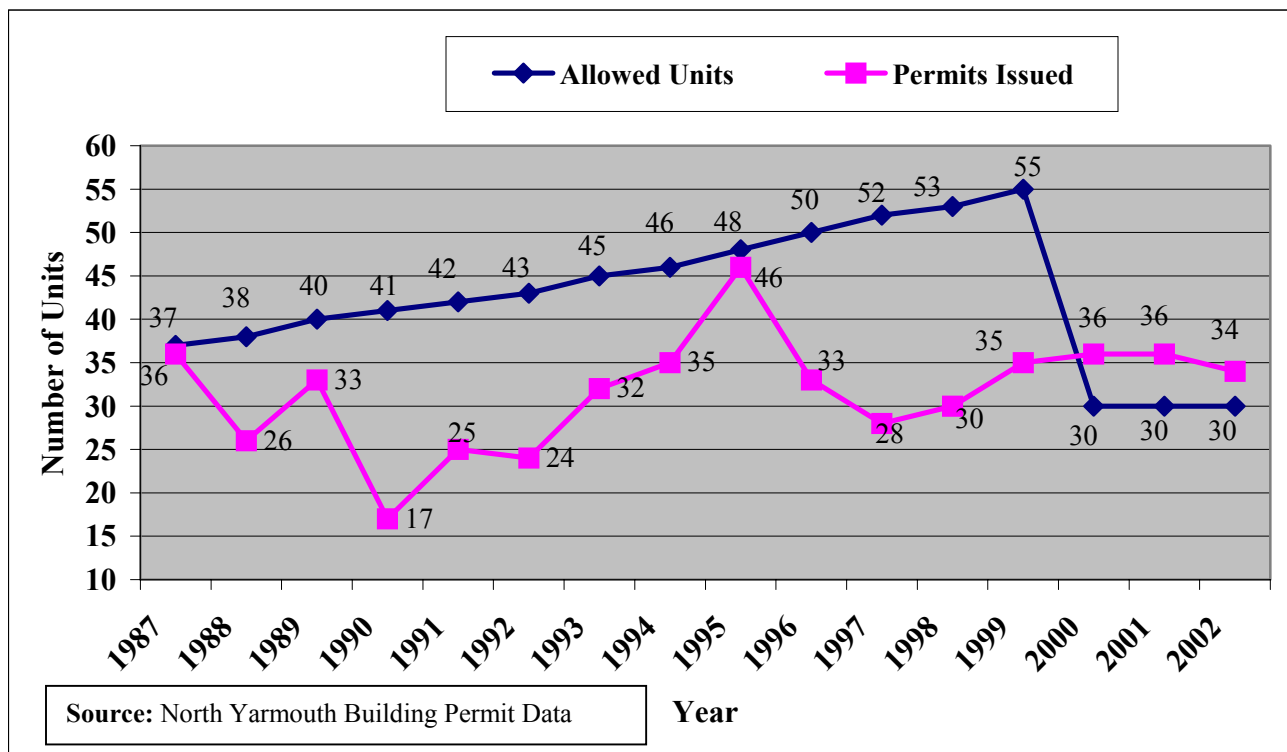
Housing projections must take into consideration the population projections presented in the chapter on population, as well as the constraints on residential development through the current building cap. Between 1987 and May 2000 North Yarmouth had a building cap that allowed development of new housing units to be 5% of the current housing stock; these are shown as the "allowed units" in Figure 2-6. Between 1987 and May 2000 the allowed number of new residential units increased from 37 units to 55

# HOUSING

units. For most years the actual number of permits issued was well below the cap. Residential development during this period was affected more by the economic recession during the early 1990's, and then the economic recovery later in the decade.

In April 2000, the Town established the current building cap that allows 30 new residential units per year. This cap was based on the average number of building permits issued over the prior ten years. The building cap specifies that a reserve of 10 non-subdivision housing units will be held through August 15<sup>th</sup> of the building year; and if the 10 permits are not issued by August 15<sup>th</sup> then the remaining permits can be issued as subdivision units up to a cap of 30 units per year. Any single developer can have up to three permits per year. In December 2000, the Town created exemptions to the building cap to include the existing undeveloped subdivided lots, exemptions on true gifts of land to family members, and exemptions for people who have lived in town for 10 years or more and have a lot of land where they would like to build a new home. For the years 2000 through 2002, up to 6 new permits were added to the 30 already allowed under the cap, as a result of these exemptions. Since the building cap has been enacted, each year there have been a number of applications for permits that were placed on a reserve list for the following year. Usually, the cap is met early in the year. As of January 2003, there was a reserve list of 21 permits. As of March 26<sup>th</sup>, 2003, there were 5 permits still available. The primary impact from the cap has been the slowing of subdivision activity.

**Figure 2-6. Building Cap Versus Building Permits Issued**



# HOUSING

## *Housing Projections*

Three housing projections are displayed in Table 2-12. The first projection is based on the rate of population growth derived from state projections (56 persons per year times the average household size of 2.87), which results in an estimate of 20 residential units per year. The second projection is based on the number of building permits issued (36 units per year) over the past several years. The third projection reflects what the housing demand might be without the residential building cap and is based on the yearly backlog of permit applications that were carried over from one year to the next. It should be noted that there is no way of estimating the number of individuals/developers who did not seek a permit for developing in North Yarmouth due to the restriction on the total number of permits an individual could obtain in any one year.

<b>Table 2-12. Housing Unit Projections: Next Ten Years</b>			
	<b>Based on State Population Projections</b>	<b>Based on Building Permits Issued Since 2000</b>	<b>Based on Estimated* Housing Demand Without Cap</b>
<b>Average Units per Year</b>	<b>20/year</b>	<b>36/year</b>	<b>45/year</b>
<b>Total Units in 2003</b>	1250	1250	1250
<b>Number of Units added by 2013</b>	200	360	450
<b>Total Units in 2013</b>	1,450	1,610	1,700
*Administrative Assistant's estimates based on the backlog of permit applications that are carried over from one year to the next.			
<b>Source:</b> State Population Projections and North Yarmouth Building Permit Data, 2003			

## *Public Opinion*

**Public Opinion Survey** - there were strong responses about the types of housing that are desirable for North Yarmouth. There was strong support for single-family homes and affordable elderly housing. There was slightly less support for duplexes, starter homes for first time homebuyers, and affordable low/moderate income housing. Responses about condominiums were mixed. A majority of respondents indicated that apartment buildings, mobile home parks, and mobile homes on single lots should be discouraged. Responses to questions about limiting the number of home building permits were as follows:

- 49% of respondents strongly supported and 24% somewhat supported limiting new home building permits throughout town, and
- 31% of the respondents strongly supported and 23% somewhat supported limiting new home building permits just in rural areas.

Affordable elderly housing was ranked within the top five most pressing issues at the **Visioning sessions**.

## *Conclusions*

- ✓ As of 2002, there were approximately 1,250 housing units in North Yarmouth. The housing stock was predominately year-round (98%), owner-occupied (91%), and over 70% was built

# HOUSING

- after 1970. Future housing will be predominately owner-occupied, single-family housing, unless the town promotes other housing types.
- ✓ There also appears to be a growing demand for existing single-family homes retrofitted with an apartment. Town zoning currently allows these apartments for family members, only. Modifying the zoning to allow accessory apartments with no restrictions on family relationship would provide additional opportunities for affordable housing.
  - ✓ There will be a demand for 200 to 360 new housing units in North Yarmouth over the next ten years. However, the demand could be as high as 450 new housing units if the residential growth cap is lifted.
  - ✓ The overall aging of the population with the continuing trend of smaller household sizes will affect future housing demands. Middle age people may continue to demand larger homes, but as the population ages there may be a demand for housing that allows senior to “age in place”, and for a variety of other housing alternatives, including alternative forms of assisted living facilities.
  - ✓ The current availability of public water in several areas within town and the desire to encourage affordable elderly housing may support smaller, clustered single family units, duplexes and types of housing that require less maintenance and that are closer to services.
  - ✓ The lack of public sewer restricts the development of higher density housing, including affordable housing types. New technologies in on-site sewage treatment may allow some higher density development without a centralized sewage treatment system.
  - ✓ The need for more affordable housing is a critical issue within North Yarmouth and the Greater Portland Area. While it is slightly less of an issue for people currently living in North Yarmouth, low and middle-income people looking for housing in North Yarmouth will have a difficult time finding an affordable house to purchase or rent. These may include people who already work in the area, and who would prefer to live near their work place, without having to commute from more rural areas where housing is more affordable. It is likely that the regional shortage of affordable housing will worsen without local and regional attempts to address the situation.
  - ✓ According to the Maine State Housing Authority there is an unmet need for 24 affordable family rental units and 9 affordable senior rental units (seniors age 65 and over).
  - ✓ Based on the Greater Portland Council of Governments analysis, the affordable housing target should be at least 6 new rental or ownership units per year that are within the range of affordability for low and moderate income households. North Yarmouth’s and the region’s affordable housing needs will take time to address.
  - ✓ North Yarmouth needs to develop a strategy to provide affordable housing opportunities, and a methodology for measuring the strategies effectiveness. The most reasonable approaches for addressing affordable housing needs in North Yarmouth are:
    - Allow accessory apartments town-wide
    - Allow mobile homes, mobile home parks and multifamily housing in growth areas, if there is adequate provision for sewage and protection of surface and groundwater
    - Encourage the development of affordable cluster housing
    - Assure that land use regulations, including requirements for roads and sidewalks are not overly burdensome to the development to affordable housing
    - Increase the number of housing units allowed in the growth area
    - Require that developer provide some portion of their developments as affordable housing
    - Encourage and support affordable non-profit affordable housing organizations, such as Habitat for Humanity
    - Work with neighboring towns and in the region to address affordable housing issues

## CHAPTER 3. ECONOMY

### *Regional Overview*

The economic health of North Yarmouth is highly dependent upon the economy of the region; and in turn, the economy of the region is affected by State, New England, national and international economic trends. This discussion will begin with an analysis of economic trends within the region.

Cumberland County's has one of the strongest economies in the State due to its population base and location relative to other major New England markets, such as Boston. The County possesses the largest labor force in the State and currently has the lowest rate of unemployment, 2.6% as of 2002. Cumberland County also has one of the fastest growing retail sales sectors within the State. Major employers in the region include large corporations, such as L.L. Bean, Unum Provident, Delahaize, Verizon and Fairchild Semiconductor.

Between 1990 and 2000, Cumberland County's population increased by 9.2%, while the total number of jobs increased by 17%. Employment in the service sector was the fastest growing with a 34% increase in the number of jobs between 1990 and 2000. During this decade, employment in the retail sector increased by 12%, while employment in manufacturing decreased by 9%. The number of employers increased 24% from 8,560 employers in 1990 to 10,639 employers in 2000. The average size of employers decreased during this same time period from 16.3 employees to 15.3 employees. While these statistics suggest a thriving economy, the Southern Maine Economic Development District\* has suggested there are strategic issues to be monitored or addressed including the need for a growing telecommunications infrastructure, labor force quality and quantity and an adequate supply of housing for the work force. All of these are important factors that support a growing economy. The District's has identified a number of opportunities for growing and emerging industries, and is currently targeting the following industries: technology business including software development; environmental technologies including biotechnology; the retirement industry; firms with fewer than 50 employees; precision manufacturing and supportive industries including metal fabrication; health care industries; back office operations; and marine related industries.

Also noteworthy is the growth in the health services industry. More jobs are being created in the health services than any other industry, and it was the largest source of jobs in Maine employing 60,000 in 2001. An aging population, proliferation of new medical procedures, and other forces drove rapid growth in demand for health services.

Maine Department of Labor projections on the number of jobs by industry for the 2000 to 2010 period forecast a continuation of trends that have been going on for sometime. Manufacturing employment is expected to continue to decline, especially in traditional, labor-intensive industries, such as textiles and natural resource based industries. The services industries are projected to add the most jobs, with health, business and social services the fastest growing within the service sector. The finance, insurance and real

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\* The Southern Maine Economic Development District is one of 5 federally designated regional economic development organizations in Maine. The District conducts economic development activities for York and Cumberland counties, including efforts to support retention and expansion of businesses, targeting of resources to distressed areas, and provides technical and financial assistance to businesses and municipalities. North Yarmouth is a member community as a result of being a member of the Greater Portland Council of Governments.

# ECONOMY

estate, and retail trade industries are also expected to add jobs. Job growth in southern and coastal areas of the state is expected to continue at a faster rate than other regions of the state.

## *The Local Economy*

North Yarmouth's economic situation is like many other similar communities in the region. Most residents of North Yarmouth do not work or do much shopping or business within the town. However, business activity is surprisingly diverse. No one firm dominates either employment or revenues. Except for the concentration of retail activity at the Walnut Hill intersection business activity is spread throughout much of the town. This contributes to the perception that the local economy is a minor feature. According to the Maine Department of Labor there are approximately 300 jobs, not including self employed persons, in North Yarmouth. The 2000 Census found 192 self-employed people living in North Yarmouth, some of these individuals may work out of their home or at some other business location within the town. A partial inventory of businesses is listed below.

Winter People	14 Cumberland Road
Russell Taxidermy	51 Cumberland Road
Carway Kennels	48 Cumberland Road
Complete Tree Service	154 Cumberland Road
Red School	392 Walnut Hill Road
Stone's Rest.	424 Walnut Hill Road
Averill Insurance	Walnut Hill Commons
Poolside	Walnut Hill Commons
Snydelis	Walnut Hill Commons
Ronny's Auto Body	881 Sligo Road
Casco Bay Construction	Walnut Hill Parkway
Sheeboo	Walnut Hill Parkway
Pierce Excavation	Walnut Hill Parkway
T. E. Low Inc.	Walnut Hill Parkway
Harmony Hall	121 South St.
Jims Auto Repair	54 Mill Road
Brickyard Kennels	14 Snow Hook Trail
Gallant's Auto	712 New Gloucester Rd
Soft-trac	Walnut Hill Road
Ames Farm Center	14 The Lane
Morrison Real Estate	PO Box 25A
A. H. Grover Inc	PO Box 307
The Caring Place	136 Walnut Hill Road
Karen Cano	120 Walnut Hill Road

Toots	137 Walnut Hill Road
Toddy Brk Golf Course	925 Sligo Road
Finest Kind Catering	930 Sligo Road
Anderson Landscape	352 Memorial Highway
D and J Wood Service	59 Memorial Highway
T. V. Day Law Office	55 Hallowell Road
Northern Lights Auctions	10 Forest Ave.
People, Places and Plants	512 Memorial Highway
Vacationland Video	378 Walnut Hill Road
Fat Andy's	10 Split Rock Road
Northeast Falcon	16 Split Rock Road
Development Services	31 Farms Edge Road
D. Marchant Real Estate	12 Southerly View Ln.
Al Corrow Electrical	573 Sligo Road
Googins Electric	23 Rath Way
Lakeside Archery	55 Cumberland Road
Leadbetter's Bakery	671 Walnut Hill Road
Six River Marine	160 Royal Road
Patriot Insurance	
Sevee & Maher Engineers	4 Blanchard Road
SYTDesign	160 Longwoods Road
Stevens Insurance	10 Forest Falls Dr.
Napolitano Excavation	18 Mill Ridge Road
Scott Dugas Excavating	387 East Elm St.

Other businesses include in-home services such as dare care services, hairdressing, small-scale agriculture, and accounting and bookkeeping services.

## *Commuter Patterns*

According to the 1990 Census (2000 Census information not yet available), 87% of employed residents of North Yarmouth worked outside of town, many commuting to Portland (32%). The next largest

# ECONOMY

proportion of residents, 162 or 13% worked in North Yarmouth. Almost an equal number commuted to Yarmouth. According to the 2000 Census the mean travel time to work for North Yarmouth residents was 28.2 minutes.

<b>Table 3-1. Commuting Patterns for North Yarmouth Residents</b>		
<b>Town or Area</b>	<b>Number of Persons</b>	<b>Percent of Total</b>
<b>Portland</b>	404	32%
<b>North Yarmouth</b>	162	13%
<b>Yarmouth</b>	161	13%
<b>Falmouth</b>	88	7%
<b>Cumberland</b>	69	5%
<b>Freeport</b>	63	5%
<b>South Portland</b>	61	5%
<b>Westbrook</b>	48	4%
<b>Pownal</b>	29	2%
<b>Brunswick</b>	22	2%
<b>Scarborough</b>	22	2%
<b>Gray</b>	20	2%
<b>New Gloucester</b>	17	1%
<b>Lewiston/Auburn</b>	19	1%
<b>Other Towns in Maine</b>	64	5%
<b>Massachusetts</b>	9	1%
<b>New York, Vermont, Arizona</b>	9	1%
<b>Overseas</b>	4	<1%
<b>Total</b>	<b>1,271</b>	<b>101%</b>
<b>Source: US Census, 1990</b>		

## *Employment Statistics*

In January 2003, North Yarmouth's civilian labor force consisted of 1,893 persons, 39 of whom were unemployed, for an unemployment rate of 2.1%. Unemployment rates were consistently lower than unemployment rates for the Portland MSA and State for the years 2000 and 2002, and as of January 2003.

<b>Table 3-2. Labor Force and Employment Levels</b>						
	<b>North Yarmouth</b>			<b>Portland MSA*</b>		
	<b>2000</b>	<b>2002</b>	<b>1/2003</b>	<b>2000</b>	<b>2002</b>	<b>1/2003</b>
<b>Civilian Labor Force</b>	1,851	1,889	1,893	139,300	140,900	141,400
<b>Employed</b>	1,834	1,851	1,854	136,700	137,100	137,200
<b>Unemployed</b>	17	38	39	2,500	3,800	4,200
<b>Unemployment Rate</b>	0.9%	2.0%	2.1%	1.8%	2.7%	3.0%
<b>Comparison of Unemployment Rates</b>						
<b>Year/Month</b>	<b>North Yarmouth</b>		<b>Portland MSA</b>		<b>Maine</b>	
<b>2000</b>	0.9%		1.8%		3.5%	
<b>2002</b>	2.0%		2.7%		4.4%	
<b>January 2003</b>	2.1%		3.0%		5.6%	

# ECONOMY

**\*Note:** Portland Metropolitan Statistical Area (MSA) includes Cape Elizabeth, Casco, Cumberland, Freeport, Gorham, Gray, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth, Buxton, Hollis, Limington, and Old Orchard Beach.  
**Source:** Maine Department of Labor

According to the 2000 Census, North Yarmouth residents had a variety of occupations (Table 3-3). Out of the 1,778 employed residents, 732 (41%) were in “Management, Professional or Related” occupations, and 525 (30%) were in “Sales or Office” occupations.

Table 3-3. Employed Persons* By Occupation in 2000			
	North Yarmouth		Cumberland County
Occupation	# Employed	Percent	Percent of Total
Management, Professional, Related Occupations	732	41%	39%
Service	212	12%	14%
Sales and Office	525	30%	28%
Farming, Fishing and Forestry	-	-	.6%
Construction, Extraction, Maintenance	218	12%	7%
Production, Transportation, Material Moving	91	5%	11%
Total Employed Persons	1,778	100%	100%
Source: U.S. Census, 2000; data based on a sample			
*Employed persons 16 years and older			

Statistics on employment by industry for North Yarmouth’s residents indicate that many people are employed in service related industries, such as “Educational, Health and Social Services” (21%), “Professional, Scientific, Management, Administrative, Waste Management Services” (12%), “Arts, Entertainment, Recreation, Accommodations, Food Services” (5%), and “Other Services” and “Public Administration” (8%). Another 17% of residents are employed in “Retail Trade” and 11% in “Finance, Insurance, Real Estate, Rental, and Leasing”. Far fewer people are employed in manufacturing or farming and forestry industries.

Table 3-4. Employed Persons By Industry in 2000			
	North Yarmouth		Cumberland County
Industry	# Employed	Percent	Percent of Total
Agriculture, Forestry, Fishing, Hunting, Mining	5	.3%	1%
Construction	167	9%	6%
Manufacturing	146	8%	10%
Wholesale Trade	46	3%	4%
Retail Trade	303	17%	15%
Transportation, Warehousing Utilities	57	3%	4%
Information	52	3%	4%
Finance, Insurance, Real Estate, Rental, Leasing	187	11%	9%
Professional, Scientific, Management, Administrative, Waste Management Services	206	12%	9%
Educational, Health, Social Services	373	21%	22%
Arts, Entertainment, Recreation, Accommodations, Food Services	94	5%	8%
Other Services (except Public Administration)	91	5%	5%
Public Administration	51	3%	4%



# ECONOMY

<b>Total</b>	<b>1,778</b>	<b>100%</b>	<b>100%</b>
<b>Source:</b> U.S. Census, 2000; data based on a sample		*Employed persons 16 years and older	

## *Taxable Retail Sales Analysis*

Taxable consumer retail sales information in the following table provides information about North Yarmouth's strength within the retail sales economy as compared to Yarmouth, the county and state. In 2002, taxable consumer retail sales in North Yarmouth totaled \$5,234,800, a 34% increase over the 1997 level. Overall growth in total retail sales for North Yarmouth during the past six years was lower than growth in Cumberland County, and higher than retail sales growth for Yarmouth and statewide.

<b>Table 3-5. Taxable Retail Sales* 1997-2002</b>					
<b>Year</b>	<b>North Yarmouth</b>		<b>Annual Percent Change</b>		
	<b>Dollars</b>	<b>Annual Percent Change</b>	<b>Yarmouth</b>	<b>Cumberland County</b>	<b>Maine</b>
<b>1997</b>	\$3,917,500	-2%	4%	5%	3.8%
<b>1998</b>	\$4,450,600	14%	12%	7%	8.9%
<b>1999</b>	\$4,687,300	5%	10%	9%	8.4%
<b>2000</b>	\$4,869,700	4%	-5%	4%	4.5%
<b>2001</b>	\$4,623,900	-5%	-5%	.9%	2.0%
<b>2002</b>	\$5,234,800	13%	17%	10%	4.5%
<b>Percent Change 1997 - 2002</b>		<b>34%</b>	<b>30%</b>	<b>36%</b>	<b>32%</b>
*Note: Retail sales where sales tax is collected; does not include nontaxable items such as food eaten in the home (typically, taxable food store sales account for 20-25% of sales)					
<b>Source:</b> Maine Revenue Services					

## *Land Use Regulations and Commercial and Industrial Uses*

North Yarmouth's zoning currently allows limited commercial and light industrial uses. One of the main purposes of the Village District is to provide retail sales, service and business space in areas capable of servicing community/regional trade areas, oriented to auto access. Retail and service buildings, professional offices and agricultural uses are permitted uses, while wholesale business, funeral homes, light manufacturing and storage are allowed as special exceptions in the Village District. The small size of the Village District has limited some development. Agricultural uses, including farm stands are permitted uses in the Rural District and the Farm and Forest District. Camping, mineral extraction, limited commercial, retail and industrial (less than 5,000 square feet floor area) are special exceptions in the Rural District and the Farm and Forest District.

## *Public Opinion*

### **Public Opinion Survey**

- A majority of respondents supported encouraging more village scale business (39% "strongly support" and 34% "somewhat support" the concept)
- A majority of respondents indicated that home occupations (72%), farming/commercial gardening/nurseries (67%), bed and breakfasts (60%), and child care centers (52%) should be allowed to locate anywhere in town.
- A large majority (78%) indicated a desire to discourage fast food drive-ins.

# ECONOMY

- There is a desire to discourage or confine to specific areas the following: retail sales and services (greater than 5,000 sq.ft. floor area), small shopping centers, campgrounds and gravel pits.
- A majority of the responses for the other uses listed suggested that these uses should be confined to specific areas (i.e., retail sales and services under 5,000 sq. ft. floor area, convenience stores, business parks, recreation/health centers, wholesale businesses, light manufacturing, and cottage industry).

## *Conclusions*

- ✓ Future economic conditions within North Yarmouth will be determined in large part by economic factors outside its boundaries. However, over the next ten years, it is very likely that North Yarmouth will continue to serve as a bedroom community to regional service center communities, such as Cumberland, Yarmouth and Portland.
- ✓ North Yarmouth's businesses and industries contribute to the community's unique character. These businesses provide convenient access to goods and services, and recycle money within the town.
- ✓ Commercial activity, consisting of new small businesses and home occupations, will probably continue to develop and some existing businesses will expand or go out of business depending on a variety of factors, including local zoning regulations. The small size of the Village District, where the greatest variety of businesses and industries are allowed, limits economic development within the community.
- ✓ The community faces key decisions regarding the extent to which it wishes to encourage economic development. The Zoning Ordinance is the community's primary tool for controlling the nature, character and location of future commercial and industrial development.

## CHAPTER 4. WATER RESOURCES

Water resources in Maine are under increasing pressure as growth and development expands. One of the greatest impacts of this development is the increase in impervious surfaces associated with roads, parking lots and buildings, that allows rainwater carrying pollutants, such as silt, sand, salt, fertilizers, pesticides, animal wastes and automobile fluids, to flow more directly into surface water resources. Ground water resources are also impacted when many of these same pollutants seep into the ground water. Clean streams, rivers, ponds, wetlands and groundwater have economic, recreational and aesthetic values, and serve as essential habitats for wildlife, fisheries and plants.

### *Surface Water Resources*

According to the land cover analysis surface water resources, including lakes, ponds, rivers, and wetlands occupy about 1,204 acres, or 8.8% of North Yarmouth. Surface water resources are displayed on the Surface Water Resources Map included in Appendix C at the end of this document.

Land-based activities within a watershed can impact water resources when rainwater carries soil and other materials across the land and into streams, ponds and rivers. The Royal River watershed with its system of tributaries, floodplains, wetlands and large drainage area defines much of the landscape of North Yarmouth. The entire Royal River watershed drains a total of about 91,450 acres from the towns of Auburn, Poland, Raymond, New Gloucester, Gray, Pownal, Cumberland, Durham, Freeport, Brunswick, North Yarmouth and Yarmouth, before it empties into Casco Bay.

The watershed is comprised of a main stem watershed and three sub-watersheds as follows:

- Royal River main stem – 45,725 acres
- Chandler Brook – 16,121 acres
- Collyer Brook – 11,993
- East Branch of Chandler Brook – 17,607 acres

About  $\frac{3}{4}$  of North Yarmouth is within the Royal River watershed, including portions of the Chandler Brook sub-watershed and the East Branch sub-watershed. A small portion of North Yarmouth adjacent to the Cumberland drains to the Presumpscot River watershed. Knight's Pond is within this watershed. The southeastern corner of North Yarmouth, including Pratts Brook and its tributaries are part of the Cousins River watershed.

While the following discussion focuses on the Royal River Watershed because of its predominance in North Yarmouth, the information on potential threats to water quality and possible solutions is applicable to all three watersheds.

### *The Royal River*

The Royal River is about 39 miles long and flows out of Sabbathday Lake in New Gloucester. Maine currently classifies the Royal River as a Class A river between Sabbathday Pond to its confluence with Collyer Brook. From Collyer Brook to tidewater the river is Class B. Royal River tributaries are classified as Class B<sup>1</sup>. In addition to Chandler Brook, tributary streams include Toddy Brook, an unnamed tributary

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<sup>1</sup> Note: There are four classes of freshwater rivers. Although there is actually not much difference between the uses or the qualities of the various classes, all attain the minimum fishable-swimmable standards of the federal Clean

# WATER RESOURCES

on Route 231, Deer Brook, the Walnut Hill tributary and East Branch. (*Note: Pratts Brook, part of the Cousin River watershed is classified as Class B*)

Although the Royal River is not currently used as a source for municipal drinking water, the Yarmouth Water District retains the exclusive rights to the River to supplement existing groundwater sources.

The Friends of the Royal River, a community-based volunteer organization, monitored water quality in the Royal River watershed between 1993 and 1999. The results of this effort are contained in the “*Royal River Watershed, Maine: Water Quality Monitoring Report (1993-1999)*” (April, 2001). The report indicates that with respect to dissolved oxygen levels, turbidity and bacterial testing water quality is generally acceptable for a Class B river indicating a healthy watershed. Further, the seven years of testing have provided sufficient data to conclude that conditions seem to be stable at the sites tested and that some tributaries are in better shape than others. Of the up to 28 monitoring sites in the watershed, six were located in North Yarmouth. These six sites were generally in compliance for dissolved oxygen and bacteria with a few exceptions for all years tested. Although the turbidity at these sites was not extremely high, the results require further investigation to determine the appropriate preventative measures. The report emphasizes that this monitoring did not include tests for other potential threats, such as from surface petroleum spills and sludge land application. The report makes a number of recommendations that have been incorporated into the recommendations within this plan.

According to the Cumberland County Soil and Water Conservation District, sediment is the single greatest pollutant, by volume, in the Royal River watershed. Roadside runoff, gravel pit runoff and stream bank erosion are the major contributors of sediment to the river. Road crossings (bridges and culverts), in particular contribute significant amounts of polluted runoff to streams. Other threats to water quality include nutrients and pathogens from improperly maintained septic systems, land spreading of sludge and septage; pathogens, nutrients, sediment and toxic substances such as heavy metals from storm water runoff; landfills; salt storage sites; underground storage tanks; hazardous materials spills; and litter. These activities also threaten ground water resources.

Agricultural and timber harvesting activities can also impact water quality. Most non-point source pollution from agriculture occurs during the fall, winter and spring when the ground is frozen. Agricultural activities that can contribute pollution include livestock wading in streams, barnyard runoff, farmland eroding into adjacent watercourses and improperly applied fertilizers, pesticides and water management practices. Timber harvesting activities, such as the layout of roads and skid trails, location of landings and stream crossings can also contribute to water quality problems.

With increasing residential development within the watershed, the cumulative impacts from decisions by individual homeowners about using fertilizers and pesticides, cleaning up after pets, maintaining septic systems, choosing what household products to use and dispose of down the drain, and mulching and seeding of exposed soils, can have significant cumulative impacts on water resources.

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Water Act. The classification system should be viewed as a hierarchy of risk, more than one of use or quality, the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events. Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and to show more rapid recovery. Class AA (rivers and streams) involve little risk since activities such as waste discharge and impoundment are prohibited. The expectation to achieve natural conditions is high and degradation is unlikely. Class A waters allow impoundments and very restricted discharges, so the risk of degradation, while quite small, does increase since there is some small human intervention in the maintenance of the ecosystem. Class B rivers and streams have fewer restrictions on activities but still maintain high water quality criteria. Finally, Class C has the least restrictions on use and the lowest (but not low) water quality criteria. Class C waters are still good quality, but the margin for error before significant degradation might occur in these waters in the event of an additional stress being introduced (such as a spill or a drought) is the least.

# WATER RESOURCES

A number of efforts have been made to identify and address potential threats to water resources. The 1991 Comprehensive Plan identified a number of sites, including former sand and salt storage locations, and the old town landfills on West Pownal Road and Mountfort Road. The Town's landfill was capped and closed in 1991, and although there has been some leachate at the site, none has migrated to off-site areas. Quarterly water quality monitoring data has not indicated any pollution or degradation. The Maine Department of Environmental Protection (MDEP) has also been monitoring two other sites for potential hazardous/toxic wastes: Cassidy's pit (site of a former tire dump) and Gallant Auto Body Shop. According to a town official, there have not been any problems with any of these sites in recent years.

Land application of septage and sludge can also be a water quality concern. In the early 1990s the MDEP issued permits to the Portland Water District for land application of sludge on 6 sites in North Yarmouth. According to a town official, actual spreading was only conducted on two of the sites, Grover's fields and at Wescustogo Park. In 1994 the Town passed an ordinance to regulate the spreading of sludge and septage. However, spreading has not been done in recent years, and given population density and public concern the Portland Water District has sought other alternatives for sludge disposal.

Another issue of on-going concern is the McKin Superfund Site located in East Gray approximately 3,500 feet from the banks of the Royal River. From 1964 to 1977 the site was used for collection, storage and disposal of oily and chemical wastes, including the primary contaminate trichloroethene (TCE), an industrial solvent. While considerable effort has been made to clean up the site, the EPA has determined it is technically impossible to restore the contaminated groundwater in the area. EPA estimates it will take 50 years for natural systems to restore the aquifer to safe drinking water standards. EPA predicts that TCE entering the River will continue to decrease and that water quality will meet river standards within the next 5 to 6 years. In the meantime, on-going monitoring of surface and ground water continues.<sup>2</sup>

## ***Ponds in North Yarmouth***

There are a few small ponds in North Yarmouth. Jewetts Pond, located on Route 231, north of the North Road/Mill Road intersection is approximately 2.5 acres in size and is used primarily for ice-skating. Knight's Pond, located off Greeley Road Extension, is approximately 43 acres, but is mostly a wetland. At least 60% of Knight's Pond is located in Cumberland. Turmelle's Pond is about 1 acre in size and is located north west of Knight's Pond, in an area bordered by Route 115 and Haskall Road. The Yarmouth Reservoir, located across from Memorial School, and the gravel pit, located behind the cemetery on Rte. 115 are each approximately .5 acres in size. Because of the size of these ponds, they do not have a State water quality classification. The Yarmouth Water District owns the land in the area of the Yarmouth Reservoir.

## ***Shorelands and Floodplains***

Shorelands are environmentally important areas because of their relationship to water quality as buffers, value as critical wildlife habitat and travel corridors, and function as floodplains. Development or the removal of vegetation on shorelands can increase runoff, sedimentation and water quality degradation. Steep slopes associated with shorelands and with erodible soils are particularly susceptible to erosion.

North Yarmouth's zoning and shoreland zoning provisions are designed to provide protection to water bodies and shorelands. The current regulations meet the minimum requirements of the state Shoreland Zoning Act, and in some instances are more restrictive. For example, the Town's zoning ordinance

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<sup>2</sup> EPA Proposes to amend the clean-up plan for the McKin Superfund Site, Gray, Maine; Superfund Program, U.S. Environmental Protection Agency, September 2000.

# WATER RESOURCES

specifies that within the Farm and Forest District, there are minimum building setbacks of 250 feet from the Royal River and Chandler Brook. Cutting or removal of vegetation, including trees is limited within 100 feet of these water bodies, and requires written approval from the Conservation Commission or a state forester. Minimum building setbacks for the Royal River and Chandler Brook outside the Farm and Forest District are 100 feet. For other water bodies the building setbacks are as follows: 75 feet from second order streams (streams below the confluence of two perennial streams) and 100 feet from un-forested wetlands 10 acres or larger in size. Those water bodies that do not receive protection through shoreland zoning include first order streams (upstream of the confluence of two perennial streams) many forested wetlands, and unforested wetlands less than 10 acres in size. Shoreland zoning also has a number of other provisions designed to protect water quality.

Floodplains serve to accommodate high water levels of water bodies often associated with late winter and spring snow melt and rainwater runoff. Flooding can cause serious destruction to structures and other property; secondly, activities that increase paved or impervious surfaces or that change the watercourse on floodplains increase the quantity and rate of runoff that can intensify flooding impacts downstream.

The Federal Emergency Management Agency (FEMA) has identified 100-year floodplains within North Yarmouth for administration of the Federal Flood Insurance Program. A 100-year flood is a flood that has 1 chance in 100 of being equaled or exceeded in any 1-year period. An extensive system of floodplains is associated with the Royal River and Chandler Brook. Pratts Brook also supports a floodplain system. North Yarmouth's Zoning Ordinance prohibits building on 100-year floodplains. These areas may be used for woodlands, grasslands, agriculture or outdoor recreational uses.

## *Wetlands*

Wetlands can serve as filtering systems for surface and ground waters; they can reduce flooding and prevent erosion by storing excess storm waters; and they are important to wildlife and fisheries. They are often referred to as bogs, marshes or swamps and are very generally defined as areas that are inundated or saturated by surface water or groundwater at frequency and duration sufficient to support a prevalence of wetland vegetation under normal conditions.

The land cover analysis (based on aerial photo interpretation) identified more than a 1,000 acres of wetlands in North Yarmouth; many associated with the various ponds, brooks and rivers. These wetlands were categorized based on the type of vegetation:

- Emergent vegetation, such as cattails and other non-woody stemmed plants (137 acres)
- Forested (548 acres)
- Shrub vegetation, such as alders and other woody-stemmed plants (411 acres)

Given the extent of the wetland soils and the limitation of aerial photo interpretation a ground level inventory would identify additional wetlands.

Most wetlands receive some level of oversight under state law. However, the permitting process does not necessarily prohibit the filling and alteration of wetlands, but often just regulates activities to limit degradation of water quality. Small wetlands, including vernal pools and forested wetlands are the least likely to receive adequate protection because the difficulty in identifying them and gaps in regulation. The State Planning Office recently completed a Wetlands Characterization Project in an attempt to identify and rate wetlands. This effort was undertaken as a result of concern over the convoluted nature of wetlands regulation and the difficulty in determining wetland values. The Town's Zoning Ordinance was amended in 2002 to make the wetlands definition consistent with the State Natural Resources Protection Act. The Ordinance requires that wetlands, as defined by the Natural Resources Protection Act, be

# WATER RESOURCES

excluded from the calculation net residential density, which should help in the identification and protection of these smaller wetlands. Additionally, more detailed field identification of wetlands would aid in protection.

## *Groundwater Resources*

Most residents of North Yarmouth rely on ground water for their water supply. Aquifers are saturated geological formations that contain usable quantities of ground water. There are bedrock aquifers and sand and gravel aquifers. Many private wells within North Yarmouth are utilizing bedrock aquifers, while the wells that supply the Yarmouth Water District are high yield sand and gravel aquifers. Both types of aquifers can be contaminated by a variety of land use activities, including malfunctioning septic tanks, leaking fuel storage tanks, leachate from road salt, agricultural wastes and junk yards.

The Maine Geological Survey (MGS) has mapped ground water resources. About ½ to 2/3 of North Yarmouth is underlain by the mapped sand and gravel aquifers. The aquifers have been classified according to potential yields. According to the MGS all are identified as having potential for groundwater yields greater than 10 gallons per minute to a properly constructed well. Test wells drilled by the Yarmouth Water District (YWD) in some of these mapped areas indicate water yields are not great enough for municipal water supplies. MGS aquifers are displayed on the Subsurface Waters Map included in Appendix C at the end of this document.

Several of the high yield sand and gravel aquifers serve as the primary water supply for the YWD. The Portland Water District owns two wells located in Cumberland in an aquifer that is shared by both towns. These wells are currently not in use, but are of interest to the YWD as an additional water source.

## *Yarmouth Water District (YWD) Groundwater Supply*

In 2003 there were approximately 1,250 housing units in North Yarmouth, which means that about 977 households had private water supplies (most likely drilled or dug wells). The YWD provides public water to about 3,300 households in Yarmouth and 273 households in North Yarmouth. YWD also serves the Memorial School and municipal buildings.

The YWD has four wells located in North Yarmouth:

- Estabrook Well,
- Stevens Well,
- Hayes Well
- Reinsborough Well

These wells are located in two sand and gravel aquifers in the Walnut Hill area and an area east of the Village. The District is also considering expanding its capacity through the development of an additional ground water supply in the northeastern portion of the town. The District anticipates that development of this well will occur within the next ten years. Another site along Route 9 near the Royal River has also been identified as a future water supply (20 to 30 years). (*See Subsurface Waters Map*)

## *Other Public Water Supplies*

A public water system is defined as one that serves 25 or more people for 60 or more days per year. The YWD is a “Community Water System”, which serves people in their place of residence. There are two other types of public water supplies that are regulated by state and federal law: “Non-Transient Non-Community Water Systems” such as schools or office buildings, and “Transient Non-Community Water

# WATER RESOURCES

Systems”, which serve a constantly changing, transient population such as motels, restaurants and campgrounds. The Toddy Brook Golf Club is a Transient Non-Community System. Federal and state regulations require owners of these types of public water supplies take steps to protect the water. The State has not identified any of these “other types of public water supplies” in North Yarmouth. However, the Town should be aware that state law requires that septic systems be located at least 300 feet from public water supply wells, and underground fuel storage tanks must be at least 1,000 feet away.

## *Groundwater Protection*

The primary sources of ground water contamination in Maine are malfunctioning septic systems, leaking fuel storage tanks, salt leachate from sand/salt stockpiles and leachate from landfill refuse. Spills associated with junkyards and other commercial and industrial uses, and certain agricultural activities can also pose as threats. Many of the threats to surface water resources mentioned in the previous section are also threats to groundwater resources.

The Federal Safe Drinking Water Act governs the protection and operation of public water systems. The Act mandates the establishment of the Maine Source Water Assessment Program (MSWAP) that requires monitoring of water quality, assessment of potential threats and prevention of degradation of public water supplies. While the responsibility for protecting public water supply sources falls largely to public water suppliers, protection of water supplies requires a partnership between water suppliers, state regulators, local landowners and municipalities. MSWAP requires that public water suppliers delineate the recharge areas of the aquifers serving as water supplies, conduct an inventory of potential sources of contamination, evaluate their water source’s susceptibility to contamination from the potential hazards identified in the inventory and conduct a public education program.

Extensive hydrogeological studies have been done to identify the critical ground water protection areas of the sand and gravel aquifers serving the YWD. While the District owns most of the land in the areas around these wells, there are portions of the aquifer recharge areas that are either owned by the Town or private individuals. The State suggests that land use activities that might release bacteria, viruses and other highly toxic materials (e.g., septic systems, intensive agriculture and commercial/industrial operations) be restricted in the areas closest to the wells and that the activities be managed very carefully in outlying areas within the zones. The YWD’s one-on-one approach in working with landowners has included gathering information on historical land uses and insuring that current land uses do not contaminate groundwater. The District also has a good working relationship with the Town. Examples of cooperative efforts include:

- Purchase of alternative ice removal equipment to eliminate the use of winter salt in sensitive areas
- Public safety notifications of accidents involving potentially hazardous materials in sensitive areas
- Town, CMP and DOT no spray agreements in aquifer recharge areas

The Town has also been proactive in protecting groundwater resources. The Zoning Ordinance contains a Water Resources Protection District that regulates potential threats, such as the storage, handling, use or disposal of harmful materials. Performance standards address petroleum and chemical storage tanks, large subsurface wastewater disposal systems (2,000 gpd capacity or greater), junkyards/automobile graveyards and industrial and commercial uses. The provisions also require that the YWD be notified when an



# WATER RESOURCES

application is presented that may impact their aquifers. These provisions should be expanded to provide greater protection in the critical recharge areas of existing and future public water supplies.<sup>3</sup>

## *Regional Coordination*

Many water resources are shared with neighboring municipalities. The following is a listed of water resources where regional coordination may be warranted:

- Royal River Watershed – Auburn, Poland, Raymond, New Gloucester, Gray, Pownal, Cumberland, Durham, Freeport, Brunswick, Yarmouth, Cumberland County Conservation District, and the Friends of the Royal River
- Presumpscot River Watershed, Knight's Pond – Cumberland and other towns in the watershed
- Cousins River Watershed, Pratts Brook – Pownal, Yarmouth and other towns in the watershed
- Public Water Supply Aquifers – Yarmouth, Yarmouth Water District
- Other Aquifers – Pownal, Cumberland, Gray, Yarmouth

## *Public Opinion*

**Public Opinion Survey** - Nearly 90% of respondents to the opinion survey indicated that ground and surface water resources were “very important”. Another 9% indicated that ground and surface water resources were “somewhat important”.

**Visioning Sessions** - The Royal River was identified as the most “special natural place” within the Visioning sessions. Other “special places” mentioned by a number of participant in the Visioning Sessions included: Chandler Brook, Toddy Brook, Jewett Pond and the public water supply. Knight's Pond, the Pete Turmelle Pond and Pratt's Brooks were also mentioned.

## *Conclusions*

- ✓ Surface and ground water resources in North Yarmouth are fairly clean and abundant. However, these resources are under increasing pressure as growth and development expands and an ongoing effort to protect these resources is essential.
- ✓ A number of studies have been done to assess the health of water resources and to identify potential threats. Ongoing efforts are needed to address potential threats, including point and non-point sources of water pollution.
- ✓ The Friends of the Royal River is a key regional organization for promoting resource conservation within the Royal River watershed. The organization has changed its focus from monitoring water and protecting water quality to land preservation and conservation along the River. Continued water quality monitoring is necessary.
- ✓ North Yarmouth and the Yarmouth Water District, with assistance from a number of other public agencies, have been proactively working to protect surface and groundwater resources. The aquifers that serve as the current and future water supply for Yarmouth and North Yarmouth should receive a very high level of protection. Yarmouth, North Yarmouth and the Water District should work together in this endeavor using a number of mechanisms, including land acquisition, regulation, public education and one-on-one work with private landowners within or adjacent to critical aquifer protection areas.

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<sup>3</sup> See “Best Management Practices for Ground Water Supplies: A Guide for Public Water Suppliers and Municipal Officials”, Maine State Drinking Water Program. Also, see list of “Potential Sources of Contamination, Current or Past”, Maine Drinking Water Program in Appendix A.

# **WATER RESOURCES**

- ✓ Public sewers in Yarmouth should be extended into North Yarmouth's Village area to protect the public water supplies for both towns.
- ✓ The Town's land use regulations contain a number of provisions designed to protect water resources. These regulations should be reviewed in depth and amended to assure more complete protection of existing and future public water supplies.

## CHAPTER 5. NATURAL RESOURCES

Most of North Yarmouth is comprised of forests, interspersed with overgrown fields, agricultural land and wetlands and other water bodies. The extensive forests, open lands, and water bodies provide excellent fish and wildlife habitat. Topography, soils, land cover, wildlife and fisheries are all natural resources important to consider in planning for the future. Some natural resources, such as steep slopes, floodplains and wetland soils function as constraints to development. Other natural resources, such as those that serve as critical wildlife habitats, can be negatively impacted by development. Water Resources are discussed in Chapter 4, and Marine Resources are discussed in Chapter 6.

### *Land Cover*

Land cover analysis provides an overview of the town's natural resources. Approximately 66% of the Town is forested. Healthy forests are important as plant and wildlife habitat, for maintenance of air and water quality, for landscape aesthetics and as places for homes, recreation, firewood and other forest products. According to the land cover analysis (based on aerial photo interpretation) wetlands, streams, rivers and ponds occupy 9% of the town. Field verification on the ground would reveal additional water bodies, such as small, forested wetlands. Water resources are important to wildlife and have many other values as described in the Chapter 4. Approximately 13% of the town is agricultural land. Often, agricultural land is associated with prime agricultural soils well suited to growing crops and for uses as pasture. Land cover is displayed on the Land Cover Map in Appendix C of this document.

<b>Table 5-1. North Yarmouth Land Cover</b>			
<b>Land Cover Type</b>	<b>Acres</b>	<b>Percent of Total</b>	
<b>Forested</b>	9,040		66%
<b>Hardwood</b>		11%	
<b>Softwood</b>		20%	
<b>Mixed Wood</b>		28%	
<b>Shrub Vegetation</b>		4%	
<b>Old Field Reverting to Forest</b>		3%	
<b>Wetland/Water</b>	1,204		9%
<b>Lake or Pond, River</b>		<1%	
<b>Emergent Vegetation</b>		1%	
<b>Forested</b>		4%	
<b>Shrub Vegetation</b>		3%	
<b>Agricultural</b>	1,826		13%
<b>Mowed Field</b>		13%	
<b>Tree Plantation</b>		<1%	
<b>Urban</b>	1,627	12%	12%
<b>Total</b>	<b>13,700</b>	<b>100%</b>	<b>100%</b>
<b>Source:</b> Land Cover Analysis by Bob Houston, March 2001			

### *Topography, Slope and Soils*

The Royal River watershed is located in the Coastal Lowland Region that is characterized by rolling hills. Stratified metamorphic rocks, which are rocks that have been altered from their previous condition by

# NATURAL RESOURCES

heat and pressure, are found along the coast. Soils have been deposited by glacial melt water, called glacial outwash, and ice-contact stratified drift which includes kames, terraces, eskers, and deltas, are found in the areas where the relief is low. Marine silts and clays commonly cover the coast.<sup>4</sup> Elevations in North Yarmouth range from 80 feet above sea level in areas of the Royal River where it flows into Yarmouth to as high as 400 feet above sea level at a location near where the Gray, New Gloucester and North Yarmouth town lines meet.

The slope of the land and soils influence the economic and physical feasibility of land development, both in terms of the actual placement of buildings and roads and the functioning of septic systems and other site improvements. Land slope and soils are very localized conditions that can change significantly in a short distance. The majority of land in the town can be categorized as having fairly level to gentle slopes. These areas coincide with the lowlands associated with streams and brooks. The most flat and gentle slopes predominate throughout the entire eastern portion of the town. Flat, gently sloping and moderately sloping areas are usually well suited for development. However, flat lands are sometimes difficult to drain, and are often wetlands, floodplains or other areas of marginal soils with development constraints.

Slopes greater than 15% are of concern for development suitability. There are small areas of moderately steep, to steep slopes on the banks of streams and the Royal River and along the uplands associated with Walnut Hill and Wescustogo Hill. Development becomes increasingly problematic as the slope gradient increases. Roads on steep slopes are more costly to construct and maintain, and can be more dangerous to travel on, particularly for emergency vehicles and school buses during winter. Steep slopes may make buildings and subsurface disposal systems more expensive to construct and maintain. The Maine Subsurface Wastewater Disposal Law prohibits new subsurface waste disposal systems on slopes greater than 20%. Additionally, steep areas are usually more susceptible to erosion problems. Despite difficulties and environmental risks development on steeper slopes is often technically feasible but more costly.

Some soils conditions can present constraints to development, such as soil depth to bedrock, erosion potential, soil wetness and flooding potential. Often these areas can be modified for development through filling, excavating and blasting. However, this work requires additional expense and can increase future maintenance costs. The U.S. Natural Resources Conservation Service<sup>5</sup> has developed a rating system that identifies soils potentials for low-density urban development. The system takes into consideration the soils potential use for septic tank absorption fields, dwellings with basements and local roads and streets. The costs associated with development, both initial and long-term, are also factored into the rating system. This information is displayed on the Potential for Low Density Development Map. The topography of the Town is displayed on 7.5 minute U.S. Geologic Survey Topographic Maps.

## *Wildlife and Fisheries Habitats*

The rural nature of North Yarmouth provides extensive natural habitat for a variety of plants and animals. Sprawl and development threaten these natural habitats through direct loss of natural areas to development and through fragmentation of existing large areas of habitat. Fragmentation of habitats by roads, buildings and other development isolates some plants and animals limiting their ability to travel, feed or reproduce. Fragmentation also creates an edge effect where disturbed areas between developed and natural areas are more easily colonized by non-native species. As development and fragmentation continues, more rare species may be pushed to the brink of extinction.

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<sup>4</sup> *Royal River Watershed: A Water Quality Management Plan*; Cumberland County Soil and Water Conservation District, March 1996.

<sup>5</sup> *Soil Survey Data for Growth Management, Cumberland County, Maine*; USDA Natural Resources Conservation Service; March 2000.

# NATURAL RESOURCES

Considerable identification and analysis of wildlife habitats has been done through the Beginning with Habitat Program<sup>6</sup>. Beginning with Habitat is a habitat-based landscape approach to assessing wildlife and plant conservation needs and opportunities. The goal of the program is to maintain sufficient habitat to support all native plant and animal species currently breeding in Maine by providing information depicting and describing various habitats of statewide and national significance. The program is designed to utilize information on three different systems to assist communities in building a system of interconnected and conserved lands. The three systems are:

- Wetlands and Riparian Habitats
- High Value Plant and Animal Habitats
- Large Habitat Blocks

A discussion of each of these follows. These habitats are displayed on the Beginning with Habitat Maps available at the Town Office or through the North Yarmouth Conservation Commission.

## *Wetland and Riparian Habitats*

Wetlands are highly productive areas that provide important habitat for many types of wildlife, including waterfowl and wading birds, frogs, turtles, snakes, fish and shellfish. Development in and adjacent to wetlands degrades their value to wildlife and can be particularly threatening to wildlife species that move between small wetlands to meet their habitat needs. Riparian habitats are the transitional zones between open water and wetland habitats and dry or upland habitats. Riparian habitats include the banks and shores of streams, rivers, ponds and the upland edges of wetlands.

As displayed on the Beginning with Habitat Map, mapped riparian habitats include 250-foot riparian areas adjacent to the Royal River, Chandler Brook, Knight's Pond and wetlands larger than 10 acres in size. Mapped 75-foot riparian areas are shown adjacent to streams. Nearly all of the mapped wetlands are associated with the Royal River, Chandler Brook and their tributaries.

The Beginning with Habitat Program recommends conservation of wetlands and land around lakes, ponds, rivers and streams since up to 80% of terrestrial vertebrate animals use these areas for part of their life cycle. Protection of riparian areas is recommended as the "backbone" of managing for wildlife habitat. Existing shoreland zoning regulations controls land uses and placement of structures within shoreland zones and helps minimize the impacts to riparian areas and adjacent water bodies. However, shoreland zoning does not currently include areas along small streams (upstream from the confluence of two perennial streams), many forested wetlands, vernal pools and wetlands less than 10 acres in size. Additionally, shoreland zoning often allows development to proceed, which may not necessarily be a good for wildlife.

## *High Value Plant and Animal Habitats*

High value plant and animal habitats include rare plant locations, rare or exemplary natural communities, essential habitats (designated for some endangered animals), significant wildlife habitat (for deer, waterfowl and wading birds, heron rookeries, nesting seabirds and shorebirds), and rare animal locations (for endangered species and species of special concern). High value habitat for U.S. Fish and Wildlife Service (USFWS) Priority Trust Species are also included.

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<sup>6</sup> *Beginning with Habitat* (Notebook and Maps); Maine Inland Fisheries and Wildlife, Maine Natural Areas Program, Maine Audubon, Maine State Planning Office, U. S. Fish and Wildlife, Maine Cooperative Fish and Wildlife Unit, Southern Maine Regional Planning, Nature Conservancy and Wells National Estuarine Research Preserve; January 2003.

# NATURAL RESOURCES

**Rare Animal Locations** - These areas are the locations of habitat and sightings of rare animal species. Further field verifications are required to determine the current status of the species at these sites. One of the rare animal locations is wood turtle habitat located along the Royal River near the Gray town line. The two other locations are habitats for the New England cottontail rabbit. One of these is located just southwest of Route 115 adjacent to a wetland and the other is located on the west side of Sligo Road near the Yarmouth town line. Shoreland zoning may provide some protection for those habitats adjacent to zoned water bodies. However, further investigation of these sites and any additional sites should be done to determine the extent of the habitat and level of protection that is needed.

**Deer Wintering Areas** - Ten deer wintering areas (DWA) have been identified. A deer wintering area is defined as a forested area used by deer when snow depth in the open/hardwoods exceeds 12 inches, deer-sinking depth in the open/hardwoods exceeds 8 inches, and mean daily temperatures are below 32 degrees. Non-forested wetlands, non-stocked clearcuts, hardwood types and stands predominated by Eastern larch are included within the DWA only if less than 10 acres in size. Over-harvesting of the forested cover as part of a logging operation or for building is the primary threat to deeryards. Protection of deer wintering areas is minimal because the State has not adopted this mapping for regulation by the Natural Resources Protection Act.

**U.S. Fish and Wildlife (USFWS) Priority Trust Species** - A number of high value habitats for USFWS Priority Trust Species (>5 acres) have been identified. These include non-forested freshwater wetlands, lakes and rivers; grass, shrub and bare ground areas; and forests, including forested wetlands. These areas have been identified as high value habitats for 64 species of fish and wildlife occurring in the Gulf of Maine. The 64 species included were chosen because they meet one or more of the following criteria:

- Federally endangered, threatened and candidate species,
- Migratory birds, anadromous and estuarine fish that are significantly declining nationwide, or
- Migratory birds, anadromous and estuarine fish that have been identified as threatened or endangered by 2 or more of the 3 states in the Gulf of Maine watershed (Maine, part of New Hampshire, and part of Massachusetts).

The important habitat for these 64 species is shown in 3 basic habitat types: forested, grassland, and wetland. To reduce the complexity of the mapping, only the best quality (top 25%) of each habitat type is shown and areas less than 5 acres are not shown.

## *Large Habitat Blocks*

These areas provide habitat for certain plants and animals not included in the Riparian or High Value Habitat categories. These blocks are especially important to species that require large blocks of habitat, but they are also likely to serve a wider diversity of species than smaller blocks. Conservation of large blocks can also provide benefits to other uses, such as preservation of farm and forestland, open space, recreational land, aquifer protection and scenic amenities. Beginning with Habitat recommends that towns strive to maintain at least several 250-500 acre blocks of undeveloped land and, where they still exist, at least some 500-1000+ acre blocks of habitat. Towns should work together to preserve these habitat blocks, and particularly those blocks of 5,000 – 10,000 acres. Only in such blocks will many species find the home ranges that they need to breed, travel and protect them selves.

The largest undeveloped habitat block associated with North Yarmouth is 2,098 acres, of which a large portion is located in Cumberland. This area is north west of the village and includes Knight's Pond, Bruce Hill and a portion of Walnut Hill. North Yarmouth shares two large habitat blocks (1,000+ acres) with the Town of Gray. Another 1,000+-acre habitat block that extends along the Royal River is shared with

# NATURAL RESOURCES

Yarmouth. A number of other smaller habitat blocks are associated with the Royal River, Chandler's Brook, Pratts Brook and other water bodies.

## *Fisheries*

The Maine Department of Inland Fisheries and Wildlife (MIFW) manages both the Royal River and Chandler Brook as cold-water fisheries. These water bodies are stocked several times a year at a number of locations with brown trout and brook trout. Additionally, some wild brook trout are reproducing at the upper reaches of the Royal River. A representative of MIFW noted that during the summer water temperatures sometimes rise higher than what is desirable for cold-water fisheries. Land use activities, and particularly those that remove trees and vegetation from riparian areas of brooks, streams and rivers, can affect water temperature. Maintenance of vegetative buffers, particularly those that provide shade and otherwise protecting water quality are important to these fisheries. Shoreland zoning can provide considerable protection for fisheries if it extends along the entire length of the town's water bodies.

## *Habitat Protection*

The Beginning with Habitat Program suggests maintaining a rich complement of plant and wildlife habitat by interweaving important wetland and riparian areas, high value habitats and large habitat blocks to identify those areas most critical to protect or conserve. Mechanisms to protect wildlife habitat can include both regulatory and non-regulatory approaches. MDIFW recommends focusing on enhancing shoreland zoning to protect riparian habitats around water bodies and addressing conservation of existing rural areas beginning with large blocks of agricultural and forested habitat that include high value plant and animal habitats. The large blocks usually have higher diversity than smaller areas and are important to certain wildlife species that require large unfragmented habitat.

## *Regional Coordination*

Regional coordination is important for the effective management of wildlife and fisheries habitats. The following is a list of areas where regional coordination may be needed:

- Waterbodies and Riparian Areas – Gray, Pownal, New Gloucester, Yarmouth and Cumberland (Shoreland Zoning should be consistent in adjacent areas)
- Cottontail Habitat – Yarmouth (sharing of habitat information and management)
- Large Habitat blocks – Yarmouth, Cumberland, Gray and Pownal

The Town should also be aware of the **Casco Bay Estuary Project (CBEP)**. The CBEP is a cooperative effort to protect the health and integrity of the Casco Bay watershed. In 1990 the Casco Bay was designated as "estuary of national significance" and included in the U.S. Environmental Protection Agency's National Estuary Program designed to protect nationally significant estuaries threatened by pollution, development or overuse. The Casco Bay Plan was developed over a period of six years. CBEP is actively working to implement the Plan, which addresses concern for several core issues, including storm water, clam flats, swimming areas, habitat protection, toxic pollution and overall watershed stewardship.

# NATURAL RESOURCES

## *Public Opinion*

### **Public Opinion Survey**

- Without exception, a majority of the respondents indicated it was either “very important” or “somewhat important” to preserve or protect open space and natural resources.
- Those open space uses and natural resources deemed most important were ground and surface water resources (89% indicated “very important”), wildlife habitat (75% “very important”), farms/fields and forestland (74% “very important”), and open space/undeveloped areas (69% “very important”).
- Without exception, a majority of respondents indicated support for all of the approaches presented for preserving open space and natural resources.
- There was strong support for the following: zoning regulations to preserve the most important natural resources (63% “strongly support” and 20% “somewhat support”); private efforts, such as North Yarmouth Land Trust (63% “strongly support” and 22% “somewhat support”); greater use of tax relief programs (56% “strongly support” and 27% “somewhat support”); and zoning regulations to preserve large tracts of open space (52% “strongly support”, and 24% “somewhat support”).
- Other protection approaches, including Town purchase of land through bonds or other local funds, State purchase, and Town cost sharing in State purchase, also received considerable support.

### **Visioning Sessions**

- Loss of open space and community character was ranked second only to population growth as a most pressing issue
- Participants identified number of natural resources as special places, including the Royal River and Chandler Brook corridors, Gillespie’s fields, streams and ponds, and wooded areas and open fields.

## *Conclusions*

- ✓ Land cover, soils and slopes are important considerations for the designation of growth and rural areas, and for managing future development. While development may be technologically feasible in areas with development constraints, it is more costly and may be more difficult to maintain and manage. Large areas with very wet poorly drained soils or with slopes greater than 20% present the greatest constraints to development.
- ✓ Sprawl and development threaten wildlife habitat through direct loss of natural areas to development and through fragmentation of existing large areas of habitat. The Beginning with Habitat Program has identified and characterized important wildlife habitat and makes a number of recommendations for protecting and managing these areas. Important wildlife habitats include: wetlands and riparian areas, several rare animal locations, deer wintering areas, large unfragmented blocks of habitat and other high value habitats for priority wildlife species. An integrated approach to planning for natural habitats that utilizes regulatory and non-regulatory approaches is recommended. Shoreland zoning and rural area zoning can be primary tools for protecting and conserving these areas.
- ✓ Regional coordination will be critical in protecting and conserving important natural habitats because habitats extend across town boundaries.



## CHAPTER 6. MARINE RESOURCES

The Town of North Yarmouth does not have any marine resources per se, however it does have rights to have access to and take advantage of marine resources in the Town of Yarmouth. In the Private and Special Laws of 1849, Chapter 264, “An Act to Incorporate the Town of Yarmouth” section 5 specifies that “the inhabitants of said towns shall continue to hold and enjoy in common all the rights and privileges hitherto belonging to the inhabitants of North Yarmouth, in any and all public landings, cemeteries, gravel pits, muscle beds, flats, and fisheries of every kind, within the limits of said towns.” The phrase “said towns” refers to Yarmouth and North Yarmouth, Maine.

Yarmouth participates in the management of the shellfish flats in Yarmouth through membership on the Shellfish Conservation Commission. The Commission is a 10-member board appointed by the Selectmen of each town. North Yarmouth has 5 representatives on the Commission. The Commission’s primary responsibility is to manage the clam-flats for commercial production and recreational use, which includes issuing permits for harvesting.

Currently the Commission has issued 8 commercial licenses, 243 resident recreational licenses and 25 non-resident licenses. In addition, 75 senior licenses were issued at no charge. Also, 3-day licenses are available at no charge.

According to the Shellfish Commission, Yarmouth’s clam-flats are in good condition and clams are plentiful in most areas. Green crabs, overboard discharges (septic waste), poachers, lawn chemicals and shore front removal of brush, tress and groundcover are the primary threats to the resource. The Commission’s management plan and local regulations are used to manage and protect the clam-flats.

## CHAPTER 7. HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historic and archaeological resources contribute significantly to the character of the community and provide a context for future growth and change. North Yarmouth is fortunate to have an active Historical Society who has documented the Town's history, identified important resources, and educated residents about the Town's history. This section begins with a very brief history of the Town, and then inventories and examines available information on historic and archaeological resources.

### *A Brief History of the Town*<sup>7</sup>

North Yarmouth was chartered in 1680; the "North" in the name was intended to differentiate it from the Town of Yarmouth on Cape Cod. As originally constituted, "Ancient North Yarmouth" was huge, including part or all of the present towns of Brunswick, Georgetown, Harpswell, Pownal, Freeport, Cumberland, Yarmouth and North Yarmouth. The land of the present township was first settled about 1750 as settlers moved inland from the shore seeking timber and farmland. When Yarmouth was set off as a separate town in 1849, North Yarmouth reached its present size and lost its physical connection with the coast, though North Yarmouth's citizens still "hold and enjoy in common" with the people of Yarmouth all rights and privileges in all of Yarmouth's public landings, mussel beds, flats and fisheries. By the middle of the nineteenth century, North Yarmouth was a quiet farming community of about 1,100 souls, and would not exceed this size for a hundred years.

The community's economy was based on agriculture: North Yarmouth produced lumber, hay, potatoes, poultry, dairy products, corn, and blueberries. The Town supported several extractive industries. Lumber mills were in operation on Chandler's Brook and near Mill Road, and granite was quarried from the Town's southeast corner. In winter, the rivers and ponds provided a harvest of ice. The cottage industries necessary to a small town also thrived, including carriage makers and wheelwrights, taverns and general stores. At the turn of the century, the Wescustogo Hotel and Spring, located atop Wescustogo Hill, was a well known tourist attraction.

During this period, North Yarmouth was a decentralized group of villages; though the Town's political life centered on the Town House near Dunn's Corner, there was no dominant geographical center of economic or social life. Instead small communities developed at Walnut Hill, "Pumpkin City" (near the Congregational Church), and Dunn's Corner and Crockett's Corner. The Town was a close and familiar social unit – it was not unusual for people to grow up, live, work and die here – but the town did not grow. Between 1850 and 1930 the population actually fell from 1121 to 569; few new houses were built, and old ones were abandoned or not rebuilt when destroyed by fire. The loss of population was paralleled by a decline in economic activity. Farming gradually fell off, the general stores closed; by 1934 the Town no longer had a post office within its borders. Though roads improved, in another sense the Town became increasingly isolated as public transportation by railroad and bus were discontinued.

The years between 1960 and 2000 brought significant change to North Yarmouth. As the City of Portland has grown, land in surrounding communities has become more valuable as home sites for commuters, thereby increasing the overall population in rural areas like North Yarmouth.

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<sup>7</sup> Excerpts from the North Yarmouth Comprehensive Plan, 1991

# HISTORIC AND ARCHAEOLOGICAL RESOURCES

North Yarmouth enters the 21<sup>st</sup> century with a substantial legacy from its past. Of the houses appearing on a map of the town printed in 1871, more than 135 are still standing. While there is a concentration of these historic buildings in the Walnut Hill area, most are evenly scattered throughout town, contributing to a feeling of age and stability. Stonewalls run along the roads and deep into the forest that has overtaken prior centuries' fields, the old granite quarry and the site of the Wescustogo Hotel.

## *North Yarmouth Historic Society*

The North Yarmouth Historical Society was formed in 1976, specifically in reaction to the potential razing of the Old Town House, but overall as a response to residents' desire to recognize, preserve and protect the town's historical artifacts and its written and oral history.

The Society is an all-volunteer, tax-exempt, non-profit organization that relies on grants, donations, and dues for funding. It is responsible for the Town Records, housing the very oldest ones--dating to 1680--in a fireproof vault located at the former Town Office (now named Walnut Hill Station). The Society's collections include old family records, diaries, and records of town organizations, maps, and other ephemera. NYHS offers a yearly calendar of activities and programs. A small core of volunteers conducts research on the town's older homes, families and businesses mostly town residents, adding to extensive research files in place since the 1980s.

The Society has published several items of note: *North Yarmouth 1680 – 1980: An Illustrated History* (2<sup>nd</sup> edition, 1991), *Walnut Hill: Crossroads Village: A Self Guided Walking Tour* (1999 brochure), and *From Corner to Depot: A History of East North Yarmouth* (2000). *The North Yarmouth Gazette*, the Society's newsletter, is now published three times a year and features new research on the Town's history and interviews with older residents.

During the 1980s the Historical Society conducted extensive research on old homes, and as a result 30+ houses now display historic markers.

## *Locally Significant Structures*

Two of the Town's public buildings are of local historic significance: the North Yarmouth Congregational Church, constructed in 1839, and the Old Town House, constructed in 1853. The church was used for Town Meetings for a period of time after the Town of Yarmouth was set off from North Yarmouth in 1849, and prior to construction of the Old Town House in 1853. The church is still in regular use. In 1976, the Old Town House was conveyed to the North Yarmouth Historical Society. Since then the Society has restored the structure to its appearance shortly after the turn of the century, when it was still the center of town affairs.

Additional local sites of historic significance include:

- The Town's three public cemeteries: Walnut Hill (Route 115); Pine Grove (Route 9); and Bowie (off Milliken Road). All are maintained and supervised by the Cemetery Commission. The oldest, Walnut Hill was opened in 1804. The cemeteries contain many typical, but no remarkable, examples of the 19<sup>th</sup> century stonemason's art. There are no known private cemeteries in town.
- The Walnut Hill General Store (c. 1853), presently Stone's Grove, at the intersection of Routes 9 and 15. There has been a store here since before 1841.
- Three of the oldest buildings in the Village Center, all now private homes: The Jeremiah Buxton Tavern ("Red House", 1781); the William Buxton Tavern (1797); the Hicks House (probably Drinkwater Tavern, before 1800).

# HISTORIC AND ARCHAEOLOGICAL RESOURCES

- The Wescustogo Spring, and the site of the Wescustogo Hotel, atop Wescustogo Hill. The hotel was an attraction for summer visitors at the turn of the century, but was dismantled in 1912. The spring is marked by a granite basin nearly four feet across, but is difficult to find, as the hilltop is now heavily forested.
- Skyline Farm (95 The Lane). This is a historic farm, including outbuildings, fields and forest, that is owned and managed by the nonprofit Skyline Farm, an organization formed to purchase and manage the farm, and to transform Skyline into a community resource as a living carriage museum with an antique carriage and sleigh collection, while also preserving the farm's open space and historic buildings for recreational and educational use. This is one of the few original, intact farms in North Yarmouth's village. Fifty-four acres are fields and woods; 35 ½ acres are fields, and 18 ½ acres are mixed woodland.
- The North Yarmouth Historical Society's records vault at Walnut Hill Station. As the surviving portion of "Ancient North Yarmouth," the Town is the repository for maps, tax records, vital statistics and similar data, beginning with the Proprietors' records of the early 18<sup>th</sup> century. These records are stored in a fireproof, temperature and humidity-controlled vault under the supervision of the North Yarmouth Historical Society.

## *Old House Survey and Historic Marker Program*

Using the 1871 map as a base, the Historical Society completed a survey of old houses. All of the old houses standing today, some 135, have been photographed and recorded, and many have been researched in detail. The cellar holes of those that have since disappeared or been rebuilt have also been noted.

In 1989 the Historical Society began a marker program to recognize early local houses, which have not been significantly altered architecturally. The Society has designated 24 buildings to date, 15 of which are in the Walnut Hill district. The Society's Old House Survey identified over 30 structures within the community that have historic significance. Three of these are old schoolhouses that were converted to homes.

## *Maine Historic Preservation Commission Data*

Three types of historic and archaeological resources need to be considered:

- Prehistoric Archaeological (Native American, before European arrival)
- Historic Archaeological (mostly European-American after written historic records)
- Historic Buildings/Structures/Objects (buildings and other above ground structures and objects)

Archaeological resources are those found underground, and are locations where there has been prior existence of human beings including structures, artifacts, terrain features, graphics or remains of plants and animals associated with human habitation. Prehistoric archaeological resources are those associated with Native Americans and generally date prior to 1600s. Historic archaeological resources are those associated with the earliest European settlers.

**Prehistoric Archaeological Sites** - According to the Maine Historic Preservation Commission (MHPC), no professional archaeological surveys have been done except for those conducted as a part of the Maritimes and Northeast Gas pipeline project and for two subdivisions. Those surveys identified only one site, known as #13.49, which is along the banks of the Royal River. According to the MHPC, most prehistoric archaeological resources, and in particular habitation/workshop sites, are located adjacent to canoe-navigable water bodies. For this reason MHPC has identified floodplain areas, bluffs and other shoreland areas of the Royal River, Chandler Brook, and the East Branch as sensitive archaeological

# HISTORIC AND ARCHAEOLOGICAL RESOURCES

areas. Another potentially important area of sandy soils was identified just southeast of Crockett's Corner. MHPC recommends that professional archaeological surveys be conducted in these areas.

**Historic Archaeological Sites** - MHPC indicates that no professional survey for historic archaeological sites has been conducted except the one for the Maritimes and Northeast Gas pipeline project in 1997. MHPC suggests that future fieldwork should focus on sites relating to the earliest European settlement of the Town, beginning in the mid-17<sup>th</sup> century. MHPC has identified the following six sites for further investigation:

- ME 317-001 – Fort Royal, English Fort
- ME 317-002 – Royal River Brick Company, American Brickyard
- ME 317-003 – Royal River Brick Company #2, American Brickyard
- ME 317-004 – Silas Skillin, American Farmstead
- ME 317-005 – Ammi Loring, American Farmstead
- ME 317-006 – Henry Road Homestead, American Farmstead

**Historic Buildings/Structures/Objects** - MHPC does not have any historic buildings, structures or objects listed at this time, including any that might be eligible for nomination on the National Register of Historic Places.

## *Protection for Historic and Archaeological Resources*

Nearly all of the historic buildings in North Yarmouth are now private homes. More than 135 of the houses on the Town's 1871 map are still standing, but there are no regulations governing changes in their structure or appearance. The historic buildings are not concentrated in an identifiable "historic district"; even in the Village Center the old buildings have been sufficiently inter-built with newer architectural forms that the areas does not qualify for protection under federal or state law.

The primary threat to most of these buildings is the desire of their owners, present and future, to alter them in ways that destroy their architectural integrity. The buildings' survival in their present form is likely to depend largely upon the willingness of the individual owners to conserve the historic heritage of which their homes are an irreplaceable part.

The recognized standard for what makes a historic or archaeological resource worthy of preservation is normally eligibility for, or listing on the National Register of Historic Places. The National Register, administered by the National Park Service, U.S. Department of Interior, is a listing of those buildings, districts, structures, objects and sites deemed worthy of preservation for their historic, cultural or archaeological significance. Because the National Register is intended to accommodate buildings and sites of national, state and local significance, it can include local values. One benefit of National Register listing is that certain buildings may qualify for a 20% investment tax credit. To qualify the building must be income producing, depreciable and a "certified" historic structure. Structures on the National Register also receive a limited amount of protection from alterations or demolition where federally funding is utilized.

Existing regulatory protection for historic and archaeological resources is primarily provided through the State subdivision and shoreland zoning statutes. Maine's subdivision statute requires review of the impact on "historic sites", which includes both National Register and eligible buildings and archaeological sites. The State shoreland zoning statute includes, as one of its purposes, "to protect archaeological and historic resources". North Yarmouth's shoreland zoning provisions that require building setbacks of 250 feet from the Royal River and the lower portion of Chandler Brook provide additional protection for archaeological

# HISTORIC AND ARCHAEOLOGICAL RESOURCES

resources in these areas. The Town's Zoning Ordinance also includes the following language in the design standards for the Village Center District: "to develop the Village Center District as a place that enhances community values, history, sense of uniqueness of the North Yarmouth woods", but provides no further guidance on how that goal is to be applied.

## *Regional Considerations*

The Town of North Yarmouth is the repository for the records of Ancient North Yarmouth. Ancient North Yarmouth included part or all of the present towns of Brunswick, Georgetown, Harpswell, Pownal, Freeport, Cumberland, Yarmouth and North Yarmouth. The Yarmouth Historical Society is the primary caretaker of these valuable records.

## *Public Opinion*

**Public Opinion Survey** - 53% of respondents indicated protecting and preserving historic and archaeological resources was "very important"; 33% of respondents indicated protecting and preserving historic and archaeological resources was "somewhat important", and 6% of respondents indicated protecting and preserving historic and archaeological resources was "not important"

**Visioning Sessions** – Visioning session participants identified a number of historic resources as "Special Man Made Places", including: the historic village center, the Congregational Church, Skyline Farm, the Old Town House and Park, the Wescustogo Grange, cemeteries, and a number of historic homes.

## *Conclusions*

- ✓ Historic and archaeological resources are important to the people of North Yarmouth. As the Town continues to grow these resources will become increasingly difficult to preserve.
- ✓ The North Yarmouth Historical Society has documented the Town's history, identified important historic resources and works to educate the public about their values. The Society is an important player in the future preservation of historic and archaeological resources in North Yarmouth
- ✓ Additional research and fieldwork is needed to identify important prehistoric and historic archaeological resources. The Maine Historic Preservation Commission recommends that professional archaeological surveys be conducted in the Royal River Valley, along the banks of Chandler Brook and the East Branch, in an area of sandy soils southeast of Crockett's Corner, and in the areas of six sites relating to the earliest European settlements.
- ✓ There are some regulatory protections in place for historic and archaeological resources. The most significant gaps in protection are for these resources when they are not considered through shoreland zoning or subdivision reviews. The Town's land use regulations should be reviewed in detail to determine if additional provisions are needed.
- ✓ There is very little, if any regulatory protection for the architectural integrity of historic structures. The Historical Society has in place a marker program to encourage preservation of significant historic structures. A Historic Preservation Ordinance that governs architectural alterations to existing structures, and requires new construction to be compatible with the existing historic character is an option for protecting the historic character of the community.

## CHAPTER 8. OPEN SPACE, PASSIVE<sup>8</sup> RECREATION AND SCENIC AREAS

Open space, passive recreation areas and scenic resources are important for maintaining a healthy quality of life in the community. Open space contributes to the overall character of the community by providing undeveloped areas and a “rural feel”. Open space provides areas for passive recreation, such as access to water bodies for canoeing, swimming and fishing, and trails for walking, cross country skiing, hiking, snowmobiling, biking and horseback riding. Open space provides areas for wildlife and contributes to the scenic beauty of the area. Open space and passive recreational areas provide opportunities for physically active, healthy lifestyles and contribute to a positive sense of well being within the community. Scenic areas are often open spaces or important cultural landscapes unique to the community that provide a pleasant atmosphere and sense of place.

### *Open Space Inventory*

North Yarmouth consists of considerable open space – forests, agricultural areas, wetlands and other water bodies. As displayed in Table 8-1, approximately 88% of the town is considered open space, or undeveloped areas (areas without buildings, lawns, roads, driveways, sand and gravel pits, railroads, junkyards, etc.).

Table 8-1. Open Space Inventory		
Type	Acres	Percentage of Total Town Acreage
<b>Forested</b>	9,040 acres	66%
<b>Agricultural (mowed fields, tree plantations)</b>	1,826 acres	13%
<b>Wetlands and Water</b>	1,204 acres	9%
<b>Total</b>	<b>12,070 acres</b>	<b>88%</b>
<b>Source:</b> Land Cover Analysis by Bob Houston, March 2001		

The Land Cover Analysis found that about 1,627 acres, or 12% of the community was developed. Between 1990 and 2002, it is roughly estimated that 500 acres of open space have been developed (using 1 acre per new residence/subdivision lot and 25 acres of commercial land. This assumes that each house lot will consist of 1 acre of land for the house, lawn and driveway with the rest undeveloped open space).

Table 8-2 displays information on open space with some level of protection within the community. Most open space is in private ownership, and of the open space in public ownership only approximately 377 acres is considered permanently protected. Privately owned land enrolled in the Tree Growth and Farm and Open Space Programs is not permanently protected. The landowner can get out of these programs by paying a penalty that may be minimal as compared to the value of the land for development. The North

<sup>8</sup> Passive recreation means relatively undeveloped open space areas for walking, hiking, canoeing, nature observation, etc., as opposed to recreational facilities, such as tennis courts, playgrounds and ball fields. The reason for this distinction is the potential impacts on surrounding land uses. Active recreational facilities are covered under Chapter 11. Public Facilities and Services.

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

Yarmouth Water District owns approximately 325 acres, and while it is likely that most of this land will remain in open space, it is not assured so it is included in the “unofficial conservation land” category. Land owned by the town, such as the Town Forest, Wescustogo Park and Meeting House Park, while currently in open space, could be developed through a vote at town meeting. Active recreational land and other land owned by the town does not include open space as a primary purpose.

<b>Table 8-2. Open Space With Some Level Of Protection</b>		
<b>Category of Protection</b>	<b>Ownership and Description</b>	<b>Acres</b>
<b>Conservation Land (Permanently Protected)</b>	State Owned Pineland (approx. 130 acres) North Yarmouth Land Trust Conservation Easements U.S. Fish and Wildlife Conservation Easements Cemeteries	377
<b>Conservation Land (Not Permanently Protected)</b>	Privately-owned Land in Tree Growth and Farm and Open Space Property Tax Programs	113
<b>Unofficial Conservation Land (Not Permanently Protected)</b>	Yarmouth Water District Land Common Land in Developments Town Forest, Meeting House Park, Wescustogo Park, Veterans Park	620
<b>Active Recreational Land and Other Public Land (Not Permanently Protected)</b>	Town Owned Tax Acquired Property Town Office Area, Gravel pits (town), Fire Station and Public Works Memorial School, includes anticipated town purchase	171
<b>Total</b>		<b>1,281</b>
<b>Source:</b> Land Cover Analysis, Bob Houston, 2002/3		

During the past decade the Town has purchased land and easements to provide for the community’s open space and recreational needs, including access to the Royal River and the development of trail systems. The Planning Board, Recreation Commission, Future Land Committee, Conservation Commission and the North Yarmouth Land Trust have been key players in these efforts. As a result of their efforts the Town now owns seven parks and there are conservation easements on a number of parcels. In addition, many landowners continue to allow public access to their land for a variety of recreational pursuits. However, new home building in rural areas often coincides with an increase in the posting of land.

As a result of concern over the loss of open space, including open space accessible to the public the Conservation Commission developed a draft open space inventory that identified and mapped the following types of areas (*See Open Space Map in Appendix C*):

- State Department of Conservation land – Pineland
- Yarmouth Water District land
- Town-owned land, Town Forest, Parks, etc.
- Town of Cumberland land
- Agricultural land
- Important wildlife habitat
- Scenic views
- Existing and potential water access
- Existing and potential trails



# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

- Power lines, gas pipelines, abandoned and existing railroads
- Land with conservation easements
- SAD 51 property
- Pedestrian rights-of way

There is a need to complete the inventory to include high value wetlands (e.g., vernal pools) and other natural and cultural resources, and then to develop an Open Space Plan that contains policies, priorities and mechanisms for the preserving and managing important open space and park areas. The Plan should also identify potential sources of funding, including the use of impact fees from development.

The following is a discussion of many of recreational and scenic resources, many of which should be considered in the development of the Open Space Plan. Other sections of this Plan, such as Water Resources, Natural Resources and Historic and Archaeological Resources will also be used in the development of Open Space Plan recommendations.

## ***Public Access to Water Bodies***

There are two locations that provide public access to the Royal River. Wescustogo Park, donated to the Town in 1997, consists of 10 acres with Royal River frontage and a canoe launch. Meeting House Park, purchased in 1998, consists of 60 acres with Royal River frontage and a canoe launch. There is a conservation easement on another 10 acres adjacent to the park. A third location, located off Mill Road, is privately owned, but a traditional canoe launch site.

Public access to the Royal River in neighboring communities includes a canoe launch at Pineland in New Gloucester and a several locations in Yarmouth.

## ***Recreational Trails***

There are a number of trail networks used informally by residents for cross country skiing, horseback riding, snowmobiling and running. The old railroad bed and the CMP power lines are included in this network. Also of significance is a trail originating in North Yarmouth that leads to Bradbury Mountain in Pownal.

Trail systems have been developed at several town-owned areas, including Wescustogo Park, Meeting House Park, Veterans Memorial Park and the Town Forest. The Recreation Committee has discussed the need for a trail and bridge to connect Wescustogo Hall and the Town Green with the Town Office, and then on to the Town Forest. This is just one of many potential interconnected trail systems. Power lines, the gas pipeline and abandoned railroad corridors provide other opportunities for the development on integrated trails systems. Considerations for the development of future trails should include interconnecting existing trails and publicly owned lands, location of trails relative to existing and potential built-up areas, connections with regional trail systems, and the development of tails systems as development proceeds (such as through the subdivision process). Three potential trail loops were identified at the Open Space Workshops, including a Central Loop, a Pinelands Trail, and a Royal River, Yarmouth Mountford Road Route. All three of these trails systems interconnect. Existing and potential trail systems are displayed on the Open Space Inventory Map.

## ***The Pineland Unit***

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

The Pineland Unit is public reserve land owned by the State of Maine and managed by Bureau of Public Lands. The Unit, located on both sides of Route 231, consists of more than 600 acres of land in New Gloucester, Gray and North Yarmouth, and serves as a recreational resource for the region. Approximately 110 acres are located in North Yarmouth. Pineland is an undeveloped, pastoral landscape of fields and forest that provides open space and outdoor recreation, including hiking and skiing on a three-mile network of trails, canoeing and fishing on the Royal River, hunting, and wildlife watching. Pineland land is displayed on the Open Space Plan Map.

In addition, October Corporation/Libra Foundation (a portion of the former Pineland) owns 95 acres in North Yarmouth, that is undeveloped forest and pasture land.

## ***Bradbury Mountain State Park***

Bradbury Mountain State Park, located along Route 9 in Pownal, is a short distance from North Yarmouth. The Park is 590 acres of forested land that has a picnic area and shelter, 41 campsites, a playground, ball field, and trails open for mountain biking, horseback riding, snowshoeing, snowmobiling and cross country skiing.

## ***Scenic Areas***

North Yarmouth is blessed with some of the most scenic landscapes within the area. The following is a listing of some of scenic resources identified at the Visioning Sessions, and in the Open Space Inventory:

- Meeting House Park, Gillespie Fields – scenic rolling fields
- Wescustogo Park area
- Verrill's Farm/Route 231 adjacent to Wescustogo Park - unique vista of farm and forestland
- Skyline Farm – historic farmstead, fields and forest
- Town Forest
- View from Route 115 looking in a southwesterly direction
- View of the Royal River from the North Road
- View from Baston Road/Sweetzer Road
- The Lane/Sweetser Road - view of Bradbury Mountain and historic farms
- Scenic gateway along Route 115 near Yarmouth town line

Other scenic areas are displayed on the Open Space Plan Map.

The following are suggested criteria for determining the value of scenic resources:

- Accessibility - must be visible to the general public from a public way or other public location.
- Unique or rare feature, or spectacular example of common one
- Distance of view or view shed – relates to size of view. For example, a view of only a few feet is less important than a view of several miles

The Town might also want to consider identification of scenic corridors.

## ***Outdoor Recreational Facilities***

There is public access to 7 town-owned properties for recreational activities. These include the Village Green, Sharp's Field, Veteran's Park, Public Works Woods, the Town Forest, Meeting House Park and Wescustogo Park. In addition, Skyline Farm provides public access to its trail system, and the Yarmouth

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

Water District allows public access to its properties. The Town has also acquired public access to various back acreages as a result of clustered housing and other substantial “set-asides” in new subdivisions.

An inventory of recreational areas and facilities, and identified needs is displayed in the following table. In 1999, the Recreation Commission conducted a survey and held two public forums to determine the recreational interests of residents. Over 80% of respondents supported trail design as a top priority. Ball fields were also identified as a need.

The development of a Long-range Parks and Recreation Plan that addresses these needs as well as those of the growing population should be developed (*See Public Facilities and Services Chapter*). This plan should dovetail with open space planning.

<b>Table 8-3 Inventory of Outdoor Recreational Areas and Facilities</b>			
<b>Recreational Area/ Facility and Location</b>	<b>Ownership/ Acreage</b>	<b>Description</b>	<b>Identified Needs</b>
Town Office, Sharp’s Field/ Memorial Highway (Route 9)	Town of North Yarmouth (14.5 acres)	Open Space; ball fields - lacrosse field; picnic area	Ball field improvements; interconnected trails
Wescustogo Hall and the Village Green/New Gloucester Road (Route 231)	Town of North Yarmouth (2 acres)	Open Space; gazebo; community meeting place; site of Family Fun Day; soccer and lacrosse field	Make part of interconnected trail system. Trail & bridge to Town Office
Meeting House Park, Gillespie Fields/Memorial Highway (Route 9)	Town of North Yarmouth (58 acres)	Open space; canoe launch; public trail system; picnic area; granite benches; portable toilets; multipurpose field under construction	Parking lot to be improved/expanded; Part of Royal River Corridor; part of interconnected trail system
Wescustogo Park/New Gloucester Road (Route 231)	Town of North Yarmouth (10 acres)	Open space; canoe launch; trail system; picnic area	Part of Royal River Corridor; part of interconnected trail system
Town Forest/Memorial Highway (Route 9)	Town of North Yarmouth (68 acres)	Open space (forest); trail system	Make part of interconnected trail system
Veteran’s Memorial Park/Memorial Highway (Route 9)	Town of North Yarmouth (6 acres)	Forested open space; dedicated monument	Make part of interconnected trail system
Picnic Area donated by Richard Baston	Town of North Yarmouth (0.5 acres)	Undeveloped	Possible future picnic area, will need parking
Jewett’s Pond (Route 231)	Town of North Yarmouth	Ice Skating	None identified
North Yarmouth Memorial School/ Memorial Highway (Route 9)	MSAD 51 (25 acres)	Playground; ball field, (also, multipurpose room/gym)	None identified
Yarmouth Water District/Sweetser Road,	Yarmouth Water District	Open space available for passive recreation; protection	None identified

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

Dexter Lane	(284 acres)	of water supply highest priority	
Continued on next page			

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

Table 8-3 Inventory of Outdoor Recreational Areas and Facilities (Continued)			
Recreational Area/ Facility and Location	Ownership/ Acreage	Description	Identified Needs
Skyline Farm/Sweetser Road	Skyline Farm - private, non-profit (60 acres)	Open space; historic farm museum; trail system	Make part of interconnected trail system
Royal River, Chandler Brook	N/A	Canoeing, swimming, fishing, ice skating	Develop Royal River Greenway, including Chandler Brook, and East Branch Chandler Brook
Power lines, gas pipeline and old railroad beds – (potential trails)	Central Maine Power, Maritimes and North East; Maine Central Railroad/Guilford	Hiking, Biking, Horseback Riding	Make part of interconnected trail system
Pineland Unit (public reserve land)/ Route 231 in New Gloucester	State of Maine/ total 600 acres in Gray, New Gloucester, North Yarmouth; 110 acres in North Yarmouth	Open space; 3 mile trail system; canoeing & fishing on Royal River; hunting; wildlife observation	NA
Pineland (Libra Foundation/October Corporation)/Route 231	October Corp (Pineland) 95 acres in North Yarmouth	Forest and pastureland	NA
Yarmouth Clam Flats	Public/Access available to North Yarmouth	Cam Flats	Requires ongoing management

## *Regulatory Protection for Open Space, Passive Recreation and Scenic Areas*

The Zoning Ordinance has been marginally successful in preserving open space within the community. Between 1986 and 2000, 60% of new residences were constructed in the Farm and Forest District and 36% of new residences were constructed in the Rural District. The ordinance does include provisions for clustered development and open space set-asides, which has allowed the preservation of relatively small areas of open space adjacent to subdivisions.

The subdivision regulations also contain provisions that allow the Planning Board to require public areas for recreation and open space to include consideration for trails, playgrounds and scenic amenities.

The site plan review provisions of the Zoning Ordinance (applicable to multiplexes, institutional, commercial and industrial uses) require that developments and signage be designed to be visually compatible with surrounding sites and structures. There are requirements for landscaping, buffers and lighting.

The Zoning Ordinance also includes a Skyline Preservation District that regulates tall structures, primarily cell towers. These structures may not be taller than 10 feet above the prevailing tree line or 35 feet in height. Tall structures must also be painted in sky-tones so that they are less visually obtrusive.

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

## *Grant Programs for Recreation*

There are a number of grant programs available through the Maine Bureau of Parks and Recreation, including the following:

- Maine Recreational Trails Program
- Land and Water Conservation Fund (community parks, recreation areas, athletic facilities)
- Boating Facilities Fund
- Snowmobile Trail Fund
- ATV Management Fund

## *Public Opinion*

### **Results of the Opinion Survey**

- 69% of respondents indicated open space/undeveloped areas are “very important” to preserve and protect; another 22% indicated they were “somewhat important” to preserve and protect.
- 74% of respondents indicated farmland/fields and forestland are “very important” to preserve and protect; another 19% indicated they were “somewhat important” to preserve and protect.
- 64% of respondents indicated scenic views are “very important” to preserve and protect; another 21% indicated they were “somewhat important” to preserve and protect.
- 49% of respondents indicated outdoor recreation areas are “very important” to preserve and protect; another 34% indicated they were “somewhat important” to preserve and protect.
- 59% of respondents indicated public access to open space is “very important” to preserve and protect; another 28% indicated they were “somewhat important” to preserve and protect.
- 60% of respondents indicated Royal River access is “very important” to preserve and protect; another 27% indicated they were “somewhat important” to preserve and protect.
- 54% of respondents indicated Royal River Corridor/Greenway is “very important” to preserve and protect; another 27% indicated they were “somewhat important” to preserve and protect.
- 47% of respondents indicated trail networks is “very important” to preserve and protect; another 32% indicated they were “somewhat important” to preserve and protect.
- 20% of respondents “strongly support” more public parks/recreation areas in the Village Center; 32% “somewhat support”; 17% are “neutral/no opinion”; and 16% “somewhat oppose” and 12% “strongly oppose”.
- 38% of respondents would like more recreational opportunities within the next ten years, but with little increase in taxes; 8% want this as a priority, regardless of taxes; and 39% indicated more recreational opportunities are not needed.
- 43% of respondents would like town purchase of important open space areas, but with little increase in taxes; 28% want this as a priority regardless of taxes; and 21% indicated town purchase of important open space areas was not needed.
- 33% of respondents “strongly support” town purchase through bonds or other local funds to protect open space and natural resources; 33% “somewhat support” this option; and 10% “somewhat oppose” and “13% “strongly oppose” this approach to protecting open space and natural resources.
- 63% of respondents “strongly support” private efforts, such as through the North Yarmouth Land Trust to protect open space and natural resources; and 22% “somewhat support” this option.
- 56% of respondents “strongly support” greater use of local tax relief programs, such as Farm and Open Space, and Tree Growth, to protect open space and natural resources; and 27% “somewhat support” this option.

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

- 52% of respondents “strongly support” zoning regulations to preserve large tracts of open space, and 24% “somewhat support” this option.
- 63% of respondents “strongly support” zoning regulations to preserve the most important natural resources, and 20% “somewhat support” this option.
- 42% of respondents “strongly support” state purchase, through Land for Maine’s Future Program or other State Program to protect open space and natural resources; and 26% “somewhat support” this option.
- 28% of respondents “strongly support” town cost sharing in state purchase to protect open space and natural resources; and 31% “somewhat support” this option; and 11% “somewhat oppose” and 14% “strongly oppose” town cost sharing in state purchase to protect open space and natural resources.

**Results of Visioning Sessions** - Open Space, Scenic and Recreational Areas mentioned numerous times as “Special Places” included:

Royal River corridor	Congregational Church
Grover/Thornhurst fields	Village Center – old houses and taverns
Skyline Farm/the Lane Area	Wescustogo Grange Hall
Town Forest area –Toddy Brook	Toddy Brook Golf Course
Meeting House Park area, Gillespie Farm	Dunn’s Corner – historic houses
Wescustogo Park area, including Rte 231 views	Historic houses and buildings, in general
Wescustogo Hill	Areas for walking, trails, power lines, railroad beds
Chandler Brook	

A number of other areas/places were mentioned, but these are the ones that were mentioned most often.

**Results of Open Space Workshops** - Participants ranked the types of open space in order of importance (1 highest), as follows:

1. Existing and Future Ground Water Supplies
2. Important Wildlife Habitat - travel corridors, wetlands, large blocks of unfragmented habitat
3. Clean Surface Waters
4. Farmland and Forestland
5. Interconnected Trails Systems
6. Outdoor Recreational Areas – Parks
7. Historic and Archaeological Areas
8. Access to Water Bodies
9. Scenic Views/Scenic Highway Corridors

Some participants ranked interconnected trails and outdoor recreational areas lower because they felt the Town had made considerable progress in developing these types of facilities.

Other results of the Open Space Workshops are highlighted in the Open Space Plan.

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

## *Conclusions*

- ✓ Open space preservation and public access to parks, outdoor recreation and the Royal River are priorities. The Town has actively pursued the acquisition/development of parks and open space over the past several years. There are several groups who are major players in these efforts including the town officials, the Conservation Commission, the Recreation Commission, the Future Land Committee, and the North Yarmouth Land Trust. The Town has also benefited from several generous donations of land.
- ✓ The Conservation Commission has completed an open space inventory. There is a need to complete the inventory to include high value wetlands (e.g., vernal pools) and other natural and cultural resources, and then to develop an Open Space Plan that contains policies, priorities and mechanisms for the preserving and managing important open space and park areas. The Plan should also identify potential sources of funding, including the use of impact fees from development.
- ✓ The greatest threat to open space is residential sprawl. The Town's land use regulations must be modified to more effectively address the loss of open space.
- ✓ Approximately 377 acres in North Yarmouth is permanently protected. There is another 620 acres of land that is currently in open space, but that is not permanently protected. This includes common land in developments, land owned by the North Yarmouth Water District, and parks and forestland owned by the Town. The Town should establish goal for the permanent preservation.
- ✓ There is considerable interest in the development of interconnected trail systems, including a trail system along the Royal River. Considerations for the development of future trails should include interconnecting existing trails and publicly owned lands, location of trails relative to existing and potential built-up areas, connections with regional trail systems, and the development of trails systems as development proceeds (such as through the subdivision process).
- ✓ The scenic rural character of the town is highly valued. A number of scenic areas have been identified, but further work is needed to identify additional important areas and to preserve the most important scenic resources.
- ✓ The majority of organized recreational programs and facilities are provided to North Yarmouth citizens are through an arrangement with the Town of Cumberland and SAD 51. (*See Chapter 11. Public Facilities and Services*)



# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

**Table 8-4. Levels of Environmental Protection for Conservation and Public Lands**

Conservation Lands: Land that is protected from development to some degree by an organization or agency whose primary mission includes protection of land and where the predominate feature and purpose of the land is open space/conservation/wildlife habitat. Realizing that there are many different definitions of conservation lands and many different levels of protection, the table below classifies these lands.

Description	Examples
<b>Conservation Land (permanent):</b> Land protected from development through permanent conservation easements, restrictions, or outright ownership by an organization or agency whose primary mission includes protecting land. Protection is in perpetuity. May include lands designated for limited recreation. May allow some development.	Permanent conservation easements, restrictions and/or ownership by land trusts, federal (NPS, FWS, etc) or state (IFW, BPL, etc.) conservation agencies. Generally includes parks such as Acadia, Bradbury Mountain and Popham Beach where recreation may be the primary purpose but open space/conservation/wildlife habitat is secondary purpose.
<b>Conservation Land (not permanent):</b> Land protected from development through term conservation easements, restrictions, or enrollment in one of the states current use programs (tree growth, farmland, open space). Protection agency/organization's primary mission is protecting land. Protection is less than in perpetuity; conservation status may change when land is transferred or taken out of current use.	Less-than-permanent conservation easements/restrictions/ownership by/to land trusts, towns, or state conservation agencies.
<b>Unofficial Conservation Land:</b> Owned by an agency or organization whose primary mission is not protecting land but whose intent is to keep >50% of the land in passive/undeveloped recreation (hiking/skiing trails, etc), municipal water supply, and/or environmental educational purposes. Generally municipal or quasi-municipal lands basically in a natural state with primary or secondary purpose of open space/conservation/wildlife habitat. May include cemeteries and parcels with deed restrictions.	Example: undeveloped river access owned by town; developed river access (boat ramp & parking lot) but with >50% of land undeveloped for other than active recreational purposes. Town land managed by Conservation Commissions, Water District land, town land dedicated for passive recreation; housing association <i>common land</i> ; etc.
<b>Active Recreational Lands:</b> Owned by an agency or organization whose primary mission is not conservation and whose intent is to develop >50% of the land for active recreation (ball fields, playgrounds, ATV use, etc.) with remaining open areas providing conservation/wildlife habitat.	Property owned by town or agency with >50% of land developed for recreational purposes such as ball fields or playgrounds but undeveloped portion dedicated to open space, conservation and/or wildlife habitat.
<b>Other Public Land:</b> Public land with no level of protection (administrative, military, historical, etc)	Town/state/federal/school property not dedicated to categories above. May include

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

	town gravel pits, town hall parcels, schools etc.
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# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

## CHAPTER 9. LAND USE

### *Introduction*

One of the most important elements of a comprehensive plan is an analysis of how land is used within the community. This section presents an overall picture of the pattern of development, current and future development trends and the regulatory framework that is guiding those trends.

North Yarmouth is a bedroom community to the more urban communities of the Greater Portland Area, and to a lesser degree to the Lewiston Auburn Area. Residential development has increased considerably as a result of people moving to the town in search of more rural home sites. The town's dispersed residential land use pattern reflects these desires. However, this increase in residential land use threatens every aspect of the town's present character including all of the features that make it an attractive place to live. The major challenge is how to accommodate this growth without becoming a sprawling suburban community with few remaining open spaces.

### *Overview of Development Patterns and Trends*

North Yarmouth consists of approximately 13,700 acres. According to the Land Cover 12%, or 1,627 acres were considered "urban", meaning this acreage was occupied by buildings, lawns, sand and gravel pits, junkyards, railroads, parking lots or roads. While there is a concentration of these "urban" land uses in the central village area, most of the "urban" uses are dispersed along state and town roads. "Urban" uses are also located along private roads that extend into undeveloped backland areas. (See Land Cover Map)

Table 9-1. North Yarmouth Land Cover		
Land Cover Type	Acres	Percent of Total
Forested	9,040	66%
Wetland/Water	1,204	9%
Agricultural	1,826	13%
Mowed Field		
Tree Plantation		
Urban	1,627	12%
Total	13,700	100%
Source: Land Cover Analysis by Bob Houston, March 2001		

According to the land cover analysis, 596 buildings were constructed between 1986 and 2000. This was a 41% increase in the total number of buildings. Nearly all (576 buildings) were constructed outside the Village Center Zoning District, and more were constructed in the Farm and Forest District than in the Rural District (Table 9-2). Building permit data since 2000 indicates these trends are continuing, with most new residential development occurring in the Farm and Forest District, and slightly less in the Rural District. This analysis suggests that under the Town's currently regulatory system development will continue to occur outside the boundaries of the current Village District and increasingly within the Farm and Forest District and the Rural District. Further, because many of the areas within the Rural District, which consists of a narrow strip along the public road system (with a few exceptions), are already

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

developed, increasingly more development will occur in the Farm and Forest District, which is mostly undeveloped back land. *(See Existing Land Use Map in Appendix C)*

<b>Table 9-2. Development Trends: Number of Buildings by Zoning District</b>					
<b>Zoning District</b>	<b>1986</b>		<b>2000</b>		<b>1986 - 2000</b>
	<b>Number of Buildings</b>	<b>Percent of Total</b>	<b>Number of Buildings</b>	<b>Percent of Total</b>	<b>Numerical Increase</b>
<b>Village Center</b>	113	13	133	9	20
<b>Rural</b>	598	68	812	55	214
<b>Farm and Forest</b>	164	19	526	36	362
<b>Total</b>	<b>875</b>	<b>100</b>	<b>1,471</b>	<b>100</b>	<b>596</b>
<b>Sources:</b> Conservation Commission, Bob Houston, January 2002					
<b>Notes:</b> Buildings include commercial building, homes, detached garages and barns, etc.					

## *Residential Land Uses*

Of the 596 buildings constructed between 1986 and 2000, about 440 were residences; most, if not all single family homes. According to the 2000 Census, 90% of residential land uses were single-family homes, and only about 8% were two unit structures and 2% were mobile homes. The two unit structures are mostly so-called “in-law” apartments allowed by the Zoning Ordinance. *(See also, Chapter 2. Housing)*

While the village center is an area of more concentrated residential development, most residential uses are dispersed along public roads within the Rural District. The highest concentrations of residential uses are found in areas within and north and south of the village, and in areas adjacent to Cumberland. Many of these lots are one to two acres in size and are on the public water system. Centralized sewer service is not available anywhere in North Yarmouth. Other areas with concentrations of residential development on small lots with water service are along North Road adjacent to the Yarmouth town line. Water service is also available along Sligo Road near the Yarmouth town line, but the concentration of houses is slightly less and the lots slightly larger than those along North Road. Dunn’s Corner is another area that has a concentration of homes. Having cited these areas as concentrations of residential uses, it is important note the number of subdivisions and single residences on small lots are located in many areas of town along public roads within more rural areas. Residential development within the Farm and Forest District (undeveloped backland) is becoming increasingly common. Most this development has been the result of subdivision activity.

Of the eleven subdivisions approved since 1996, none were in the Village District; eight were mostly in the Farm and Forest District and the remaining three were mostly in the Rural District. The Country Lane subdivision is the only one in close proximity to the Village District. All of the subdivisions have been relatively small, within the range of three to fourteen lots per subdivision, which is the result of the building cap that limits the number of building permits issued per year for lots in subdivisions at 15 and the number of permits issued per year to any one developer at 3. Open space set-asides are associated with many of these subdivisions. Of the 82 residential lots approved since 1996, homes have been built on at least 49 lots, which leaves 33 lots for future housing.

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

Table 9-3. Subdivisions Since 1996							
Name	Year	Map/Lot	Location	Number of lots	Set aside (Acres)	Homes Built	Zoning District
Marion Reed	1996	3/112.01-112.06	Hallowell Rd.	5	0	5	Rural
Marion Reed	1997	3/47.01-47.03	Hallowell Rd.	3	0	3	Rural
Country Lane	1997	4/15.04-15.06 & 16.01-16.04	Off Walnut Hill Rd.	6	0	5	Farm & Forest
Mill Ridge Road	1997	6/50.01-50.05	Off Mill Road	5	0, family subdivision	1	Farm & Forest
Titcomb Farm	1997	7/91-100	Off Milliken & North Rds.	10	40*	9	Rural/Farm & Forest
Dunn's Depot	1998	3/141-149	Memorial Highway	9	48*	9	Farm & Forest
Heritage Ridge	2000	7/76-88	New Gloucester Rd.	14	40**	10	Farm & Forest/ some Rural
Walnut Hill Parkway	2002	4/227	Walnut Hill Rd.	7	Town purchasing 25	Commercial	Farm & Forest
Country Creek	2002	5/14.01-14.11	Haskell Rd.	11	53*	7	Farm & Forest/ some Rural
Carriage Hill	2002	5/4	Gray Rd.	7	10 acre gift to Town	0	Farm & Forest
Stowell Brooke	2003	6/21.05	Off Mill Rd.	12	30	0	Farm & Forest
<b>Total</b>				<b>89 (82 Resident.)</b>	<b>Approx. 250+***</b>	<b>49</b>	
<b>Note:</b> *Clustered Subdivisions; ** Not a formal set-aside; *** Crockett's Field subdivision done in the 1980s was the first clustered subdivision and included 30 acres of set-aside. <b>Source:</b> Planning Board Records, June 2003							

## *Commercial and Industrial Land Uses*

Commercial and industrial land uses in North Yarmouth are relatively small, non-intensive land uses, as listed in the following Table 9-4. Many of these commercial uses are home occupations.

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

Table 9-4. Representative Listing Of Commercial Land Uses		
Business Name	Address/Location Characteristics	Zoning District
Winter People	14 Cumberland Road/near Cumberland	Rural
Carway Kennels	48 Cumberland Road/near Cumberland	Rural
Russell Taxidermy	51 Cumberland Road/near Cumberland	Rural
Lakeside Archery	55 Cumberland Road/near Cumberland	Rural
Complete Tree Service	154 Cumberland Road/near Cumberland	Rural
Soft-trac	Walnut Hill Road/village	Village
Karen Cano	120 Walnut Hill Road/near village	Rural
The Caring Place	136 Walnut Hill Road/near village	Rural
Toots	137 Walnut Hill Road/near village	Rural
Vacationland Video	378 Walnut Hill Road/village	Village
Red School	392 Walnut Hill Road/village	Village
Stone's Restaurant	424 Walnut Hill Road/village	Village
Leadbetter's Bakery	671 Walnut Hill Road/near village	Rural
Snydelis	2 Walnut Hill Commons/village	Village
Poolside	3 Walnut Hill Commons/village	Village
Averill Insurance	4 Walnut Hill Commons/village	Village
Casco Bay Construction	20 Walnut Hill Parkway/near village	Farm and Forest
Sheeboo	42 Walnut Hill Parkway/near village	Farm and Forest
Pierce Excavation	46 Walnut Hill Parkway/near village	Farm and Forest
T. E. Low Inc.	36 Walnut Hill Parkway/near village	Farm and Forest
Ames Farm Center	14 The Lane/village	Village
Fat Andy's	10 Split Rock Road/village	Village
Northeast Falcon	16 Split Rock Road/village	Village
Harmony Hall	121 South Street/rural area	Rural
Jims Auto Repair	54 Mill Road/rural area	Rural
Brickyard Kennels	14 Snow Hook Trail/rural area	Farm and Forest
Gallant's Auto	712 New Gloucester Road/rural area	Rural
A. H. Grover Inc	Dougerty Road/near Cumberland	Rural
Al Corrow Electrical	573 Sligo Road/rural area	Rural
Toddy Brook Golf Course	925 Sligo Road/rural area	Rural/Farm Forest
Finest Kind Catering	930 Sligo Road/rural area	Rural
Ronny's Auto Body	881 Sligo Road/rural area	Village
D and J Wood Service	59 Memorial Highway/rural area	Rural
Anderson Landscape	352 Memorial Highway/rural area	Rural
People, Places and Plants	512 Memorial Highway/rural area	Rural
Googins Electric	23 Rath Way/rural area	Rural
Northern Lights Auctions	10 Forest Avenue/rural area	Rural
Development Services Inc.	31 Farms Edge Road (Off North Road)	Farm and Forest
D. Marchant Real Estate	12 Southerly View Lane off/rural area	Farm and Forest
Six River Marine	160 Royal Road/rural area	Rural
T. V. Day Law Office	55 Hallowell Road/rural area	Rural
Napolitano Excavation	18 Mill Ridge Road/rural area	Farm and Forest
Scott Dugas Excavating	387 East Elm Street (gravel pit)	Farm and Forest

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

**Source:** Property Tax Records, July 2003; Not a complete listing

The largest concentration of commercial and industrial land uses is located within or adjacent to the village. Another area where commercial uses are concentrated is along Cumberland Road near the town line. Other commercial and industrial uses are dispersed in rural areas primarily along the state highways (Routes 9 and 115).

Commercial development since 1993 has consisted of a number of additions or expansions to existing businesses and several new businesses including those located in the only commercial subdivision during this time period. Only five of the 13 developments were located within the Village District. However, Winter People (2 additions), Robert Pierce garage, Sheeboo and Tom Low's commercial building are located in areas near the Village District or along Cumberland Road near a built-up area of Cumberland.

**Table 9-5. Commercial Development Since 1993**

<b>Year</b>	<b>Name, Type of Business and Type of Development</b>	<b>Map/Lot</b>	<b>Location</b>	<b>Zoning District</b>
1993	Winter People - commercial addition	1/27	Cumberland Road, near Cumberland	Rural
1995	Ames Farm Center – commercial storage	4/206	The Lane, near the village	Village
1996	Anderson Landscaping- commercial addition	3/16.01	Route 9	Rural
1996	Fat Andy's- commercial addition	4/8	Route 115, village area	Village
1997	Six River Marine- commercial conversion	3/91.01	Royal Road, rural area	Rural
1998	Winter People- commercial addition	1/27	Cumberland Road, near Cumberland	Rural
1999	Yarmouth Testing- commercial building	4/58	Rte. 115/9, central village	Village
2001	People, Places and Plants – commercial conversion		Route 9, rural area	Rural
2002	KRC Properties (excavation)- commercial garage	4/227.03	Rte. 115, village area	Village
2002	Mark Bourgeois- commercial building	4/227.03	Rte. 115, village area	Village
2002	Robert Anderson- golf course clubhouse	3/135	Route 9, rural area	Rural
2002	Robert Pierce- commercial garage	4/227.16	Walnut Hill Parkway, near village	Farm and Forest
2002	Sheeboo (landscaping, excavation contractor) - commercial garage	4/227.14	Walnut Hill Parkway, near village	Farm and Forest
2002	Tom Low- commercial building	4/227.13	Walnut Hill Parkway, near village	Farm and Forest
<b>Source:</b> Town Office, building permits, July, 2003				

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

## *Public and Semi-public Uses*

There are about 1,000 acres of public and semipublic uses in North Yarmouth (Table 9-6). The Town owns approximately 394 acres, or nearly 40% of public/semi-public land (includes cemeteries). The Yarmouth Water District, the next largest semipublic landowner owns approximately 280 acres. The federal government owns 25 acres and the state owns 110 acres. Other public/semipublic uses include four churches, the North Yarmouth Historical Society, Skyline Farms, October Corporation (Libra Foundation) and the Town of Cumberland.

<b>Table 9-6. Public and Semipublic Land Uses</b>		
<b>Map/Lot</b>	<b>Owner/Description</b>	<b>Acres</b>
4/86.05, 86.04	Federal Aviation Administration Radar Site - Cumberland Land Trust Conservation Easement	25
7/14	Maine Department of Conservation (Pineland) - Public Reserve Land	110
4/214.2	MSAD 51 - NY Memorial School	25
4/210	North Yarmouth - Town Hall/Ball Field	15
4/212	North Yarmouth - Fire Station	1
4/214.1	North Yarmouth - Public Works Facility	31
4/211	North Yarmouth - Village Green and Wescustogo Hall	2
4/208	North Yarmouth - Veterans Park	6
7/35	North Yarmouth - Closed Landfill - DEP Approved Closure	37
3/	North Yarmouth - Pine Grove Cemetery	10
4/214.3	North Yarmouth - Walnut Hill Cemetery, includes buffer	17
7/	North Yarmouth - Bowie Cemetery	0.25
3/2.05	North Yarmouth - Wescustogo Park - Canoe Launch	10
3/129.01	North Yarmouth Picnic Area (portion of 129) - Gift of Richard Baston	0.5
4/178 & 4/190	North Yarmouth - Town Forests	68
3/22.02	North Yarmouth - Old Town House Park - Easement to Rachel Carson NWR	58
4/227.7 & 5/3	North Yarmouth - Purchased 8/2003	39
3/62.03	North Yarmouth - Flood Plain acquired - cluster subdivision	30
6/54	North Yarmouth - Designated on map as common passive recreation land	13
5/36.1, 5/111	North Yarmouth - Tax acquired	38
6/42	North Yarmouth - Pond - Tax acquired	2.5
4/186, 6/41	North Yarmouth	0.75
1/64	North Yarmouth - Tax Acquired - Abuts Yarmouth WD	16
1/58	Town of Cumberland - Gravel Pit - Abuts Yarmouth WD	7.5
1/57,61,62;4/73,171,192;5/70.05,71,76,77	Yarmouth Water District	280
1/96.01	Latter Day Saints Church	16
4/142,125	NY Congregational Church	3
	Jehovah's Witness Church	
	Baptist Church	
3/20	North Yarmouth Historical Society Old Town House	0.5
1/52, 52.01, 53	Skyline Farm and Museum - includes Trail Easements	60
7/10.01, 11	October Corporation - Libra Foundation (Pineland)	95
<b>Total Acreage</b>		<b>1,017</b>
<b>Source:</b> Property Tax Records, July 2003		



# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

## *Agriculture and Forestry*

Traditional agricultural and forestry operations where families' derive most of their income from these activities are nearly non-existent in North Yarmouth. However, a considerable proportion of the town is forested (66%) or in agricultural use as mowed fields or tree plantations (13%).

<b>Table 9-7. North Yarmouth Land Cover</b>		
<b>Land Cover Type</b>	<b>Acres</b>	<b>Percent of Total</b>
Forested	9,040	66%
Hardwood	1,507	
Softwood	2,740	
Mixed Wood	3,835	
Shrub Vegetation	548	
Old Field Reverting to Forest	410	
Agricultural	1,826	13%
Mowed Field	1,781	
Tree Plantation	45	
Wetlands/Water	1,204	9%
Urban	1,627	12%
<b>Total</b>	<b>13,700</b>	<b>100%</b>
<b>Source:</b> Land Cover Analysis by Bob Houston, March 2001		

Agricultural operations in town include two tree plantations (Hanscomb's Christmas Tree Farm and Trees from the Land), landscaping or market gardens, such as Anderson Landscaping and Plainview Farm Perennials, and equine operations, such as Winterberry Farm Therapeutic Riding. In addition to these businesses there are a number of part-time and recreational activities including the harvesting of hay, vegetables and blueberry gardening, and raising of livestock (sheep, alpaca, cattle and horses). Farmland and forestland uses that generate income for landowners may be helping to keep land in open space.

**Tree Growth and Farm and Open Space** - Very little land has been enrolled in either the Tree Growth or Farm and Open Space Property Tax Programs. These programs allow for the property tax assessment of forestland, farmland and open space based on current use rather than market value as long as the land is managed according to the criteria set forth in the law. Both of these programs can significantly reduce property taxes, but they disallow development and there are penalties if the land is removed from the programs.

There are two parcels with a total of 51 acres enrolled in the Tree Growth Program and one parcel with 41 acres enrolled in the Farm and Open Space Program.

**Timber Harvesting** - Since 1998, 20 permits for timber harvesting were obtained from the Maine Bureau of Forestry for land within North Yarmouth. This amounted to approximately 867 acres. The records indicate that only 4 of these permits (for a total of 88 acres) were for land that was to be developed into house lots. Landowners can have a variety of reasons for harvesting timber, including a desire to generate income, produce firewood for home or camp use, expand open areas for homebuilding, pastureland or lawn, or to improve aesthetics. In some cases the

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

income derived from timber harvesting may be helping to pay the taxes and to keep land in open space.

## *Railroads and their Implications for Future Land Use*

Two major rail lines transect North Yarmouth. The St. Lawrence and Atlantic has recently been designated as a high speed corridor (precursor to passenger service) and the Guilford line is a major freight line that is to connect intermodal facilities in Portland to proposed intermodal facilities in Auburn. (See Chapter 10. Transportation)

These rail lines present significant constraints to future land use and development within the community. According to MDOT, the State and the railroads strongly discourage (if not outright prohibit) new road crossings or crossings serving new development, for obvious safety reasons. The lack of an ability to build a road crossing in some areas limits the development potential of a considerable amount of land along the Royal River. This is a benefit in that it supports the designation of a Royal River open space corridor, but on the other hand it limits future development along North Road, where there is public water and potential access to sewer in the long term.

According to the MDOT, if the railroad allows a new or improved road crossing it is very expensive. There is a process whereby the Town can petition the MDOT for a “town road” crossing.

## *Regulatory Framework Governing Land Use*

The Town’s zoning, shoreland zoning and subdivision regulations are the primary tools for regulating land use in North Yarmouth.

The Zoning Ordinance was first adopted in 1978, and since then has been amended numerous times. The ordinance includes three districts, a Village District, Rural District, and the Farm and Forest District. Ordinance provisions prescribe permitted uses, special exceptions, maximum residential densities, minimum lot sizes and other lot dimensional requirements (See Table 9-10). Special exceptions are uses that would not ordinarily be appropriate for the district. They are reviewed by the Zoning Board of Appeals and can only be granted if they can be designed to be harmonious with other land uses in the district. The ordinance includes general performance standards that address environmental concerns, off street parking and loading, public easements and private roads. This section also incorporates by reference the state mandated shoreland zoning and prohibits all building within the 100 year floodplains as identified by federal and state agencies (FEMA).

The Zoning Ordinance also includes site plan review standards that are applicable to commercial, industrial, institutional and multifamily uses. These standards require a more intensive regulatory review by the Planning Board to address concerns about impacts on surrounding land uses, the environment, and on municipal services and facilities including public roads. The standards address issues such as vehicular access, parking, storm water runoff, protection of natural resources, buffers, landscaping, road construction, lighting, signage and nuisances (e.g., noise, odor, air pollution, heat, vibration, etc.).

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

The Zoning Ordinance includes several overlay districts. The Skyline Preservation District is primarily designed to regulate tall structures, including telecommunications towers. The Water Resources Protection District is designed to protect surface and groundwater by regulating potential threats, such as petroleum and chemical storage tanks, junkyards, and industrial and commercial uses that handle toxic materials. This section also prohibits engineered subsurface wastewater disposal systems with 2000 gpd capacity or greater without a professional study to assure that there will not be any off site impacts. The Senior Housing Overlay District is designed to encourage the development of affordable senior housing by allowing greater flexibility in the development, and by exempting senior housing from the limit on new housing units (except that a single development can't be more than 20 units, and the overlay district can't contain more than 40 units). Senior housing must be located on public water.

The Zoning Ordinance incorporates by reference the Planning Board Standards for Reviewing Land Subdivision. These regulations were adopted by and can be amended by the Planning Board. They are designed to implement the state subdivision statute. There are cluster provisions in the zoning ordinance that allow subdivisions that preserve a significant amount of land in permanent open space (preferably 50% or more) in return for waivers on minimum lot size and other dimensional requirements. Clustered developments are allowed town-wide.

Provisions of the Zoning Ordinance also establish limits on residential construction (building cap) that allow 30 new residential units per year. No more than 15 permits per year can be issued to lots within subdivisions, and any single developer is limited to up to three permits per year. Exemptions to the building cap include building on lots that are true gifts of land to family members and lots approved by the Planning Board prior to March 11, 2000, and an exemption for people who have lived in town for 10 years or more and have a lot of land where they would like to build a new home.

The following Table 9-8 summarizes the district provisions of the Zoning Ordinance.

<b>Table 9-8. Summary of the Zoning Ordinance including Subdivision</b>			
	<b>Village District</b>	<b>Rural District</b>	<b>Farm &amp; Forest District</b>
<b>Purposes</b>	Provide retail sales, service, business space in areas capable of servicing & regional trade areas, auto oriented	Preserve rural nature of large sections of town; discourage large-scale dev. in areas not readily serviced	Provide density for existing open/green space harmonious with current appearance; encourage dev. consistent with town
<b>Permitted Uses</b>	1 & 2 family homes; elderly housing*; religious, charitable, educational uses; retail & service buildings; business, professional offices; agriculture	1 & 2 family homes; elderly housing*; multiplex**; mobile home parks; religious, charitable, educational uses; agriculture; farm stands	1 & 2 family; elderly housing*; multiplex**; mobile home parks; religious, charitable, educational use; agriculture; farm stands
<b>Special Exception Uses</b>	Wholesale business, light manufacturing & storage;	Camping; mineral extraction; in-law	Camping; mineral extraction; in-law

# OPEN SPACE, PASSIVE RECREATION AND SCENIC AREAS

	funeral homes; in-law apts.	apts; limited commercial, retail, industrial <5,000 ft <sup>2</sup> floor area	apts; limited commercial, retail, industrial <5,000 ft <sup>2</sup> floor area
<b>Prohibited Uses</b>	Single wide manufactured housing units	None specified	None specified
<b>Space &amp; Dimensional Standards: General</b>	Minimum lot size: 1 acre/residence; Commercial - none Min. street frontage = 100’	Min. lot size/dwelling = 1 acre; Maximum net residential density = 1 res. unit/net res. area Min. str. frontage = 200’; w/public water = 150’	Min. land area/dwelling = 3 ac.; Maximum net residential density = 1 res. unit/3 res. acres Min. street frontage = 200’
<b>Subdivisions***</b>	Major subdivisions must meet performance standards (see below)	Min. lot size = 2 acres Max. net res. density = 1 unit/2 net res. Acres Min. str. front. = 300’	No special provisions noted
<b>Performance &amp; Design Standards</b>	Site design, building design, and landscaping, etc. standards applicable to major subdivisions & non-residential uses. General performance standards are also applicable - Nuisances; earth material removal; erosion control; shoreland protection; off street parking/loading; public easements and private roads		
<b>* Minimum land area (lot size- Village) &amp; maximum net residential density is ½ of what is otherwise required. Common septic systems are permitted.</b>			
<b>** Common septic systems not permitted</b>			
<b>***Cluster subdivision allowed town-wide. Allows reduction in space &amp; dimensional standards, requires preservation of open space.</b>			