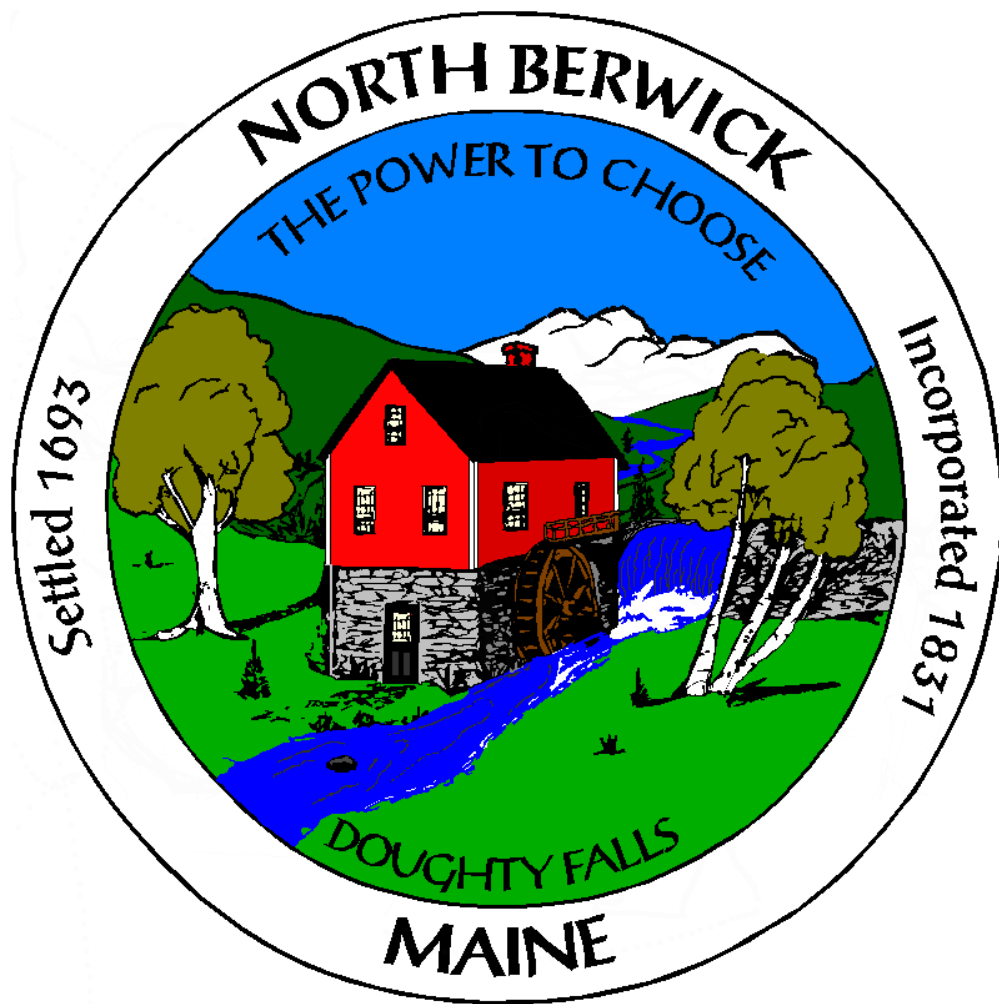


# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**PRELIMINARY DRAFT – FEBRUARY 13, 2008**

**FINAL DRAFT – AUGUST 19, 2008**

**APPROVED - APRIL 4, 2009**



# **NORTH BERWICK**

## **COMPREHENSIVE PLAN UPDATE**

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# **NORTH BERWICK COMPREHENSIVE PLAN**

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## **WHERE DID ALL THESE IDEAS COME FROM?**

### **Acknowledgments**

The members of the current comprehensive planning committee owe a large debt to the 1990-committee members. Often when one person on our committee would come up with an idea, another member would discover that the 1990 plan already included the concept. At least 90% of the policies and strategies in this plan are continuations of ideas from the 1990 plan. In some cases the actions simply had not yet been implemented. In others the strategies suggested did not implement the policies as fully as could be wished. We tried to revise or add new ideas to close the gap.

We also learned much from other towns. Our advisor, Jamie Oman-Saltmarsh, suggested we look at recently approved plans from other towns, such as Arundel, Acton, and Kennebunk. We also looked at Brunswick's plan.

We talked to many experts in the fields in which we needed information, many of these from our own town. Our town manager, Dwayne Morin, was of invaluable help. Many town staff, such as the police chief, fire chief, rescue squad director and some of his staff, came to at least one of our meetings to help us with the documents relating to their work. Others wrote reports for us. Public organizations such as MSAD 60, the Hurd Library and the water district freely shared much information with us.

We also conferred with experts about the broader Maine environment. We spoke to housing contractors and non-profit groups dedicated to preserving land, helping farmers and small woodland owners. Southern Maine Regional Planning Commission helped wade through census data and gave invaluable technical assistance.

Finally, we talked to many citizens in town, both through planned citizen participation activities, and through more informal interactions. Some citizens would come to one or two or more meetings without formally joining the group. We've included those volunteer citizen names below. Thank you, all.

2008 N. Berwick Comprehensive Plan Committee

This is a list of past and present members of the Comprehensive Planning Committee.

Barry Abbott  
Jacki Alwin  
Wendy Boston  
Marcia Brown  
Damian Cortez  
Ben Gumm  
Nancy Guptill  
Joyce Hall  
Lincoln Harrison  
Cheryl Hoffman  
Todd Hoffman  
Mark LaFond  
Jay MacDougal  
Sally McLaren  
Greg Norris  
Terri Raftery  
Rick Reynolds  
Ann Stevenson

If we have missed anyone, we apologize

**BOARD OF SELECTMEN**

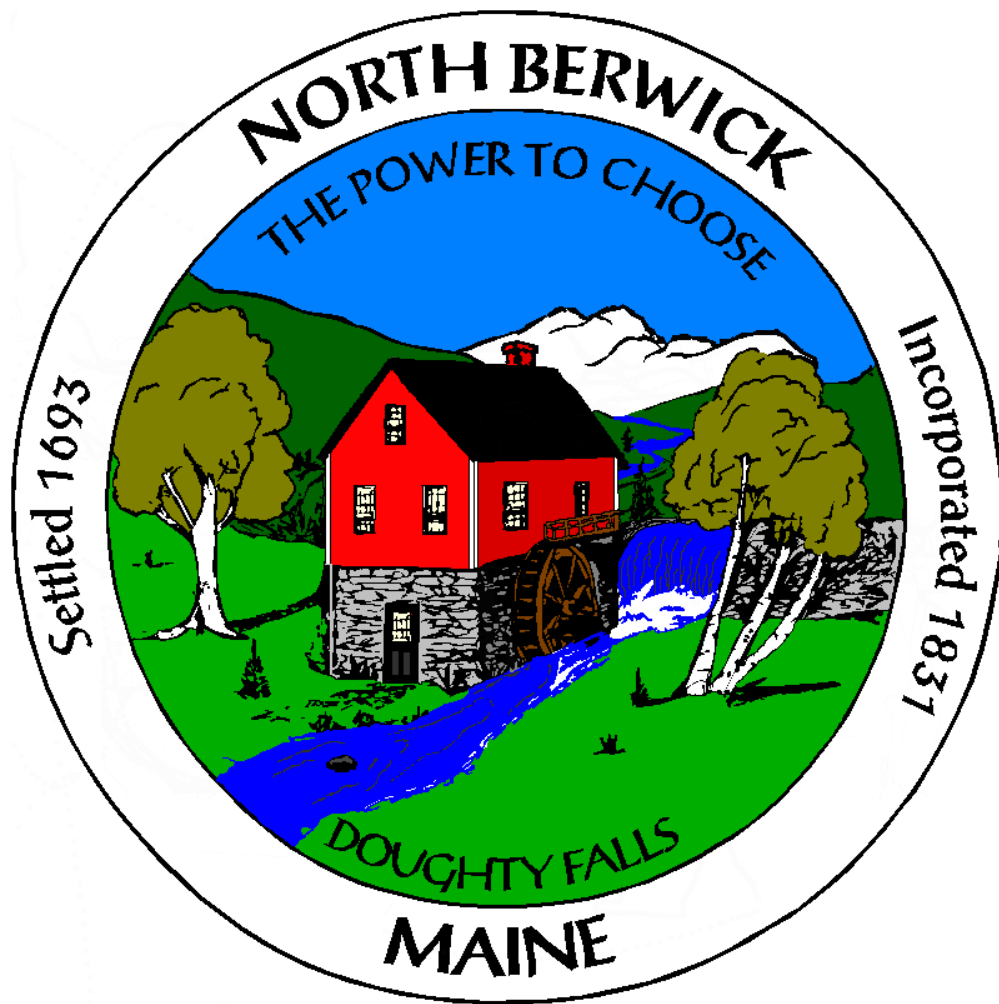
Barry Abbott  
Jay MacDougall  
Nancy Moulton  
Harland Roberts  
Anne Whitten  
Paul Danforth  
Anthony Bourbon  
Gregg Drew  
Elaine Folsom

Dwayne Morin, Town Manager



# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**INTRODUCTION  
&  
CITIZEN PARTICIPATION**



## **INTRODUCTION**

### **Why the update to the Plan?**

The impetus for the plan update was Maine's 1988 Growth Management Law and subsequent changes, The Comprehensive Planning and Land Use Regulation Act, 30 MRSA § 4960. In 1989, North Berwick was one of the towns designated by the Maine Office of Comprehensive Planning as a Round 1, Tier 1 town. This required the town to have a plan in place in conformance to ten state goals. North Berwick has had 2 plans in the past, 1984 and 1990. It has been 18 years since the Plan has been updated.

### **What is the Comprehensive Plan?**

A comprehensive plan is a guide for managing town affairs in the future. A plan provides both a blueprint of what the town wishes to be and recommendations for following this blueprint. More specifically, a comprehensive plan serves the following functions:

- 1 It serves as a legal foundation for the town's zoning regulations and other ordinances, and for revisions to these ordinances. State law requires all zoning ordinances to be based on an up-to-date comprehensive plan: any legal challenge to zoning provisions will be based primarily on whether the provisions are consistent with the town's Comprehensive Plan.
- 2 It sets forth a coordinated strategy for the town's future, based on the desires of the citizens and on an assessment of current conditions and anticipated needs.
- 3 It offers guidance to town boards, committees and other decision makers by providing a set of voter approved goals, policies and recommended implementation steps.
- 4 It serves as a framework for fiscal planning and for developing a capital improvement program.
- 5 It provides a forum for ongoing public discussions about the community's future.
- 6 It summarizes and analyzes background information on the town's natural, fiscal and economic resources, its facilities and services, and its growth and land use trends.

Although the Comprehensive Plan must be approved at Town Meeting, it is not an ordinance or regulatory document. Recommendations are made for zoning revisions and capital investments, but these items require consideration and approval at subsequent Town Meetings before they can actually go into effect.

Neither is the Comprehensive Plan a document set in stone. It is intended to provide direction, not dictate an inflexible course of action. The Plan can be revised at any time by a Town Meeting vote. Since comprehensive planning is a process, it is recommended that the plan be reviewed and updated at least every 5 years and completely revised every 10 years to reflect new information, emerging planning issues, and changing citizen attitudes.

### **How was the Plan developed?**

A volunteer Planning Commission, appointed by the Selectman for a term necessary to complete the project, undertook the overall development and coordination of the Plan. Assistance in data collection and plan development has been provided by contractual arrangement with the Southern Maine Regional Planning Commission.

The Planning Commission has been meeting twice a month. Meeting dates were posted and every meeting has been open to the public.

Public input has been received through a town mailing, public forum and opinion box, and an information booth at the town's Celebration.

### **How is the Plan organized?**

The Plan is divided into numerous chapters. Each chapter contains relevant background inventory, state goal (Growth Management Act), North Berwick goals, policies, and implementation strategies.

The chapters are:

Citizen Participation  
Population  
Economy/Labor Force  
Housing  
Transportation  
Public Facilities and Fiscal Capacity

### **Recreation and Open Space**

Water Resources and Critical Natural Resources  
Agricultural and Forestry Resources

### **Historical and Archeological Resources**

Regional Coordination  
Land Use Plan

## **CITIZEN PARTICIPATION**

The comprehensive planning committee began their citizen participation process with a new idea: involving the children. The group asked the elementary school age children what their vision of their future town would be. The group also began asking adults their views by providing a suggestion box at the November voting polls in 2005. This box was also set out at the November 2006 election polls.

While they received many ideas in the suggestion box, the suggestions were difficult to quantify and sometimes far-fetched. So, in August of 2006, the planning committee sent out a short survey with the town newsletter. The newsletter reaches those people in the N. Berwick 03906 zip code. 2000 newsletters with surveys were mailed to all the post office receptacles (i.e. post office box holders, rural route 1, 2 and 3 mailboxes). Non-resident tax payers were not included – about 158 properties. Sixty-five surveys were returned, about 3.25%

Following this mailed survey, the committee developed a second survey available at a booth during the town's large 175<sup>th</sup> anniversary celebration. 102 people responded to this survey and many also located favorite natural and manmade landmarks in town on maps provided for that purpose.

Following these efforts, the committee decided to hold a “visioning” meeting in late autumn of 2006 to engage even more people in the process. About 100 people came to the supper sponsored by the American Legion and the comprehensive planning committee. After the initial presentation and explanation by the town's planner the meeting broke up into smaller groups to map out ideas. About 35 people stayed for the entire process.

Throughout the entire planning process, the committee wrote regular news articles for the town's quarterly newsletter along with occasional pieces picked up by the local free paper, the Sentinel. Much of the inventory and policy documents were also available via a link from the town's website.

Below are the results from the written survey, the anniversary survey and the visioning session:

The survey asked two statistical questions: whether or not the respondent was a year-round resident, seasonal resident or non-resident landowner and where in town (by street) did they live. The town decided not to send the survey to non-resident landowners and only two seasonal residents responded. The numbers responding to the survey did not seem to be significantly large enough to merit breaking the answers down further by the relative location of the citizens.

Here are the results:

- 1) Our town should actively protect our large open spaces, farm and forest.

Strongly agree   Agree   Feel Neutral   Disagree   Strongly Disagree

Out of 65 respondents, 87% strongly agree or agreed with this statement.

- 2) Our town should provide more public access to rivers and trails

Seventy-four percent either strongly agreed or agreed with this statement.

- 3) Our town should actively promote the village as a cultural, commercial and community focal point.

Eighty % of the respondents strongly agree/agree.

- 4) Our town needs to reduce traffic congestions

Fifty one percent strongly agreed/agreed with this statement.

The last question asked respondents to describe their vision of the perfect town. The question stated: #5 How would you like to be able to describe North Berwick ten years from now? (Describe your vision of the perfect town)

This question generated a long list of various visions. Qualities or descriptions that were often repeated included: “ small, quiet, pastoral, rural, safe, minimal growth with small town atmosphere, a good place to raise kids; land preserved, no chain businesses or big box stores; A restored, thriving downtown, beautiful, walkable.”

Each of the other four questions also contained open ended follow up statements to encourage residents to think about how to obtain their vision.

These more open-ended statements generated a long list of suggestions. Oft-repeated suggestions of places to protect include: Bauneg Beg Mountain and surrounding areas, large open spaces, farms and forest, historical buildings, river ways, particularly the Great Works River, and wetlands, the mill field.

When asked what areas the residents would like to have access to frequent responses included: river walk ways, especially close to downtown, walking and biking trails, Bauneg Beg Lake for swimming as well as boat access.

Suggestions for how to promote the village as a cultural, commercial and community focal point included: developing the old mill, promoting small businesses, no chains; more festivals, parades, art shows, concert series, and other community functions, no ugly, tacky businesses or fast food franchises, better sidewalks.

Traffic was not seen as an overwhelming problem, though the noise of large trucks coming through town and rush hour traffic from Pratt & Whitney were areas of focus in the question regarding traffic improvements.

#### #175<sup>th</sup> Anniversary Booth

The survey at the anniversary booth included 8 questions. The group devised questions they hoped would be provocative enough to engage folks passing by and yet also informational in several different areas of interest to the committee: land use, transportation, business development, town service development, and environmental protection. Each N. Berwick resident was given four stickers with which to vote, two “yes” stickers and two “no” stickers. They did not have to use all their stickers. Here are the results:

1. Jake brakes should be banned in the village: 29 yes 0 no
2. More drive-through franchises in town: 2 yes 73 no
3. Maintain classic New England character: 51 yes 1 no
4. Improve/expand walking/bike trails: 47 yes 0 no
5. Limit residential growth: 28 yes 15 no
6. Plan for future full-time fire and rescue 17 yes 8 no
7. See more small businesses in town: 52 yes 0 no
8. Farm-forest areas should be converted to residential development: 0 yes 102 no

Two very clear directions are indicated from this survey. First, farm and forest should absolutely be protected from residential encroachment, though limiting residential growth altogether was more controversial. Two, drive-through franchises need to be restricted.

Maps were also available at the booth to locate favorite landmarks, both natural and man-made. If an individual saw their favorite spot already marked, they may not have added a pin. However, a few spots were marked more than once. The buildings that received multiple ‘hits’ were the old mill and the Hurd Manor. The Hurd manor is being beautifully renovated now. The mill currently has a prospective buyer to renovate the building and create low-income, senior housing.

The green spaces that received multiple ‘hits’ were: the sheep farm behind the Hurd School, the view of Mt. A. on Rt. 4 from S. Berwick, Bauneg Beg Pond and the Great Works River. The policies in our plan need to address protection of these four areas.

#### **The visioning meeting of 11/11/06**

After a great supper sponsored by the American Legion and a basic presentation about the tasks of our comprehensive planning committee, the meeting broke up into six groups to map out specific places for new housing, new industry and commerce, new recreational zones, and new conservation areas. Our planner also asked citizens to map

their favorite rural areas, best neighborhoods, and other built features, as well as their favorite scenic and natural areas.

The visioning meeting re-confirmed a few basic tenets: The areas for conservation should focus first on a broad area including Bauneg Beg and areas in the northern section of town. Most new housing, new recreational buildings, and all commercial/industrial development should stay in the southern part of town, near the village. However, the session also revealed that the town citizens sees many areas of town, including much of the southern area as worthy of listing as their high value scenic or rural area!

One area not previously addressed is the location and type of new recreational facilities. Suggestions as to type of new facilities were: another downtown playground, an ice rink, an indoor soccer/basketball bubble, and a skate board park, as well as the previously addressed need for increased river access for kayaks and canoes.

A few people also used a survey/comment sheet on their way out. No significant new ideas were added.

### Synopsis

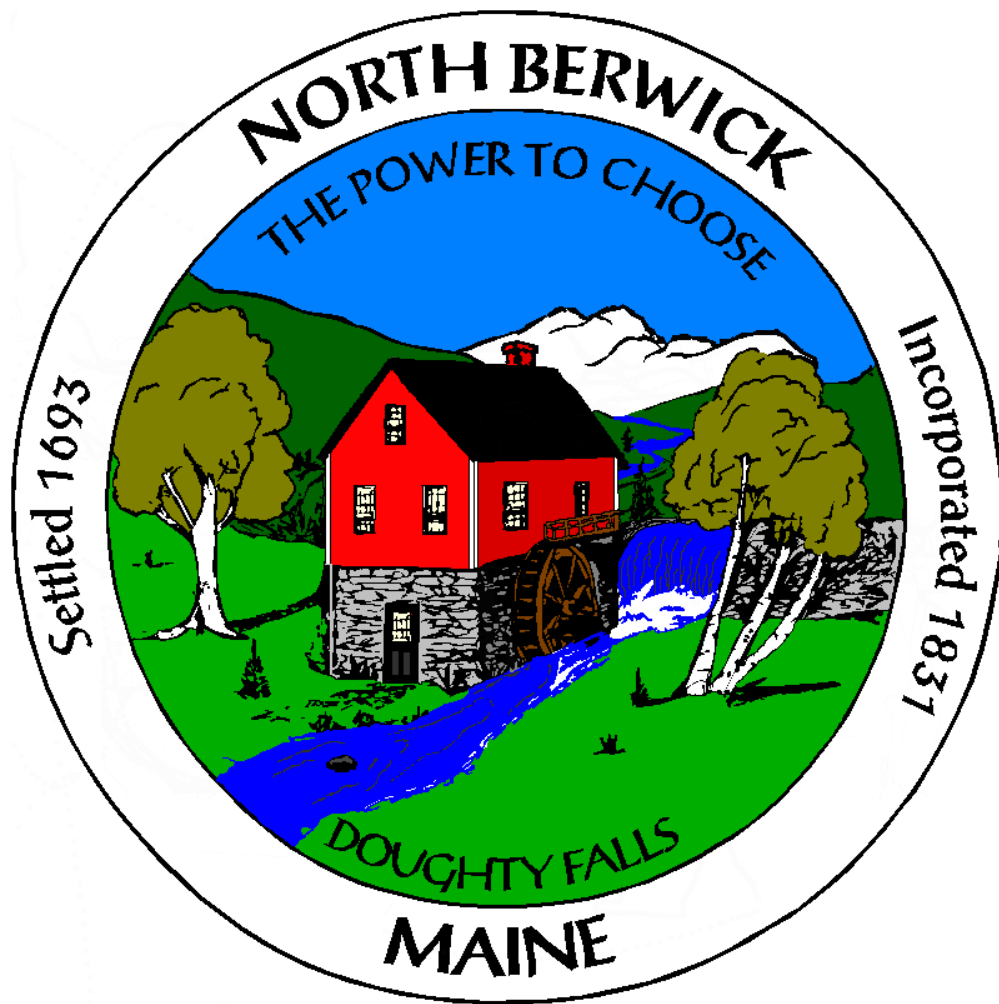
From this variety of vision gathering efforts it is clear that most citizens would like a more vibrant downtown, with increased number of commercial businesses while protecting the rural nature of the entire town.

This mirrors the vision of the 1990 comprehensive plan. Many policy recommendations are re-submittals of those ideas from the 1990 plan that remain undone. All recommendations are written with this dual purpose in mind.



# TOWN OF NORTH BERWICK, MAINE

## COMPREHENSIVE PLAN UPDATE



POPULATION



## **POPULATION INVENTORY**

This section identifies the current, past and future population trends. The primary source of data information is the 2000 United States Census. In addition, the Maine State Planning Office and the US Census have provided estimates of future population.

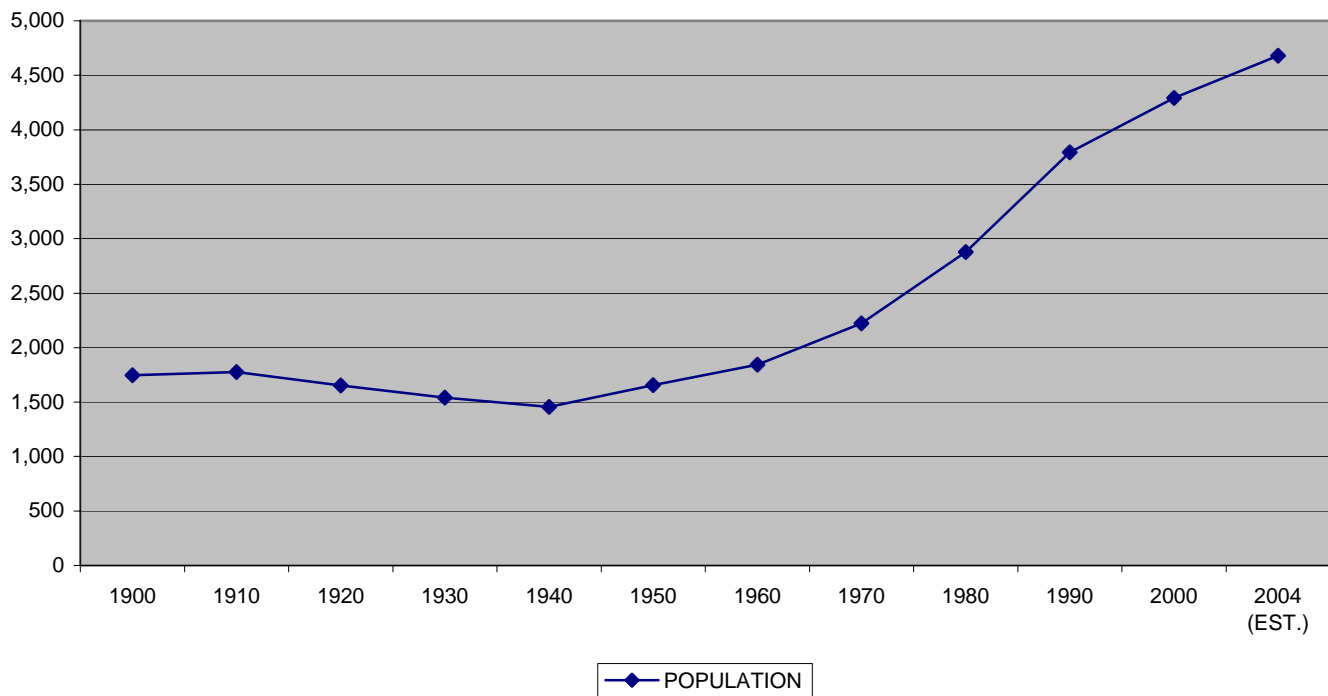
The recent upward movement of the population is in contrast to the historic downward trend from 1880 to 1940 of a declining or static population level. In this, North Berwick is typical of the rural farming towns of southern Maine, which generally reached their peaks of family farming and population during the decades before the Civil War. The gradual loss in population after the Civil War was in large part due to residents seeking employment in the newly industrializing towns of Sanford, Biddeford, Saco and the greater Portland and Boston areas and in southern New England. Another factor was the “Westward Expansion”, the drive to move out to the better farming lands of the western territories glimpsed by many Civil War veterans. Population in North Berwick was at a peak in 1850 with 1,593 residents. This number slowly declined and a low of 1,455 residents was reached in 1930. The trend of the increasing population since the 1940’s was given an initial boost during World War II when employment greatly expanded at the Portsmouth Naval Shipyard; since then it has been a result of the desire of many people to move to rural areas, stimulated by governmental programs, increased ease of commuting to jobs in the larger towns, housing prices, alternative commuting options (commuter train) and the economic security of southern Maine. Whereas the railroad during the 19<sup>th</sup> century helped depopulate rural farming towns, the personal automobile of the 20<sup>th</sup> century helped repopulate these same towns.

The number of births for 1990 to 2000 was 501 and the deaths were 352, indicating a natural increase of 149 persons. The total population increase from 1990 to 2000 was 500. These figures indicate that 351 of the new residents were a result of in-migration. The in-migration growth rate decreased from the 1980’s where 712 persons in-migrated to North Berwick. This represents a decrease of approximately 50%.

North Berwick grew from 3,793 persons in 1990 to 4,293 persons in 2000. This represents an increase of 500 persons, which comprise a growth rate of 13.18%. This growth rate was less than 50% of the growth rates from 1970-1980 and 1980-1990. US Census 2004 population estimates indicate a growth rate more similar to the ones seen from 1970-1990 as opposed to the 1990 to 2004 growth rate.

YEAR	POPULATION	NUMBER CHANGE	PERCENT CHANGE	COMPOUND ANNUAL GROWTH RATE
1900	1,748			
1910	1,777	29	1.66%	0.17%
1920	1,652	-125	-7.03%	-0.70%
1930	1,540	-112	-6.78%	-0.68%
1940	1,455	-85	-5.52%	-0.55%
1950	1,655	200	13.75%	1.37%
1960	1,844	189	11.42%	1.14%
1970	2,224	380	20.61%	2.06%
1980	2,878	654	29.41%	2.94%
1990	3,793	915	31.79%	3.18%
2000	4,293	500	13.18%	1.32%
2004 (EST.)	4,680	387	9.01%	0.90%

North Berwick Historical Population Trends 1900-2004



From 1990 to 2000 the population in North Berwick grew at a rate that was approximately similar to its' neighboring communities. Of the five contiguous communities, Wells grew at the highest rate (21%) and Sanford grew at the lowest rate (2%). North Berwick grew at the median rate for these communities (13%). US Census estimates for 2004 indicate that North Berwick has grown at the second highest rate for these communities.

### North Berwick and Surrounding Communities Population Change 1990-2004

	Change 1990-2000					Change 2000-2004			
	1970	1980	1990	2000 Number	Annual % Growth Rate	2004 (est.)	Number	Annual % Growth Rate	
Berwick	3,156	4,149	5,995	6,353	358	0.6%	7,139	786	3.1%
Lebanon	1,983	3,234	4,263	5,083	820	1.9%	5,480	397	2.0%
North Berwick	2,224	2,878	3,793	4,293	500	1.3%	4,680	387	2.3%
Sanford	15,812	18,020	20,463	20,806	343	0.2%	21,440	634	0.8%
South Berwick	3,488	4,046	5,877	6,671	794	1.4%	7,263	592	2.2%
Wells	4,448	6,719	7,778	9,400	1,622	2.1%	10,030	630	1.7%
York County			166,225	188,119	21,894	1.3%	200,359	12,240	1.6%
Maine	994,000	1,125,000	1,227,928	1,274,973	47,045	0.4%	1,317,253	42,280	0.8%

As the population grows in North Berwick and the surrounding communities, population densities increase. With the exception of Sanford, population densities in North Berwick and the surrounding communities increased between approximately 20-30%. North Berwick's persons per square mile increased from 99 to 112.1 persons, an increase of 23.4%).

#### Population Density Growth 1990 - 2004

	Square Miles	Persons per Square Mile			% Growth 1990-2004
		1990	2000	2004 (est.)	
Berwick	37.1	161.6	171.2	192.4	19.1%
Lebanon	54.7	77.9	92.9	100.2	28.5%
North Berwick	38.3	99.0	112.1	122.2	23.4%
Sanford	47.8	428.1	435.3	448.5	4.8%
South Berwick	32.2	182.5	207.2	225.6	23.6%
Wells	57.7	134.8	162.9	173.8	29.0%
Maine	30,864.6	39.8	41.3	42.7	7.3%

Population breakdowns for North Berwick from 1990 show significant shifts in population. Significant decreases can be seen in the grouping under 10 years. Conversely, population growth was seen in the age grouping from 10 to 19 years. Population decreased in the age group between 20 and 34 years. Population growth occurred in the age group 35 to 85. The population decreased slightly in the number of persons 85 years and older. The two age groups with the highest growth rates were age 50-54 years (160.6%) and age group 55-59 years (98.5%). The age groups with the lowest growth rates were age 21 (-52%) and age 30-34 (-23.2%).

#### North Berwick Population Breakdown 1990-2000

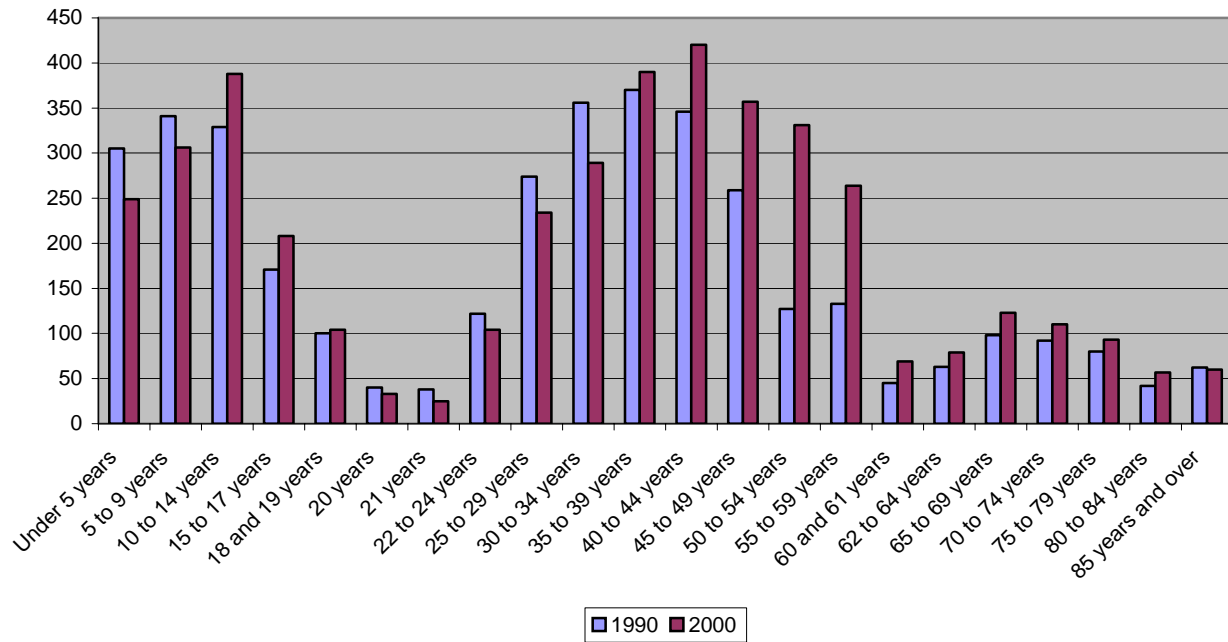
	Total 1990	Total 2000	Change	% Change
Under 5 years	305	249	-56	-22.5%

5 to 9 years	341	306	-35	-11.4%
10 to 14 years	329	388	59	15.2%
15 to 17 years	171	208	37	17.8%
18 and 19 years	100	104	4	4.0%
20 years	40	33	-7	-21.2%
21 years	38	25	-13	-52.0%
22 to 24 years	122	104	-18	-17.3%
25 to 29 years	274	234	-40	-17.1%
30 to 34 years	356	289	-67	-23.2%
35 to 39 years	370	390	20	5.4%
40 to 44 years	346	420	74	21.4%
45 to 49 years	259	357	98	37.8%
50 to 54 years	127	331	204	160.6%
55 to 59 years	133	264	131	98.5%
60 and 61 years	45	69	24	53.3%
62 to 64 years	63	79	16	25.4%
65 to 69 years	98	123	25	25.5%
70 to 74 years	92	110	18	19.6%
75 to 79 years	80	93	13	16.3%
80 to 84 years	42	57	15	35.7%
85 years and over	62	60	-2	-3.3%

North Berwick's changing population characteristics reflect State and national trends. The biggest trend is the aging of the population as the baby boomer generation continues to age. In addition, with advances in the medical field people are generally living longer. North Berwick's middle age population grew significantly. The age group with largest population growth was from age 50 to 61. Population grew overall from age 62 and older. The only age group under 35 that grew was from ages 10 to 19.

There are several impacts to the existing characteristics of the population. The first is that the age group that grew the most will be moving from middle age into retirement age and becoming senior citizens. This growth will have a significant impact on the demand for medical and municipal services and create a need for additional housing options. The small growth bubble of students 10 to 17 will be graduating from high school and be replaced by an age group that showed significant decreases. Unless augmented by in-migration this will have significant impacts on educational expenditures and facilities. Lastly, the age group that showed the most significant decline, from age 20 to 34, will be moving from early adulthood to the middle age years. This will also have significant impacts on municipal services and the social fabric of the community unless augmented by in-migration.

Age Distribution 1990-2000



From 1990 to 2000 there was a significant decrease in seasonal population as it dropped from 171 persons to 118 persons (31% decrease). The likely cause of this was the conversion of rental and seasonal properties in response to rising housing prices and costs.

Seasonal Population	1990	2000
Total:	171	118
For rent	28	5
For sale only	19	6
Rented or sold, not occupied	9	9
For seasonal, recreational, or occasional use	89	76
For migrant workers	0	0
Other vacant	26	22

Maine State Planning Office population estimates indicate that population will increase from 4,303 in 2000 to 4,927 in 2015. This represents an increase of 624 persons (+14.5%). This growth rate is consistent with the growth rate that was seen from 1990-2000. Most significantly, these estimates show a decrease in growth in persons under 45 and an increase in persons 45 and older. This is consistent with State and national population trends towards a “graying” of the population.

	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
North Berwick	3,808	4,303	4,358	4,411	4,461	4,508	4,554	4,598	4,639	4,678	4,718	4,758	4,798	4,830	4,865	4,897	4,927
	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
0-4	307	243	244	243	242	240	239	238	238	238	238	239	239	240	239	240	239
5-17	851	903	890	875	860	847	834	822	811	800	793	789	788	790	796	801	808
18-29	569	503	509	518	527	535	543	551	558	566	571	572	569	565	559	550	542
30-44	1,077	1,094	1,086	1,076	1,063	1,051	1,037	1,020	1,005	990	977	971	974	983	996	1,011	1,019
45-64	623	1,110	1,178	1,246	1,314	1,379	1,443	1,506	1,563	1,610	1,656	1,697	1,729	1,737	1,742	1,745	1,751
65-79	271	330	331	332	334	336	337	341	343	352	360	367	375	392	410	428	446
80+	110	120	120	121	121	120	121	120	121	122	123	123	124	123	123	122	122

From 1990 to 2000 North Berwick's population growth rate essentially mirrored the growth rate of York County at 1.3%. North Berwick's population growth rate at 2.3% exceeded York County's growth rate of 1.6% from 2000 to 2004. According to State Planning Office population estimates this disparity in growth rates is expected to continue in 2010 and 2020. North Berwick's growth rate is expected to exceed the regional growth rate by 5.9% in 2010 (21.2% versus 15.3%) and 13% by 2020 (41.3% versus 28.3%).

This trend indicates that there will be continued residential growth in North Berwick and the region. Local and regional population trends indicate that these population trends will be greater than State averages. Most notably the trends indicate that North Berwick will account for a larger percentage of the future population growth. There are a number of factors, which contribute to this trend—increasing housing costs in coastal communities, available land, desirability of the community.

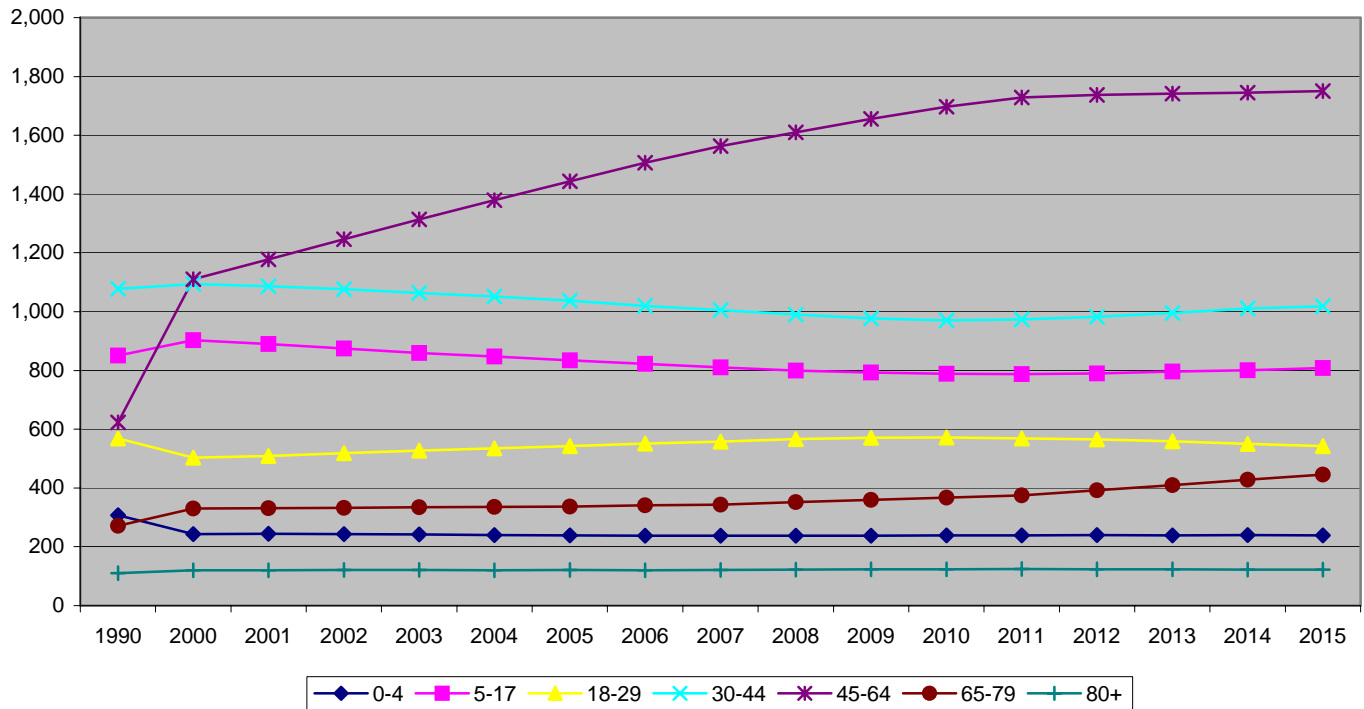
	1990	2000	2004	2010	2020	Growth Rate 2000-2010	Growth Rate 2000-2020
North Berwick	3,793	4,293	4,666	5,201	6,068	21.2%	41.3%
York County	166,225	188,119	200,359	216,853	241,286	15.3%	28.3%
Maine	1,231,719	1,277,393	1,317,253	1,363,966	1,415,497	6.8%	10.8%



## Households

All the residents of North Berwick are included in a household. These households range in size from one to seven or more and contain related and unrelated persons. With the exception of the nursing home in North Berwick, institutional populations are not a factor in North Berwick.

Population by Age Projections to 2015



The number of persons per household increased in households with three persons or less and decreased in households with four to six persons. This is consistent with current trends towards families having less children and increases in single parent households. The one exception is the increase in households with seven persons or more.

In 1990 and 2000 North Berwick had a higher number of persons per household than regional or State figures. In 1990 the number of persons per household exceeded York County by .29 persons and exceeded the State by .36 persons. This number had shrunk slightly in 2000 where North Berwick exceeded York County by .2 persons and exceeded the State of Maine by .28 persons.

### **Persons per Household 1990-2000**

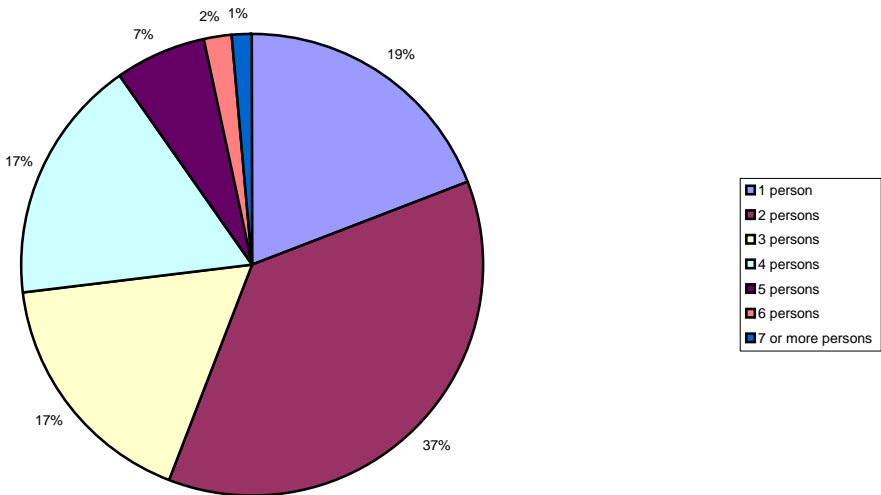
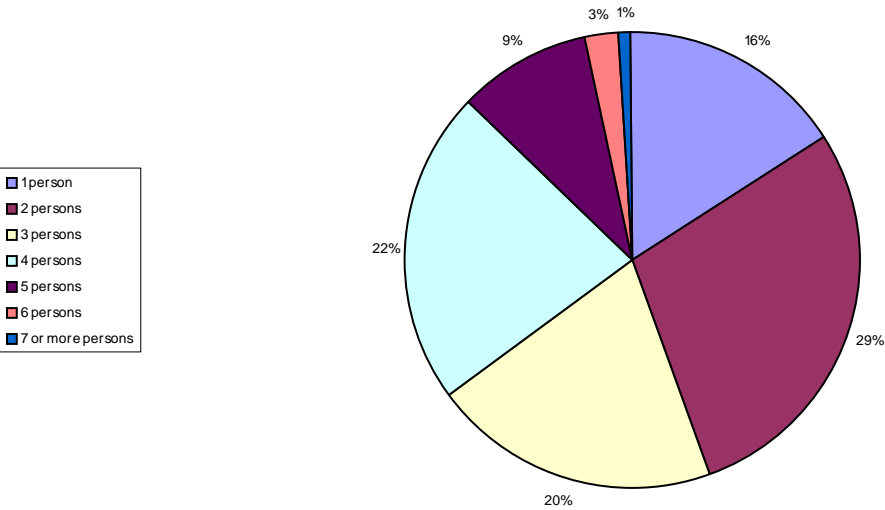
	1990	2000
<b>North Berwick</b>	<b>2.92</b>	<b>2.67</b>
<b>York County</b>	<b>2.63</b>	<b>2.47</b>
<b>Maine</b>	<b>2.56</b>	<b>2.39</b>

### North Berwick Household Size Comparison 1990-2000

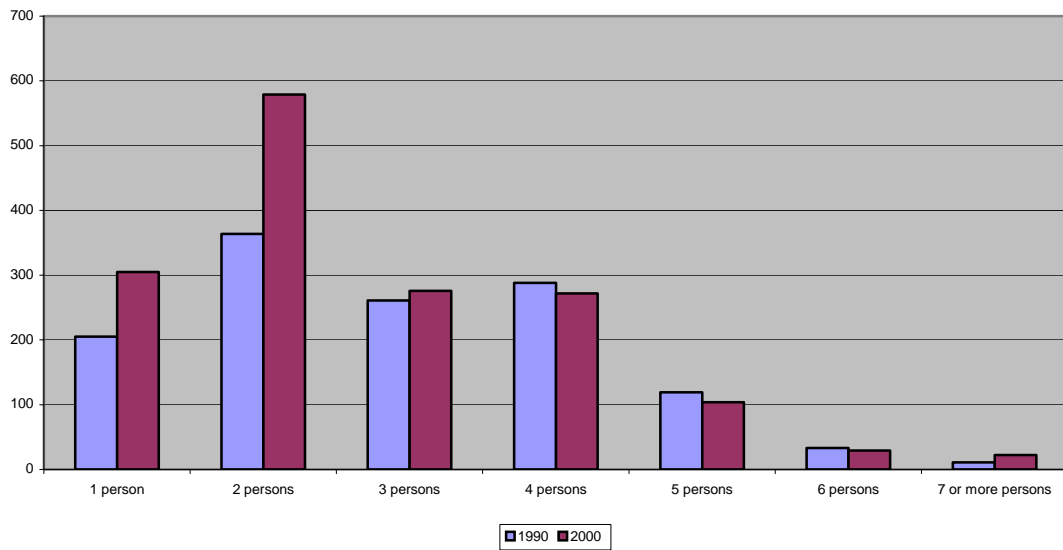
	1990	2000
1 person	205	305
2 persons	364	579
3 persons	261	276
4 persons	288	272
5 persons	119	104
6 persons	33	29
7 or more persons	11	22
	1281	1587

	1990	2000
1 person	16.0%	19.2%
2 persons	28.4%	36.5%
3 persons	20.4%	17.4%
4 persons	22.5%	17.1%
5 persons	9.3%	6.6%
6 persons	2.6%	1.8%
7 or more persons	0.9%	1.4%

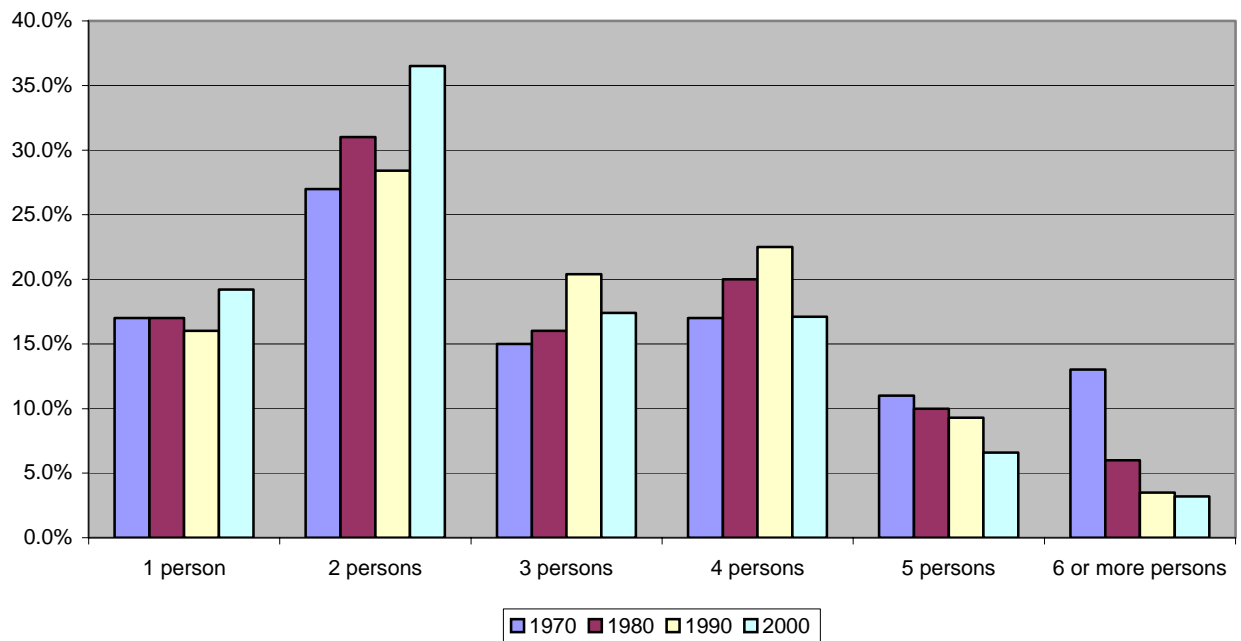
North Berwick Persons Per Household 1990 and 2000



**Households by Number of Occupants 1990-2000**



**Percentage of Households By Percentage 1970-2000**



Household income in North Berwick (\$46,883) is higher than that of York County (\$43,630) and the State of Maine (\$37,240). From 1990 to 2000 household income grew at a lower rate (23.9%) than York County and Maine.

#### North Berwick Household Income

	<b>Maine</b>	<b>York County</b>	<b>North Berwick</b>
1990	\$27,854	\$32,432	\$37,845
2000	\$37,240	\$43,630	\$46,883

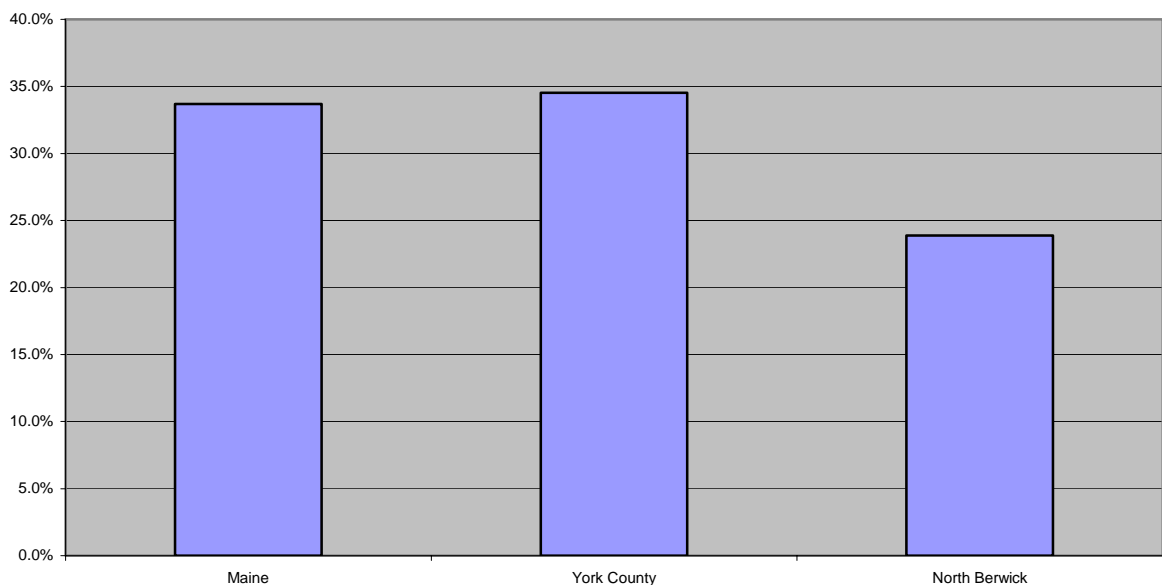
	<b>Maine</b>	<b>York County</b>	<b>North Berwick</b>
% Growth 1990-2000	33.7%	34.5%	23.9%

Per capita income in North Berwick (\$19,558) is slightly more than the State figure (\$19,533) and lower than the York County (\$21,225) figure. The growth rate was approximately the same for all three areas.

#### North Berwick Per Capita Income

	<b>Maine</b>	<b>York County</b>	<b>North Berwick</b>
1990	\$12,957	\$14,131	\$13,121
2000	\$19,533	\$21,225	\$19,558
% growth 1990-2000	50.8%	50.2%	49.1%

#### Median Household Income Percent Growth 1990-2000

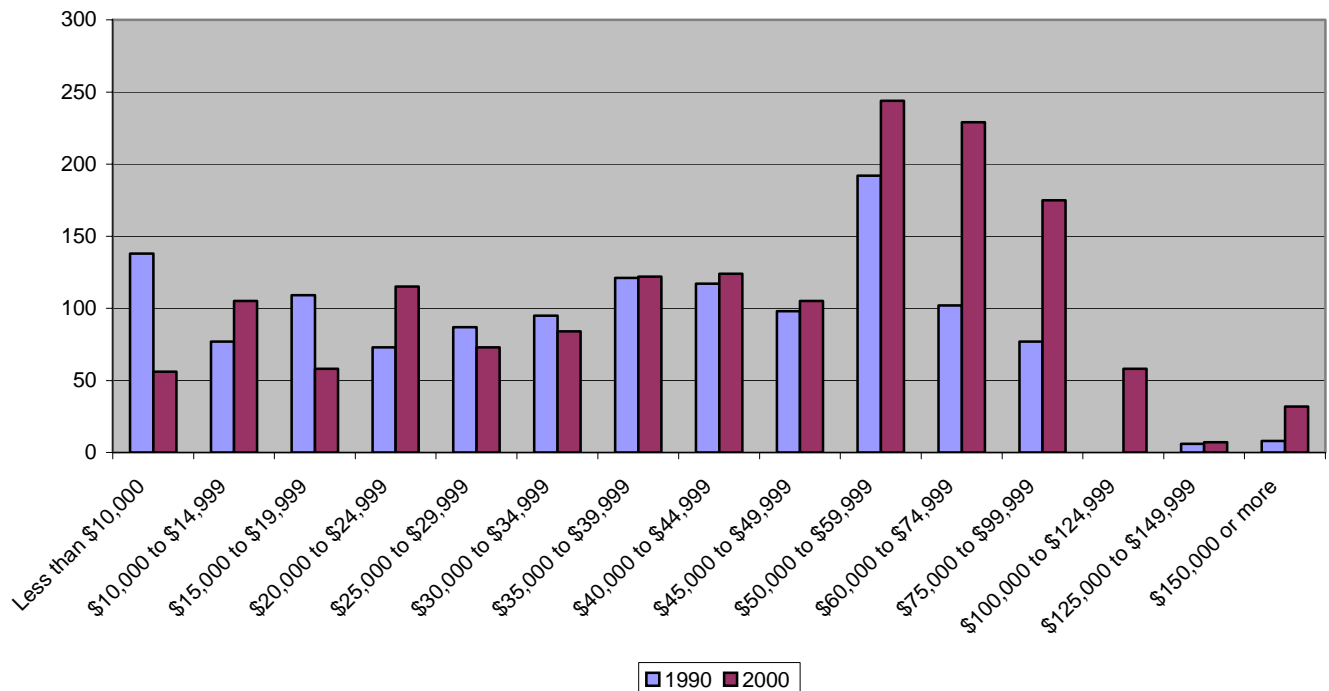


From 1990 to 2000 the income distribution in North Berwick varied in growth rates. By and large income decreased in the levels below \$35,000 and increased in the levels above \$35,000. Most notable is the increase in the number of persons in the \$10,000 to \$14,999 and \$20,000 to \$24,999 levels. Wage growth and increases in two wage earner families were the two most likely reasons for these results.

North Berwick Income Distribution 1990-2000

	1990	2000
Less than \$10,000	138	56
\$10,000 to \$14,999	77	105
\$15,000 to \$19,999	109	58
\$20,000 to \$24,999	73	115
\$25,000 to \$29,999	87	73
\$30,000 to \$34,999	95	84
\$35,000 to \$39,999	121	122
\$40,000 to \$44,999	117	124
\$45,000 to \$49,999	98	105
\$50,000 to \$59,999	192	244
\$60,000 to \$74,999	102	229
\$75,000 to \$99,999	77	175
\$100,000 to \$124,999	0	58
\$125,000 to \$149,999	6	7
\$150,000 or more	8	32

North Berwick Income Distribution 1990-2000



## **POPULATION POLICIES**

### **State Goal:**

**Encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl (Growth Management Act)**

### **North Berwick Goals – Vision for our town:**

**Manage the rate of residential and non-residential growth in a manner that maintains the Town's rural, small-town character and is consistent with the Town's ability to accommodate it.**

### **What We Have Now:**

North Berwick grew from 3,793 persons in 1990 to 4,293 persons in 2000. This represents an increase of 500 persons, which comprise a growth rate of 13.18%. Census 2004 population estimates indicate a growth rate of about 9% from the year 2000 – or a total of about 4,680 people in 2004. Housing to accommodate this growth has occurred throughout the town –the village, residential and rurally zoned areas. From 1990 to 2000, 59% of this growth occurred in the growth area. However, from 2001 – 2004 only 46% occurred in the growth area. The trend to build more housing in the rural area than in the growth area needs to be reversed.

### **Policy #1:**

The town needs to accommodate reasonable population and household growth in an orderly and efficient manner, consistent with the Town's ability to provide services to it. Growth areas should continue to be designated around the existing village, which are already served, and will most efficiently be served, by public services and infrastructure.

Action: Work with the Sanitary District to expand public sewer services to accommodate growth in any residential area zoned one acre or less. Work with the Sanitary District to clarify under what conditions sewer hookups can be made available within the current district.

Action: Create design guidelines and public investments in the downtown and growth areas to make them more "livable," with qualities such as attractive, walkable neighborhoods, street trees, sidewalks, and green spaces. This should take place in the "in-town area" that includes the commercial, limited commercial, historical and affordable housing overlay districts, as well as the growth areas of Village A, B, and Residential I. High priority should be placed on this strategy. Attractive sidewalks should be the norm in the village, not the exception. See land use policy #2 and accompanying actions for more specific recommendations for the village area.

Action: Explore the creation of a network of recreational trails to provide access from these more densely populated areas to the rural lands and parks in the town. These will help growth areas be more enjoyable.

Action: Investigate public access to the Great Works River for canoeing and kayaking from the village. This will allow the more densely populated parts of the town to enjoy some of the natural qualities of Maine so important to the character of our state.

## **Policy #2**

**The village and transitional zones, including areas currently zoned village A and village B, residential I & II, need incentives to focus growth in these areas**

Action: Encourage compact, efficient development patterns in the growth areas, researching and implementing ways to efficiently use back lots, such as cul-de-sacs, in residential areas zoned 1 acre or less.

Action: Establish a differential growth cap that establishes strict thresholds for development in the proposed rural residential and critical districts but allows more building to occur within the villages and residentially zoned areas

Action: Explore the creation of a Development Transfer Overlay District, which allows for increased density within the growth areas connected to public water. For every unit above the allowed density a fee will be charged, which will be put in an account to go towards purchasing land or development rights for open space, conservation or recreation

Action; Work with the Public water district to expand availability throughout the growth area

## **Policy #3**

**The rural area of town, zoned farm and forest need active protection to halt suburban sprawl and maintain the town's rural nature.**

Action: The differential growth cap mentioned in policy 2 limits housing in the rural areas

Action: Explore the creation of a critical rural zone with six acre zoning lots to help protect large blocks of unfragmented habitat and areas that are critical to wildlife as well as to farming and forestry.

Action: Reestablish a conservation committee to identify potential areas for conservation land and to create conservation easements throughout town.



Other specific implementation strategies to achieve population management are integral to land use policies as well. To avoid excessive repetition, please turn to the land use policies section to see more specific strategies recommended to achieve these goals.

## POPULATION IMPLEMENTATION STRATEGIES

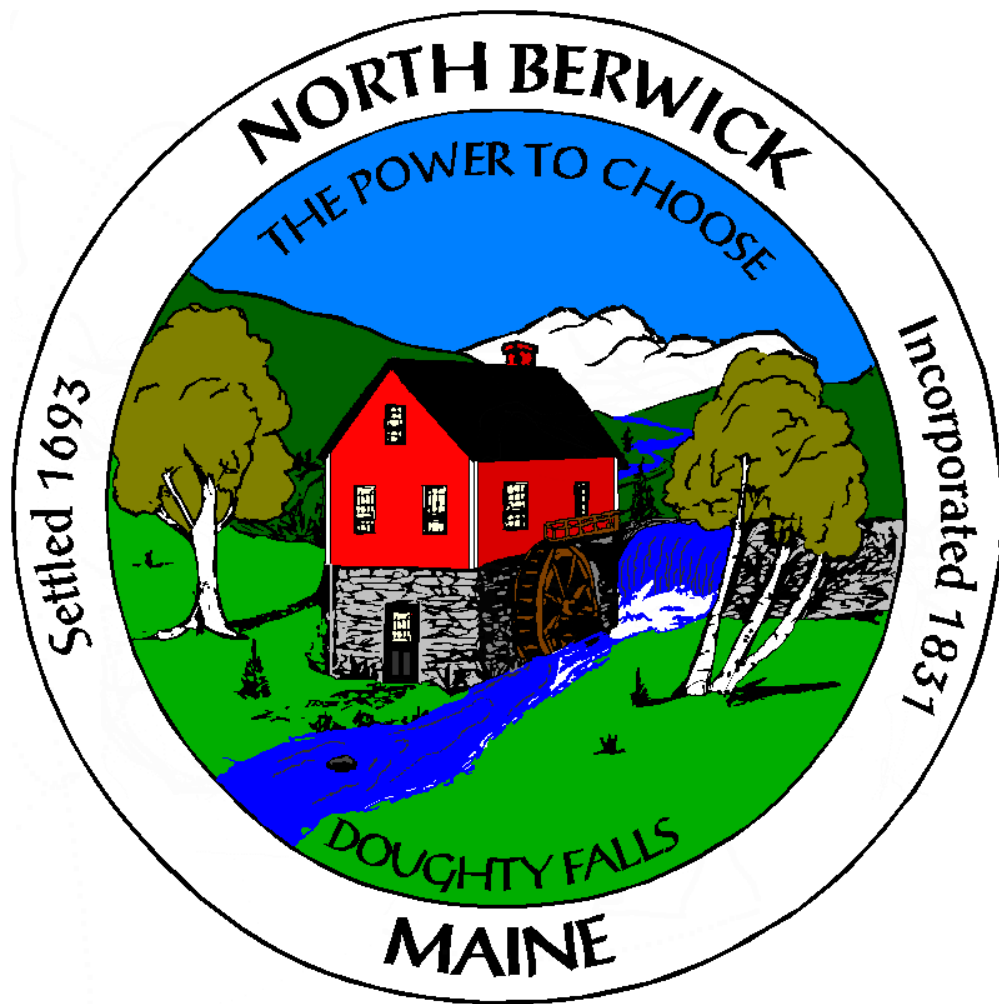
Population Policies	Responsible Party	Priority	Time Frame
<p><b>Policy #1: The town needs to accommodate reasonable population and household growth in an orderly and efficient manner, consistent with the Town's ability to provide services to it. Growth areas should continue to be designated around the existing village, which are already served, and will most efficiently be served, by public services and infrastructure.</b></p>			
<p>Action: Work with the Sanitary District to expand public sewer services to accommodate growth in any residential area zoned one acre or less. Work with the Sanitary District to clarify under what conditions sewer hookups can be made available within the current district.</p>	Board of Selectmen	Medium	4 – 7 Years
<p>Action: Create design guidelines and public investments in the downtown and growth areas to make them more “livable,” with qualities such as attractive, walkable neighborhoods, street trees, sidewalks, and green spaces. This should take place in the “in-town area” that includes the commercial, limited commercial, historical and affordable housing overlay districts, as well as the growth areas of Village A, B, and Residential I. High priority should be placed on this strategy. Attractive sidewalks should be the norm in the village, not the exception. See land use</p>	Planning Board & Board of Selectmen	Medium	4 – 7 Years

<p>Action: Explore the establishment of a network of recreational trails to provide access from these more densely populated areas to the rural lands and parks in the town. These will help growth areas to be more livable and allow all parts of town to enjoy the rural character of the town.</p>	Board of Selectmen/Parks & Recreation	Moderate	4 - 7 Years
<p>Action: Investigate providing public access to the Great Works River for canoeing and kayaking from the village or growth areas of the town. This will also help this area be more enjoyable to live in and allow all parts of the town to enjoy the natural qualities of Maine so important to the character of our state.</p>	Board of Selectmen/Parks & Recreation	Medium	4 – 7 Years
<p><b>Policy #2: The village and transitional zones, including areas zoned village A and village B, residential I &amp; II, need active promotion to focus growth in these areas</b></p>	Planning Board	High	1 – 3 Years
<p>Action: Encourage compact, efficient development patterns in the growth areas, researching and implementing ways to efficiently use back lots, such as cul-de-sacs, in residential areas zoned 1 acre or less.</p>	Planning Board	High	1 – 3 Years
<p>Action: Encourage compact, efficient development patterns in the growth areas, researching and implementing ways to efficiently use back lots, such as cul-de-sacs, in residential areas zoned 1 acre or less.</p>	Planning Board	High	1 – 3 Years
<p>Action: Explore the establishment of a differential growth cap that establishes strict thresholds for development in the proposed rural residential and critical rural area while allowing more building to occur within the villages and residentially zoned areas. (See land use Policy 4 and related actions.)</p>	Planning Board	High	1 – 3 Years

Action: Explore the creation of a Development Transfer Overlay District, which allows for increased density within the growth areas connected to public water. For every unit above the allowed density a fee will be charged, which will be put in an account to go towards purchasing land or development rights for open space, conservation or recreation	Planning Board	Medium	4 – 7 Years
Action: Work with the Public water district to expand availability throughout the growth area.	Board of Selectmen	High	1-3 yrs
Policy #3: The rural area of town, currently zoned farm and forest need active protection to halt suburban sprawl and maintain the Town's rural nature.	Planning Board	High	1-3 yrs
Action: The differential growth cap mentioned in policy 2 limits housing in the rural areas	Planning Board	High	1 – 3 Years
Action: Explore the creation of a critical rural zone with six acre zoning lots to help protect large blocks of unfragmented habitat and areas that are critical to wildlife as well as to farming and forestry.	Planning Board	High	1 – 3 Years
Action: Re-establish a conservation committee to identify potential areas for conservation land and to create conservation easements throughout town.	Board of Selectmen	Medium	4 – 7 Years

# TOWN OF NORTH BERWICK, MAINE

## COMPREHENSIVE PLAN UPDATE



ECONOMY



## **ECONOMY INVENTORY**

In today's world economies have become more dynamic and changes occur more rapidly than ever before. The old model of living and working in a community, while still an option for many today, is rapidly changing. Technological advances and increasing commuting options make it easier for individuals to work from home and yet work for institutions and businesses located in other regions or states. Given the rapid speed in which technological advances occur these opportunities will only increase in the future.

In addition, today's economy is changing and shifting. Manufacturing, particularly mature and labor-intensive industries are moving to other areas of the world where labor is much less expensive. Maine and York County has experienced some of these shifts, as there have been a number of business closures and downsizings in recent years. In many cases the manufacturing base is being replaced by retail and services industries. This shift can be seen in York County as well.

The future of York County looks bright but there are a few issues of concern. York County lies between two dynamic and growing regional economies. Portland to the north, and the greater Boston region to the south, place York County in the middle of these two growing regional economies. Technological advances have allowed many persons to be able to choose where they live and "tele-commute" to anywhere in the Country. In many cases these individuals choose to live in rural areas. York County is an appealing option for those who wish to work, play and live in a more rural area yet have access to larger more urban areas.

There are several issues of concern for the future of York County. The first is that much of its manufacturing base is contained in two businesses, Portsmouth Naval Shipyard, and Pratt & Whitney. As we learned in the most recent military base closing round (2005) if these businesses close it will have broad and significant regional impact. Another issue is that typically the wages paid by retail and service businesses are not as high as those paid by manufacturing businesses. Thus if there is a shifting of employment from manufacturing to retail and service businesses wages and income in York County may fall. Lastly, housing affordability is having, and will have, an impact on economic activity. If the employees of businesses are not able to find affordable housing it will impact the ability of businesses to grow or move into the region.

### **North Berwick Employers**

The manufacturing base in North Berwick runs the gamut from small manufacturers to major, regional employers. Pratt & Whitney is a major manufacturer of jet engine parts that is a major component of the region's manufacturing employment base. The other major manufacturer in the region is the Portsmouth Naval Shipyard that provides employment for 145 North Berwick residents. Another significant local and regional manufacturer is Hussey Seating Company. The remainder of North Berwick's manufacturing base is diversified and the businesses typically employ less than 10 persons.

The largest non-manufacturing economic sector in North Berwick is the public/governmental sector. The Town of North Berwick and the School District provides significant employment opportunities. There is also the North Berwick Nursing Home and a number of convenience stores and restaurants in North Berwick.

#### Manufacturers in North Berwick

Carpe Diem Coffee Roasting Co.  
East Coast Biologics  
Hannaford's Printing Service  
Hussey Seating Company  
JBJ Machine Co. Inc.  
Oakwoods Lumber & Logging Inc.  
Pratt & Whitney  
Putnam Lumber Company Inc.  
Traditional Woodworks Inc.

#### Significant North Berwick Employers

MSAD #60  
North Berwick Nursing Home  
Town of North Berwick

#### **Retail Sales Tax**

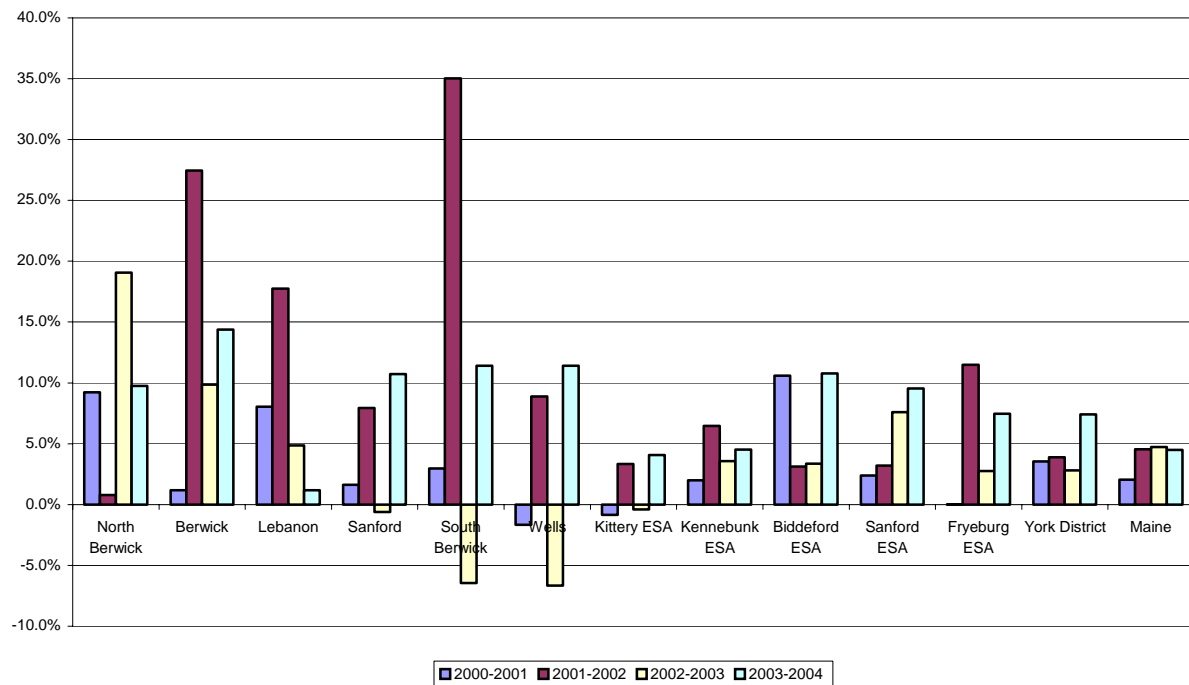
The Retail Sales Tax data provides us with a good overall picture of the economic activity that takes place in a community and region. When assessing this data several issues need to be considered. The first is that the only town specific data for North Berwick is for the total Consumer Retail Sales. Breakdowns by economic activity are unavailable due to confidentiality issues. The second issue is that the annual growth rate in smaller communities can be widely impacted by a small number of businesses and thus the growth rate can widely fluctuate.

Overall, Consumer Retail Sales tax receipts grew at a higher rate in North Berwick than those in the surrounding communities.



### Consumer Retail Sales 2000-2004

	2000-2001	2001-2002	2002-2003	2003-2004
North Berwick	9.2%	0.8%	19.1%	9.8%
Berwick	1.2%	27.4%	9.9%	14.4%
Lebanon	8.0%	17.7%	4.9%	1.2%
Sanford	1.6%	7.9%	-0.6%	10.7%
South Berwick	3.0%	35.0%	-6.5%	11.4%
Wells	-1.7%	8.9%	-6.7%	11.4%
Kittery ESA	-0.8%	3.3%	-0.4%	4.1%
Kennebunk ESA	2.0%	6.5%	3.6%	4.5%
Biddeford ESA	10.6%	3.1%	3.4%	10.8%
Sanford ESA	2.4%	3.2%	7.6%	9.5%
Fryeburg ESA	0.0%	11.5%	2.8%	7.5%
York District	3.6%	3.9%	2.8%	7.4%
Maine	2.0%	4.5%	4.7%	4.5%



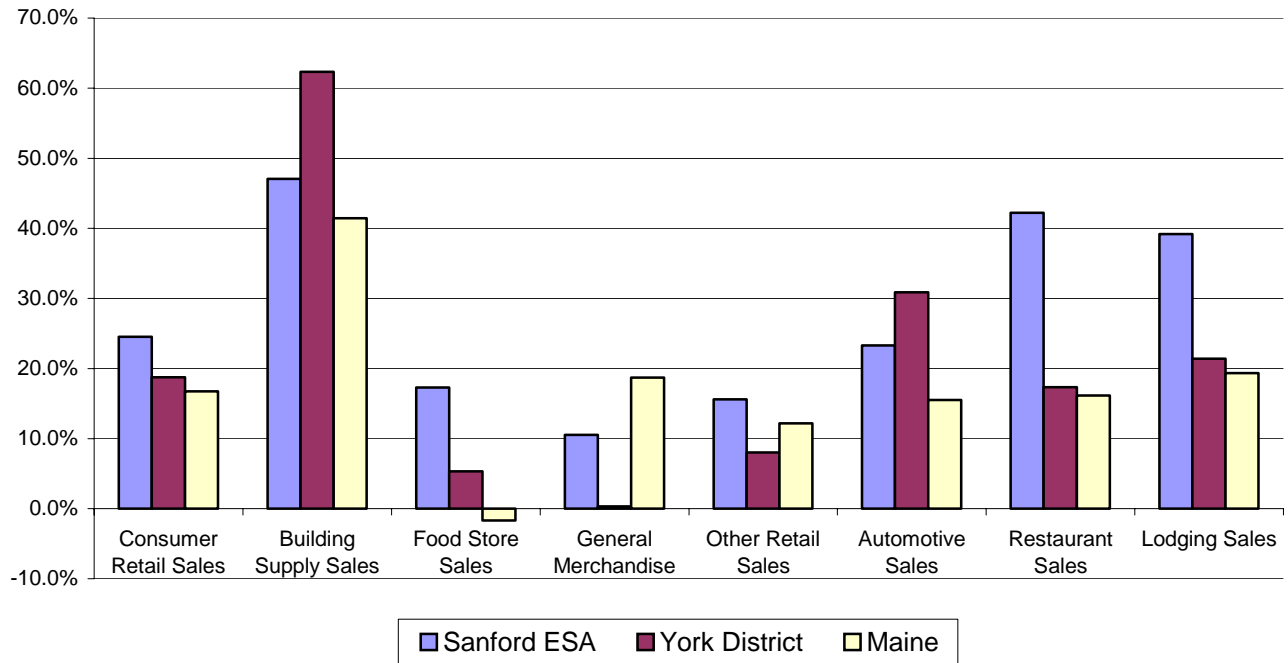
Overall, Retail Sales Tax receipts increased in every economic category from 2000 to 2004. In some instances the increases were modest and most likely due to yearly wage increases. In other instances the increases were significant and most likely due to new businesses moving into the region.

	Consumer Retail		Building Supply		Food Store	
	Sales		Sales		Sales	
	2000	2004	2000	2004	2000	2004
Sanford ESA	\$256,809,000	\$319,819,000	\$48,602,000	\$71,467,000	\$41,841,000	\$49,076,000
York District	\$1,438,175,000	\$1,708,159,000	\$162,147,000	\$263,214,000	\$168,587,000	\$177,558,000
Maine	\$12,165,700,000	\$14,200,882,000	\$1,664,894,000	\$2,354,879,000	\$1,330,256,000	\$1,307,618,000

	General		Other Retail		Automotive	
	Merchandise		Sales		Sales	
	2000	2004	2000	2004	2000	2004
Sanford ESA	\$60,111,000	\$66,428,000	\$17,339,000	\$20,041,000	\$58,104,000	\$71,632,000
York District	\$270,149,000	\$271,005,000	\$163,949,000	\$177,066,000	\$275,599,000	\$360,625,000
Maine	\$2,535,876,000	\$3,010,493,000	\$1,429,986,000	\$1,604,352,000	\$3,248,452,000	\$3,751,847,000

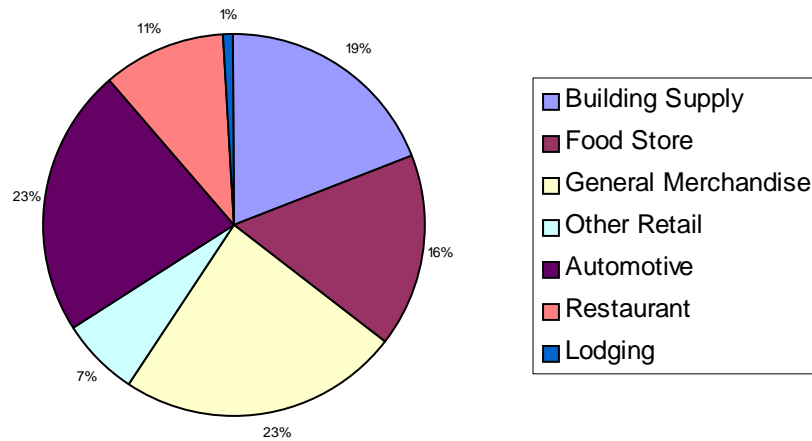
	Restaurant		Lodging	
	Sales		Sales	
	2000	2004	2000	2004
Sanford ESA	\$27,064,000	\$38,481,000	\$1,936,000	\$2,695,000
York District	\$255,078,000	\$299,263,000	\$131,315,000	\$159,428,000
Maine	\$1,477,657,000	\$1,716,220,000	\$450,596,000	\$537,771,000

Change in Taxable Retail Sales by Store Type Group 2000-2004

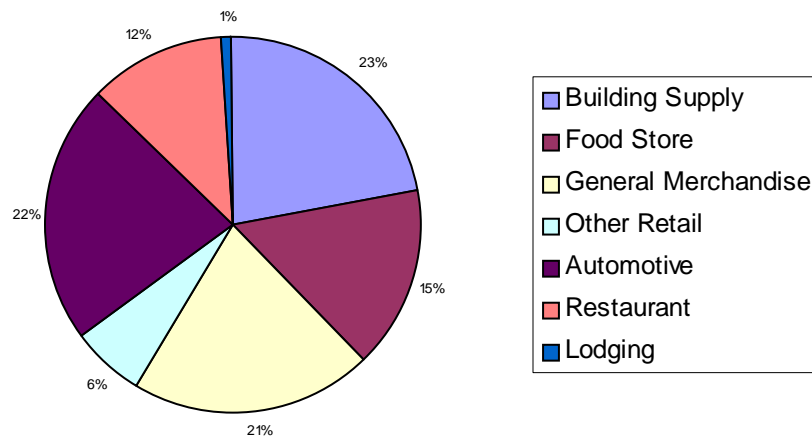


From 2000 to 2004 the structure of the Consumer Retail Economy saw few or moderate changes. The most significant change was in the Building Supply sector, which increased from 19% to 23%. The only other sector that experienced a change of more than 1% was General Merchandise, which fell from 23% to 21%. The significance to this change is that General Merchandise fell from being tied for the highest percentage to being the third highest percentage.

**Structure of the Consumer Retail Economy 2000**



**Structure of the Consumer Retail Economy 2004**

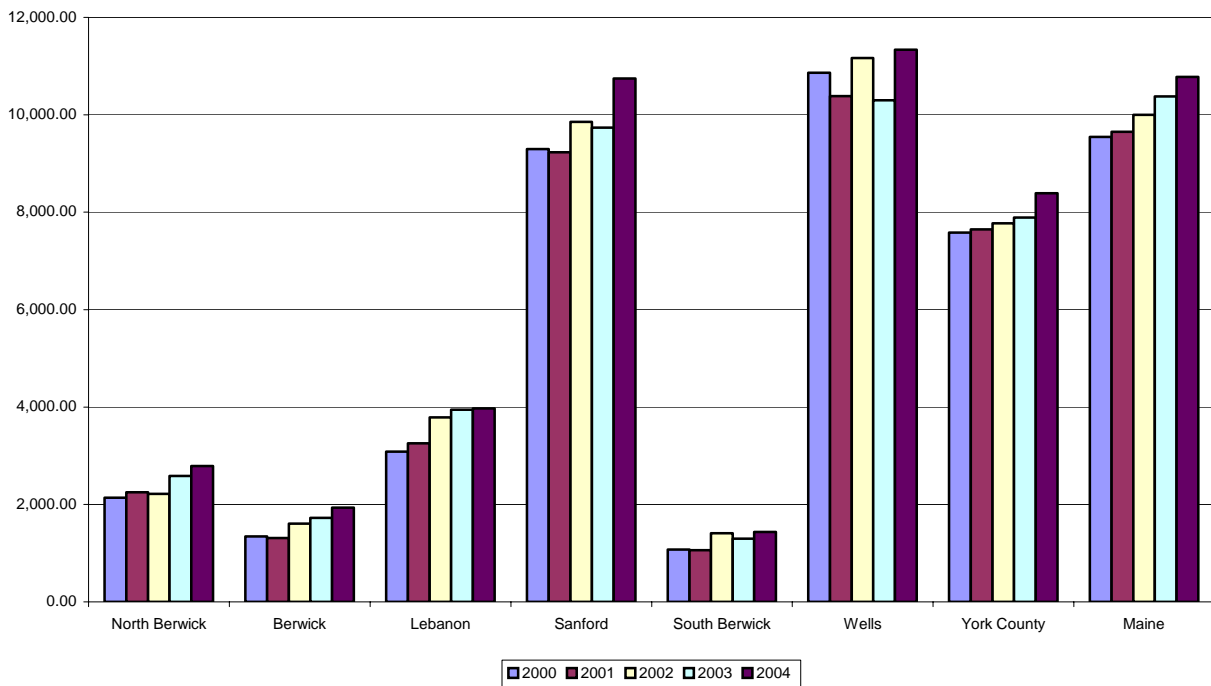


A good overall indicator of the amount of income or spending power that stays in the community is the Consumer Retail Sales per capita. This figure is derived by dividing the Total Consumer Retail Sales by the community's population. If a community population is purchasing goods within a community, or importing sales from residents outside of a community, we would expect to see per capita sales levels at or above the Maine per capita level.

Overall, North Berwick captures about one fifth of its potential sales. This is an indicator that a significant portion of North Berwick residents are making purchases outside of the community. Of the neighboring communities, only Sanford and Wells meet or exceed the State average. This is not surprising as Sanford is the economic hub for the region and Wells has a strong seasonal economic base. It should be remembered that few communities in Maine meet or exceed their potential sales. The communities that achieve these levels either have significant concentrations of retail activity or have very significant seasonal economic activity.

#### Consumer Retail Sales Per Capita

	2000	2001	2002	2003	2004
North Berwick	2,141.93	2,254.85	2,221.75	2,585.14	2,787.08
Berwick	1,343.07	1,314.56	1,611.04	1,728.64	1,936.60
Lebanon	3,086.60	3,255.10	3,789.01	3,945.51	3,969.26
Sanford	9,293.14	9,231.36	9,856.03	9,733.30	10,749.05
South Berwick	1,079.39	1,066.55	1,414.44	1,299.50	1,436.58
Wells	10,861.78	10,385.71	11,168.21	10,302.66	11,334.72
York County	7,583.40	7,649.20	7,775.25	7,892.22	8,386.91
Maine	9,542.30	9,647.92	9,999.74	10,379.75	10,780.68



## Non-Farm Wage and Salary Employment 2000

	Sanford LMA	%	Biddeford LMA	%	Kittery-York LMA	%
Manufacturing	5090	33.7%	6120	19.6%	980	6.3%
Construction	590	3.9%	1100	3.5%	660	4.2%
Transportation & PU	250	1.7%	690	2.2%	160	1.0%
Wholesale Trade	490	3.2%	890	2.9%	450	2.9%
Retail Trade	2790	18.5%	7920	25.4%	3710	23.9%
Finance, Insurance, RE	330	2.2%	970	3.1%	280	1.8%
Services & Mining	3330	22.1%	10300	33.0%	3600	23.2%
Government	2230	14.8%	3210	10.3%	5700	36.7%
	15100		31200		15540	

### Future Economic Growth Projections:

The overall economy of York County is projected to grow over the next 10 years. However, there will be changes in the specific economic sectors over this time period. Most likely, these changes will reflect those changes occurring in the national economy. The most notable trend is the decrease in manufacturing employment and the increase in retail and services employment. This trend has occurred over the last 10 years and is predicted to occur over the next ten years. Within the services sector the sub-sector expected to significantly grow is the health services sector. This is primarily due to the aging of the population.

## **LABOR FORCE INVENTORY**

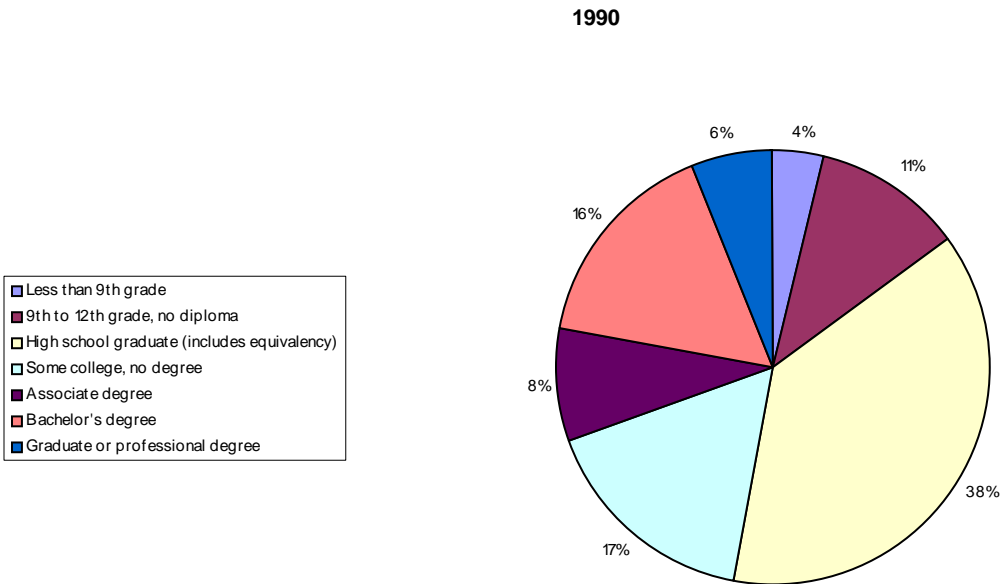
### **Education:**

The number of persons in North Berwick without a high school diploma decreased from 1990 to 2000. Notably, the number of persons with some college or an Associate degree increased significantly from 1990 to 2000. The number of North Berwick residents with a Bachelor degree decreased from 1990 to 2000. Two notable trends are evident. The first is the significant decrease in the number of persons not receiving a high school diploma. The second is the increase in the number of persons with some college training. This is most likely due to the start up of the York County Community College in this time period.

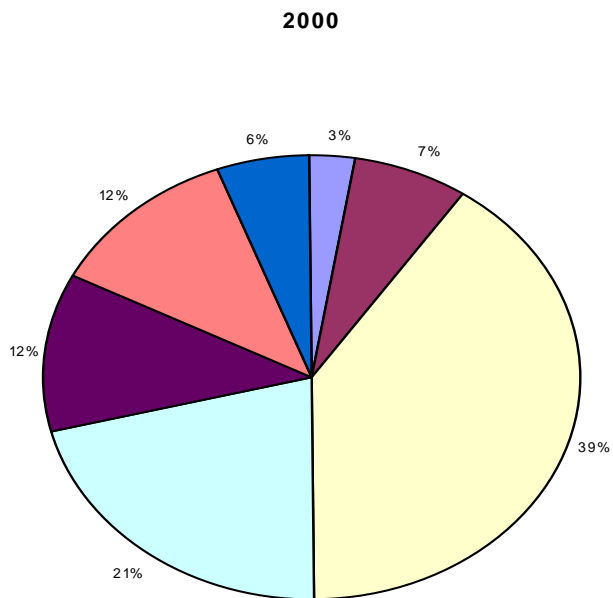
#### North Berwick Educational Attainment 1990-2000

	1990
Less than 9th grade	101
9th to 12th grade, no diploma	292
High school graduate (includes equivalency)	991
Some college, no degree	438
Associate degree	219
Bachelor's degree	424
Graduate or professional degree	161
Total	2626
	2000
Less than 9th grade	82
9th to 12th grade, no diploma	194
High school graduate (includes equivalency)	1151
Some college, no degree	611
Associate degree	337
Bachelor's degree	338
Graduate or professional degree	162
Total	2875

## North Berwick Educational Attainment 1990



## North Berwick Educational Attainment 2000





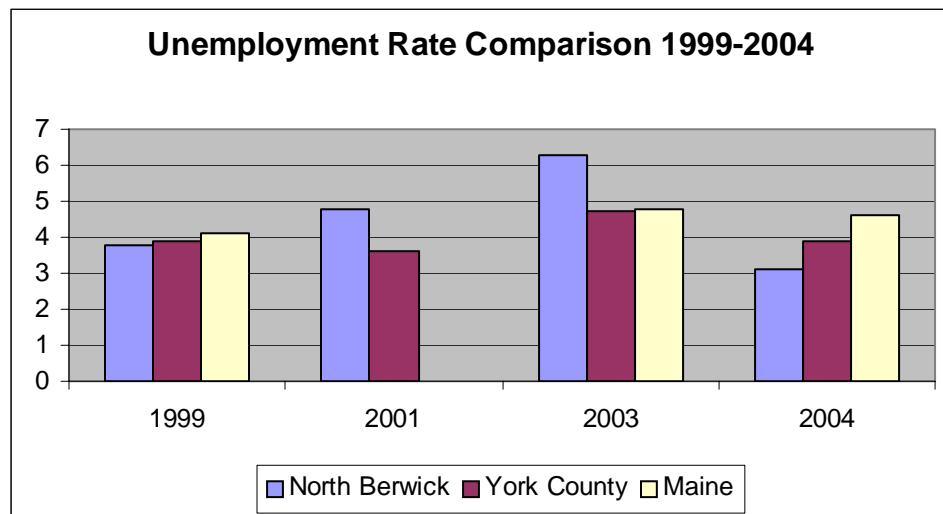
Unemployment rates have varied in North Berwick over the past five years. In some years they have been lower than those of York County and Maine. While in other years the unemployment rate has been higher than those of York County and Maine. This is more a function of the business cycle in the region than of local reasons.

Unemployment Rates 1999-2004				
	1999	2001	2003	2004
North Berwick	3.8	4.8	6.3	3.1
York County	3.9	3.6	4.7	3.9
Maine	4.1	4.0	4.8	4.6

### **Employment:**

Both the federal government and the State of Maine provide data on employment activity at the Town level. The data that is provided by the US Census details, on a self-reported basis, information on where people work. This employment activity takes place both within and outside the community. The data from the State of Maine (and the US County Business Patterns) is reported by businesses and thus details employment levels within a community. Taken as a whole both provide a good picture of employment levels and activity within a community.

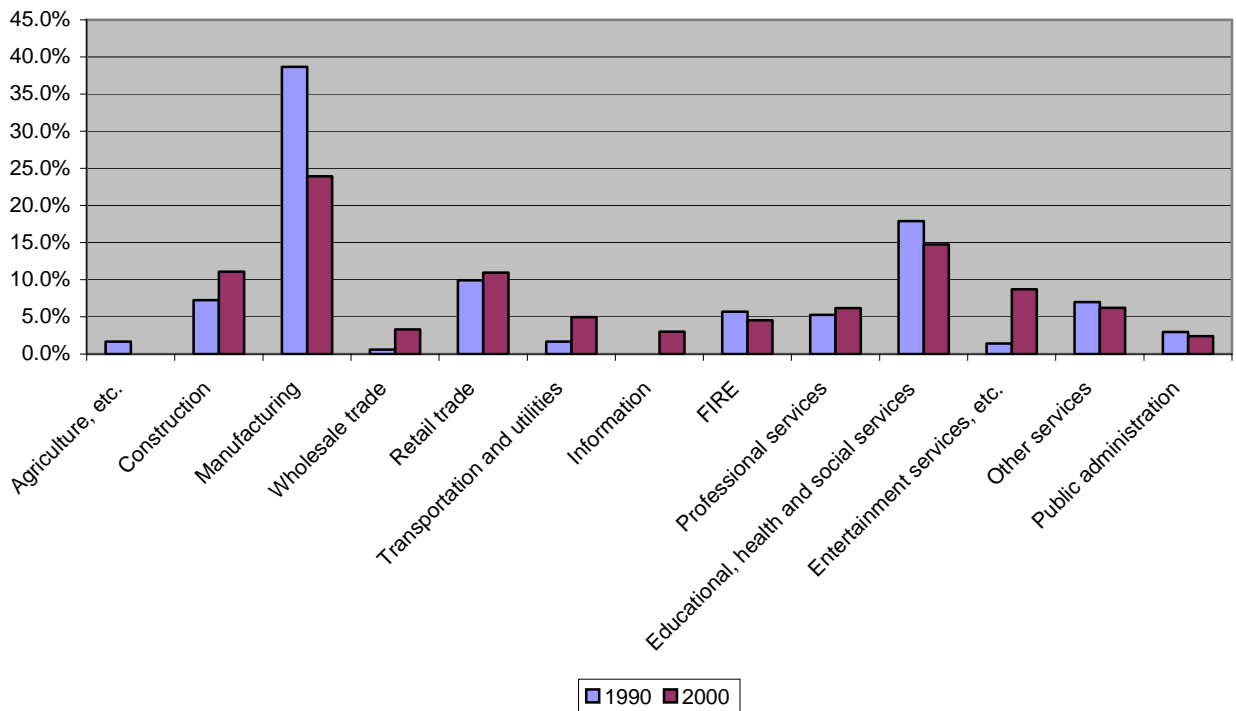
Residents of North Berwick are employed in a wide variety of businesses. There have



been a number of employment shifts from 1990 to 2000. Manufacturing employment has decreased by approximately 15% from 1990 to 2000. Construction employment has increased by approximately 4% during this time period. The two areas that have seen employment decreases are Finance, insurance and real estate and public administration. As a whole this mirrors State and national trends of decreases in manufacturing employment and increases in retail and service employment. The housing climate has led to increases in construction employment.

### North Berwick Employment by Sector 1990-2000

	1990	2000
Agriculture, forestry, fishing and hunting, and mining:	1.7%	0.0%
Construction	7.2%	11.1%
Manufacturing	38.7%	23.9%
Wholesale trade	0.6%	3.3%
Retail trade	9.9%	11.0%
Transportation and warehousing, and utilities:	1.7%	4.9%
Information	0.0%	3.0%
Finance, insurance, real estate and rental and leasing:	5.7%	4.5%
Professional, scientific, management, administrative, and waste management services:	5.3%	6.2%
Educational, health and social services:	17.9%	14.7%
Arts, entertainment, recreation, accommodation and food services:	1.4%	8.7%
Other services (except public administration)	7.0%	6.2%
Public administration	3.0%	2.4%



Overall, North Berwick has experienced an increase in private for profit and not-for-profit wage and salary workers. In addition, there has been a corresponding decrease government and self-employed. The most significant decrease was in federal government workers, which went from 203 persons in 1990 to 68 persons in 2000. The reason for this drop is due to decreases in employment levels at the Portsmouth Naval Shipyard.

## Employment by Job Classification 1990-2000

	1990					
	<b>North Berwick</b>		<b>York County, Maine</b>		<b>Maine</b>	
Private for profit wage and salary workers	1131	61.9%	55048	68.2%	382808	66.9%
Private not-for-profit wage and salary workers	106	5.8%	5412	6.7%	45697	8.0%
Local government workers	150	8.2%	5781	7.2%	42042	7.4%
State government workers	25	1.4%	1703	2.1%	27747	4.9%
Federal government workers	203	11.1%	5596	6.9%	18766	3.3%
Self-employed workers	199	10.9%	6880	8.5%	52602	9.2%
Unpaid family workers	12	0.7%	347	0.4%	2180	0.4%
	1,826		80,767		571,842	

	2000					
	<b>North Berwick</b>		<b>York County, Maine</b>		<b>Maine</b>	
Private for profit wage and salary workers	1,651	74.1%	65,337	69.5%	402,021	66.1%
Private not-for-profit wage and salary workers	164	7.4%	8,262	8.8%	63,453	10.4%
Local government workers	100	4.5%	6,930	7.4%	47,354	7.8%
State government workers	30	1.3%	2,244	2.4%	26,234	4.3%
Federal government workers	68	3.1%	3,807	4.0%	16,394	2.7%
Self-employed workers	185	8.3%	7,278	7.7%	51,105	8.4%
Unpaid family workers	29	1.3%	165	0.2%	1,363	0.2%
	2,227		94,023		607,924	

The County Business Patterns reflects employment data reported by businesses. Thus it provides a good picture of employment activity on a countywide basis. The data is reported for the week including March 12 as that week is considered the most seasonally neutral week of the year.

The data indicates that the top three employment sectors are manufacturing, retail trade and services (when combined). Of the service sector, health care and social assistance and accommodation and food service are the most prominent. In the manufacturing sector two businesses (Portsmouth Naval Shipyard and Pratt & Whitney) are the most prominent and account for a high percentage of this employment base. Retail trade employment has clusters at the outlet malls in Kittery and regional economic centers in Sanford, Biddeford, Portland and Portsmouth, New Hampshire. The high percentage of employment in the accommodation and food services is a good indicator of the strong seasonal/tourism based economy of York County.

2003 County Business Patterns  
York

ME

Industry Code Description	Number of Employees for week including March 12		Total Establishments
Total	52361		5454
Forestry, fishing, hunting, and agriculture support	92	0.2%	26
Mining	19	0.0%	8
Utilities	233	0.4%	15
Construction	3109	5.8%	867
Manufacturing	10071	18.9%	252
Wholesale trade	1421	2.7%	190
Retail trade	9275	17.4%	945
Transportation & warehousing	862	1.6%	82
Information	1017	1.9%	74
Finance & insurance	1614	3.0%	207
Real estate & rental & leasing	789	1.5%	243
Professional, scientific & technical services	1806	3.4%	403
Management of companies & enterprises	324	0.6%	14
Admin, support, waste mgt, remediation services	1700	3.2%	232
Educational services	2153	4.0%	57
Health care and social assistance	8731	16.4%	536
Arts, entertainment & recreation	684	1.3%	114
Accommodation & food services	6589	12.3%	742
Other services (except public administration)	1845	3.5%	431
Unclassified establishments	27	0.1%	16

### Number of Establishments by Employment-size class

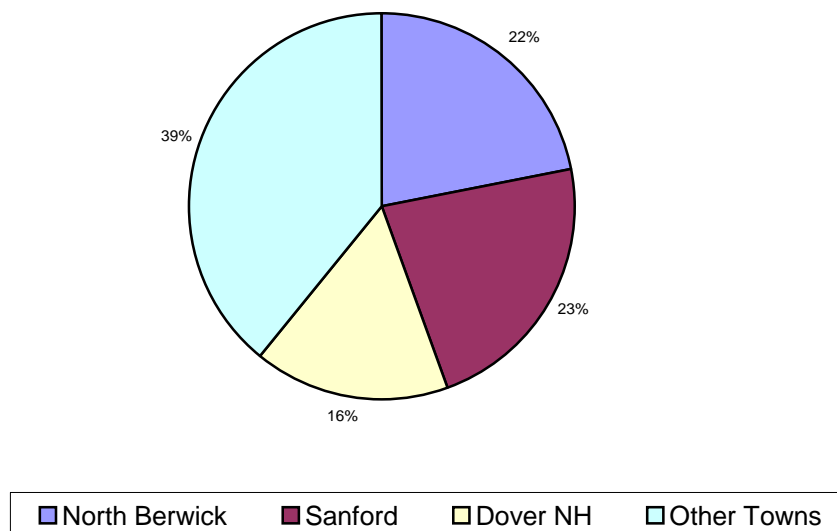
Industry Code Description	Total Estabs	'1-4'		'5-9'		'10-19'		'20-49'		50-1000	
Total	5454	3408	62.5%	1035	19.0%	561	10.3%	279	5.1%	171	3.1%
Forestry, fishing, hunting, and agriculture support	26	19	0.3%	5	0.1%	2	0.0%	0	0.0%	0	0.0%
Mining	8	7	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	15	6	0.1%	5	0.1%	2	0.0%	0	0.0%	2	0.0%
Construction	867	679	12.4%	124	2.3%	46	0.8%	17	0.3%	1	0.0%
Manufacturing	252	108	2.0%	40	0.7%	31	0.6%	34	0.6%	39	0.7%
Wholesale trade	190	113	2.1%	43	0.8%	20	0.4%	8	0.1%	6	0.1%
Retail trade	945	492	9.0%	236	4.3%	133	2.4%	53	1.0%	31	0.6%
Transportation & warehousing	82	55	1.0%	15	0.3%	4	0.1%	6	0.1%	2	0.0%
Information	74	41	0.8%	14	0.3%	11	0.2%	4	0.1%	4	0.1%
Finance & insurance	207	96	1.8%	65	1.2%	34	0.6%	7	0.1%	5	0.1%
Real estate & rental & leasing	243	188	3.4%	38	0.7%	14	0.3%	3	0.1%	0	0.0%
Professional, scientific & technical services	403	294	5.4%	69	1.3%	24	0.4%	13	0.2%	3	0.1%
Management of companies & enterprises	14	5	0.1%	2	0.0%	2	0.0%	3	0.1%	2	0.0%
Admin, support, waste mgt, remediation services	232	158	2.9%	37	0.7%	19	0.3%	10	0.2%	8	0.1%
Educational services	57	32	0.6%	9	0.2%	9	0.2%	2	0.0%	5	0.1%
Health care and social assistance	536	275	5.0%	124	2.3%	73	1.3%	31	0.6%	33	0.6%
Arts, entertainment & recreation	114	72	1.3%	25	0.5%	8	0.1%	8	0.1%	1	0.0%
Accommodation & food services	742	445	8.2%	96	1.8%	104	1.9%	70	1.3%	27	0.5%
Other services (except public administration)	431	308	5.6%	86	1.6%	25	0.5%	10	0.2%	2	0.0%
Unclassified establishments	16	15	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%

York County has a high percentage of its employment base in businesses with 20 or less employees. The percentages are typically amongst the highest in the State of Maine. The industries with the highest percentages include Construction, Retail Trade, Real Estate, Health Care and Social Assistance, and Accommodation and Food Services. While the small business sector provides an economic vibrancy and diversity it is also vulnerable to volatility. Business and economic cycles can have a significant negative economic impact on small businesses who may not have the financial resources to weather these cycles

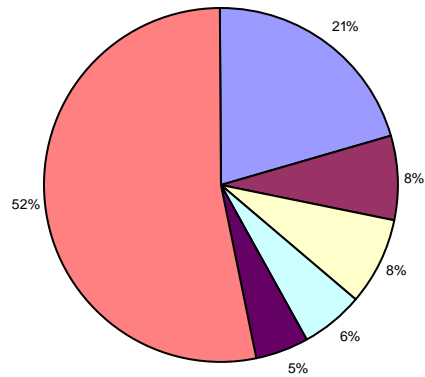
Significant commuter patterns shifts occurred in North Berwick from 1990 to 2000. In 1990 23% of North Berwick residents commuted to Sanford and 16% commuted to Dover, New Hampshire. By 2000 the number of commuters to North Berwick fell to 8% and the number of commuters to Dover, New Hampshire fell to 5%. The number of North Berwick residents commuting within the community remained approximately the same. The number of North Berwick residents commuting to other communities rose from 33% in 1990 to 66% in 2000.

There are a number of reasons for changes in commuting patterns. Most revolve around the desire for higher wages, different work opportunities, and shifts in business and economic bases. Most likely the reason for the decreases in commuting levels to Sanford and Dover, New Hampshire are due to business closures and downsizing. Conversely the increase in commuting patterns to other communities is due to increased employment opportunities and to higher paying jobs in coastal New Hampshire, greater Portland and the greater Boston area.

**Commuting Patterns for North Berwick, Maine 1990**



### Commuting Pattern for North Berwick, Maine 2000



■ North Berwick   
 ■ Sanford   
 ■ Portsmouth NH   
 ■ Wells   
 ■ Dover NH   
 ■ Other Town

### Town of North Berwick Commuter Profile, 2000 Census

Place of Work of Residents		
	Number	% of Total
North Berwick, York Co. ME	450	20.5%
Sanford, York Co. ME	172	7.8%
Portsmouth, Rockingham Co. NH	168	7.7%
Wells, York Co. ME	130	5.9%
Dover, Strafford Co. NH	104	4.7%
Kittery, York Co. ME	92	4.2%
York, York Co. ME	73	3.3%
South Berwick, York Co. ME	69	3.1%
Kennebunk, York Co. ME	68	3.1%
Berwick, York Co. ME	64	2.9%
Somersworth, Strafford Co. NH	61	2.8%
Saco, York Co. ME	59	2.7%
Ogunquit, York Co. ME	53	2.4%
Rochester, Strafford Co. NH	50	2.3%
Portland, Cumberland Co. ME	49	2.2%
Newington, Rockingham Co. NH	49	2.2%
Durham, Strafford Co. NH	31	1.4%
Alfred, York Co. ME	26	1.2%
Eliot, York Co. ME	26	1.2%
Lewiston, Androscoggin Co. ME	21	1.0%

Arundel, York Co. ME	20	0.9%
Farmington, Strafford Co. NH	20	0.9%
Seabrook, Rockingham Co. NH	17	0.8%
South Portland, Cumberland Co. ME	16	0.7%
Biddeford, York Co. ME	16	0.7%
Kennebunkport, York Co. ME	16	0.7%
Scarborough, Cumberland Co. ME	14	0.6%
Boston, Suffolk Co. MA	14	0.6%
Hampton, Rockingham Co. NH	14	0.6%
Raymond, Rockingham Co. NH	12	0.5%
Greenland, Rockingham Co. NH	11	0.5%
Berlin, Coos Co. NH	10	0.5%
All Other Locations	198	9.0%
<b>Total</b>	<b>2,193</b>	<b>100.0%</b>

**Ratio of Employees to Residents                      1.25**

Source: U.S. Bureau of the Census

<b>Place of Residence of Employees</b>		
	<b>Number</b>	<b>% of Total</b>
Sanford, York Co. ME	476	17.4%
North Berwick, York Co. ME	450	16.4%
Biddeford, York Co. ME	244	8.9%
Lebanon, York Co. ME	142	5.2%
Berwick, York Co. ME	139	5.1%
Wells, York Co. ME	139	5.1%
Waterboro, York Co. ME	135	4.9%
Rochester, Strafford Co. NH	80	2.9%
Lyman, York Co. ME	73	2.7%
Kennebunk, York Co. ME	70	2.6%
Saco, York Co. ME	58	2.1%
Dover, Strafford Co. NH	56	2.0%
Shapleigh, York Co. ME	54	2.0%
South Berwick, York Co. ME	53	1.9%
Arundel, York Co. ME	52	1.9%
York, York Co. ME	44	1.6%
Alfred, York Co. ME	41	1.5%
Farmington, Strafford Co. NH	39	1.4%
Acton, York Co. ME	32	1.2%
Dayton, York Co. ME	25	0.9%
Gorham, Cumberland Co. ME	19	0.7%
Somersworth, Strafford Co. NH	19	0.7%
Strafford, Strafford Co. NH	19	0.7%



Scarborough, Cumberland Co. ME	17	0.6%
Eliot, York Co. ME	17	0.6%
Barrington, Strafford Co. NH	17	0.6%
Portsmouth, Rockingham Co. NH	16	0.6%
Turner, Androscoggin Co. ME	14	0.5%
Hollis, York Co. ME	13	0.5%
Limerick, York Co. ME	12	0.4%
Oakland, Kennebec Co. ME	11	0.4%
Newmarket, Rockingham Co. NH	11	0.4%
Kittery, York Co. ME	10	0.4%
All Other Locations	144	5.3%
<b>Total</b>	<b>2,741</b>	<b>100.0%</b>

Total resident population	Total workers working in the place	Total workers living in the place	Estimated daytime population	Daytime population change due to commuting		Workers who lived and worked in the same place		Employment residence ratio	Place name <sup>1/</sup>
				Number	Percent	Number	Percent		
1,580	2,542	776	3,346	1,766	111.8	139	17.9	3.28	North Berwick CDP, ME

#### REAL PERSONAL INCOME (mill\$)

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>% growth 2000-2010</u>	<u>% growth 2000-2020</u>
<u>York County</u>	<u>\$3,010.4</u>	<u>\$3,890.1</u>	<u>\$4,809.0</u>	<u>29.2%</u>	<u>59.8%</u>
<u>Maine</u>	<u>\$19,264.3</u>	<u>\$23,772.9</u>	<u>\$28,210.0</u>	<u>23.4%</u>	<u>46.4%</u>

Source: Maine County Economic Forecast prepared by the Maine State Planning Office 2005

#### EMPLOYMENT - WAGE & SALARY (BEA definition)

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>% growth 2000-2010</u>	<u>% growth 2000-2020</u>
<u>York County</u>	<u>69,218</u>	<u>74,544</u>	<u>81,034</u>	<u>7.7%</u>	<u>17.5%</u>
<u>Maine</u>	<u>631,234</u>	<u>686,877</u>	<u>745,943</u>	<u>8.8%</u>	<u>18.2%</u>

Source: Maine County Economic Forecast prepared by the Maine State Planning Office 2005

### **Labor Force Future Outlook:**

While the residential population is expected to grow significantly over the next 10 years its labor force is not projected to follow the same growth trends. However, the reverse is true for personal income. Personal income in York County is projected to grow more than the State average from 2000 to 2010 (29.2% versus 23.4%). In addition the gap is expected to double by 2010 (59.8% versus 46.4%).

Wage and salary employment is not expected to keep pace with the annual State growth by 2010 (7.7% versus 8.8%) and also by 2020 (17.5% versus 18.2%). There are several reasons for this. The first is the aging of the population, which will result in individuals leaving the workforce. The second is that a significant percentage of the housing in-migration is occurring by persons who already have jobs and are looking for alternative or less expensive housing stock, or by those persons who are newly retired. The lower than average labor force growth rates mean those employers will face significant difficulties finding new employees to expand or replace those employees who are retiring.

## ECONOMIC AND LABOR IMPLEMENTATION STRATEGIES

<b>Economic Policies</b>	<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>Policy #1: Support economic growth that is in keeping with the village and rural character of North Berwick.</b>			
Action: Review and amend as necessary building ordinances so that they provide incentives to develop in the village area of town and disincentives to develop in the town's traditional rural area	Planning Board	High	1 – 3 Years
Action: Explore ways to develop a large network of trails in conservation areas throughout farm and forest, beginning with the area around Bauneg Beg Mountain, to provide the infrastructure for more recreational/tourist based enterprises.	Conservation Committee & Parks & Recreation Dept.	High	1 – 3 Years
Action: Explore providing public access to the river. Do so in a way that protects the ecology for wildlife as well.	Board of Selectmen	High	1 – 3 years
Action: Develop ordinances that prohibit further drive-through franchises and other enterprises that would overwhelm our transportation system and endanger the rural character and unique, small village components so important to quality of life in Maine	Planning Board	High	1 – 3 Years
Action: Review present boundaries of the commercial and industrial zoning districts to determine whether those areas could be expanded to accommodate business growth. The zones should remain close to the village, on routes 4 or 9 north and east of the village, closest to interstate highway access.	Planning Board	Medium	4 – 7 Years
Action: Reactivate a town Economic Development Committee to focus on	Board of Selectmen	High	1 – 3 Years

<p>promoting the town to potential commercial and industrial enterprises, and to work on positioning the town to better attract those enterprises.</p> <p>Action: Keep lists of land and land owners zoned for industrial and commercial development to help facilitate negotiation for new development.</p> <p>Action: Develop appropriate ordinances including set-backs, screening, and cluster development such as within a small business park, and any other measures available to avoid strip development</p> <p><b>Policy #2: To plan for continued maintenance of a variety of businesses that allow for a broad tax base as well as a diversity of employment opportunities. This should include actively fostering the downtown as a vital, pedestrian-friendly, commercial area</b></p> <p>Action: The areas zoned for industry or commerce need to have good access to public utilities, including sewer and water, and good access to the regional transportation system. Work with the water and sanitary districts and regional and state transportation organizations to achieve this.</p> <p>Action: The Economic Development Committee can also work with current landowners owning industrial or commercially zoned land to improve their use of land and/or buildings as part of developing a more vibrant downtown area, one that is visually appealing as well as full of community-oriented services.</p> <p>Action: An important element of a downtown is walkability. The town should develop a plan to provide good sidewalks and lighting throughout its village, as well as improving aesthetic character. This will</p>			
	Economic Development Committee	High	1 – 3 Years
	Planning Board	High	1 – 3 Years
	Board of Selectmen	High	1 – 3 Years
	Economic Development Committee	High	1 – 3 Years
	Board of Selectmen	High	1 – 3 Years

<p>help attract and keep residents and tourists shopping in town.</p> <p>Action: The Economic Development Committee should also focus on community and cultural development since this affects economic well-being as well.</p> <p>Action: Retain and expand existing businesses by making referrals for technical assistance and training through State and regionally sponsored economic development programs as well as business planning and management workshops.</p> <p>Action: Continued participation in the federally designated Regional Economic Development District for technical and financial assistance.</p> <p><b>Policy #3: Support ‘green’ businesses, such as organic farming, farm-related businesses, low-impact forestry, and other ecologically sound industries.</b></p> <p>Action: Support the viability of forestry and agricultural industries (including all sorts of farm-related businesses including animal husbandry, horse farms, and horticulture, not just food crops) by restricting residential and commercial growth in areas surrounding rural and forestry uses.</p> <p>Action: Amend the subdivision regulations to require notes on subdivision plans in designated rural areas [farm and forest and critical rural zones] to alert potential lot purchasers that the area has been designated by the town for forestry and farm purposes and that residents may be subject to disturbance from these activities.</p> <p>Action: Continue to allow farm stands anywhere in town.</p>	<p>Economic Development Committee</p> <p>Town Manager</p> <p>Board of Selectmen</p> <p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p>	<p>High</p> <p>Medium</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p>	<p>1 – 3 Years</p> <p>4 – 7 Years</p> <p>1 – 3 Years</p> <p>1 – 3 Years</p> <p>1 – 3 Years</p> <p>1 – 3 Years</p>
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<p>Action: Promote local food production and sales in the town newsletter, town website, and use of Town-owned properties for farmstand sales.</p>	Town Manager/Board of Selectmen	High	1 – 3 Years
<p>Action: Work with state and regional groups, such as Maine Organic Farmer’s and Gardener’s Association and Small Woodland Owner’s Association of Maine to develop additional ways to support organic farming and farm-related businesses, low-impact forestry and other ecologically sound industries.</p>	Economic Development Committee	High	1 – 3 Years
<p><b>Policy #4: Support home occupations, provided that they do not cause nuisances in the neighborhoods or alter the residential character of neighborhoods.</b></p>			
<p>Action: Review land use regulations and revise, if necessary, standards for home occupations that provides opportunity for small business yet minimizes impact on adjacent uses or the environment.</p>	Planning Board	Medium	4 – 7 Years
<p><b>Policy #5: Ensure that the school system graduates students who have the skills to compete effectively and provide employers with motivated, capable workers and that the students are prepared to obtain additional education as needed.</b></p>			
<p>Action: Provide one selectmen to participate on SAD 60’s BELIEVE committee or any other groups that are working to raise the aspirations of students, educate parents about how to save for college or technical schools, and in any other way help achieve education beyond secondary level for all citizens of North Berwick.</p>	Board of Selectmen	High	1 – 3 Years

<p>Action: The Economic Development committee can also keep in contact with local businesses and local educational facilities to help communicate what skills are most needed in the workforce and to help keep the students working in state. Educational outlets to work with would include: SAD 60, in particular their adult education and vocational-education departments, York County Community College, and the Maine university system.</p> <p>If the volunteer economic development committee cannot for any reason fulfill its duties, then responsibility falls to the board of selectmen to see that all these actions delineated for the committee are accomplished.</p>	<p>Economic Development Committee</p>	<p>Medium</p>	<p>4 – 7 Years</p>
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## **ECONOMY AND LABOR POLICIES**

### **State Goal:**

**To promote an economic climate that increases job opportunities and overall economic well-being.**

### **North Berwick Goals – Vision for our town:**

**N. Berwick continues to maintain its balance of many small businesses with a few larger companies, smaller profit and non-profit organizations, and government entities as part of its employment and tax base. The village is pedestrian-friendly with visually appealing, small-town service destinations. It is vibrant with a mix of retail, cultural and community services. The town supports organic farming, low-impact forestry, ecologically sound industries, and outdoor recreation and tourism businesses that support but do not overpower the town's rural character.**

### **What We Have Now:**

We have a diverse economic base, including manufacturing, building supply, retail, service/tourism oriented businesses, and not-for profits, schools, and government employers. We lie between two dynamic regional economies: Portland, Maine, and the greater Boston region. Many people are choosing to live in N. Berwick and commute to these areas. Technological advances allow individuals to live in town, and telecommute as well. This commuting trend puts pressure on our rural character as well as housing affordability.

The village area has physical gaps, including a large empty mill and other under-utilized buildings. Improving these buildings and the surrounding areas would help to cultivate a more vibrant character. This would include establishing more walkable areas and visually appealing village-oriented destinations.

### **Policy #1:**

**Support economic growth that is in keeping with the village and rural character of North Berwick.**

Action: Review and amend as necessary building ordinances so that they provide incentives to develop in the village area of town and disincentives to develop in the town's traditional rural area.

Action: Explore ways to develop a large network of trails in conservation areas throughout farm and forest, beginning with the area around Bauneg Beg Mountain, to provide the infrastructure for more recreational/tourist based enterprises.



Action: Explore providing public access to the river. Do so in a way that protects the ecology for wildlife as well.

Action: Develop ordinances that prohibit further drive-through franchises and other enterprises that would overwhelm our transportation system and endanger the rural character and unique, small village components so important to quality of life in Maine

Action: Review present boundaries of the commercial and industrial zoning districts to determine whether those areas could be expanded to accommodate business growth. The zones should remain close to the village, on routes 4 or 9 north and east of the village, closest to interstate highway access.

Action: Reactivate a town Economic Development Committee to focus on promoting the town to potential commercial and industrial enterprises, and to work on positioning the town to better attract those enterprises.

Action: Keep lists of land and land owners zoned for industrial and commercial development to help facilitate negotiation for new development.

Action: Avoid strip development along our major routes by negotiating with potential developers and by using appropriate ordinances including setbacks, screening, and cluster development -- such as within a small business park-- and any other measures available to avoid strip development.

## **Policy #2:**

**Plan for continued maintenance of a variety of businesses that allow for a broad tax base as well as a diversity of employment opportunities. This should include actively fostering the downtown as a vital, pedestrian-friendly, commercial area.**

Action: The areas zoned for industry or commerce need to have access to public utilities, including sewer and water, and access to the regional transportation system. Work with the water and sanitary districts and regional and state transportation organizations to achieve this.

Action: The Economic Development Committee can also work with current landowners owning industrial or commercially zoned land to improve their use of land and/or buildings as part of developing a more vibrant downtown area, one that is visually appealing as well as full of community-oriented services. An important job of this committee is to work with the mill owner to re-develop the mill if the current proposed senior affordable housing project fails to occur.

Action: An important element of a downtown is walkability. The town should develop a plan to provide good sidewalks and lighting throughout its village, as well as improving

aesthetic character. This will help attract and keep residents and tourists shopping in town.

Action: The Economic Development Committee should also focus on community and cultural development since this affects economic well-being as well. Such activities as sidewalk sales, movies-in-the-park, art and historical exhibits and community fairs would all be possible activities to help achieve a more active village both commercially and culturally.

Action: Retain and expand existing businesses by making referrals for technical assistance and training through State and regionally sponsored economic development programs as well as business planning and management workshops.

Action: Continued participation in the federally designated Regional Economic Development District for technical and financial assistance.

### **Policy #3:**

**Support ‘green’ businesses such as organic farming, farm-related businesses, low-impact forestry, and other ecologically sound industries.**

Action: Support the viability of forestry and agricultural industries (including all sorts of farm-related businesses including animal husbandry, horse farms, and horticulture, not just food crops) by restricting residential and commercial growth in areas surrounding rural and forestry uses.

Action: Amend the subdivision regulations to require notes on subdivision plans in designated rural areas [farm and forest and critical rural zones] to alert potential lot purchasers that the area has been designated by the town for forestry and farm purposes and that residents may be subject to disturbance from these activities.

Action: Continue to allow farm stands anywhere in town.

Action: Promote local food production and sales in the town newsletter, town website, and use of Town-owned properties for farmstand sales.

Action: Work with state and regional groups, such as Maine Organic Farmer’s and Gardener’s Association and Small Woodland Owner’s Association of Maine to develop additional ways to support organic farming and farm-related businesses, low-impact forestry and other ecologically sound industries.

### **Policy #4:**

**Support home occupations, provided that they do not cause nuisances in the neighborhoods or alter the residential character of neighborhoods.**

Action: Foster the development of home occupations and cottage industries that are consistent with North Berwick's rural, small-town character. Review land use regulations and revise, if necessary, standards for home occupations that provides opportunity for small business yet minimizes impact on adjacent uses or the environment.

**Policy #5:**

**Ensure that the school system graduates students who have the skills to compete effectively and provide employers with motivated, capable workers and that the students are prepared to obtain additional education as needed.**

Action: Provide one selectmen to participate on SAD 60's BELIEVE committee or any other groups that are working to raise the aspirations of students, educate parents about how to save for college or technical schools, and in any other way help achieve education beyond secondary level for all citizens of North Berwick.

Action: The Economic Development Committee can also keep in contact with local businesses and local educational facilities to help communicate what skills are most needed in the workforce and to help keep the students working in state. Educational outlets to work with would include: SAD 60, in particular their adult education and vocational-education departments, York County Community College, and the Maine university system.

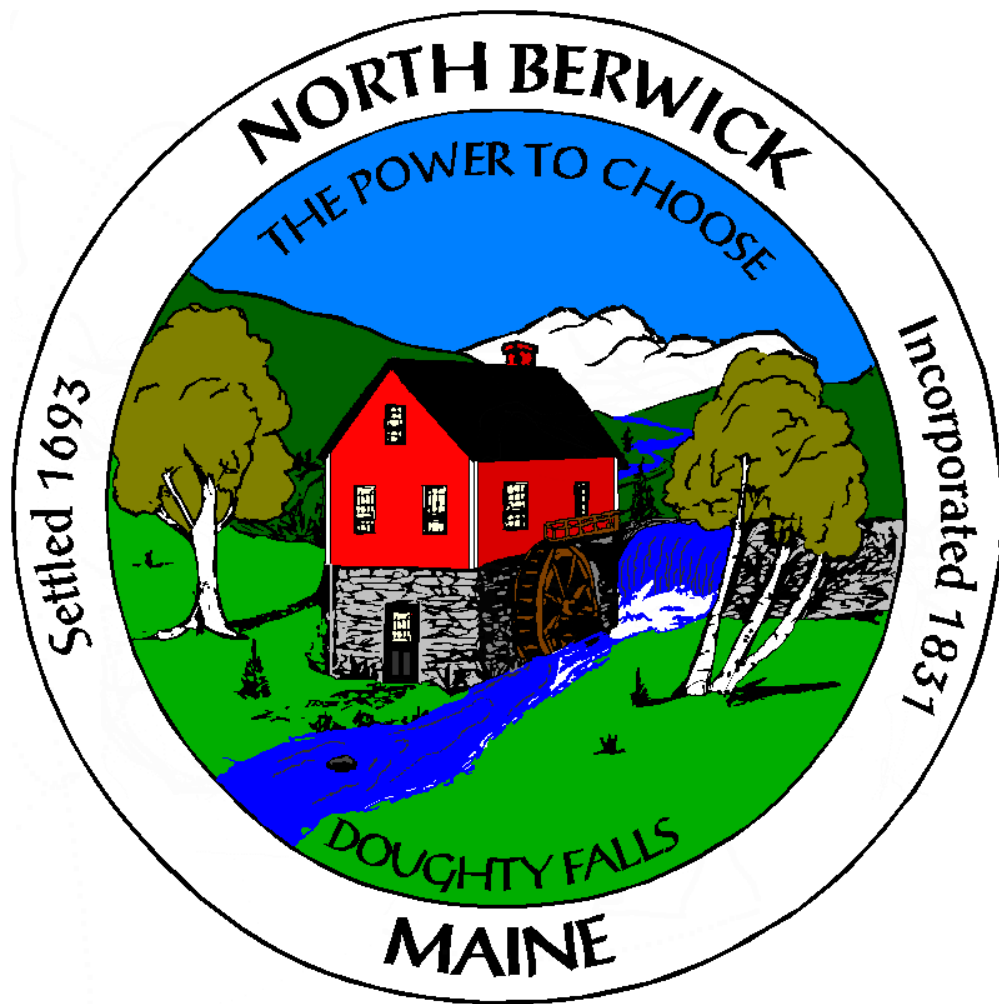
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This volunteer economic development committee can also take on some of the transportation policy activities as they relate to the development of the town. If this committee cannot for any reason fulfill its duties, then responsibility falls to the board of selectmen to see that all actions delineated for the committee are accomplished.



# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**

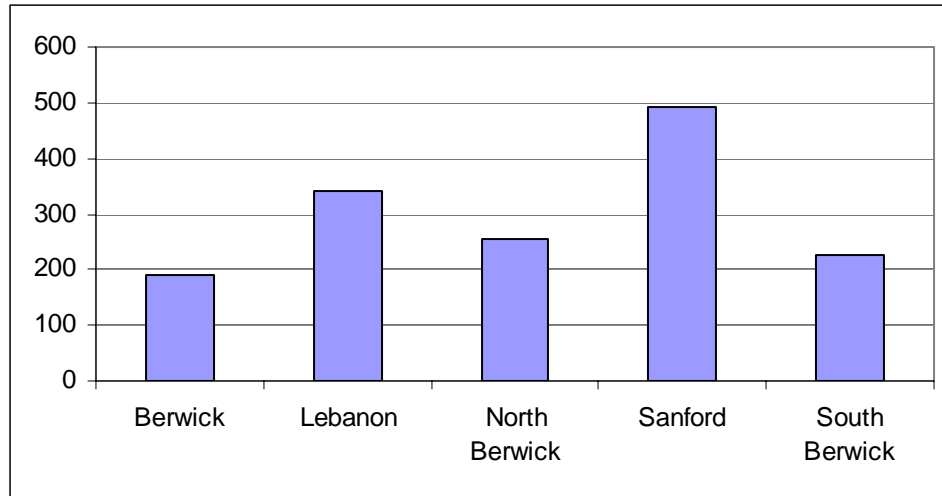


**HOUSING**



## **HOUSING INVENTORY**

The population analysis portrays that the past three decades have been a period of significant growth in town. This growth is also supported in the housing analysis. Between 1990 and 2000, 256 new housing units were built in North Berwick. This reflected an 18% growth rate, or 1.64% average annual growth rate. The chart below compares North Berwick's 256 housing unit increase with some of the surrounding communities.



Source: 2000 U.S. Census

The data below shows additional housing characteristics based on the 1990 and 2000 census, taking the growth rate from 1990 to 2000 and applied that rate to estimate the 2010 figures.

### **Total Housing Units**

	1990	2000	2010
North Berwick	1,449	1,705	2,006
York County	79,941	94,234	111,083

### **Units in Structure**

North Berwick	1990 U.S. Census	2000 U.S. Census	2010
1-unit, detached.	1,118	1,369	1,676
1-unit, attached	30	25	21
2 units	86	94	103
3 or 4 units	86	64	48
5 to 9 units	16	28	49
10 to 19 units	24	12	6
20 or more units	0	20	40
Mobile home.	79	93	110

### **Occupied Units by Tenure**

North Berwick	1990 U.S. Census	2000 U.S. Census	2010
Owner Occupied	1,027	1,300	1,646
Renter Occupied	254	287	324

### **Housing Stock**

Of the 1,705 total homes that existed in North Berwick in 2000, 80% (1,369 units) were 1-unit detached homes. The remaining housing stock was made up of 93 mobile homes, 64 units in 3-4 unit-housing structures, 28 units in 5-9 unit housing structures, 25 units in 1-unit attached homes, 1 20-unit housing structure, and 12 units in a 10-19 unit housing structure.

The table below shows additional facts about the housing stock in North Berwick, and the surrounding communities, which are based on the 2000 Census. North Berwick's housing stock is comprised of only 76 seasonal units, which is 5% of the total housing stock. This is far lower than the York County proportion of 22%, but somewhat higher than surrounding towns of Berwick and South Berwick. The seasonal units are mostly found around Bauneg Beg Pond. North Berwick rates about average in its number of rental units compared to surrounding communities.



Town	Total Units	Year Round Occupied Units		Seasonal Units		Owner Occupied		Renter Occupied	
<b>North Berwick</b>	<b>1705</b>	<b>1587</b>	<b>93%</b>	<b>76</b>	<b>5%</b>	<b>1300</b>	<b>82%</b>	<b>287</b>	<b>18%</b>
Berwick	2414	2319	96%	18	.1%	1,766	76%	553	24%
Lebanon	2090	1823	87%	212	12%	1,300	71%	287	16%
South Berwick	2488	2403	97%	26	1%	1,883	78%	220	9%
Sanford	8,807	8,270	94%	231	3%	5,253	64%	3,017	37%
York County	94,234	74,563	79%	16,597	22%	54,157	73%	20,406	27%

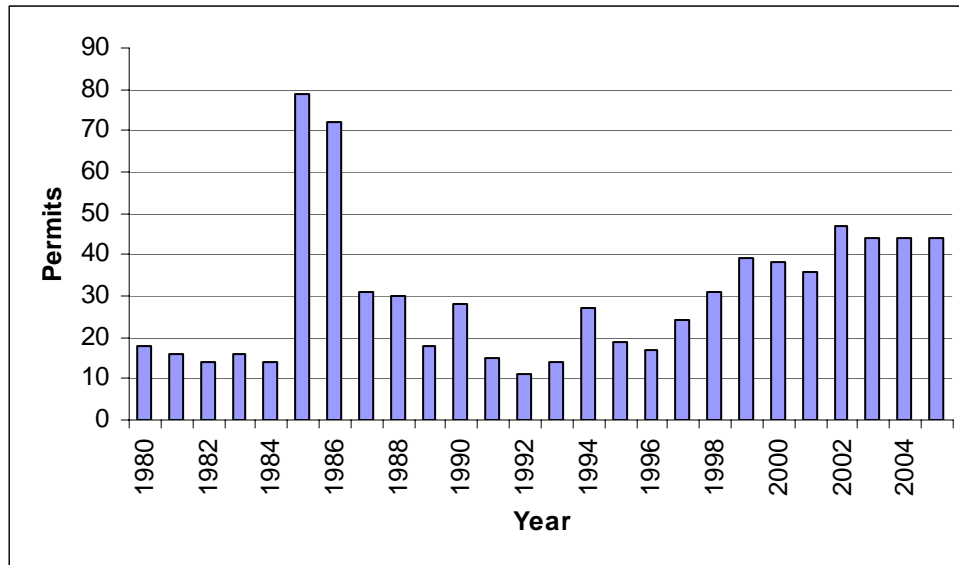
Source: 2000 U.S. Census

### **Housing Occupancy**

North Berwick	2000 U. S. Census
Total Housing Units	1,705
Occupied Housing Units	1,587
Vacant Housing Units	118
For seasonal or recreational use	76
Homeowner Vacancy Rate	0.5%
Rental Vacancy Rate	1.7%

### **Building Permits**

A total of 308 permits were issued from 1980-1989, 225 permits from 1990-1999, and 253 permits from 2000-2005. The graph below, however, shows a considerable peak in building activity in the years 1985 and 1986, followed by a lull in building activity in the early 1990's. Building activity increased again in the late 1990's with steady activity (due to the approval of a building permit growth management cap in 2001) continuing through to 2005.



### **Housing Conditions**

Data from the 2000 Census indicates that the condition of housing in North Berwick is generally very good. There were 15 units counted without complete plumbing. There were 6 units lacking telephone service and 6 units lacking a complete kitchen.

### **Housing Affordability**

North Berwick has two federally subsidized housing complexes, Prescott Heights and the Lucille M. Simpson complex, both of which are elderly units that contain more than 20 units each. There are 93 mobile home units in North Berwick, but there are no mobile home parks even though they are allowed in the Village Center and Residential I and II zoning districts.

Housing affordability is a problem throughout York County. This is not just an issue of low income; it affects the middle-income residents as well. It is also an issue for residents of North Berwick who grew up in town, and who cannot afford to live here as adults due to the cost of land and housing.

The State's growth management legislation states that each municipality should strive to have at least 10% of its housing stock be comprised of affordable housing. This term "affordable housing" is referred to by the growth management legislation as: "...decent, safe, and sanitary dwellings, apartments or other living accommodations for low and moderate-income households as defined by rule by the Department of Economic and Community Development in consultation with the Maine State Housing Authority. Affordable housing includes, but is not limited to, government assisted housing, housing for low-income and moderate-income families, manufactured housing, multi-family housing and group and foster care facilities."

The 1991 Comprehensive Plan documented rapidly increasing housing costs in the subregion, but concluded that just fewer than 60% of the new housing at that time would be considered affordable. During the early 1990s, housing prices declined as the national recession took its toll on the local economy. In the past few years, as the economy has improved, housing prices have again started to climb.

The local area for which recent income estimates are available is the non-metropolitan portion of York County. This excludes the four municipalities in the Portland metropolitan area and the five in the Portsmouth metropolitan area. The federal Department of Housing and Urban Development published a 1998 median household income of \$42,200 for the non-metropolitan portion of York County. This represents an increase of nearly 30% from the income figure used in the previous comprehensive plan. Since the time of the previous plan, mortgage rates have fallen from 11% to a current average of about 7%. Increased income and lower interest rates result in a higher price that qualifies as “affordable.”

The issue of affordable housing has once again risen to a level of importance in York County. This is somewhat similar to the late eighties when housing prices soared and the number of towns instituting growth caps rose in response. A review of housing costs and affordability factors shows that North Berwick is not different from the rest of the county – there is a shortage of affordable housing from both a homeownership point of view and a rental perspective.

The following table represents recent data supplied by the Maine State Housing Authority (MSHA) regarding the affordability index. Figures are given for the entire region for comparison purposes.

## **Housing Facts for York County**

(See the last page of this report for a list of the towns included)

Note: Caution should be exercised in the use of this data. Some data represent projections, assumptions or estimates, or combinations of these factors.

### **2002 Affordability Index**

Note: An Index of less than 1 is Unaffordable, an Index of more than 1 is Affordable.

Median by Location Hour	Index	*Median Income	Median Home	Income Can Afford	Income Needed	
Ogunquit	0.45	\$62,291	\$417,500	\$186,200	\$139,670	\$67.15
Kittery	0.58	\$45,839	\$225,000	\$130,107	\$79,271	\$38.11
Kennebunkport	0.60	\$66,517	\$326,500	\$195,987	\$110,813	\$53.28
York	0.63	\$62,965	\$289,250	\$182,865	\$99,596	\$47.88
Limington	0.68	\$35,475	\$146,000	\$99,059	\$52,285	\$25.14
Kittery/York Housing Market	0.69	\$55,729	\$229,500	\$158,178	\$80,857	\$38.87
Eliot	0.69	\$59,741	\$253,000	\$174,498	\$86,617	\$41.64
Acton	0.69	\$37,184	\$153,750	\$106,092	\$53,888	\$25.91
Biddeford	0.70	\$36,674	\$143,500	\$100,638	\$52,294	\$25.14
Kennebunk	0.71	\$55,048	\$220,000	\$155,911	\$77,676	\$37.34
Alfred	0.74	\$38,182	\$151,600	\$111,523	\$51,903	\$24.95
Biddeford Housing Market	0.76	\$49,048	\$185,000	\$141,493	\$64,129	\$30.83
Arundel	0.79	\$51,865	\$189,000	\$149,620	\$65,516	\$31.50
Berwick	0.82	\$44,840	\$152,000	\$124,283	\$54,840	\$26.37
Sanford	0.82	\$37,269	\$122,750	\$100,445	\$45,545	\$21.90
Hollis	0.83	\$41,960	\$146,000	\$120,978	\$50,638	\$24.35
York County	0.83	\$47,576	\$162,500	\$135,640	\$56,997	\$27.40
Limerick	0.84	\$37,387	\$124,000	\$104,766	\$44,251	\$21.27
South Berwick	0.85	\$60,301	\$200,000	\$169,673	\$71,079	\$34.17
Parsonsfield	0.85	\$30,946	\$102,500	\$87,341	\$36,317	\$17.46
Old Orchard Beach	0.85	\$39,745	\$121,000	\$103,373	\$46,522	\$22.37
Wells	0.86	\$54,970	\$188,750	\$162,050	\$64,027	\$30.78
Shapleigh	0.87	\$38,533	\$131,200	\$113,645	\$44,485	\$21.39
Congressional District 1	0.87	\$47,572	\$154,900	\$134,328	\$54,857	\$26.37
Portland Housing Market	0.87	\$53,323	\$167,900	\$145,930	\$61,351	\$29.50
North Berwick	0.88	\$49,779	\$163,000	\$143,038	\$56,726	\$27.27
Saco	0.88	\$48,527	\$149,900	\$132,090	\$55,070	\$26.48
Newfield	0.89	\$38,537	\$129,000	\$114,290	\$43,497	\$20.91
Maine	0.89	\$42,029	\$133,500	\$118,618	\$47,302	\$22.74
Sanford Housing Market	0.91	\$41,147	\$129,788	\$118,169	\$45,193	\$21.73
Lebanon	0.93	\$48,421	\$148,450	\$137,412	\$52,310	\$25.15
Cornish	0.94	\$33,449	\$101,100	\$94,552	\$35,765	\$17.19
Sebago Lakes Region Housing Market	0.95	\$41,358	\$122,750	\$116,912	\$43,423	\$20.88
Lyman	0.95	\$51,583	\$159,000	\$151,459	\$54,151	\$26.03
Buxton	0.95	\$51,803	\$155,000	\$147,691	\$54,367	\$26.14
Waterboro	1.11	\$48,485	\$127,610	\$141,075	\$43,857	\$21.09

Friday, April 11, 2003 Prepared by Office of Research and Planning, MSHA

In 2002 North Berwick ranked as the 22<sup>nd</sup> (out of the twenty nine towns) in York County for unaffordable housing based on income and housing costs. An index of 1 is affordable and North Berwick had an affordability index of .88. This is an indication that the income levels aren't high enough to meet the median home prices.

### **Housing Affordability Analysis**

The following analysis attempts to quantify the number of affordable units that will need to be created in North Berwick over the next 10-15 years. The number uses SPO figures of 187 units to be added in North Berwick over the next 15 years.

#### ***Affordable Housing Needs Town of North Berwick, 2006-2015***

<b>Income Levels of Existing Households, 2000</b>		
<b>Number</b>	<b>% of Total</b>	
Less than \$10,000	56	3.5%
\$10,000 to \$14,999	105	6.6%
\$15,000 to \$24,999	173	10.9%
\$25,000 to \$34,999	157	9.9%
\$35,000 to \$49,999	351	22.1%
\$50,000 to \$74,999	473	29.8%
\$75,000 to \$99,999	175	11.0%
\$100,000 to \$149,999	65	4.1%
\$150,000 to \$199,999	6	0.4%
\$200,000 or more	26	1.6%
<b>Total</b>	<b>1,587</b>	<b>100.0%</b>

**Median Household Income, 2000:** \$46,883  
**County Median, 2000:** \$43,630

#### **Year-Round Units Needed:**

Total Unit Demand, 2006-2015 187

% Seasonal, 2000 76 units (4.5%)

**Year-Round Unit Demand, 2006-15: 179**

<b>Housing Needs by Category, 2000-2015</b>	<b>Percentages of 2000 HHs</b>		<b>Units Needed</b>
	<b>Town</b>	<b>County</b>	
Very Low Income (Under \$15,000)	10%	13%	23
Low Income (\$15,000-24,999)	11%	13%	23
Moderate Income (\$25,000-49,999)	32%	31%	55
Above Median (\$50,000 and Up)	47%	43%	78
<b>Total</b>	<b>100%</b>		<b>179</b>

<b>Affordable Units Needed:</b>	<b>101</b>
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Source: U.S. Bureau of the Census; Maine State Planning Office; SMRPC

## **Housing Needs Analysis, Town of North Berwick**

**County Median Income, 2003: \$48,522**

	Income Category Totals			
	Very Low	Low	Moderate	
% of Median	50%	80%	120%	
Maximum Income	\$24,261	\$38,818	\$58,226	
<b>Affordable Rental Housing Needs, 2000-2015</b>				
Affordable Gross Rent	\$607	\$970	\$1,456	
(@ 30% of Income)				
% of Total Demand	13%	13%	31%	
Rented as % of County Total	27.0%	3.6%	3.4%	8.4%
<b>Total Demand, 2000-2015</b>	<b>27</b>	<b>6</b>	<b>6</b>	<b>15</b>

<b>Affordable Sale Housing Needs, 2000-2015</b>				
Affordable Monthly Payments	\$505	\$809	\$1,213	
(@ 25% of Income)*				
Affordable Sale Price**	\$80,000	\$127,900	191,900	
% of Total Demand	13%	13%	31%	
Owned as % of County Total	73.0%	9.9%	9.2%	22.7%
<b>Total Demand, 2000-2015</b>	<b>75</b>	<b>18</b>	<b>16</b>	<b>41</b>

\* Monthly Payments Assume an additional 5-10% goes towards taxes and other costs

\*\* Affordable Sale Price assumes 10% down, 6.5% interest rate, 30-year term

Source: 2000 Census Data; Maine State Housing Authority; SMRPC

The analysis shows a demand of approximately 27 affordable rental units and 75 affordable housing units needed over the next fifteen years.

### **Summary Discussion**

With an affordability index of .88, and in which median home prices of \$163,000 are not exorbitantly higher than what a median income can afford, North Berwick is considered a relatively affordable community. Given this, the actual number of units that might need to be created would seem an accomplishable goal. For instance, if the town were to issue 35 permits a year for the next ten years, 35 homes would need to be sold at a price of about \$143,000 or lower to meet the states affordability guidelines. Furthermore the analysis above shows a need for about 102 affordable units (to include very low, low and moderate) being needed over the next 15 years. The town needs to position itself with a few creative strategies to meet these needs.

## **HOUSING POLICIES**

### **State Goal:**

**Encourage a Diversity of Housing Types in the Designated Growth Area and Facilitate the Preservation and Development of Affordable Housing.**

### **North Berwick Goals – Vision for our town:**

**The diversity of people residing in N. Berwick will be preserved by meeting the housing needs of people with a broad range of incomes and living situations. An adequate supply of housing will be available for all income levels integrated throughout the residential areas. The community will offer a diversity of housing including rental housing and multifamily housing. The elderly will be able to live in the community regardless of their income, in housing that is appropriate for their needs. At least 10% of all housing built during the next decade should be “affordable” according to the Maine State Housing Authority’s definition.**

### **What We Have Now:**

The 2000 census indicates that housing conditions in N. Berwick are generally very good. However, affordability does need to be addressed. The town has an affordability index of .88. Demand over the next 15 years will be for about 27 additional affordable rental units and 75 affordable housing units that would not be provided for within the normal private housing market. The creation of the proposed affordable senior housing apartments in the mill will cover the need for rental units. However, the town will still need about five houses a year that is not provided by the private market.

### **Policy #1:**

**Create an environment that supports the development of new affordable housing by both the public and private sectors.**

Action: Revise the zoning designations to allow for mixed uses in currently zoned industrial, limited commercial and commercial zones when such a change will facilitate affordable housing as defined by the Maine State Housing Authority in York County. This should occur only when the mix of industrial or commercial uses with residential use still provides a safe and healthy environment for residents.

Action: Work with Sanitary and Water Districts to provide water and sewer capacity in all areas that allow lot sizes that allow one acre or less to encourage smaller lots and lower housing prices.

## **Policy #2:**

### **Encourage the development of affordable housing.**

Action: Regularly review town-owned property in the village and growth areas to determine their usefulness for an affordable housing venture and look for inexpensively priced housing, such as foreclosed properties.

Action: Identify partners to work collaboratively with the town on affordable housing projects, private and public, including Habitat for Humanity, the Housing Partnership, and the York County Community Action Corporation.

Action: When affordable housing developments occur, assure the long-term affordability of the projects through the use of deed covenants, which are set at the time of construction.

Action: Seek to implement a requirement that any subdivision with seven or more units has at least one affordable housing unit or that at least 10% of the housing qualifies as affordable, whichever requires more; this will include the use of deed covenants set at the time of construction to assure long-term affordability.

Action: Explore the development of an ordinance providing a “bonus density” to developers who include affordable housing as part of their development within the town’s designated growth area beyond the requirements of the town ordinances, the amount of the bonus to be determined in proportion to the amount of the affordable housing planned.

Action: While pursuing affordable housing objectives, small ranches and townhouse along with manufactured housing are preferred over trailers due to the durability over the long term.

Action: Create building design standards to ensure that no affordable housing within a development differs significantly in appearance from the other buildings.

## **Policy #3:**

### **Educate the public about affordable housing and low cost maintenance programs.**

Action: Distribute affordable housing, low cost maintenance and weatherization program information through town newsletters and keep this information accessible at the town hall.



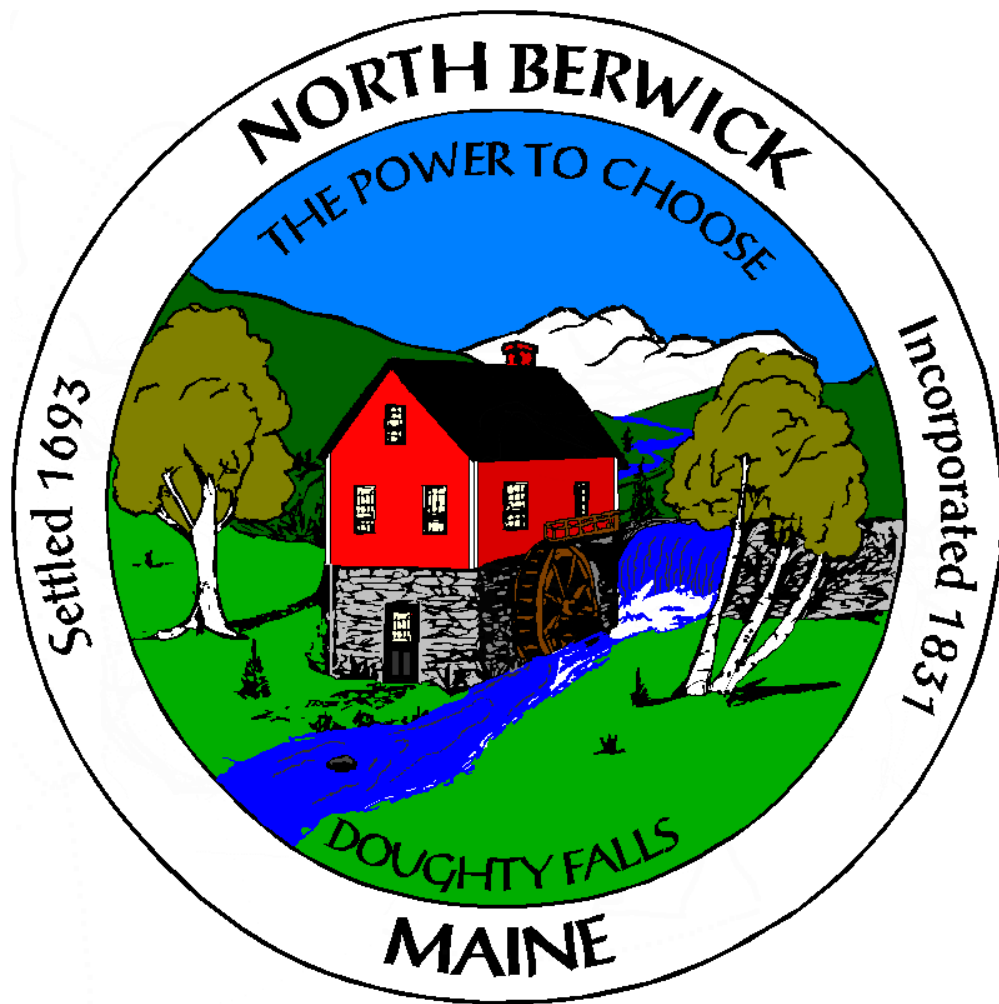
## **HOUSING IMPLEMENTATION STRATEGIES**

Housing Policies	Responsible Party	Priority	Time Frame
<p><b>Policy #1: Create an environment that supports the development of new affordable housing by both public and private sectors.</b></p> <p>Action: Revise the zoning designations to allow for mixed uses in currently zoned industrial, limited commercial and commercial zones when such a change will facilitate affordable housing as defined by the Maine State Housing Authority in York County. This should occur only when the mix of industrial or commercial uses with residential use still provides a safe and healthy environment for residents.</p> <p>Action: Work with Sanitary and Water Districts to provide water and sewer capacity in all areas that allow lot sizes of one acre or less to encourage smaller lots and lower housing prices.</p> <p><b>Policy #2: Encourage the development of affordable housing.</b></p> <p>Action: Regularly review town-owned property in the village and growth areas to determine their usefulness for an affordable housing venture and look for inexpensively priced housing, such as foreclosed properties.</p> <p>Action: Identify partners to work collaboratively with the town on affordable housing projects, private and public, including Habitat for Humanity, the Housing Partnership, and the York County Community Action Corporation.</p> <p>Action: When affordable housing developments occur, assure the long-term affordability of the projects through the use of deed covenants, which are set at the time of construction.</p>	<p>Planning Board</p> <p>Board of Selectmen w/Sanitary District &amp; Water District</p> <p>Town Manager/Board of Selectmen</p> <p>Town Manager</p> <p>Planning Board</p>	<p>High</p> <p>Medium</p> <p>High</p> <p>High</p> <p>High</p>	<p>1 – 3 Years</p> <p>4 – 7 Years</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>

<p>Action: Seek to implement a requirement that any subdivision with seven or more units has at least one affordable housing unit or that at least 10% of the housing qualifies as affordable, whichever requires more; this will include the use of deed covenants set at the time of construction to assure long-term affordability.</p>	Planning Board	High	1 – 3 Years
<p>Action: Explore the development of an ordinance providing a “bonus density” to developers who include affordable housing as part of their development within the town’s designated growth area beyond the requirements of the town ordinances, the amount of the bonus to be determined in proportion to the amount of the affordable housing planned.</p>	Planning Board	Medium	4 – 7 Years
<p>Action: While pursuing affordable housing objectives, small ranches and townhouses along with manufactured housing are preferred over trailers due to the durability over the long term.</p>	Planning Board	Medium	4 – 7 Years
<p>Action: Create building design standards to ensure that no affordable housing within a development differs significantly in appearance from the other buildings.</p>	Planning Board	High	1 – 3 Years
<p><b>Policy #3: Educate the public about affordable housing programs and low cost maintenance programs</b></p>			
<p>Action: Distribute affordable housing, low cost maintenance and weatherization program information through town newsletters and keep this information accessible at the town hall.</p>	Town Manager	Medium	On-going

# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**TRANSPORTATION**



## **TRANSPORTATION INVENTORY**

Transportation serves as a means to connect people with goods, services and other resources. In North Berwick, transportation options are almost entirely limited to the automobile for moving people to and from places of employment, education, shopping and recreation. Similarly, the movement of goods into, out of, and through town is heavily dependent upon trucks. As such, the condition, safety, and effectiveness of the town's road network is an important consideration for this Comprehensive Plan Update. The following transportation inventory presents information necessary to develop a management plan for North Berwick's future transportation system.

### **Roadway Inventory**

The roadway system in North Berwick consists of Federal-Aid State highways (Route 4 and Route 9), State-Aid roadways (Lebanon Road), town roads, and private ways. On the State Highways (Route 4 and Route 9), the town has neither maintenance nor construction responsibility, while on the one State-Aid road (Lebanon Road), the town has winter plowing and sanding responsibility only. The Town conducts year-round maintenance on the remaining town roads. Map 1 shows the jurisdiction of the town's roadway network. Lebanon Road is eligible for the Maine Department of Transportation's (MDOT) Rural Road Initiative, a program in which towns provide 1/3 of the cost of reconstruction projects as a local match.

MDOT's 2006-2007 Biennial Capital Work Plan (BCWP) (formerly called the Biennial Transportation Improvement Program) is currently allocating funds for a 7 mile resurfacing project of Route 9 extending from the Route 4 intersection to Garden Street in Wells. This is federally funded, state-administered road project. MDOT's current Six-Year and Twenty-Year Plans, the longer term plans it maintains, do not currently list any major reconstruction projects for North Berwick.

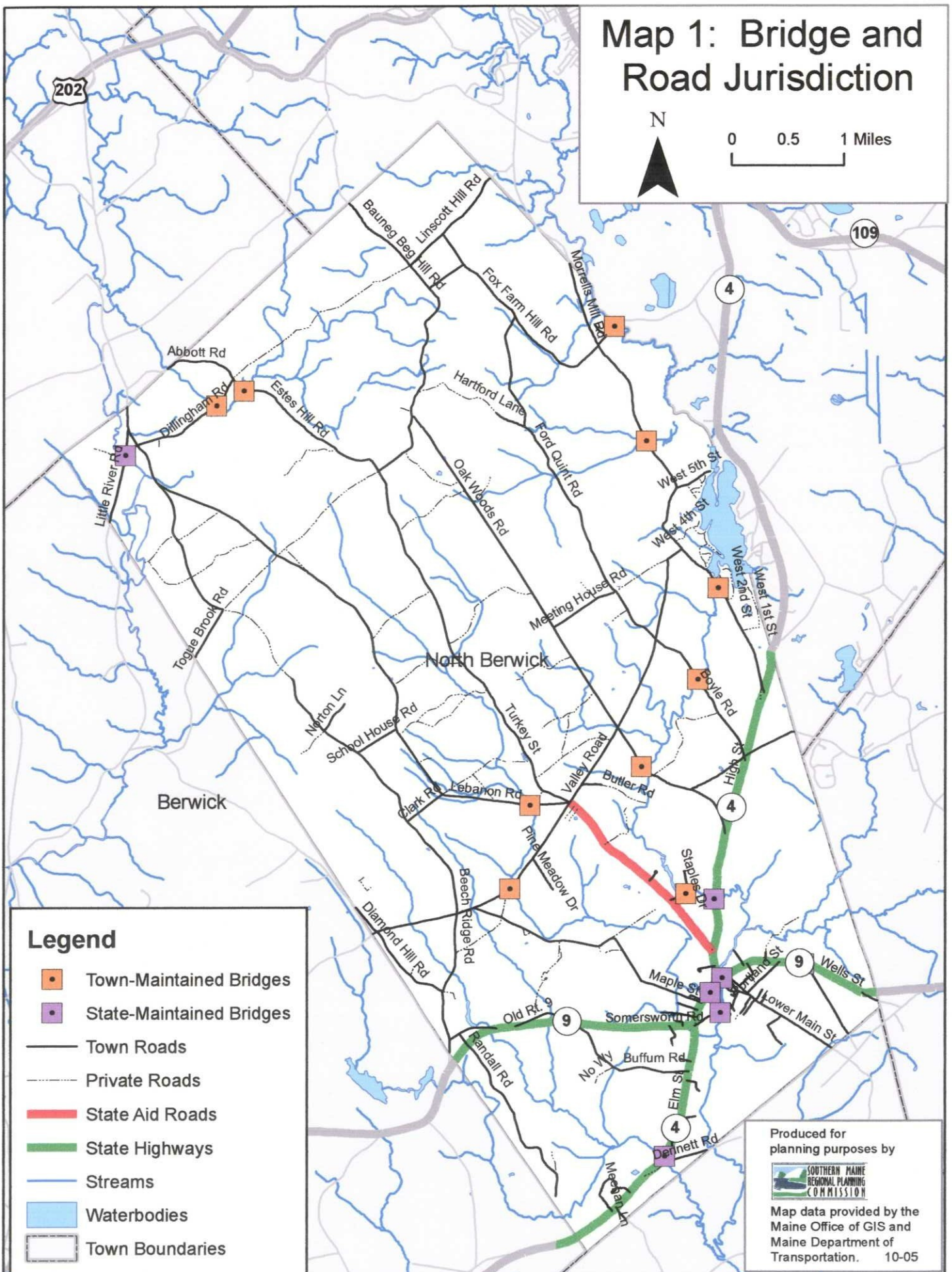
### **Bridge Inventory**

There are sixteen (16) publicly owned bridges that carry motor vehicles in town. Responsibility is determined by the MDOT's Local Bridge Program, which became law in July of 2001. Bridges of at least 20 feet in length on town or state-aid roadways are the responsibility of MDOT. Minor spans, which are bridges that are at least 10 feet but less than 20 feet in length, that are on town roadways are the responsibility of the municipality. If a minor span is located on a state or state-aid roadway, maintenance responsibility falls with MDOT. As such, the Town of North Berwick is responsible for the maintenance of ten bridges, which are indicated in orange on Map 1.

# Map 1: Bridge and Road Jurisdiction

N

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MDOT inspects all Bridges and Minor Spans on public ways every two years in accordance with the Federal Highway Administration (FHWA) and MDOT's Bridge Management Coding Guides. The inspections result in a Federal Sufficiency Rating (FSR) for each bridge, which is calculated by analyzing the condition of each of the bridge's components, such as the deck, the substructure, the superstructure, etc. Table 1 describes the FSR scale.

**Table 1. Federal Sufficiency Ratings**

FSR Range	Condition Description	FSR Range	Condition Description
90-100	Excellent	40-49	Poor
80-89	Very Good	30-39	Serious
70-79	Good	20-29	Critical
60-69	Satisfactory	1-19	Imminent Failure
50-59	Fair	0	Failed

**Source: MDOT Bridge Management Division**

If the FSR on a state-owned bridge located on a state or state-aid highway is less than 50, the bridge may qualify for federal funding, depending upon the individual condition ratings of the bridge's various components. Currently there is one state owned bridge that is near the 50 FSR rating. Two town-owned bridges are below the 50 FSR rating:

**Table 2. North Berwick Bridges Near or Below 50 Federal Sufficiency Rating (2002)**

<u>Jurisdiction</u>	<u>Bridge Name</u>	<u>Road</u>	<u>FSR</u>	<u>Condition</u>
MDOT	Madison Street	Madison Street	50.1	Fair
MDOT	Stackpole	Little River Road	44.9	Poor
Town	Chase	Dillingham Road	21.6	Critical*

**\*Completely destroyed and then rebuilt in 2007**

Source: MDOT Bridge Management Division

### **Functional Classification**

The functional classification of a roadway reflects the balance between providing mobility versus providing access to abutting property. The Maine Department of Transportation (MDOT) uses Federal Functional Classifications to prioritize and assign funding as well as design roadway improvements. These classes are determined based on a statewide network of highways and include arterials, collectors, and local roads.

Design choices for highway projects typically depend upon the roadway's functional classification. For example, arterials, which serve primarily through traffic and often carry heavy vehicles, will typically have thicker pavement, wider lanes and shoulders, increased sight distance, minimal horizontal and vertical curves, and limited access points or curb cuts. Local roads tend to be narrower, windier, and more accessible from

abutting property. Also notable, private roads are not usually built to town standards. Map 2 displays the current federal functional classification of North Berwick's roads.

While the federal functional classification system is useful for understanding the regional function of road networks, the local municipality may also find it beneficial to assign functional classes to the local highway system for planning and design purposes. Often

times, what is considered a collector road to the State may be considered an arterial road to the local community. Likewise, a State recognized local road may be considered a collector road by local residents. In the 1990 Draft Comprehensive Plan, North Berwick developed a table showing how certain roads could serve this dual functional classification. Below is an adaptation of the 1990 table:

**Table 2: Road Functional Classification Definitions**

<u>Federal Classification</u>	<u>Local Classification</u>	<u>Description</u>
Ariel	Ariel	Connects regional destinations such as large metropolitan areas for thru traffic; provides inter-town travel for local residents.
Collector	Arterial	Connects two regional arterials for thru traffic; collects inter-town traffic for regional arterials; collects traffic from a significant portion within the town for regional arterials; provides primary routes for in-town travel to in-town destinations.
Local	Collector	Connects portions of town to arterials; collectors and locally classified arterials.
Local	Local	Provides residents direct access to destination land uses; homes, open-space, water bodies and forested land; connects to a higher functioning road.

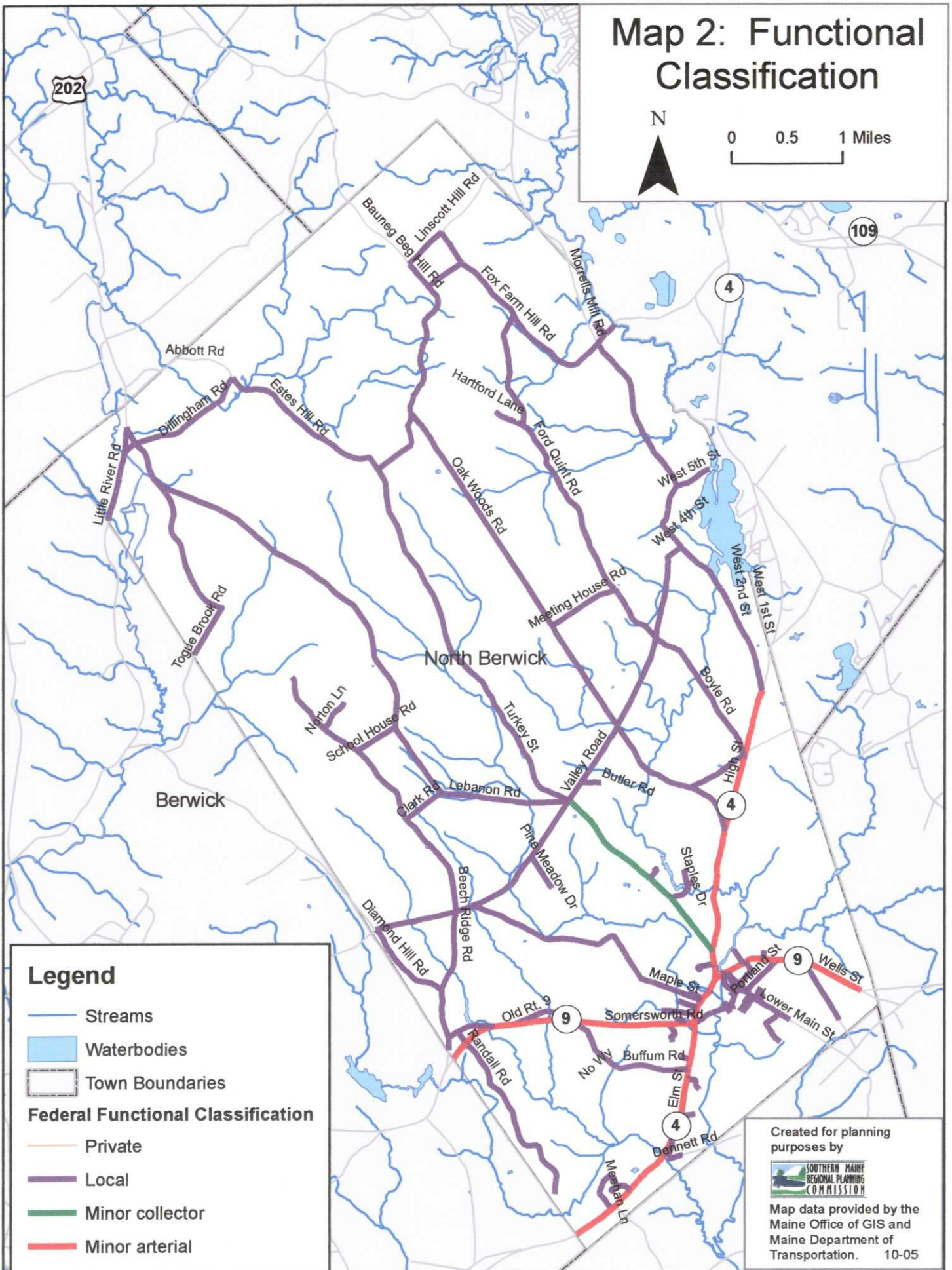
For planning, maintenance and operations, specific classes of roads are also sometimes broken down even further. For example collectors are sometimes classified as either *major* or *minor* collectors. MDOT differentiates major from minor collector roads according to the type of links that the collectors provide and the type of function that the collectors have. Lebanon Road is considered a minor collector because it is designed to serve smaller, rural communities or locally significant traffic generating land uses. Some municipalities also utilize the major and minor classification system for local roads.



# Map 2: Functional Classification



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**Table 3: Local vs. Federal Functional Class of North Berwick Roads (1990)**

<u>Road Name</u>	<u>Federal Functional Classification</u>	<u>Local Functional Classification</u>
Route 4	Minor Arterial	Regional Arterial
Route 9	Minor Arterial	Regional Arterial
Lebanon Road	Minor Collector	Local Arterial
Gov. Goodwin/ Valley Road	Local	Local Arterial
Morrill's Mill Road	Local	Local Arterial
Little River Road	Local	Local Arterial

Source: 1990 North Berwick Comprehensive Plan, Maine Department of Transportation

### Traffic Volumes

Traffic counts measure the number of vehicles traveling by a fixed spot in a given time period. Typically, a volume is recorded every 15 minutes and totaled for the day. The Maine Department of Transportation (MDOT) regularly counts traffic throughout the state. The most recently available counts for North Berwick are shown in Table 4. Traffic volumes at locations indicated in **bold** typeface exceeded projections developed as part of North Berwick's 1990 Comprehensive Plan. Also, Table 4 illustrates relative traffic volumes in town. 2002 Average Annual Daily Traffic Volumes are shown on Map 3.

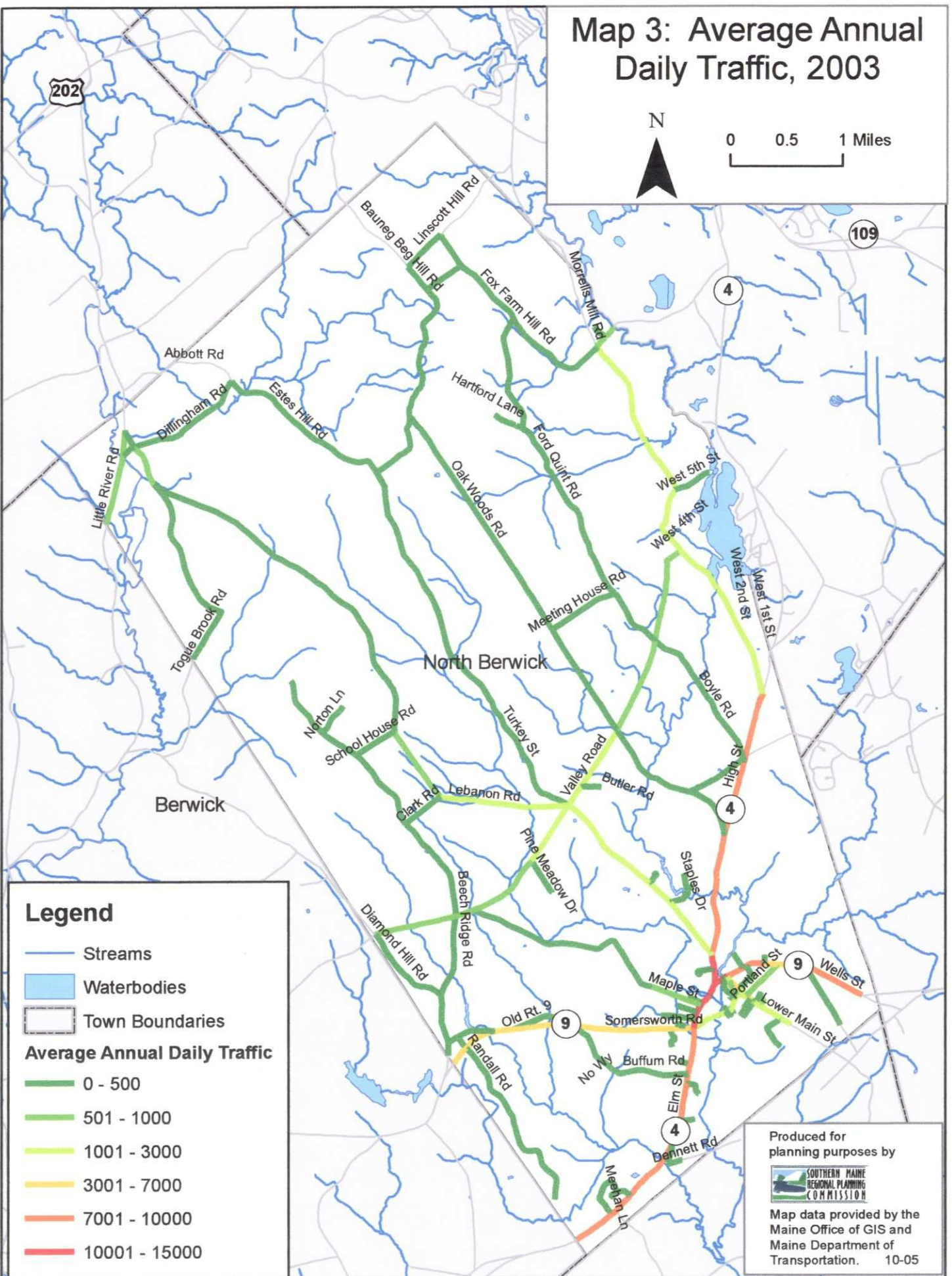
**Table 4: Historical Traffic Volumes, Average Annual Daily Traffic (AADT)**

<b>Location</b>	<b>1989 Est.</b>	<b>2000 Projected</b>	<b>2000 Actual</b>	<b>2002</b>
Route 4, N of Lebanon Road	8950	12700	NA	10010
Route 4, N of Route 9 (Wells Road)	8200	<b>11260</b>	<b>11940</b>	12110
Route 4, S of Route 9 (Wells Road)	12250	17040	14140	14950
Route 4, at Sanford Town Line	6170	8780	NA	7860
Route 9, E of Route 4	10890	14950	11420	13510
Route 9, W of Route 4	4600	5920	4890	5310
Lebanon Road, W of Route 4	1815	2580	NA	2290

Source: Maine Department of Transportation, 1990 North Berwick Comprehensive Plan



# Map 3: Average Annual Daily Traffic, 2003



certain roads on an ongoing basis, but none of these counting stations exists in North Berwick. A spot MDOT vehicle classification count in 2002 on Route 4 just south of the North Berwick/Berwick town line found that almost 9% of the daily traffic was heavy truck traffic (i.e. not a passenger vehicle, 2 axle truck, motorcycle or bicycle).

Both Route 4 and Route 9 are currently designated by MDOT as being an important parts of Maine's Heavy Haul Truck Network. (HHTN).

### **Commuting Patterns**

Nearly half of Maine's entire growth in population between 1990 and 2000 occurred in York County, placing a tremendous burden on the regional transportation network in most parts of the county. In North Berwick, however, commute times changed very little during this period. Even so, town commuters endure one of the longest commute times in their part of York County at an average of over 28 minutes.

**Table 6: Regional Population and Commute Time Patterns**

	1990 Population	1990 Commute Time	2000 Population	2000 Commute Time	Population Change 1990-2000	Commute Time Change 1990-2000
<i>North Berwick</i>	3,850	27.7	4,293	28.1	443	.4
Berwick	5,995	21.5	6353	26.1	358	4.6
Lebanon	4,282	27.4	5,083	30.2	801	2.8
Sanford	20,385	19.3	20,806	23.0	421	3.8
South Berwick	5,877	21.8	6,671	26.8	794	5.0
Wells	7,778	21.7	9,400	26.2	1,622	4.5
York	9,818	21.2	12,854	27.1	3,036	5.9
York County	164,587	21.8	186,742	25.8	22,155	4.0

Source: 1990 and 2000 U.S. Census

Longer commute times can be attributed in part to the large number of commuters that drive to destinations where other commuter traffic is substantial. In addition, North Berwick is situated geographically in the center of 5 different labor market areas, many of which are nearly 30 minutes or more away, such as Portsmouth, Kittery, Saco and Rochester. Table 7 shows the major commuting trends of North Berwick residents.

**Table 7: Workplaces of North Berwick Residents in 2000**  
**(50 or more Workers)**

<b>Workplace</b>	<b>Number of Commuters</b>	<b>Percentage of Commuters</b>
North Berwick	450	20.5%
Sanford	172	7.8%
Portsmouth, NH	168	7.7%
Wells	130	5.9%
Dover, NH	104	4.7%
Kittery	92	4.2%
York	73	3.3%
South Berwick	69	3.1%
Kennebunk	68	3.1%
Berwick	64	2.9%
Somersworth, NH	61	2.8%
Saco	59	2.7%
Ogunquit	53	2.4%
Rochester, NH	50	2.3%

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Source: 2000 U.S. Census

Unlike other rural towns in the area, North Berwick has several large employers that attract a substantial population of workers commuting *into* the town. Notably, two companies, Hussey Seating Company and Pratt & Whitney draw nearly 2,000 workers to the town (425 and 1,500 employees respectively) according to the 2004 Maine Manufacturing Directory. North Berwick's ratio of employees to residents in 2000 was 1.25—roughly 550 more workers commuting in compared to workers commuting out. Table 8 shows the residences of those employed in North Berwick, as well as other neighboring towns that supply employees to North Berwick workplaces. Several pools of workers come from somewhat distant towns such as Biddeford, Saco and Waterboro.

**Table 8: Residence of People that Work in North Berwick  
(50 or more Workers)**

<u>Residence</u>	<u>Number of Workers</u>
Sanford	476
North Berwick	450
Biddeford	244
Lebanon	142
Berwick	139
Wells	139
Waterboro	135
Rochester, NH	80
Lyman	73
Kennebunk	70
Saco	58
Dover, NH	56
Shapleigh	54
South Berwick	53
Arundel	52

Source: 2000 U.S. Census

Given North Berwick's rural transportation infrastructure, the majority of North Berwick workers commute by automobile, with approximately fifteen percent of that entire driving population carpooling (Table 9). The second largest group of workers in the town actually work at home. Despite the large number of residents that work in town, there are very few people in the community that walk or bike to work.

**Table 9: Mode of Transportation for North Berwick Commuters 16+**

<u>Mode of Transportation</u>	<u>Number of Commuters</u>	<u>Percentage of Commuters</u>
Car, truck, or van:	2,062	94% of all modes
Drove alone	1,750	85% of drivers
Carpooled	312	15% of drivers
Walked	27	1% of all modes
Other means	8	1% of all modes
Worked at home	89	4% of all modes

Source: 2000 US Census

The 2000 U.S. Census Bureau data shows that roughly 13% of all workers commuting to North Berwick carpool. Approximately 82% drive alone to their North Berwick workplace. Some of the communities that supply large proportions of work force to North Berwick have relatively higher carpooling rates: Biddeford (21%), Saco (28%) and Waterboro (20%). According to GO Maine, the state ridesharing program, there

were only 6 registered individual carpoolers riding to Pratt and Whitney or Hussey Seating (Southern Maine Regional Planning Commission communication, 11/29/05).

### **Access Management**

MDOT adopted a set of access management rules in 2002 in response to the enactment of An Act to Ensure Cost Effective and Safe Highways in the State by the Legislature in 2000, which addressed arterial capacity, poor drainage, and the high number of driveway-related crashes. The legislation also provides MDOT a tool with which to reduce traffic congestion. Any new or changed driveway or entrance on state and state aid highways located outside of urban compact areas must meet specifications described in the rules in order to obtain a permit from MDOT. The rules regulate sight distance, corner clearance, spacing, width, setbacks, parking, drainage, and mitigation requirements. Currently there are no urban compact areas in North Berwick.

The rules are organized into a four-tier system with increasing regulation of driveways and entrances for roads with poorer mobility and safety:

1. Basic Safety Standards apply to all state and state-aid roadways. (Route 4, Route 9, and Lebanon Road)
2. Major Collector and Arterial Standards provide more regulation for entrances only onto major collector and arterial roadways. (Route 4, Route 9)
3. Mobility corridors are non-urban compact corridors that connect service centers and/or urban compact areas and carry at least 5000 vehicles per day along at least 50% of the corridor's length. (Route 4 and Route 9)
4. Retrograde arterials are mobility corridors where the number of crashes related to a driveway or entrance exceeds the statewide average for arterials with the same posted speed. (Route 9 from Buffum Road intersection to Wells Town Line)

Map 4 shows the road systems that are under the jurisdiction of the MDOT Access Management Program.

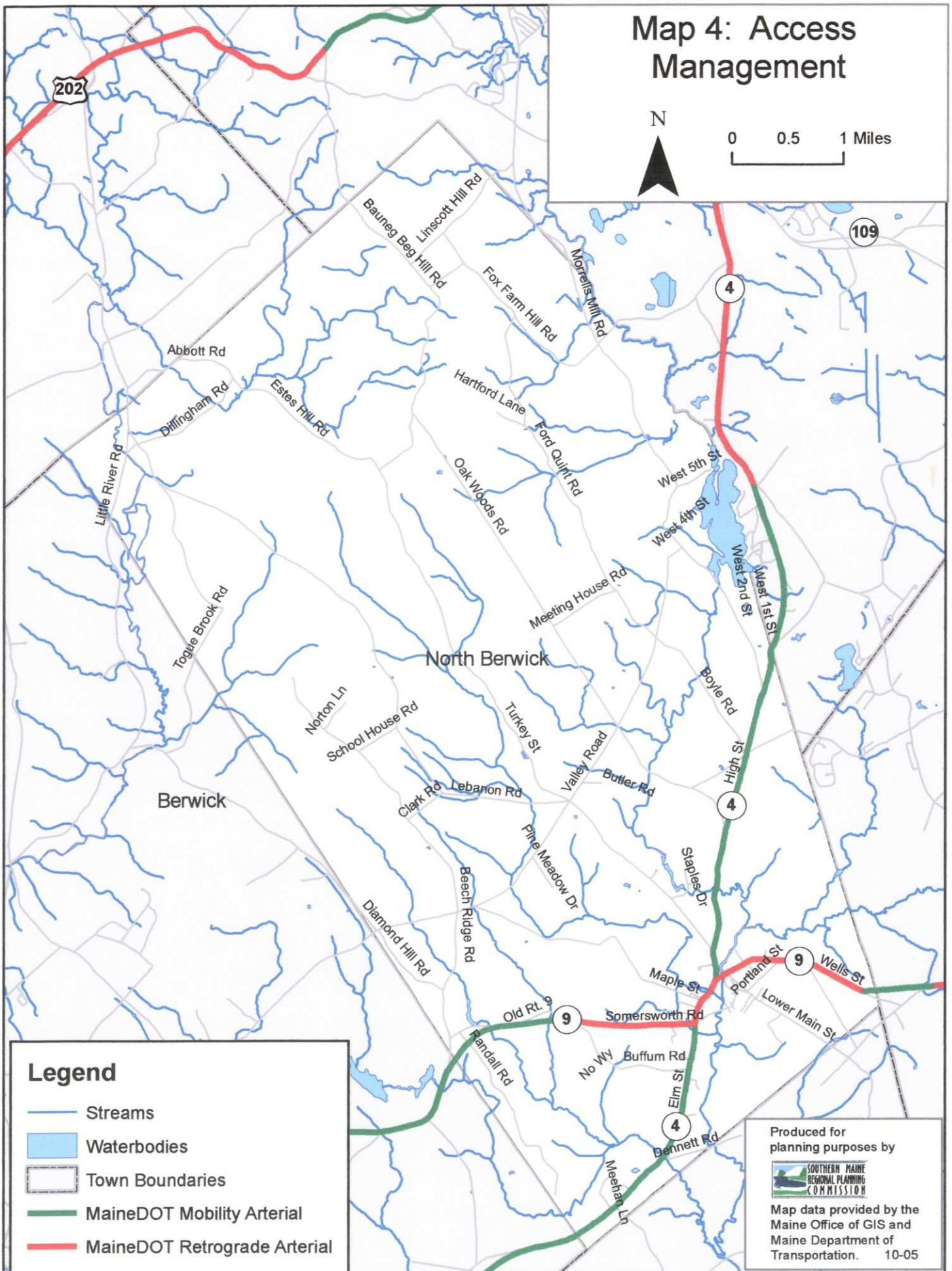
North Berwick also has some access management standards, including sight distance regulations for driveways and entrances. A Southern Maine Regional Planning Commission review of the standards showed that the town's minimum and recommended sight distance standards are less restrictive than the MDOT standards. However, the ordinance currently indicates that they are the same as the minimum MDOT sight distance standards.



# Map 4: Access Management

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MDOT has a system with which to identify the most dangerous crash locations in the state, called High Crash Locations (HCL). HCLs are intersections or road segments where 8 or more crashes with a Critical Rate Factor greater than 1.0 occur in a three-year period. The Critical Rate Factor (CRF) is the ratio of the actual crash rate to the expected rate (called the Critical Rate). The expected crash rate depends upon road type, vehicle miles traveled, and statewide crash ratios. North Berwick currently has one high crash location at the intersection of Route 4, Route 9 and Madison Street. The latest HCL data, which encompasses years 2002-2004, shows that there were a total of 16 crashes reported at the intersection with a critical rate factor of 3.09. That same intersection has a very long crash history and was identified as a dangerous intersection in the 1990 North Berwick Comprehensive Plan. A traffic light was installed at this location as part of MDOT's 2002-2003 Biennial Transportation Program. Not enough data is available at the time of writing to determine the efficacy of the new intersection design.

### **Alternative Transportation**

North Berwick is positioned geographically as a host community to two of southern Maine's most important emerging alternative transportation corridors: the Boston and Maine Railroad and the Eastern Trail. It is also currently served by demand-responsive transit services, and is nearby to other forms of alternative transportation modes.

The Boston and Maine Railroad, currently owned by Guilford Rail, is a railroad that currently serves both passenger and freight train needs. Amtrak's Downeaster service uses the Boston and Maine railroad, which passes through the southern portion of North Berwick, adjacent to North Berwick's village center (See Map 5). At this juncture, the closest Amtrak Downeaster Train stations are in Wells, ME and in Dover, NH.

Maine's Eastern Trail is part of a broader effort among trail and transportation advocates to connect cities and towns along the eastern seaboard with an off-road trail from Calais, Maine to Key West, Florida. Southern Maine's proposed eastern trail from Kittery to South Portland includes a stretch of right of way of the former Eastern railroad that traverses through North Berwick. Currently, the trail is a joint on and off-road trail, some of which passes through North Berwick village.

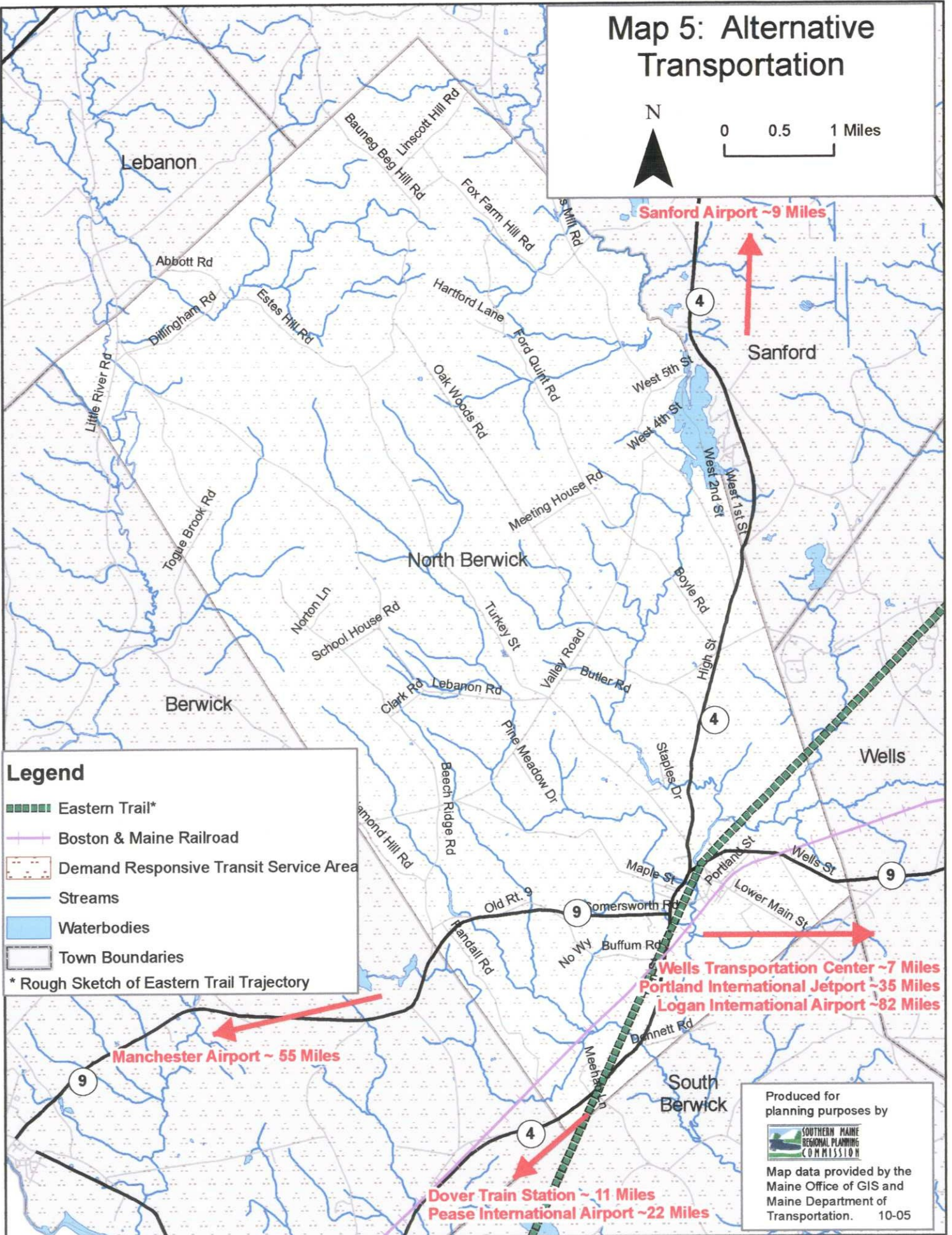
While the personal vehicle is the mode of choice in the area, York County Community Action Corporation (YCCAC) does provide demand-responsive services for medical, shopping, and miscellaneous trips to the Dover/Somersworth area. All trips must be arranged a minimum of 24 hours in advance. The general public may make reservations with this service.

In addition to rail, transit and bike and pedestrian opportunities, there are several airports within reasonable distance. Major airports are Pease International Airport, Manchester Airport, the Portland International Jetport, and Boston Logan Airport. Nearby Sanford also operates a small airport in the area.

# Map 5: Alternative Transportation

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Produced for planning purposes by



Map data provided by the  
Maine Office of GIS and  
Maine Department of  
Transportation. 10-05

Although the region has a large number of commuters, there are few promoted park and ride options in the area. A recent study on Maine's Park and Ride Lot System found that there are currently two park and ride facilities in South Berwick, but are rarely used. There is also a park and ride facility at the intersection on I95 and Route 109 in Wells.

### **Sidewalks:**

Sidewalks are located in the commercial heart of the Village on portions of Elm, Wells, Main, Market and Portland Streets (See Map). Also pedestrian movement occurs on paved areas between the post Office and the Town Offices and on Canal Street.

### **Streetlights:**

The town rents about 88 streetlights from the Central Maine Power Company. These are mainly located along the principal roads. Other locations for streetlights are up Lebanon Road, out Route 9 both directions and out Route 4 both directions. These rural lights number about 25. The current 1990 streetlights are the standard "cobra head" lights set high upon electrical or telephone poles, sometimes as much as 25 to 30 feet above the road surface.

### **Parking**

The only on-street parking allowed in North Berwick is along portions of Elm, Wells, Market and Main Streets in the Village. The commercial center provides about 47 parking spaces. There are also several public, semi-public and private commercial off-street parking lots in the center of town.

**TABLE 1-93**

### **OFF STREET PARKING FACILITIES, NORTH BERWICK VILLAGE – 1990**

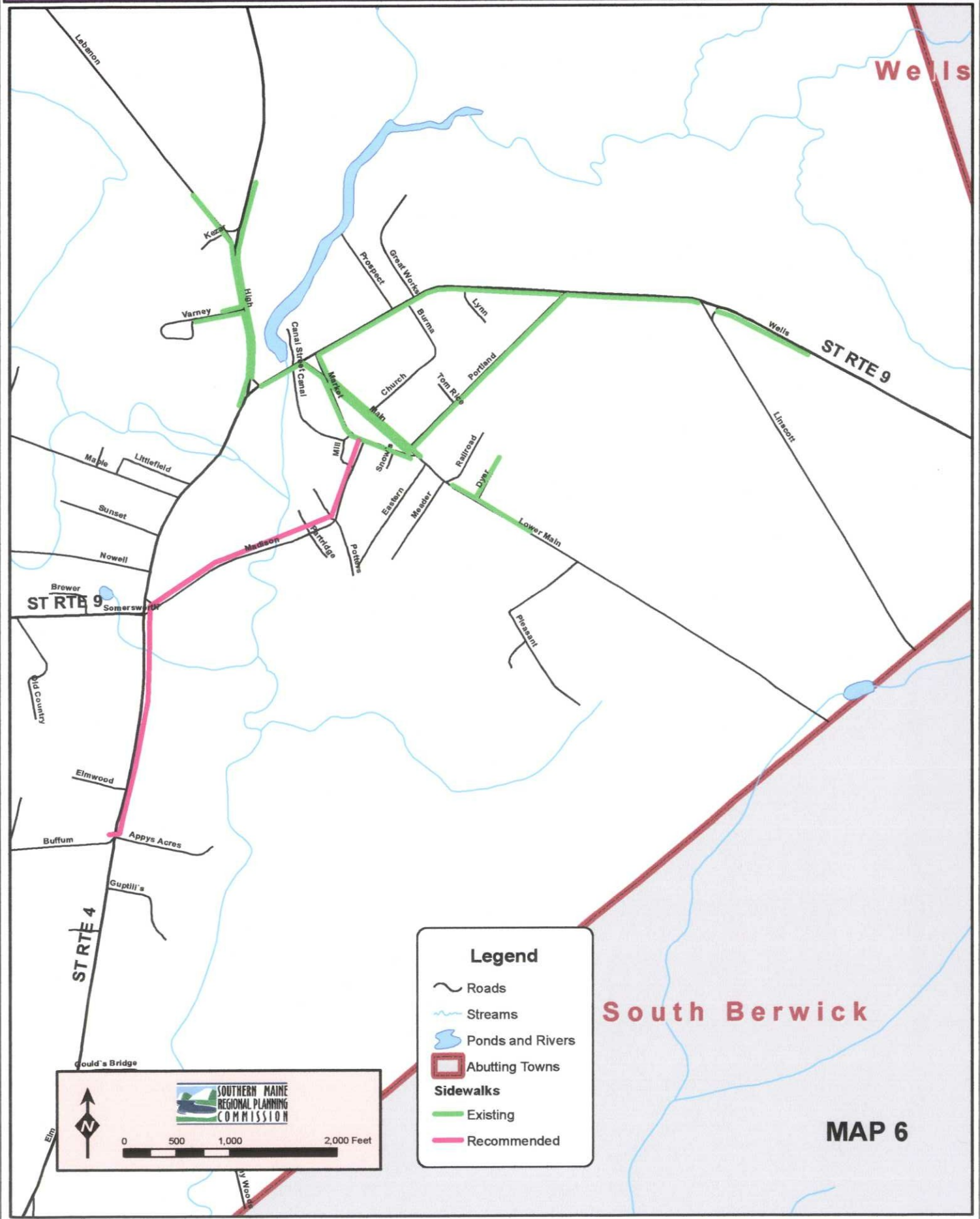
<b>Name</b>	<b><u>Location</u></b>	<b><u>No. of Spaces</u></b>
#1 Main National Bank	Market & Main Street	12
#2 Cumberland Farms Block	Market Street	8
#3 MSAD 60/Town Offices	Main Street	25+
#4 Elementary School	Varney Road	30+
#5 Hurd Library	High Street	12
#6 Hurd Street	High Street	35+

### **Informal Off-Street Parking**

1. Central Street Playground.
2. North Berwick Little League Field
3. North Berwick Youth Center (closed)
4. Varney Crossing Rest Area



# TOWN OF NORTH BERWICK SIDEWALKS



MAP 6

### **Future Needs:**

- The 1990 Comprehensive Plan developed road classifications for some of its roads that appear to perform as collector roads. The Town could review this classification and determine if there is a need to classify local design standards for these roads to be able to handle more traffic than the local roads. The Town could also request that MaineDOT review these roads to see if the Federal Functional Classification should be revised.
- US Census data indicates that North Berwick residents drive longer commutes to work than most of its neighbors. It may be beneficial to consider commuter alternatives such as park-and-ride lots and economic development strategies that would provide an in-town livelihood to more North Berwick residents. Given that North Berwick has some employers that draw several hundred workers, the town could work with the larger employers to encourage carpooling programs.
- Traffic volume information for North Berwick beyond state highways is very limited. Route 4 north of Route 9 is the only documented location in North Berwick where traffic growth exceeded the 1990 projections for the year 2000.
- Truck traffic is expected to grow in the future. North Berwick's center is located at a relatively heavy truck traffic crossroads at Route 4 and Route 9, which are state roads designed for mobility and through travel. This growth is likely to have a notable impact on future town land use and economic development goals.
- Continuing coordination with MaineDOT regarding the locations having local safety concerns should take place to determine if transportation improvements such as signage, intersection realignments, or other activities that would improve site distance would have a positive affect on public safety.
- North Berwick currently recognizes MDOT's Access Management program as a "best practices" standard for local access management standards. The town should make an effort to follow the development of that program and periodically review the standards to assure that they are in line with MDOT's best practices standards since they have substantively changed since their 2002 adoption.
- Depending upon the density and types of uses that will be encouraged in North Berwick's Village and Transition areas, MaineDOT's Access Management rules may conflict with the community's desired build-out scenario. Consideration needs to be given to preserving right-of-way and encouraging the development of service roads if commercial and/or high-density residential development is anticipated.
- The Boston and Maine Railroad and the proposed Eastern Trail both conveniently traverse through North Berwick. Existing trends and activities relating to these two projects suggest that they will continue to develop and become important niches in southern Maine's transportation system. North Berwick should support these projects and examine ways they can bring commercial and recreational opportunities to the Town.
- On Main Street from the intersection of Portland Street to the park triangle just before Rt. 9/Wells Street there should be sidewalks on both sides of the street.

- Past Portland Street going toward Ogunquit, the sidewalk should continue down towards Hussey with a proper crosswalk across the railroad tracks, connecting with the sidewalk already present beginning at Railroad Ave.
- On Rt. 9/Wells Street, there should be sidewalks on both side of the street from the intersection of Rt. 4 down at least to the post office. Past that the sidewalk could continue on one side only, but should not have spots where it disappears, such as between Lynn Street and Portland Street. This sidewalk could continue down to the new Davis subdivision.
- While the proximity of houses to the street on Madison Street seemed very shallow, either a sidewalk or a wider road seems important here for safety, especially near the major curve in the road and intersection of several lanes, including Madison Ct., Potter's Ct., and Partridge Lane. Instead of a regular sidewalk, perhaps a reserved portion of the road could be painted off for a bike/walking area. Ideally, this should continue down to the intersection of Rt. 4 but should minimally continue from Market down to the aforesaid curve and intersections of lanes.
- At Rt. 4 and Madison St., the group recommended continuing the sidewalk down to the railroad tracks toward S. Berwick, to facilitate walking at that end of town and to reach the small factory shops on Buffum road.
- On Rt. 4 and the intersection of Wells Street going towards the schools the sidewalks should be on both sides of the street until the Hurd School property. There is a small section now where the sidewalk disappears on one side.
- Anytime a sidewalk on one side of the street ends, there should be a crosswalk to the other side of the street where the sidewalk continues. This isn't always the case now.
- At the Dunkin Donuts there should be a crosswalk from the sidewalks of Market St. and Main St. across to the Dunkin Donuts. It should be easy to cross there in order to encourage folks to shop both there and down in the rest of the village.
- There should be crosswalks at the intersection of 4 & 9 crossing both streets near the Old Corner Store.
- The scale and wide - area illumination from this type of lighting detracts from the historic aspects and character of the village center. Streetlights set at 12 to 14 feet in height above the street would preserve the pedestrian scale and character of the village center while still providing the same amount of illumination at street level where it is intended. Also side shielding the pedestrians - scale streetlights allow the storefront lights to provide the beauty and amenity they were originally intended to do.

## **TRANSPORTATION POLICIES**

### **State Goal:**

**To plan for, finance, and develop an efficient system of public facilities and services to accommodate growth and economic development.**

### **North Berwick Goals – Vision for our town:**

**Our town continues to enjoy safe and well-maintained roads. Car-pooling is encouraged to reduce traffic and commuting times, which in turn enhances our quality of life. Other modes of transportation: biking, walking, train and bus service are similarly promoted so that N. Berwick residents and workers of a broad range of transportation choices.**

### **What We Have Now:**

For the most part, our roads are kept in good condition with both maintenance and road rebuilding costs built regularly into the capital investment program. There was one high crash site identified in town at the intersection of Madison and Rt. 4, but a new light has been placed there to help reduce the problem.

In North Berwick, between 1990 and 2000, commute times changed very little. Even so, town commuters endure one of the longest commute times in their part of York County at an average of over 28 minutes.

Also unlike other rural towns in the area, North Berwick has several large employers that attract a substantial population of workers commuting *into* the town. Given North Berwick's rural transportation infrastructure, the majority of North Berwick workers commute by automobile, with approximately fifteen percent of that entire driving population carpooling (Table 9). Although the region has a large number of commuters, there are few promoted park and ride options in the area. A recent study on Maine's Park and Ride Lot System found that there are currently two park and ride facilities in South Berwick, but are rarely used.

High traffic times in the village occur during early morning hours and mid-afternoon when Pratt and Whitney, the largest employer in the area, expects its workers to come in and to leave. The buses for SAD 60 also contribute to higher traffic volumes at these hours. While there is no gridlock, many people complain about the challenge of turning into and out of the village area near the intersections of 9 and 4 during these hours.

The second largest group of workers in the town actually work at home. Despite the large number of residents that work in town, there are very few people in the community that walk or bike to work.

The Boston and Maine Railroad and the proposed Eastern Trail both conveniently traverse through North Berwick. Existing trends and activities relating to these two projects suggest that they will continue to develop and become important niches in southern Maine's transportation system. York County Community Action Corporation also provides a bus service in the area, though one must call ahead of time for a ride.

**Policy #1:**

**Encourage more local employment opportunities for North Berwick residents in an effort to ease the burden on the transportation system.**

Action: Encourage telecommuting by providing opportunities for high-speed Internet access in all parts of town.

Action: Explore revised zoning designations to allow for mixed uses in the industrial, limited commercial, and commercial zones. Revised Zoning ordinances should encourage reuse of existing buildings, development of significant local employment opportunities and affordable housing options for local residents.

**Policy #2:**

**Encourage car-pooling and transportation alternatives (public transit, bicycles, walking, etc.) for the trip to and from work and school.**

Action: Coordinate with towns and Maine DOT to develop carpooling facility that would serve North Berwick commuters and thru travelers using Route 4 and/or Route 9. This park and ride facility could also serve as town center parking for other uses.

Action: Improve publicity of the demand-responsive transit service currently available to senior citizens and the greater public.

Action: Explore the feasibility of freight and/or passenger rail service for economic development and/or commuting opportunities using the Guilford Railroad.

Action: Encourage walking and biking for those within walking and biking distance with safe sidewalks and designated biking ways

**Policy #3:**

**Make access management a priority, especially on Routes 4, 9 and Lebanon Road.**

Action: Continue to utilize the performance standards of Maine DOT's Highway Driveway and Entrance Rules for local development review and driveway permitting procedures (sight distance, mobility sight distance, minimum spacing, corner clearance, curb width, etc.).



Action: Encourage and increase shared driveways and shared entrances between abutting parcels through development review and driveway permit process.

Action: Explore opportunities to improve nonconforming driveways and entrances through the driveway permit process

Action: Review sub-division ordinances and change as needed to minimize any additional curb-cuts onto Rt. 4, 9, and Lebanon Rd.

Action: Explore alternative means of access, such as parallel service roads or interconnected side streets to serve commercial, industrial or high-density residential growth in the future.

**Policy #4:**

**Review and address downtown parking issues to encourage the future location of desired businesses to the downtown area.**

Action: Review the zoning ordinances, and amend if necessary, to ensure that parking requirements don't limit the future location of desired businesses to the downtown area. Allow waivers, where appropriate.

Action: Encourage shared parking areas between abutting parcels.

Action: Improve signage indicating existing parking lots.

**Policy #5:**

**Reduce the impact of heavy vehicles and oversize vehicles on Route 4 in the village center.**

Action: With neighboring towns and citizen groups, urge agencies that regulate and permit the movement of heavy vehicles to make it easier for heavy vehicles to remain on I-95.

Action: Urge State agencies in Maine and New Hampshire to adopt automated weigh station technology.

Action: Advocate with neighboring towns on ways to encourage heavy trucks to stay on the Maine Turnpike.

Action: Continue to encourage strict enforcement of commercial vehicle laws on all state highways in town.

Action: Urge the State of Maine to change the designation of Route 4 so that it is no longer a preferred route for oversize loads.

Action: Urge the state of Maine to consider a by-pass from Rt. 9 west, coming from Wells, to rt. 4 north

Action: Restrict the use of “jake brakes” and other truck related noises within town, implementing such measures through signage and enforcement

Action: Explore prohibiting the parking of heavy vehicles including tractor trailer trucks in the town center.

**Policy #6:**

**Improve safety on all roads in town.**

Action: Explore and adopt measures, including traffic calming measures, such as planting/maintaining street trees and narrowing the paved surface, to ensure that traffic travels at safe speeds.

Action: Urge the State to explore and adopt traffic-calming measures on Route 4 in the village area; also construct sidewalks on both sides of the street, and explore the possibility of on-street parking.

Action: Strictly enforce speed limits and other traffic safety laws, and use any and all measures, including the use of electronic surveillance, to reduce speeding.

Action: Work with MDOT to ensure that clearly painted left and right turning lanes are marked on the Route 4 and 9 and that sidewalk crossings are painted clearly in major intersections

Action: Monitor the intersection of Madison Street, Route 4 and Route 9, which continues to remain a high crash location, to determine the effectiveness of the traffic signal at this location.

Action: Explore ways to reduce volume and speed of cut-through traffic on residential streets near the town center

Action: Continue to prioritize upkeep of roads and bridges

**Policy #7:**

**Provide safe and adequate roads in areas designated for growth while maintaining the rural character of town roads**

Action: Explore the development of context sensitive road and access design standards for designated growth and rural areas to help direct growth in the locations identified in this Comprehensive Plan.

Action: Explore the development of an impact fee system to require developers to pay for the upgrade of roads that serve new subdivisions and other new development.

Action: Research and implement safe ways in which to efficiently use back lots in the growth areas of town, amending subdivision regulations as necessary to achieve this objective.

**Policy #8:**

**Encourage walking and biking to the greatest extent possible and ensure safety for people of all ages. In particular, create a safe and accessible network of bike paths and pedestrian ways that are separated from vehicular traffic. Both of these modes of transportation reduce vehicle traffic and air pollution and contribute to a healthy life-style.**

Action: Review and establish a plan for sidewalk improvements and consider, where possible, a sidewalk system so that two people can walk side-by-side safely on all sidewalks and so that there are clear sidewalk connections in those cases where there is only a sidewalk on one side of the street. Sidewalk plan should include the addition of new sidewalks where appropriate. (see sidewalks map for specific recommendations for additional sidewalk construction)

Action: Where practical, explore designing new and rebuilt sidewalks and roadway shoulders outside the immediate town center for both pedestrians and bikers. Adopt zoning ordinances that specify bicycle-specific signage and bicycle compatible pavement.

Action: Encourage the construction of off-road trails, and on-road spur trails to access the Eastern Trail.

Action: Encourage the state to waive plumbing fixture fees for businesses that install showers for their employees since the lack of showers at work has been cited as a major disincentive for employees biking to work.

Action: Explore installing bike racks at all public facilities.

Action: Explore installing additional bike racks at various locations downtown.

Action: Budget for long-term sidewalk construction and upkeep

Action: Prepare plans and budgets for bike lane and bike path construction and upkeep, to be ready when state road projects become available.

Action: Seek a grant to do sidewalks and bike paths right, to promote livability and attractiveness as a place to do business.

#### **Policy #9:**

#### **Develop new ways to advance transportation goals through partnership opportunities with neighboring communities and regional organizations.**

Action: Utilize the Kittery Area Comprehensive Transportation Study Metropolitan Planning Organization (KACTS MPO) to the maximum extent possible as a resource for addressing transportation needs.

Action: Given North Berwick's recent status as a town that may be eligible for KACTS planning funds, approach the KACTS MPO for planning study resources as needed.

Action: Follow and participate to the maximum extent possible in the planning activities of the Route 236 Corridor Implementation Committee as many decisions of that group impact Route 4 and North Berwick commuters and business owners.

Action: Utilize the KACTS MPO for traffic data collection needs.

**Policy #10:**

**Increase coordination with neighboring communities and area agencies on transportation issues and opportunities.**

Action: Develop ongoing coordination with neighboring towns on common/shared regional transportation issues including but not limited to growing truck and passenger traffic, speed enforcement needs, Eastern Trail development, and Guilford Railroad development.

Action: Develop partnerships with neighboring communities to seek their input and give North Berwick's input on developments of significant regional impact on the regional transportation system.

Action: Coordinate with York County Community Action Corporation in promoting and improving transit services to North Berwick residents.

Action: Explore ways in which North Berwick can partner with neighboring communities to request transportation projects that are mutually beneficial. If projects exist, this will improve North Berwick's competitive standing for limited federal and state transportation funding.

## TRANSPORTATION IMPLEMENTATION STRATEGIES

Transportation Policies	Responsible Party	Priority	Time Frame
<p><b>Policy #1: Encourage more local employment opportunities for No. Berwick residents in an effort to ease the burden on the transportation system.</b></p> <p>Action: Encourage telecommuting by providing opportunities for high-speed Internet access in all parts of town.</p> <p>Action: Explore revised zoning designations to allow for mixed uses in the industrial, limited commercial, and commercial zones. Revised Zoning ordinances should encourage reuse of existing buildings, development of significant local employment opportunities and affordable housing options for local residents.</p>	<p>Board of Selectmen</p> <p>Planning Board</p>	<p>Medium</p> <p>High</p>	<p>3 – 5 Years</p> <p>1 – 3 Years</p>
<p><b>Policy #2: Encourage car-pooling and transportation alternatives (public transit, bicycles, walking, etc.) for the trip to and from work and school.</b></p> <p>Action: Coordinate with towns and Maine DOT to develop carpooling facility that would serve North Berwick commuters and thru travelers using Route 4 and/or Route 9. This park and ride facility could also serve as town center parking for other uses.</p> <p>Action: Improve publicity of the demand-responsive transit service currently available to senior citizens and the greater public.</p> <p>Action: Assist SAD 60 to determine barriers to school bus ridership and develop incentives to ride the bus, bike or walk</p> <p>Action: Explore the feasibility of freight and/or passenger rail service for economic development and/or commuting opportunities using the Guilford Railroad.</p>	<p>Board of Selectmen</p> <p>Town Manager</p> <p>Board of Selectmen</p> <p>Board of Selectmen</p>	<p>Medium</p> <p>High</p> <p>Medium</p> <p>Medium</p>	<p>4 – 7 Years</p> <p>Immediately</p> <p>4 – 7 Years</p> <p>4 – 7 Years</p>

<p>Action: Encourage walking and biking for those within walking and biking distance with safe sidewalks and designated biking ways.</p> <p><b>Policy #3: Make access management a priority, especially on Routes 4, 9 and Lebanon Road.</b></p> <p>Action: Continue to utilize the performance standards of MaineDOT's Highway Driveway and Entrance Rules for local development review and driveway permitting procedures (sight distance, mobility sight distance, minimum spacing, corner clearance, curb width, etc.).</p> <p>Action: Encourage and increase shared driveways and shared entrances between abutting parcels through development review and driveway permit process.</p> <p>Action: Explore opportunities to improve nonconforming driveways and entrances through the driveway permit process.</p> <p>Action: Review sub-division ordinances and change as needed to minimize any additional curb-cuts onto Rt. 4, 9 and Lebanon Rd.</p> <p>Action: Explore alternative means of access, such as parallel service roads or interconnected side streets to serve commercial, industrial or high-density residential growth in the future.</p> <p><b>Policy #4: Review and address downtown parking issues to encourage the future location of desired businesses to the downtown area.</b></p> <p>Action: Review the zoning ordinances, and amend if necessary, to ensure that parking</p>	<p>Board of Selectmen</p> <p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p>	<p>High</p> <p>High</p> <p>Medium</p> <p>Medium</p> <p>High</p> <p>High</p> <p>High</p>	<p>1 – 3 Years</p> <p>Ongoing</p> <p>4 – 7 Years</p> <p>4 – 7 Years</p> <p>1 – 3 Years</p> <p>1 – 3 Years</p> <p>1 – 3 Years</p>
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requirements don't limit the future location of desired businesses to the downtown area. Allow waivers, where appropriate.			
Action: Encourage shared parking areas between abutting parcels.	Planning Board	High	1 – 3 Years
Action: Improve signage indicating existing parking lots.	Town Manager	Medium	4 – 7 Years
<b>Policy #5: Reduce the impact of heavy vehicles and oversize vehicles on Route 4 in the village center.</b>			
Action: With neighboring towns and citizen groups, urge agencies that regulate and permit the movement of heavy vehicles to make it easier for heavy vehicles to remain on I-95.	Economic Development Committee	Medium	On-going
Action: Urge State agencies in Maine and New Hampshire to adopt automated weigh station technology.	Economic Development Committee	Medium	On-going
Action: Advocate with neighboring towns on ways to encourage heavy trucks to stay on the Maine Turnpike.	Economic Development Committee	Medium	On-going
Action: Continue to encourage strict enforcement of commercial vehicle laws on all state highways in town.	Police Department	High	On-going
Action: Urge the State of Maine to change the designation of Route 4 so that it is no longer a preferred route for oversize loads.	Economic Development Committee	High	1 – 3 Years
Action; Urge the state of Maine to consider a by-pass from Rt. 9 west, coming from Wells, to Rt. 4 north.	Economic Development Committee	Low	8 – 10 Years
Action: Restrict the use of “jake brakes” and other truck related noises within town, implementing such measures through signage and enforcement.	Board of Selectmen	High	1 – 3 Years



<p>Action: Explore prohibiting the parking of heavy vehicles including tractor-trailer trucks in the town center.</p> <p><b>Policy #6: Improve safety on all roads in town.</b></p>	Board of Selectmen	High	1 – 3 Years
<p>Action: Explore and adopt measures, including traffic calming measures, such as planting/maintaining street trees and narrowing the paved surface, to ensure that traffic travels at safe speeds.</p>	Board of Selectmen w/Economic Development Committee	High	1 – 3 Years
<p>Action: Urge the State to explore and adopt traffic-calming measures on Route 4 in the village area; also construct sidewalks on both sides of the street, and explore the possibility of on-street parking.</p>	Board of Selectmen	High	1 – 3 Years
<p>Action: Strictly enforce speed limits and other traffic safety laws, and use any and all measures, including the use of electronic surveillance, to reduce speeding.</p>	Police	High	On-going
<p>Action: Work with MDOT to ensure that clearly painted left and right turning lanes are marked on the Route 4 and 9 and that sidewalk crossings are painted clearly in major intersections.</p>	Town manager	High	On-going
<p>Action: Monitor the intersection of Madison Street, Route 4 and Route 9, which continues to remain a high crash location, to determine the effectiveness of the traffic signal at this location.</p>	Police	High	1 Year
<p>Action: Explore ways to reduce volume and speed of cut-through traffic on residential streets near the town center.</p>	Economic Development Committee	Medium	4 – 7 Years
<p>Action: Continue to prioritize upkeep of roads and bridges.</p>	Board of Selectmen	High	On-going

<p><b>Policy #7: Provide safe and adequate roads in areas designated for growth while maintaining the rural character of town roads.</b></p> <p>Action: Explore the development of context sensitive road and access design standards for designated growth and rural areas to help direct growth in the locations identified in this Comprehensive Plan.</p> <p>Action: Explore the development of an impact fee system to require developers to pay for the upgrade of roads that serve new subdivisions and other new development.</p> <p>Action: Research and implement safe ways in which to efficiently use back lots in the growth areas of town, amending subdivision regulations as necessary to achieve this objective.</p> <p><b>Policy #8: Encourage walking and biking to the greatest extent possible and ensure safety for people of all ages. In particular, create a safe and accessible network of bike paths and pedestrian ways that are separated from vehicular traffic. Both of these modes of transportation reduce vehicle traffic and air pollution and contribute to a healthy life-style.</b></p> <p>Action: Review and establish a plan for sidewalk improvements and consider, where possible, a sidewalk system so that two people can walk side-by-side safely on all sidewalks and so that there are clear sidewalk connections in those cases where there is only a sidewalk on one side of the street. Sidewalk plan should include the addition of new sidewalks where appropriate. (see sidewalks map for specific recommendations)</p>	Board of Selectmen	High	1 – 3 Years
	Board of Selectmen	High	1 – 3 Years
	Planning Board	High	1 – 3 Years
	Board of Selectmen	High	1 – 3 Years

Action: Ensure that all pedestrian/bike crossings are clearly marked so that sidewalks are clearly connected from one side of the street to the other, particularly in cases where there's a sidewalk on only one side of the street.	Board of Selectmen	High	1 – 3 Years
Action: Where practical, explore designing new and rebuilt sidewalks and roadway shoulders outside the immediate town center for both pedestrians and bikers. Adopt zoning ordinances that specify bicycle-specific signage and bicycle compatible pavement.	Board of Selectmen	Medium	4 – 7 Years
Action: Encourage the construction of off-road trails, and on-road spur trails to access the Eastern Trail.	Board of Selectmen	Medium	4 – 7 Years
Action: Explore installing bike racks at all public facilities.	Board of Selectmen	Medium	4 – 7 Years
Action: Explore installing additional bike racks at various locations downtown.	Board of Selectmen w/Economic Development Committee	Medium	4 – 7 Years
Action: Encourage the state to waive plumbing fixture fees for businesses that install showers for their employees since the lack of showers at work has been cited as a major disincentive for employees biking to work.	Planning Board	Medium	4 – 7 Years
Action: Budget for long-term sidewalk construction and upkeep.	Budget Committee	High	On-going
Action: Prepare plans and budgets for bike lane and bike path construction and upkeep, to be ready when state road projects become available.	Budget Committee	Medium	4 – 7 Years
Action: Seek a grant to do sidewalks and bike paths right, to promote livability and attractiveness as a place to do business.	Town manager	High	1 – 3 Years

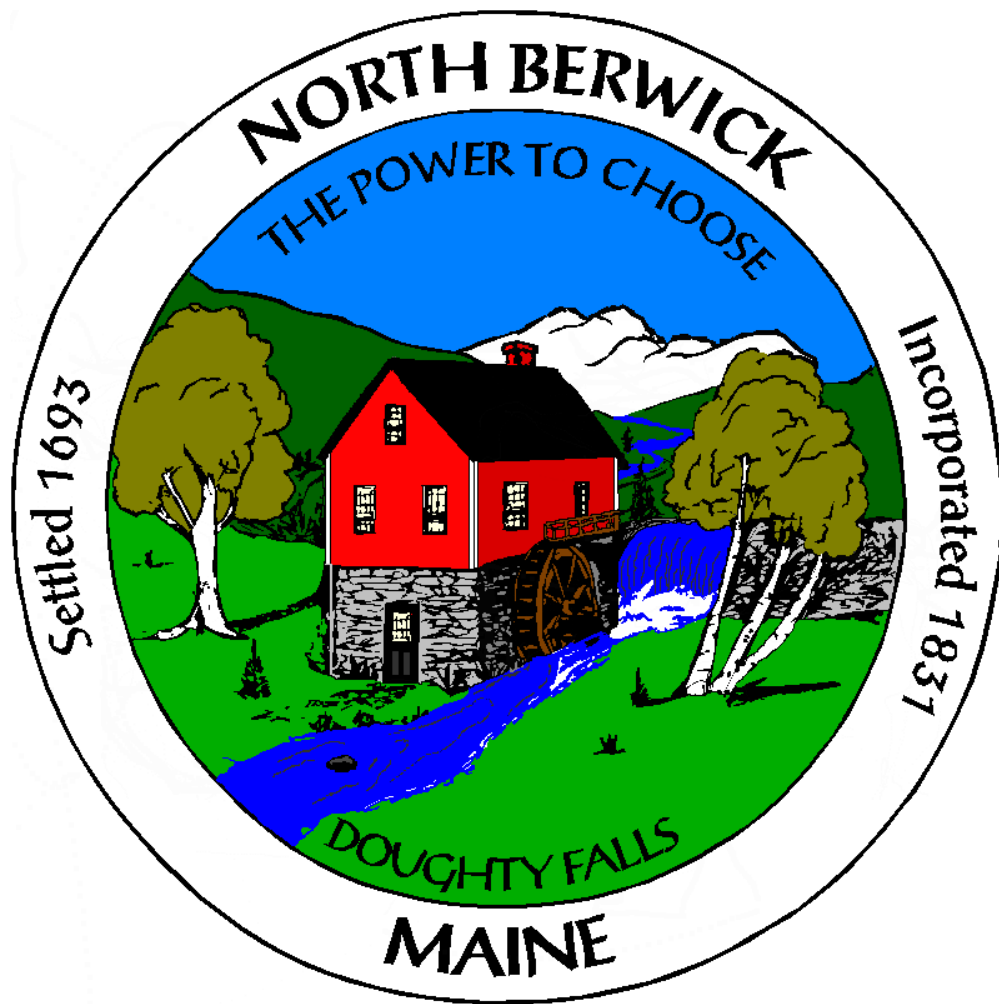
<p><b>Policy #9: Develop new ways to advance transportation goals through partnership opportunities with neighboring communities and regional organizations.</b></p> <p>Action: Utilize the Kittery Area Comprehensive Transportation Study Metropolitan Planning Organization (KACTS MPO) to the maximum extent possible as a resource for addressing transportation needs.</p> <p>Action: Given North Berwick's recent status as a town that may be eligible for KACTS planning funds, approach the KACTS MPO for planning study resources as needed.</p> <p>Action: Follow and participate to the maximum extent possible in the planning activities of the Route 236 Corridor Implementation Committee as many decisions of that group impact Route 4 and North Berwick commuters and business owners.</p> <p>Action: Utilize the KACTS MPO for traffic data collection needs.</p> <p>Action: Develop ongoing coordination with neighboring towns on common/shared regional transportation issues including but not limited to growing truck and passenger traffic, speed enforcement needs, Eastern Trail development, and Guilford Railroad development.</p> <p>Action: Develop partnerships with neighboring communities to seek their input and give North Berwick's input on developments of significant regional impact on the regional transportation system.</p> <p>Action: Coordinate with York County Community Action Corporation in promoting and improving transit services to North Berwick residents.</p>			
	Board of Selectmen	Medium	On-going
	Board of Selectmen	Medium	As Needed
	Board of Selectmen w/Economic Development Committee	Medium	On-going
	Board of Selectmen	Medium	On-going
	Board of Selectmen w/Economic Development Committee	Medium	On-going
	Board of Selectmen w/Economic Development Committee	Medium	On-going
	Board of Selectmen	High	1 Year

Action: Explore ways in which North Berwick can partner with neighboring communities to request transportation projects that are mutually beneficial. If projects exist, this will improve North Berwick's competitive standing for limited federal and state transportation funding.	Board of Selectmen w/Economic Development Committee	Medium	On-going
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# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**PUBLIC FACILITIES  
&  
FISCAL CAPACITY**





## **PUBLIC FACILITIES AND FISCAL CAPACITY INVENTORY**

### **POLICE DEPARTMENT**

The police department is a department of the town funded through annual town appropriation. The department staffing consists of a chief, lieutenant, sergeant, 8 full-time officers, 6 reserve officers, 1 part time officer, and a clerical position. The Animal Control Officer reports to the Chief of Police. Officer's pay is determined through a union contract with the town.

The department is headquartered in the 2007- renovated Town Hall. The department has 4 cruisers, fully equipped with split band, high and ultrahigh frequency radios. The present cruisers are in fair to good condition. A new cruiser is appropriated annually at the town meeting to rotate the poorest conditioned cruiser out of the inventory.

In the fiscal year from July 2005 through June 2006 there were 6400 events requiring an officer's presence.

The department provides a full range of services to the residents of the town, MSAD 60, and the out-of-town workers employed in town. The department coordinates with surrounding towns and York County and State of Maine enforcement agencies for mutual aid. They also respond to all in-town fire and rescue calls.

#### **Future Needs:**

Continue the added community services to the schools, seniors, and teens to provide preventive safety education and to improve the image of the police within the community. A citizen's policy academy for high school students and identity theft prevention programs for seniors are two ideas being considered.

Continue the improvement of the vehicles and staffing. Provide incentives for police personnel to improve their skills.

For the next 10 years the staffing and inventory should be adequate to handle the demand. Laws may change staffing requirements of enforcement agencies and the town would need to address the changes at that time.

## **EMERGENCY MEDICAL SERVICES**

The North Berwick Rescue Squad is a volunteer non-profit organization. Operating expenses are met by annual appropriations from the Town of North Berwick along with donations and proceeds from billable services. The service area is North Berwick, though the service cooperates with Sanford, South Berwick, Berwick, Lebanon and other towns for special needs/disasters.

The service currently includes 16 certified EMT staff or 'intermediate' trained staff and is available 84 hours a week. The staff is paid per day at \$11.50 per hour regardless of training level. They make between 350 – 450 calls per year,

The ambulance is fully equipped for paramedic use. The ambulance includes: cardiac life support defibrillator, UHF and VHF radio, and AED and EKG radio for transmitting to the hospital. Their radios include a Zol M series 12 leads. They have radios at the Noble High School and Middle School. Both radios and pagers are in good condition, bought in 1990 or later. They can communicate with all police cruisers as well.

The ambulance is equipped with medications up to the paramedic level, including IV equipment and fluids. The 1999 vehicle is state approved and inspected annually. Although the vehicle meets all requirements they are searching for a new ambulance, and hoping to keep the old vehicle for a back-up. That way if two calls come in at once, they can both be served, or if the ambulance is being serviced, the rescue squad can still respond.

The 2-story building, located at 338 Lebanon Rd. (near 5-Corners intersection) is in good condition. The partial cellar is partly used for the town's archives. There is no air conditioning but there is a two-ambulance garage, office, kitchen and conference room. The building also includes two bedrooms, lounge and bath available for overnight shifts. They have just bought a generator for back-up electricity and sufficient propane so that 5 – 10 people could be cared for during an emergency in their facility. The conference room is used for training. An EMT license is good for three years, and they all must have regular training updates.

### **Future Needs:**

The squad needs to re-work their cooperative agreements with surrounding towns. The rescue squad would also like to develop even closer cooperation with the fire department to help with calls. There are occasionally "dropped calls" – calls that the 911 responders must send on to another town because the North Berwick squad has not responded within the required six minutes. Another primary EMS licensed to the paramedic level from the fire department would fill the gap. They did not wish to merge totally with the fire department since it's easier to raise funds as a private entity. They are not tied solely to the town's appropriations.

Besides the need for a new ambulance, there is a staffing problem getting volunteers due to the 150 hour required class and hospital training time along with a 16 hour driving course. An average call is 1.5 hours – away from job, sleep, or leisure time; and all staff is on-call workers. There is no full-time staff. Everyone has another job in addition to the rescue squad job. The rescue squad offered no complete solution to this, but did feel that a pay scale that rises in relation to training level would be beneficial. The squad is concerned about how spread out the town is now. It can often take 15–20 minutes before they can arrive to a call due to sprawled growth.

## **FIRE DEPARTMENT**

The primary function of the fire department is to provide fire protection and education to all citizens within the Town of North Berwick. This also includes inspections of residential and business properties. The North Berwick Fire Department has a staffing level of 30 personnel. At this point in time they are all considered “paid on call.” There are no full-time employees in the fire department.

The North Berwick Fire Department at this time has a total of 6 pieces of apparatus, which operates out of 2 stations: Central station, which is located on Market Street; and the Substation, which is located on Morrells Mill Rd.

North Berwick Fire Department Central Station was built in 1927 and the substation was built in 1993.

### **Future Needs:**

Central Station			
1988 Pumper 2008	1000 Gallons of water	Good Condition	Replace in
2002 Forestry Truck	250 Gallons of water 2017-2022	Good Condition	Replace in
2003 Rescue/Pumper 2023	1000 Gallons of water	Good Condition	Replace in
2007 Utility Truck 2022-2027		Excellent Cond	Replace in

Substation			
1969 Forestry Truck	500 Gallons of water	Poor Condition	Replace Soon
1993 Pumper	1000 gallons of water	Good Condition	Replace 2013

It has always been past practice of the Town of North Berwick to replace fire apparatus every 25 years. Because of the forestry and utility trucks being smaller trucks and are used more frequently, they need to be replaced between every 15 to 20 years.

The storage capacity of the three pumpers has stayed the same with each holding 1000 gallons of water for a total of 3000 gallons. The forestry units hold a combined total of 750 gallons of water.

Within the last 3 years, the department has purchased 20 brand new breathing apparatus air packs along with an extra 20 spare bottles, which is required by the NFPA standard for breathing apparatus. The life span on 1 bottle is 15 years and then it has to be thrown away. They also recommend that the packs themselves be replaced because of the wear and tear that they go through during an emergency incident. Because of the NEPA standards changing every three years for new upgrades and features to the packs, air

packs within the station should be replaced every 15 years. This will keep in line with the new requirements.

In 2005, a new Plymovent exhaust ventilation system was installed at both stations to help minimize exposure to the health risks of the fumes that are created within the station every time a piece of apparatus is started up.

Because of the demands that are put upon the fire service through the Maine Bureau Labor of Standards, NFPA, OSHA, State and Federal requirements and numerous hours of training and record keeping. The fire chief proposes to hire a full-time fire chief, as well as two full-time firefighters during the day time hours.

Some of the things that the town will need to look at in the future and should plan on are: a new or expanded Central Fire Station, full-time staffing, ladder truck, Command Chief vehicle, and improved radio communications.

## **TRANSFER STATION AND SOLID WASTE DISPOSAL**

The transfer station, located at 334 Lebanon Rd. (near 5-Corners intersection) is a department of the town funded through annual town appropriations, recycling revenues, and the "Pay as You Throw" revenues. The service currently uses two staff at 25 hours per week, one 40-hour week manager and one additional helper just for Saturdays.

Except for the manager, the staff works primarily to sort out and pack the recycling. The program, called "Pay as You Throw," requires citizens to pay for trash through payment for trash bags. But all recycling is free. The transfer station takes all plastic that's numbered to recycle (except the hard, polyethylene plastic) paper, cardboard, and all types of metal. The town shares a driver and truck with S. Berwick to pick up all the recyclables. The town pays 1/3 of the driver/truck cost. The recycling revenues in fiscal year July, 2005 to June 2006 generated \$48,400 through the recycling of 90 tons of demolition debris, 20 tons of plastics, 123 tons of scrap metal, 43 tons of cardboard, 3 tons of aluminum, 36 tons of glass, 30 tons of clothes, 148 tons of mixed paper, 13 tons of shingles, and 257,000 returnable containers.

The town's net revenue on the "Pay as You Throw" program was \$20,500 in fiscal year 2005-2006.

In order to house all these goods separately the transfer station has 11 metal containers, a trash compactor, a recycle shop, a swap shop, and a roofed area for the demolition and metal items. One of the containers is also used for TVs and computer monitors. They also use a plastic bailer to crush and bail the plastic and a forklift to help move all the materials.

The manager maintains all the equipment. The compactor is 25 years old but is in good condition. All the other equipment should last another ten years as long as they are well maintained.

### **Future Needs:**

The department recently added on a 20x20 addition to the site for universal waste -- TVs, monitors, capacitors, mercury switches, etc. The manager does not foresee any more needed capital improvements in the next several years, except for possibly a paper compactor to increase efficiency. If a paper compactor is not obtained, they may need an additional part-time staff in a few more years.

The manager is looking for a source for recycling hard plastic, such as: kid's toys, gardening pots, computer exteriors, etc. There is a plastic plant in Sanbornville that makes plastic lumber, but they are only taking recycled plastic from local sources at this point.

## **STORMWATER**

There are three major outfalls for the town owned storm water system: One is on the Great Works river behind the mill (this drains the majority of the village); the second on Lower Main street is on an unnamed stream (this services Portland Street and Hussey Manufacturing area and the third is also on an unnamed stream on Eastern Avenue (this also handles water from Hussey Manufacturing and Littlefield Trucking). The State of Maine owns most of the storm water system in town and this system is located on Route 4 and Route 9 and outfalls in the Great Works River by the bridge on Route 9 and also outfalls on the Negetaquit River by the bridge near the lumber company. The town does not have any combined sewer/storm water, as the sewer system is completely separate from any storm water system in place.

## **MUNICIPAL FACILITIES AND SERVICES**

General Government: The Town of North Berwick Administration staffing consists of a Town Manager, Town Clerk, Deputy Treasurer, Deputy Tax Collector, Code Enforcement Officer, Part-time Deputy Town Clerk and Part-time Assessing Agent (see Chart). The Front Office consisting of a Town Clerk, Deputy Tax Collector, Deputy Treasurer and part-time Deputy Town Clerk is opened a total of 30 hours a week.

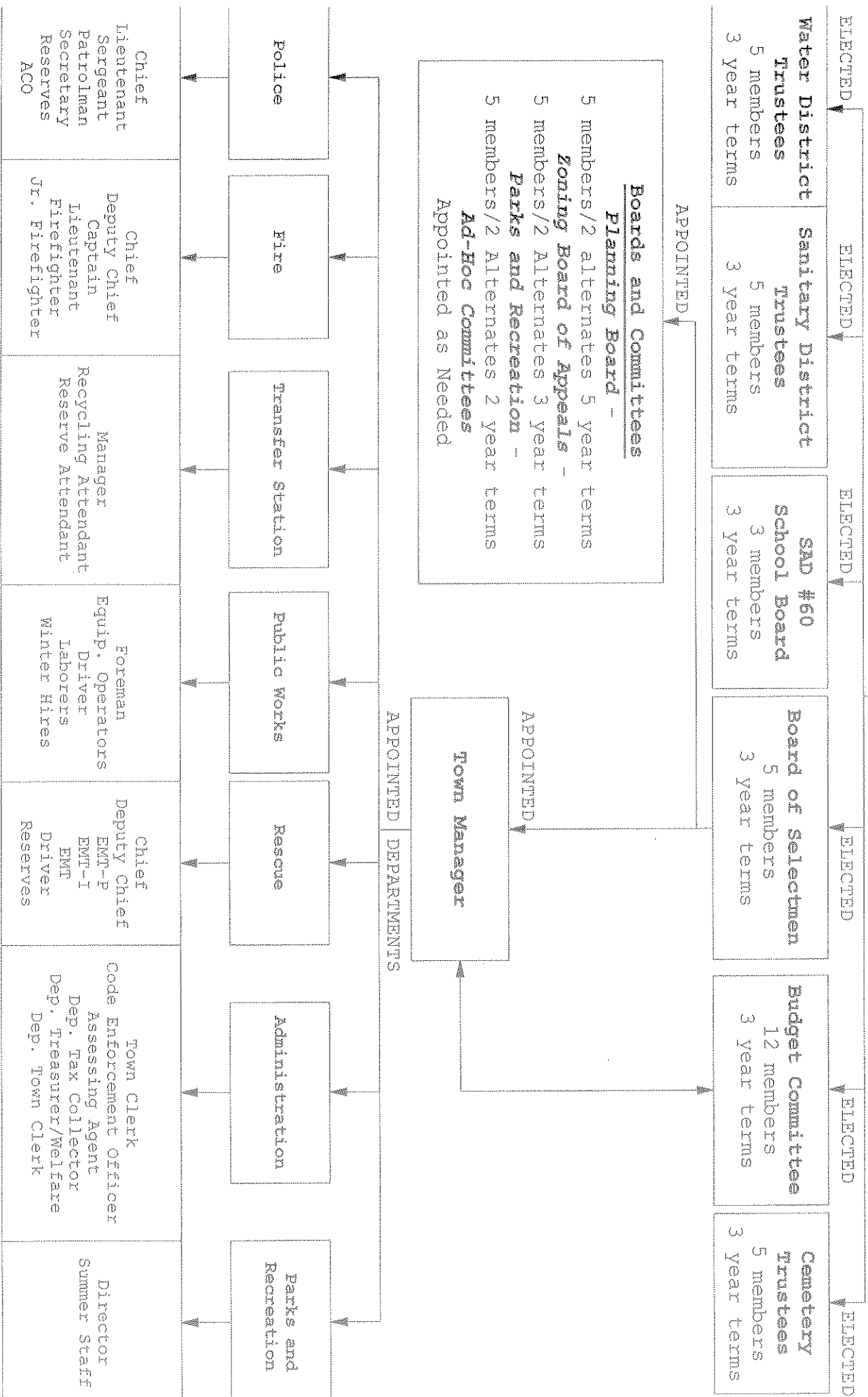
Staffing is sufficient for the services currently provided by the community. One expected increase in staffing will be a shared secretarial assistance for the Town Manager, Code Enforcement Office and Tax Assessor. This position will need to be created within the next 5 years. One consideration is to change the Town Office hours to a traditional 8 – 4 working day Monday, Tuesday, Wednesday and Friday with a modified Noon to 7 pm schedule for Thursday to continue evening hours. If this is undertaken, the part-time Deputy Town Clerk position will need to be made a full-time position to provide the service. The Front Office Staff operates in teams of two four hour shifts to allow everyone an opportunity to complete the required deskwork that is necessary to keep the office in compliance with all the local, state and federal regulations. If the hours of the Office are increased, the additional hours for the part-time Clerk will be needed to continue to provide this required deskwork. With the recent reconstruction of the Municipal Building, the physical condition of the facilities is excellent.

The staffing of the Public Works Department consists of a working foreman and three equipment operators/laborers. This staffing is enhanced through the use of part-time equipment operators called in for various projects. The town utilizes private contractors for the summer construction season to also assist the town's forces. The current staffing is adequate for the services the Town currently provides in the summer months; however, the ability to hire part-time on-call employees is becoming increasingly difficult. Within the next five to ten years, the Town may have to increase the staffing needs of the Public Works Department to keep pace with the required maintenance. One area of immediate concern is the ability for the Town to recruit part-time vehicle drivers during the winter months. This position is an on-call position for inclement winter weather. The Town will need to consider adding full-time positions to the staff to ensure adequate drivers to maintain the streets during winter storm events, should the ability to recruit part-time help continue to dwindle. A thorough review of the staffing needs will need to be completed to ensure that overstaffing does not occur.

Another area of concern is the maintenance of parks and cemeteries and the possible need to hire staff for summer maintenance of the parks and cemeteries. The increasing cost to the Town for private maintenance services may, in the future, result in the need to hire staff and purchase equipment to adequately maintain these facilities at a cost effective rate. The current cost of these services to the Town does not justify the necessity of the Town adding this additional staff and equipment; however, continued review of these costs must be ongoing to determine the point where it will be more cost efficient for the Town to provide these services "in-house" rather than contract for the services from an outside private firm.



# TOWN MEETING



All employees appointed by Town Manager.  
Department Head appointments are confirmed by Board of Selectmen.

The Town owns four buildings associated with Public Works: Garage/Office, Storage Garage, the salt shed and the Salt/Sand shed. The location of these buildings is located at 334 Lebanon Road. The Town also houses a diesel fuel pump depot on the site to provide fuel for the Public Works fleet. The condition of the buildings is rated as follows:

Garage/Office: Good

Storage Garage: Fair

Salt/Sand shed: Very Good

Salt Shed: Fair

Diesel Pump Depot: Good

If equipment needs change over the course of time, the town will need to consider either adding onto the existing buildings or building an additional storage building to house the equipment. The Town's current configuration of buildings allow for the inside storage of all the vehicles; however, plow equipment is stored outside in the elements on a yearly basis. The addition of vehicles to the existing fleet would necessitate the additional garage space. The Town needs to continue the maintenance on the buildings to keep them in good working condition.

<u>Item</u>	<u>Location</u>	<u>Year Acquired</u>	<u>Condition</u>	<u>Last Improvement</u>
POLICE BASE STATION	111 OAKWOODS ROAD	07/01/1996	Fair	Year built - 1996
CENTRAL FIRE STATION	12 MARKET STREET	01/02/1929	Good	Roof - 2007
MILL FIELD GAZEBO	2 MARKET STREET	08/02/1997	Good	Stairs/Painting 2005
MUNICIPAL BUILDING	21 MAIN STREET	04/01/2006	Excellent	Complete Rehab - 2007
FIRE SUBSTATION	254 MORRILLS MILL	07/01/1995	Good	Air Handling system 2006
COMMUNITY CENTER	264 LEBANON ROAD	06/30/2001	Excellent	Year Built - 2001
COMMUNITY CENTER PLAYScape	264 LEBANON ROAD	08/23/2005	Excellent	Year Built - 2006 & 2007
COMMUNITY CENTER PAVILLION	264 LEBANON ROAD	09/20/2005	Excellent	Year Built - 2006
RECYCLING BUILDING #1 ADDITION	280 LEBANON ROAD	04/30/2002	Good	20 x 24 addition 2006
RECYCLING BUILDING #2	280 LEBANON ROAD	07/01/1992	Good	Paint - 2004
RECYCLING BUILDING #1	280 LEBANON ROAD	03/12/1983	Good	Insulation - 2005
SWAP SHOP	280 LEBANON ROAD	07/01/2001	Fair	Roof - 2007
COMPACTOR BUILDING	280 LEBANON ROAD	09/11/1980	Fair	Paint - 2004
YOUTH SERVICE BUILDING	320 LEBANON ROAD	03/01/1982	Fair	Tree/Brush removal - 2006
PUBLIC WORKS GARAGE	334 LEBANON ROAD	01/27/1953	Good	Heating system - 2004
PUBLIC WORKS BUILDING	334 LEBANON ROAD	03/10/1984	Good	Heating system - 2004
PUBLIC WORKS GARAGE ADDITION	334 LEBANON ROAD	05/24/1969	Good	Storm Water collection - 2004
SALT & SAND SHED	334 LEBANON ROAD	11/30/1994	Good	Roof - 2006
RESCUE BUILDING	338 LEBANON ROAD	12/27/1994	Good	floors - 2006
LIBRARY ADDITION	41 HIGH STREET	07/23/1984	Good	Drainage - 2006
LIBRARY	41 HIGH STREET	12/31/1927	Good	Roof - 2007
MEETING HOUSE CHURCH	83 MEETING HOUSE	03/13/1976	Fair	Painting - 2006

**Future Needs:**

The current compliment of vehicles is sufficient for the services provided to the Town. The current assets in the Public Work inventory include the following:

Description	<u>Purchase Date</u>	<u>Description</u>	<u>Replacement Date</u>
BACKHOE	6/1/1986	John Deere 510C	2011
CHIPPER	8/20/1991	Eager Beaver 290	?
GRADER	2/1/1994	Champion 740	?
LOADER	8/8/1995	Cat IT28F	2015
PUBLIC WORKS ONE TON	10/17/2007	GMC Sierra 3500	2018
PUBLIC WORKS ONE TON	10/16/2002	Ford F450	2012
PUBLIC WORKS TRUCK #5	10/25/2005	Sterling 8500	2025-2030
PUBLIC WORKS TRUCK #4	11/5/1984	Ford L9000	2010
PUBLIC WORKS TRUCK #6	7/26/1991	Ford 9000	2017
PUBLIC WORKS TRUCK #8	11/20/2001	Sterling 7501	2021-2025
PUBLIC WORKS TRUCK #9	9/18/1995	Ford L9000	2015-2020
SIDEWALK PLOW	11/19/1996	MT Trackless	2016
TRACTOR	6/1/1989	John Deere 1050	?

The Town continues to replace the Public Works equipment within the Capital Improvement Plan. The replacement of the vehicles varies from a ten year to twenty-five year time frame. The Town performs an aggressive maintenance program on the vehicles to gain the greatest life expectancy from the equipment.

## **LIBRARY**

The library is for users of all ages providing books in print and audio formats, periodicals, local newspapers, and videos; reference service; access to interlibrary loan, fax, and copy services; free wired and wireless Internet access; public programs for infants and toddlers, school-age children, teens, and adults; outreach programs to schools, daycare centers, elderly housing units, and those who may be housebound.

Free library cards are available for residents of North Berwick, South Berwick, and Berwick; student cards for any non-resident students and faculty in the MSAD 60 school system; all others may purchase an annual library card.

The original brick building located at 41 High Street in North Berwick opened its doors to the public in 1928, and was expanded in 1988 to accommodate the growing materials collection and an increased demand in services. The building is the primary capital asset. As of July 1, 2007 other capital assets included the desks, chairs, tables, bookcases, a fax and a photocopy machine, 10 desktop computers with monitors, and 4 printers. The library materials collection totals approximately 34,000 materials, most of which are books in print. However, this materials collection also includes 1100 video/DVDs, 900 audio books, and 100 toys or multimedia kits for children, all of which are available for borrowing. Special collections include a small, yet growing collection of genealogy and local history materials; a Maine collection written by Maine authors or detailing Maine history, geography or culture; and parenting resources.

A volunteer Board of Directors governs the library. As of July 1, 2007, the library was open to the public 38 hours per week and staffed by 2 full-time and 3 part-time employees under the supervision of the Library Director. D.A. Hurd Library had 1374 active borrowers.

As of July 1, 2007, the library has 7.5 books per capita for each North Berwick resident, exceeding their projected goals set in 1990. Approximately 300 new materials are added each month; adding newly published materials or replacing items that are weeded from the collection due to poor condition or non-use. The size of the collection should remain relatively stable given the expected growth rate of the population in North Berwick. However, any sizeable influx of new residents or increased demand for services, will necessarily result in an increase in collection development and/or new technology. D.A. Hurd Library continues to strive to meet or exceed the standards established by the Maine Library Association.

## **WATER SUPPLY**

The North Berwick Water District is publicly chartered and regulated by State Public Utility Commission. The District provides a potable water supply to households and businesses within the North Berwick Village, with potential to expand to the surrounding area. The types and amount of customers are as follows:

### **NORTH BERWICK WATER DISTRICT CUSTOMERS, 2006**

<u>Type</u>	<u>Metered</u>
Residential	567
Commercial	39
Industrial	8
Governmental	<u>17</u>
TOTAL	631

Source: North Berwick Water District

The 567 residential customers represent about 35% of the estimated 1,626 households in North Berwick in 2006. Industrial (including Pratt & Whitney and Hussey) uses 33% of the System's water. The District's infrastructure consists of the following:

### **NORTH BERWICK WATER DISTRICT MAJOR COMPONENTS – 2006**

Item	Year Built/Acquired	Condition	Last Improved
Rte. 4 New Pump Sta.	1997	Very Good	
Rte. 4 New Garage	1997	Very Good	
Lebanon 500,000Gal Tank	1997	Very Good	
Old Pump Sta. Bldg.	1920	Poor	Not in use
Office	1984	Very Good	1984
87,000 Feet of Pipe	Variable	Good	*
2 Municipal wells	1983	Very Good	1983
1 Municipal well	1995	Very Good	

\*15% or 13,500 feet is old cast iron and needs to be replaced.

Source: North Berwick Water District

### **SYSTEM CAPACITIES: 2006, from North Berwick Water District**

1. Supply – 450,000 gallons per day
2. Storage – 500,000 gallons
3. Treatment and Delivery – 180,000 average gallons per day

Current Uses: 160,000-200,000 gallons daily. This is 44% of the delivery capacity of

450,000 gallons per day.

NO. BERWICK WATER: PAST,CURRENT AND PROJECTED USES 2006 –2016

<u>Year</u>	<u>Total Services</u>	<u>Av. Daily Consumption</u>	<u>Max. Daily Consumption</u>	<u>Estimated Capacity</u>
1983	465	200,000 GPD*	220,000	220,000
2006	631	175,000	250,000	450,000**
2010	700	200,000	250,000	450,000
2016	750	225,000	275,000	450,000

\*GPD = Gallons per day

\*\* = Peak capacity

**Future Needs:**

- The cast iron and undersized mains need replacement consisting of about 15% of the total footage.
- Expansion of service area outward along Route 4, Quarry Road, Lebanon Road, and Route 9 East/West with developers paying the cost.
- Replacement of 2,100 feet of existing 6-inch pipe with new 12-inch pipe, replacement of 1,400 feet of 4-inch pipe with 8-inch pipe on various streets, including Meader, Elm, etc.
- One new standpipe storage tower on Route 4 at Cabbage Hill.

## **SANITARY DISTRICT**

The North Berwick Sanitary District is a special quasi-municipal entity, which is regulated by the Maine Department of Environmental Protection. It provides the collection, treatment, and discharge of residential, commercial, and industrial wastewater from the Village area (see Map). It was placed in service in 1987 and consists of a collection system with seven pumping stations and 7.1 miles of sewer lines (see attached map for service area), three facultative (treatment) lagoons, a storage lagoon, as well as maintenance, management and control equipment buildings. In 2007 the air diffusers were replaced and the sludge removed from the # 1 treatment lagoon. The system is considered to be in very good to excellent condition. It services about 70 commercial, two large industrial, and 371 residential users.

### **CUSTOMERS BUILDINGS RECEIVING WASTEWATER SERVICE 2007**

<b>Residential Users</b>	<b>371</b>
<b>Commercial Users</b>	<b>70</b>
<b><u>Industrial Users</u></b>	<b><u>2</u></b>
<b>Total Users</b>	<b>443</b>

**Source: North Berwick Sanitary District**

The 371 residential users represent about 22 % of the estimated total of 1725 households in North Berwick in 2007.

### **Major System Components:**

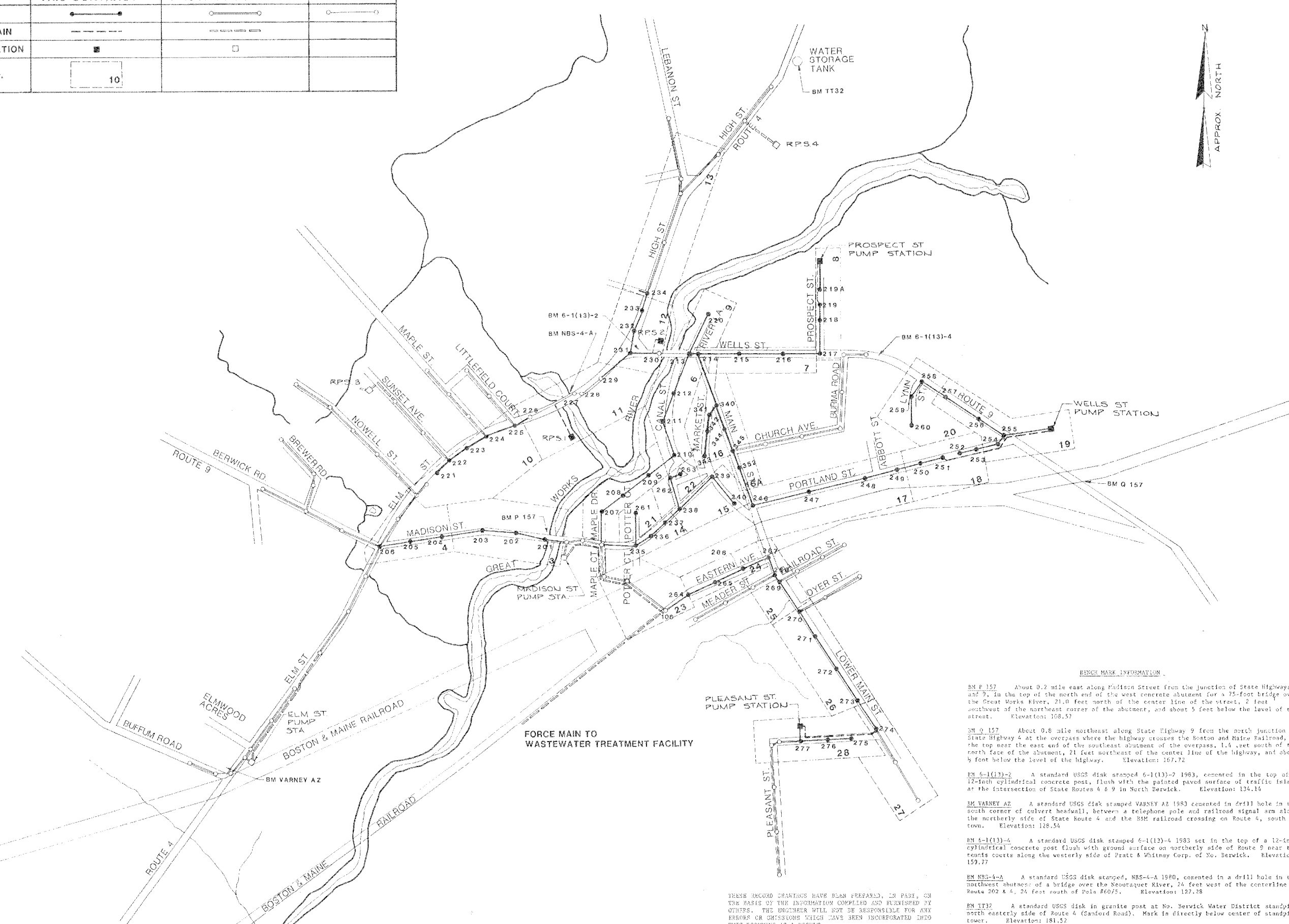
#### **North Berwick Sewer System – Major Components – 2007**

<b><u>Item</u></b>	<b><u>Year Built / Acquired</u></b>	<b><u>Condition</u></b>	<b><u>Last Improvements</u></b>
Collection System 2006	1987	Very Good	Upgrade to Manholes in 2006 Alarm System
Upgrade Pump Stations 2007	1987	Very Good	Some Upgrades in
Force Mains	1987	Very Good	
3 Facultative Lagoons	1987	Excellent	2007 Sludge Removal
/			Aeration Replacement
Storage Lagoon	1987	Very Good	
Buildings	1987	Very Good	



LOCATION MAP LEGEND

	WORK TO BE PERFORMED UNDER THIS CONTRACT	WORK TO BE PERFORMED UNDER ANOTHER CONTRACT	EXISTING
SEWERS			
FORCE MAIN			
PUMP STATION			
SHEET NO.	10		



**BENCH MARK INFORMATION**

**BM P 157** About 0.2 mile east along Madison Street from the junction of State Highways 4 and 9, in the top of the north end of the west concrete abutment for a 75-foot bridge over the Great Works River, 21.0 feet north of the center line of the street, 2 feet southwest of the northeast corner of the abutment, and about 5 feet below the level of the street. Elevation: 168.57

**BM Q 157** About 0.8 mile northeast along State Highway 9 from the north junction of State Highway 4 at the overpass where the highway crosses the Boston and Maine Railroad, in the top near the east end of the southeast abutment of the overpass, 1.4 feet south of the north face of the abutment, 21 feet northeast of the center line of the highway, and about 5 feet below the level of the highway. Elevation: 167.72

**BM 6-1(13)-2** A standard USGS disk stamped 6-1(13)-2 1983, cemented in the top of a 12-inch cylindrical concrete post, flush with the painted paved surface of traffic island at the intersection of State Routes 4 & 9 in North Berwick. Elevation: 134.14

**BM VARNEY A2** A standard USGS disk stamped VARNEY A2 1983 cemented in drill hole in the south corner of culvert headwall, between a telephone pole and railroad signal arm along the northerly side of State Route 4 and the BSM railroad crossing on Route 4, south of town. Elevation: 128.54

**BM 6-1(13)-4** A standard USGS disk stamped 6-1(13)-4 1983 set in the top of a 12-inch cylindrical concrete post flush with ground surface on northerly side of Route 9 near the tennis courts along the westerly side of Pratt & Whitney Corp. of No. Berwick. Elevation: 159.77

**BM NBS-4-A** A standard USGS disk stamped, NBS-4-A 1980, cemented in a drill hole in the northwest abutment of a bridge over the Neotaquet River, 24 feet west of the centerline of Route 202 & 4, 24 feet south of Pole B6075. Elevation: 127.28

**BM TT32** A standard USGS disk in granite post at No. Berwick Water District standpipe tower. Elevation: 181.52

THESE RECORD CHANGES HAVE BEEN PREPARED, IN PART, ON THE BASIS OF THE INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

PROJECT PRINTS	
NO.	REVISIONS
1	ISSUED FOR AGENCY REVIEW
2	ISSUED FOR BIDDING
3	RECORD DRAWINGS
4	DATE 3/7/85
5	DATE 3/7/85
6	BOOK NO.
7	PROJECT NO. 5589
8	SCALE NOT TO SCALE
DRAWN BY J.V.M.	
CHECKED BY S.A.P.	
DATE 3/7/85	
APPROVED BY DWS	
DATE 3/7/85	
BOOK NO.	
PROJECT NO. 5589	
SCALE NOT TO SCALE	
<b>WRIGHT - PIERCE</b> ARCHITECTS & ENGINEERS	
99 Main Street 1 Middle Street 114 State Street	
Topsham, Me. 04086 Portland, Me. 04101 Boston, Me. 02109	
725-8721 436-0174 482-7373	
<b>NORTH BERWICK SANITARY DISTRICT</b> NORTH BERWICK, MAINE POLLUTION CONTROL FACILITIES CONTRACT NO. 2 INTERCEPTOR, PUMP STATIONS, AND FORCE MAINS	
<b>LOCATION MAP</b>	
1 of 35	

- 1) Collection system design flow - 0.23 MGD (million gallons per day)
- 2) Storage for high flow times – 38 million gallons
- 3) Treatment - 0.23 MGD

**Current Use:** The average daily flow received in the year 2007 was 0.089 MGD. This is approximately 39% of the design capacity. The major portion of the district's capacity (about 61%) is in reserved units (unused allocated capacity). Currently, the district has 16 unreserved units immediately available for connection.

**Future Use:**

The North Berwick Sanitary District is in very good to excellent condition. Although the facility is twenty years old, it has been very well maintained. The district plans to continue to upgrade its pumping stations, provide impeccable maintenance of the facility and expand collection services as needed. As future technology is available, proven efficient and cost effective, the District will upgrade components in order to provide the best possible treatment of wastewater for the Town of North Berwick. As demand grows, alternative and combination systems will need to be examined and incorporated so as to meet strict discharge quality requirements and capacity needs with a preeminent focus of health and public safety.

## **EDUCATION**

North Berwick is part of the School Administrative District 60, which also includes Berwick and Lebanon. In the fall of 2006, the district had 3,129 pupils, compared with 3,011 pupils in 1989. The population of students has not changed significantly.

Elementary schools in each of the member towns provide public education from kindergarten to fifth grade. The district wide schools include Noble VI; for all sixth grade students, the Middle School; for 7th and 8th grade and the new high school, which opened in the fall of 2001; for 9 - 12 grades and adult educational activities.

The new high school serves about 1,100 students and includes a great array of components available to the whole community, including a beautiful new theatre, fitness center, and health clinic. The school also provides vocational classes in early education and the culinary arts, and an entire adult education wing. Within the 9 - 12 student framework, the school is also working to promote and demonstrate community. The new school was designed to facilitate this effort. There are 19 learning pods, so that students are part of small teams, 13 state of the art science labs and multiple computer labs. All this is a great asset to our town. It's located at 388 Somersworth Rd. in N. Berwick.

The North Berwick Primary School, K thru 3, located on Varney Road and built in 1986, had 180 students in 2006. The district projects a slight rise in the number of students in the primary grades over the next 8 years. Their 2014-15 projection is for 202 students.

The Mary Hurd School, grades 4 thru 5, built in 1959 and located on High Street, had 103 students. Projected for 2014 is 107, with a downward dip in the "08-10" school years.

In grade six there are 57 North Berwick students out of 250. In seventh and eighth grades there are 110 out of a total of 508 -- 21% of the school. Projections for the seventh and eighth grades through the year 2010 are for the student population to decrease slowly, though there was a dramatic decrease in the early years of the new century after a late 20th century rise. Note that projections for the junior high are only through 2010-11, not 2014 like the younger grades.

In 2001, Planning Decisions did an enrollment projection study. From that study, the "best fit" model projects that enrollments at the junior high school will decrease from the current level of 145 students as the lower levels of K-6 students enter into the 7-8 grades. The projected 7-8 enrollments will range between 101 and 123 students through 2010-11, as shown in the table at the end of this section.

In high school as of 2006, there are 257 North Berwick citizens out of 1,066. This is more than the original estimate of 221. Projections for 2010-11 are for 200 North Berwick students to be part of the system. If this projection is accurate, the largest decrease in student population occurs here -- almost 22%. However, the Assistant Superintendent notes that they receive so many students moving in from other towns, that

the district is not planning for large decreases in overall student population at this time. These projections are shown in tables included at the end of this section.

MSAD 60 is governed by 3 elected representatives from each town. Member towns are assessed their share based on 50% of a town's state valuation and 50% of the number of students residing in each town. The fiscal year "07" costs for North Berwick was \$3,660,918 out of 11,577,857 coming directly from the three towns. The rest of the school's funding comes from the state and from grant monies, for a total of \$32,034,834. This was a 1.93% increase from the previous year. The school district has worked vigorously to keep its budget from rising in recent years.

The district is not planning for large population changes over the next 10 years and no large capital improvement plans are in the works, though the older buildings will need ongoing maintenance and improvements over time.

The school district and the schools within it are a vital part of our community. The district is working hard now on a 10-year plan to increase the quality of the school's education to help all of our citizens from kindergarten to adult, to enhance their skills in this era of globalization and technological changes.

Here is one of their early drafts of the district's six new goals:

### **Global Learning Through Technology**

All members of the MSAD 60 community have the opportunity to be connected to the World Wide community through the sharing of ideas, information, and their cultures. MSAD 60 will increase educational diversity and expand opportunities through the use of technology and the establishment of exchange programs. Recognizing that humanitarian values are core to all learning, in this process, the careful balance between human interaction and a responsible use of technology will be emphasized.

### **High Learning Standards Using a Personalized Approach**

Honoring the diverse learning styles of our students, MSAD 60 is committed to supporting and empowering learners along their educational journey. Staff will support each student as they take an active role in developing and implementing their personalized learning plan. Plans will enable students to access and engage in varied authentic experiences.

### **School and Community Educational Partners**

The MSAD 60 educational community fosters a cooperative, seamless relationship with the local, state and global community. Through these relationships, mutually beneficial partnerships are formed, supporting families, internships and service learning. School facilities are part of the community and are available and open in a multi-use capacity.

## **MSAD 60- A “Green” School System**

MSAD 60 recognizes that the protection and conservation of our environment is imperative to our global future. Therefore, all decisions regarding MSAD 60 will be made with the environment, as a priority, and will model the greening of the community and promote an environment sensitive value system. Schools will model and teach environmental awareness throughout the learning communities.

## **Extended Learning Time**

MSAD 60 recognizes that in order to meet the learning styles and needs of all students, it is crucial to examine our use of time and flexibility in scheduling. MSAD 60 is committed to extending the learning time of our programs so that schools can become “community based” with 24/7 availability and provide flexible time frames for students to meet the standards that have been set.

## **A Culture of High Expectations and Respect**

In order to meet the ever-changing challenges of our society, MSAD 60 recognizes the school’s role in preparing students for the future. Students will be held to high standards, developing life skills, as well as college and/or work related skills necessary to contribute to Maine’s well being. Respect for self and others is a core value of our community and learners will be held accountable to themselves and each other for the choices they make.

Achieving these goals may significantly affect the quality of life in the town. However, this committee will leave this new mission development to the school district. They are planning significant citizen participation in that process, which they have just initiated. So this comprehensive planning report will not comment further on the issues and plans the district is exploring. We will state that we emphatically support this district-wide educational improvement effort.

Projected Junior High School Enrollments (7-8) 2001-2010 Town of North Berwick – Best Fit Model			
School Year	Grade		Total (7-8)
	7 <sup>th</sup>	8 <sup>th</sup>	
2000-01*	66	79	145
2001-02	55	68	123
2002-03	52	57	109
2003-04	64	54	118
2004-05	55	66	121
2005-06	62	57	119
2006-07	47	64	111
2007-08	58	49	107
2008-09	49	60	109
2009-10	56	50	106
2010-11	43	58	101
<b>Note:</b> Enrollments do not include special education students. <b>Sources:</b> *2000-01: actual enrollments, October 1 <sup>st</sup> District Enrollment Reports: <u>all other years</u> provided by Planning Decisions, Inc.			

Planning Decisions’ “best fit” model projections show that enrollments at the high school will increase from the current level of 218 to a high of 256 students in 2002-03. This high level in 2002-03 is the result of the large current seventh and eighth grade classes entering into the ninth and tenth grades at the high school. After 2002-03, enrollments will begin to decline to 200 students by 2010-11, corresponding with declines in the 7-8 grades as shown in the table below.

Projected High School Enrollments (9-12) 2001-2010 Town of North Berwick – Best Fit Model					
School Year	Grade				Total (9-12)
	9 <sup>th</sup>	10 <sup>th</sup>	11 <sup>th</sup>	12 <sup>th</sup>	
2000-01*	61	66	56	35	218
2001-02	72	64	63	52	251
2002-03	62	75	61	58	256
2003-04	51	65	72	57	245
2004-05	49	54	62	66	231
2005-06	60	52	52	57	221
2006-07	51	63	49	48	211
2007-08	58	54	60	46	218
2008-09	44	61	52	56	213
2009-10	54	47	58	48	207
2010-11	45	57	44	54	200
<b>Note:</b> Enrollments do not include special education students. <b>Sources:</b> *2000-01: actual enrollments, October 1 <sup>st</sup> District Enrollment Reports: <u>all other years</u> provided by Planning Decisions, Inc.					

More recent projections provided by the MSAD 60 School District for the K-5 grades are shown in the table below:

No Berwick Projections					North Berwick Primary			Hurd	
	K	1	2	3	Totals	4	5	Total	Total
06-07	54	47	41	42	184	54	48	102	286
07-08	56	57	48	42	203	43	55	98	301
08-09	51	59	59	49	218	43	44	87	305
09-10	47	54	60	60	221	50	44	94	315
10-11	49	50	55	61	215	61	51	112	327
11-12	49	51	51	56	207	62	62	124	331
12-13	49	50	52	52	203	57	62	119	322
13-14	49	50	51	53	203	53	57	110	313
14-15	49	50	51	52	202	54	53	107	309

## **HEALTH SERVICES**

Within North Berwick there are three private physicians and the North Berwick Nursing Home serving the elderly. A health clinic, Goodall Health Partners, recently opened in North Berwick, is affiliated with the Goodall Hospital in Sanford. There are also doctors' offices in the nearby towns of Sanford/Springvale, York, Portsmouth and Dover.

The Noble High School is providing a health center for students on site in conjunction with the York Hospital. This service provides all MSAD 60 students with health care. No one is turned away for a lack of health insurance or inability to pay. Services include on site treatment for acute illnesses or injuries, assessment and counseling for risk behaviors, referral to primary care physicians, dental health services and preventive health services such as physicals. The service provides a family nurse practitioner as well as a nurse.

The following hospitals serve North Berwick:

<b><u>Hospital</u></b>	<b><u>Location</u></b>	<b><u>Travel Distance</u></b>	<b><u>Travel Time</u></b>
Goodall	Sanford	15 miles	25 minutes
Frisbie	Rochester	20 miles	45 minutes
Wentworth Douglas	Dover	20 miles	30 minutes
Portsmouth	Portsmouth	25 miles	45 minutes
York	York	20 miles	35 minutes
So ME Medical Ctr.	Biddeford	25 miles	35 minutes
ME Medical Ctr.	Portland	35 miles	50 minutes
Osteopathic	Portland	35 miles	50 minutes
Mercy Hospital	Portland	35 miles	50 minutes

### **Future Needs:**

The overall health care system in the region is beginning to be overtaxed. North Berwick needs to be thinking of in-town clinics due to future potential overcrowding of regional facilities from expected required population growth. The future in-town health care need of low-income and fixed-income North Berwick residents need to be addressed. Current zoning efforts should result in making available land for future dental, doctor and walk-in health clinics.



## **FISCAL CAPACITY**

Fiscal capacity is the ability of North Berwick to fund the public services and facilities the townspeople desire. Some annual expenditures are largely influenced by State mandates such as meeting required space and teacher standards at public schools. Some are solely determined by the Town such as the funding of recreation programs.

## **REVENUES**

There are four major sources of revenue to fund Town expenditures: (1) property taxes on resident's real estate, land and personal property; (2) excise tax on resident's motor vehicles; (3) Federal and state grants and (4) User fees. The Town can also borrow money, i.e. to extend a bond to acquire a large lump sum all at one time, but Town tax dollars are used to pay back the debt over time.

### **CHANGES IN REVENUE 1996-2005**

Category	<b>FY 1996</b>	FY 2005	% Increase FY96-FY05	% of FY 1996	% of FY 2005
<u>Revenues</u>					
Taxes	\$ 4,456,443.00	\$ 5,829,898.00	23.56%	79.70%	76.26%
Excise Tax	\$ 336,321.00	\$ 740,958.00	54.61%	6.02%	9.69%
State Revenue Sharing	\$ 213,739.00			3.82%	0.00%
Intergovernmental	\$ 114,368.00	\$ 461,156.00	75.20%	2.05%	6.03%
Departmental	\$ 346,492.00			6.20%	0.00%
Interest Income and Lien Charges	\$ 109,495.00			1.96%	0.00%
Misc.	\$ 14,489.00	\$ 463,336.00	96.87%	0.26%	6.06%
PAYT		\$ 149,035.00	100.00%	0.00%	1.95%
On-behalf Payments					
Totals	\$ 5,591,347.00	\$ 7,644,383.00	26.86%	100.00%	100.00%

Source: Town of North Berwick Annual Audit Reports

Note: In FY2004 the Town of North Berwick Switched to GASB 34 to meet the Federal Reporting Standards. This altered the Financial Statement look and how expenditures and revenues are reported in the Town's Audit.

**TABLE 1-102**  
**TOWN OF NORTH BERWICK REVENUES**  
**1996-2005**

<u>Category</u>	<u>FY1996</u>	<u>FY1997</u>	<u>FY1998</u>	<u>FY1999</u>	<u>FY2000</u>	<u>FY2001</u>	<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>
<b><u>REVENUES</u></b>										
Taxes	\$ 4,456,443.00	\$ 4,503,113.00	\$ 4,615,341.00	\$ 4,689,449.00	\$ 4,786,224.00	\$ 4,850,871.00	\$ 5,002,011.00	\$ 5,367,359.00	\$ 5,396,353.00	\$ 5,829,898.00
Excise Tax	\$ 336,321.00	\$ 374,546.00	\$ 394,116.00	\$ 431,114.00	\$ 509,981.00	\$ 533,288.00	\$ 621,569.00	\$ 675,457.00	\$ 733,724.00	\$ 740,958.00
State Revenue Sharing	\$ 213,739.00	\$ 229,540.00	\$ 264,116.00	\$ 285,178.00	\$ 325,133.00	\$ 326,441.00	\$ 290,947.00	\$ 272,618.00		
Intergovernmental	\$ 114,388.00	\$ 130,773.00	\$ 277,879.00	\$ 112,038.00	\$ 187,808.00	\$ 139,245.00	\$ 169,004.00	\$ 250,580.00	\$ 444,702.00	\$ 461,156.00
Departmental	\$ 346,492.00	\$ 395,670.00	\$ 135,771.00	\$ 145,557.00	\$ 177,950.00	\$ 148,628.00	\$ 139,644.00	\$ 208,212.00		
Interest income and Lien charges	\$ 109,495.00	\$ 133,269.00	\$ 136,576.00	\$ 132,600.00	\$ 142,903.00	\$ 171,884.00	\$ 92,665.00	\$ 60,746.00		
Misc.	\$ 14,489.00	\$ 21,758.00	\$ 45,063.00	\$ 59,692.00	\$ 19,553.00	\$ 28,510.00	\$ 32,358.00	\$ 60,904.00	\$ 410,933.00	\$ 463,336.00
PAYT						\$ 147,042.00	\$ 140,551.00	\$ 143,544.00	\$ 157,022.00	\$ 149,035.00
On-behalf payments						\$			\$ 71,575.00	
Taxation Portion of Revenues	\$ 5,591,347.00	\$ 5,788,669.00	\$ 5,868,862.00	\$ 5,855,628.00	\$ 6,149,552.00	\$ 6,345,909.00	\$ 6,488,749.00	\$ 7,039,420.00	\$ 7,214,309.00	\$ 7,644,383.00
	79.70%	77.79%	78.64%	80.08%	77.83%	76.44%	77.09%	76.25%	74.80%	76.26%

Source: Town of North Berwick Annual Audit Reports

Note: In FY2004 the Town of North Berwick Switched to GASB 34 to meet the Federal Reporting Standards. This altered the financial Statement look and how expenditures and revenues are reported in the Town's Audit.

## **Taxation**

After subtracting out Federal and State grants, revenue sharing, user fees and other miscellaneous income, the remainder of the revenues, to fund the annual Town budget, are raised by local taxes. In 1996, North Berwick property taxes accounted for 79.70% of total Town revenues; in 2005, this had been reduced to 76.26%.

In 2004, the State of Maine Legislature passed LD#1, which limits the municipalities' ability to raise taxation beyond statutory benchmarks without a referendum vote. There are two benchmarks by which a municipalities budget must be measured against: 1) the real personal income growth which is established by the State Assessor every year (basically a 10 year rolling average of personal income increase minus inflation), and 2) the town must figure it's property growth factor which is basically all new value taxed in the town for the first time divided by the total valuation of the town. It does not include increase in value due to market fluctuations ONLY first time new value such as a new home, garage, an addition to a house or personal property purchase by one of the manufacturers in town.

A municipality can override the property tax levy limit by two ways:

First if there is a catastrophic event, the town can exceed the limit so long as a majority of the voters agree by written ballot, which can be by referendum or by written ballot on the floor of town meeting. This does not change your base value for future years.

Second, the town meeting can again by written ballot, exceed the limitation by a majority of the vote for any reason and this would change the base value for future years.

Over the past few years, the tax burden in the State of Maine has become increasingly viewed as too high and both the citizens of the State and the Legislature have placed limits on the municipalities' ability to fund government through taxation. Municipalities will need to reassess how government is funded and how services are provided in order to reduce the overall tax burden on the taxpayer. This will be accomplished by streamlining governmental services, consolidation and regionalization of services among municipalities and the ability to determine other funding methods for services.

In 2006, the Maine Legislature enacted legislation that will eventually phase out the ability of a municipality to assess property taxes on personal property, North Berwick relies on personal property for approximately 25% of the total taxes collected. Although there are safeguards in the legislation to allow the loss in property value to be absorbed by the municipality along with State of Maine subsidies for the loss of taxable property, the town's overall valuation will begin to decline in FY2008 as this legislation is fully implemented. This will cause an increase in the overall tax rate within the Town of North Berwick. The overall fiscal impact of this legislation will be tempered by the town's lower educational and county costs, which are assessed using the town's valuation. In addition, the Town will continue to be able to tax those personal property assets, on a depreciated schedule, that were in place prior to the enactment of the legislation.

## TAXATION COMMITMENT

1996-2005

	<u>Taxation Commitment</u>	<u>Education</u>	<u>% of Commitment</u>	<u>Municipal</u>	<u>% of Commitment</u>	<u>County</u>	<u>% of Commitment</u>
FY 1996	\$ 4,667,609.37	\$ 2,755,229.00	59.03%	\$ 1,803,185.51	38.63%	\$ 109,194.86	2.34%
FY 1997	\$ 4,515,023.57	\$ 2,887,579.00	63.95%	\$ 1,506,769.57	33.37%	\$ 120,675.00	2.67%
FY 1998	\$ 4,627,825.34	\$ 2,967,183.00	64.12%	\$ 1,542,377.14	33.33%	\$ 118,265.20	2.56%
FY 1999	\$ 4,544,685.65	\$ 2,936,184.00	64.61%	\$ 1,481,236.86	32.59%	\$ 127,264.79	2.80%
FY 2000	\$ 4,688,044.82	\$ 2,923,064.00	62.35%	\$ 1,640,290.94	34.99%	\$ 124,689.88	2.66%
FY 2001	\$ 4,743,426.11	\$ 2,868,615.00	60.48%	\$ 1,755,621.19	37.01%	\$ 119,189.92	2.51%
FY 2002	\$ 4,930,577.45	\$ 3,019,264.00	61.24%	\$ 1,712,979.45	34.74%	\$ 198,334.00	4.02%
FY 2003	\$ 5,270,146.58	\$ 3,280,706.00	62.25%	\$ 1,721,924.58	32.67%	\$ 267,516.00	5.08%
FY 2004	\$ 5,442,233.81	\$ 3,476,191.00	63.87%	\$ 1,717,329.81	31.56%	\$ 248,713.00	4.57%
FY 2005	\$ 5,792,902.98	\$ 3,801,909.00	65.63%	\$ 1,740,041.98	30.04%	\$ 250,952.00	4.33%

Source: Town of North Berwick Annual Audit Reports

### User Fees

**The addition of user fees as an additional source of revenue is a relatively new category** for the Town of North Berwick. Although the Town has always had user fees such as building permits, plumbing permits, etc., the implementation of user fees for those services used by a limited segment of the population so that the majority of the population does not have to pay for services through property taxes has become a growing trend. The implementation of user fees for activities such as recreation programs, which are used by a limited population segment, continues to grow to allow for either expanded or new programs without impacting the tax rate. The one user fee that has been established by the Town that is utilized by the majority of the population is a Pay As You Throw (PAYT) fee for the disposal of Solid Waste. The fee, implemented in 2000, is utilized to offset the costs of Solid Waste in North Berwick. The decision to move toward a fee system for solid waste disposal was due to a sense of fairness. Under the taxation system, property-owners paid for the disposal based on the value of their residence. In the case of an elderly couple who may dispose of a bag of garbage a week and live in a nice home versus a family of five who live in a similar home and dispose of five bags a week, the elderly couple was subsidizing the disposal of Solid Waste. In addition, the growth of Solid Waste disposal was growing at a much larger rate than the growth of population and the PAYT program allowed the town to simultaneously implement a recycling program that allowed the town to reduce its Solid Waste disposal costs and actually earn revenues on the disposed recycling materials,

### Mil Rate

Each year's property taxes are determined by the total assessed value of private property in North Berwick multiplied by the tax rate. To raise the same amount of money two years in a row: if the assessed value of a property goes up, the tax rate goes down; if the assessed value of property drops, then the tax rate must go up to result in generating the

same amount of money. Tax rates are written as mil rates, the portion that is collected as tax out of each dollar of assessed value, or variously stated as the dollars out of each one thousand dollars of property value. For instance, a mil rate of \$.01 = \$10 of tax revenue for each \$1,000 of assessed value of property.

Even though the North Berwick budget increased by 24.44% between 1996 and 2005, the tax rate actually decreased. This was because of higher values for land and buildings and the added tax base from new buildings constructed during the period.

### TOWN OF NORTH BERWICK BUDGET, VALUATIONS AND MIL RATE 1996 – 2005

	Total Budget	<u>Taxation Commitment</u>	<u>Real Estate Valuation</u>	<u>Personal Property Valuation</u>	<u>Total Valuation</u>	<u>Mil Rate</u>
FY 1996	\$ 6,004,792.00	\$ 4,667,609.37	\$ 164,150,210.00	\$ 94,291,562.00	\$ 258,441,772.00	\$ 15.50
FY 1997	\$ 6,208,094.00	\$ 4,515,023.57	\$ 185,105,350.00	\$ 107,335,325.00	\$ 292,440,675.00	\$ 15.45
FY 1998	\$ 6,129,734.00	\$ 4,627,825.34	\$ 186,952,697.00	\$ 106,877,301.00	\$ 293,829,998.00	\$ 15.75
FY 1999	\$ 6,314,383.00	\$ 4,544,685.65	\$ 190,744,159.00	\$ 104,427,129.00	\$ 295,171,288.00	\$ 15.75
FY 2000	\$ 6,191,421.00	\$ 4,688,044.82	\$ 194,731,765.00	\$ 109,177,684.00	\$ 303,909,449.00	\$ 15.75
FY 2001	\$ 6,102,717.00	\$ 4,743,426.11	\$ 200,549,210.00	\$ 111,729,006.00	\$ 312,278,216.00	\$ 15.50
FY 2002	\$ 6,700,238.00	\$ 4,930,577.45	\$ 205,476,322.00	\$ 113,743,041.00	\$ 319,219,363.00	\$ 15.75
FY 2003	\$ 7,010,647.00	\$ 5,270,146.58	\$ 236,683,980.00	\$ 118,548,350.00	\$ 355,232,330.00	\$ 15.10
FY 2004	\$ 7,388,441.00	\$ 5,442,233.81	\$ 281,252,591.00	\$ 121,309,753.00	\$ 402,562,344.00	\$ 13.70
FY 2005	\$ 7,947,181.00	\$ 5,792,902.98	\$ 335,571,034.00	\$ 113,144,078.00	\$ 448,715,112.00	\$ 13.05

Source: Town of North Berwick Annual Audit Reports

### **EXPENDITURES**

Total North Berwick expenditures increased by 20.16% between 1996 and 2005, or by a 2.02% average increase per year. In 1996, Total Town expenditures (including education and county) were \$5,659,309; in 2005 they were \$7,088,496. During this ten-year timeframe, the municipal side of the budget held expenditures to a relatively small increase averaging 0.8% per year and in some years the municipal expenditures decreased to compensate for the large increases in education costs. Over the same ten year time frame, North Berwick's education costs increased by 27.47% from \$2,757,447 in 1996 to \$3,801,909 in 2005 or 2.75% per year. North Berwick's share of the York County budget increased 56.49% from \$109,195 in 1996 to \$250,951 in 2005. See Table 1-105.

The distribution among eight categories of the Town budget shifted between 1996 and 2005 reflecting the changing needs of the Town, Table 1-103. The biggest single expenditure in North

Berwick, as in most towns, was the school budget. This item increased from 48.72% of total Town expenditures in 1996 to 53.65% in 2005.

All Town expenses increased over the ten-year time frame with some increasing at a faster rate, i.e., Protection. On the whole, town government expenditures have been relatively flat maintaining costs at the yearly consumer price index cost.

**CHANGES IN EXPENDITURES**  
1996 – 2005

<i>Category</i>	<u>FY 1996</u>	<u>FY 2005</u>	<u>% Increase FY96-FY05</u>	<u>% of FY 1996</u>	<u>% of FY 2005</u>
Expenditures	\$ 612,918.00	\$ 544,706.00	-12.52%	10.83%	7.68%
General Government	\$ 235,521.00	\$ 624,072.00	62.26%	4.16%	8.80%
Public Works	\$ 617,928.00	\$ 943,764.00	34.53%	10.92%	13.31%
Highways and Bridges	\$ 609,264.00	Increased in Public Works		10.77%	0.00%
Education	\$ 2,757,447.00	\$ 3,801,909.00	27.47%	48.72%	53.63%
Public Health and Welfare	\$ 31,507.00	\$ 40,011.00	21.25%	0.56%	0.56%
Culture and Recreation	\$ 123,535.00	\$ 83,704.00	-47.59%	2.18%	1.18%
Fixed Charges	\$ 109,863.00			1.94%	0.00%
Capital Outlay	\$ 452,131.00	\$ 294,798.00	-53.37%	7.99%	4.16%
County Tax	\$ 109,195.00	\$ 250,951.00	56.49%	1.93%	3.54%
TIF		\$ 149,788.00	100.00%		2.11%
Solid Waste	Included In Public Works Budget	\$ 132,905.00			1.87%
Debt Service		\$ 94,115.00	100.00%		1.33%
Unclassified		\$ 127,773.00	100.00%		1.80%
Totals	\$ 5,659,309.00	\$ 7,088,496.00	20.16%	100.00%	100.00%
Municipal	\$ 2,792,667.00	\$ 3,035,636.00	8.00%	49.35%	42.82%
Education	\$ 2,757,447.00	\$ 3,801,909.00	27.47%	48.72%	53.63%
County	\$ 109,195.00	\$ 250,951.00	56.49%	1.93%	3.54%

Source: Town of North Berwick Annual Audit Reports

Note that in FY2004 the Town of North Berwick Switched to GASB 34 to meet the Federal Reporting Standards. This altered the financial Statement look and how expenditures and revenues are reported in the Town's Audit.

**TABLE 1-105**  
**TOWN OF NORTH BERWICK EXPENDITURES**  
**1996-2005**

<u>Category</u>	<u>FY1996</u>	<u>FY1997</u>	<u>FY1998</u>	<u>FY1999</u>	<u>FY2000</u>	<u>FY2001</u>	<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>
<b><u>EXPENDITURES</u></b>										
General Government	\$ 612,918.00	\$ 692,127.00	\$ 428,240.00	\$ 425,931.00	\$ 466,183.00	\$ 490,459.00	\$ 563,699.00	\$ 593,384.00	\$ 593,711.00	\$ 544,706.00
Public Works	\$ 235,521.00	\$ 192,155.00	\$ 200,492.00	\$ 239,838.00	\$ 226,670.00	\$ 143,500.00	\$ 148,898.00	\$ 141,446.00	\$ 510,987.00	\$ 624,072.00
Protection	\$ 617,928.00	\$ 672,186.00	\$ 721,163.00	\$ 727,694.00	\$ 745,669.00	\$ 805,987.00	\$ 829,719.00	\$ 901,925.00	\$ 857,423.00	\$ 943,764.00
Highways and Bridges	\$ 609,264.00	\$ 670,166.00	\$ 674,926.00	\$ 731,046.00	\$ 594,902.00	\$ 630,629.00	\$ 712,978.00	\$ 796,776.00	Included in Public Works	
Education	\$ 2,757,447.00	\$ 2,887,579.00	\$ 2,967,183.00	\$ 2,936,184.00	\$ 2,923,084.00	\$ 2,868,606.00	\$ 3,019,493.00	\$ 3,280,708.00	\$ 3,476,201.00	\$ 3,801,909.00
Public Health and Welfare	\$ 31,507.00	\$ 28,838.00	\$ 26,962.00	\$ 33,145.00	\$ 29,750.00	\$ 33,633.00	\$ 29,430.00	\$ 41,527.00	\$ 38,721.00	\$ 40,011.00
Culture and Recreation	\$ 123,535.00	\$ 152,796.00	\$ 174,508.00	\$ 389,282.00	\$ 338,726.00	\$ 251,047.00	\$ 244,461.00	\$ 235,865.00	\$ 94,793.00	\$ 83,704.00
Fixed Charges	\$ 109,863.00	\$ 118,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Capital Outlay	\$ 452,131.00	\$ 363,999.00	\$ 463,814.00	\$ 509,246.00	\$ 448,354.00	\$ 285,518.00	\$ 561,946.00	\$ 571,010.00	\$ 584,794.00	\$ 294,798.00
County Tax	\$ 109,195.00	\$ 120,677.00	\$ 118,265.00	\$ 127,265.00	\$ 124,690.00	\$ 119,190.00	\$ 198,335.00	\$ 267,515.00	\$ 248,713.00	\$ 250,951.00
TIF										
Solid Waste		Included in Public Works Budget				\$ 128,550.00	\$ 127,478.00	\$ 141,587.00	\$ 145,767.00	\$ 132,905.00
Debt Service									\$ 96,376.00	\$ 94,115.00
Unclassified									\$ 109,482.00	\$ 127,773.00
Totals	\$ 5,659,309.00	\$ 5,898,523.00	\$ 5,775,553.00	\$ 6,119,631.00	\$ 5,898,008.00	\$ 5,757,119.00	\$ 6,436,437.00	\$ 6,971,743.00	\$ 6,926,499.00	\$ 7,088,496.00
Increase from Previous Year		4.06%	-2.13%	5.62%	-3.76%	-2.45%	10.55%	7.68%	-0.65%	2.29%
Education										
Education Portion of Expenditures	48.72%	48.95%	51.37%	47.98%	49.56%	49.83%	46.91%	47.06%	50.19%	53.63%
Education Expenditures	\$ 2,757,447.00	\$ 2,887,579.00	\$ 2,967,183.00	\$ 2,936,184.00	\$ 2,923,084.00	\$ 2,868,606.00	\$ 3,019,493.00	\$ 3,280,708.00	\$ 3,476,201.00	\$ 3,801,909.00
Increase from Previous Year		4.51%	2.68%	-1.06%	-0.45%	-1.90%	5.00%	7.96%	5.62%	8.57%
County										
County Portion of Expenditures	1.93%	2.05%	2.05%	2.08%	2.11%	2.07%	3.08%	3.84%	3.59%	3.54%
County Expenditures	\$ 109,195.00	\$ 120,677.00	\$ 118,265.00	\$ 127,265.00	\$ 124,690.00	\$ 119,190.00	\$ 198,335.00	\$ 267,515.00	\$ 248,713.00	\$ 250,951.00
Increase from Previous Year		9.51%	-2.04%	7.07%	-2.07%	-4.61%	39.90%	25.86%	-7.56%	0.89%
Municipal										
Municipal Portion of Expenditures										
Municipal Expenditures	\$ 2,792,667.00	\$ 2,890,267.00	\$ 2,690,105.00	\$ 3,056,182.00	\$ 2,850,254.00	\$ 2,769,323.00	\$ 3,218,609.00	\$ 3,423,520.00	\$ 3,201,585.00	\$ 3,035,636.00
Increase from Previous Year		3.38%	-7.44%	11.98%	-7.22%	-2.92%	13.96%	5.99%	-6.93%	-5.47%

Source: Town of North Berwick Annual Audit Reports  
Note: In FY2004 the Town of North Berwick Switched to GASB 34 to meet the Federal Reporting Standards. This altered the financial Statement look and how expenditures and revenues are reported in the Town's Audit.

## VALUATION

Because Town's reassess property values at different times it is impossible to compare one Town against another. In part to overcome this problem, the Maine Bureau of Taxation mathematically adjusts each Town's property values to full value, 100% value or equalized value, every year. It does this by a number of ways, but mainly by comparing the current assessed value of property in Town to similar ones just sold. For instance, if 3 bedroom, single family houses are selling for \$100,000 and similar ones not on the market are assessed by the local tax assessor at \$80,000, the state says the Town's assessment ratio is 80%. To calculate the full-equalized value of property in the Town, a factor of 1.25 is applied ( $1.25 \times 80\% = 100\%$ ). Towns in any given year can vary from 60% to 100% of full value assessment.

Comparison of the equalized 2003 state valuation of North Berwick with surrounding towns, Sanford as an industrial Town and Wells as a coastal resort Town enables an understanding of the relative fiscal capacity of North Berwick.

### STATE FULL VALUATION OF PROPERTY NORTH BERWICK AND OTHER TOWNS: 2003

Town	Full Valuation Valuation (in Millions)	Estimated Population	Per Capita Valuation
			Per Capita
Wells	\$ 1,468.80	10,134	\$ 144,938
North Berwick	384.35	4,576	83,993
South Berwick	425.90	7,104	59,952
Sanford	971.80	21,488	45,225
Berwick	305.25	7,193	42,437
Lebanon	238.90	5,592	42,722

Source: Maine Revenue Service, MMA

In spite of its small population compared to the other towns surveyed, North Berwick still had the fourth highest overall property valuation. This is, due to the greater value of industrial property in North Berwick (Pratt—Whitney, etc.) than in the other rural towns. Wells, due the largest amount of seasonal property compared to a relatively small year-round population had the highest per capita valuation. Sanford, also with a high overall valuation, but with a large year-round population, had a lower per capita valuation compared to Wells, North Berwick and South Berwick.



Size of property valuation alone however, does not determine fiscal capacity. Valuation, the population and the services to meet the populations' needs together determine the size of the budgets required and therefore the tax rate needed.

**FULL VALUE PROPERTY ASSESSMENTS AND TAX RATES  
NORTH BERWICK AND OTHER TOWNS, 2003**

Town	Full Valuation Tax Rate
Wells	\$ 8.86 per \$1,000 valuation
North Berwick	10.81
Lebanon	11.76
South Berwick	13.41
Berwick	13.78
Sanford	15.38

Source: Maine Revenue Service

North Berwick and the other rural towns with smaller populations require relatively smaller tax assessments and though the municipal valuations are lower than larger communities, the rural towns typically have lower tax rates to serve their residents. Towns with over 10,000 populations characteristically need more expensive services per capita to meet the needs of their residents: water, sewer, roads, welfare, public safety budgets are all higher. Sanford, with 21,488 population, even though it has a high total property valuation, also has a larger services need and therefore, higher budgetary needs. Wells, on the other hand, with 10,134 populations, has high total valuation, but still relatively less costly service expenses, that is, at least for the year-round residents. As population grows in smaller municipalities, the trend is the demand for more services to be provided by the Town. As rural town populations continue to grow, the cost of these services will cause the tax rate to increase, unless the tax base increases at the same rate. If the tax base increase is comprised of mainly residential valuation, the tax rates will need to be increased because residential property values are not sufficient to keep pace with the cost of services. North Berwick's ability to maintain its relatively low tax rate will be dependent, in parts upon increasing its tax base. The tax base is the assessed valuation of property in Town.

## **TOWN OF NORTH BERWICK CAPITAL IMPROVEMENT PROGRAM**

### **What is the Capital Improvement Program?**

The Capital Improvement Program (CIP) is a long range plan used in the development of annual operating budgets, strategic plans, and long range financial plans. It provides the means for evaluating Facility and Infrastructure projects and the mechanism for reviewing Operating Budget projects. The five-year Capital Improvement Program is reviewed and revised annually. In addition, ten year projections are included in the CIP. The premises is that it is possible to anticipate and plan for most projects involving public facility improvements and major equipment purchases.

### **Why Prepare a Capital Improvement Program?**

The CIP provides the following organizational benefits:

1. A platform for independent, critical evaluation of each project on its own merits,
2. A plan which balances public facility needs and Town's financial ability on both a short and long term basis, and
3. Provides a systematic identification of capital projects and helps avoid "budget-busting" surprises.
4. A communications tool to the public, other governmental units, and the business community detailing the location and timing of improvements.

## **GENERAL GUIDELINES**

### **What is a CIP Project?**

Capital improvement projects meeting one of the following criteria shall be included in the CIP program:

- Real property acquisition.
- Construction of new facilities or additions to existing facilities exceeding \$10,000.
- Remodeling/repair of the interior/exterior of any facility exceeding \$10,000.
- Infrastructure projects: (road, bridge, drainage system)
- Equipment exceeding \$10,000.00.

### **What is an Operating Budget Project?**

Capital projects costing over \$1,000 but not meeting the minimum dollar criteria to be considered within the CIP are designated as "Operating Budget" projects. They are submitted for inclusion in the operating budget of the individual department for the proposed year of acquisition.

### **Yearly Review of Capital Improvement Plan**

On a yearly basis, the Town Manager will be responsible for updating the Capital Improvement Plan to ensure that the Plan is consistent with the goals of the Board of Selectmen and fits within the financial capabilities of the Town of North Berwick. From year to year there may be a necessity to amend the plan from the original submission.

### **Amending of the Capital Improvement Plan**

Because of unforeseen circumstances, conditions may arise during the year that make it necessary to amend the adopted CIP and capital budget. Common reasons for amending the CIP and capital budget are:

- ◆ It may become necessary or desirable to add or delete a project.
- ◆ Project costs have changed significantly from those identified in the original submission.
- ◆ Amount of funding availability or needs is no longer consistent with those identified in the original submission.
- ◆ Timing of funding availability or needs is no longer consistent with that identified in the original submission.
- ◆ Recommended method of financing has changed from that originally recommended.
- ◆ The essential content or emphasis of the project has changed from that originally proposed.

Once the Town Manager has completed the review of the Capital Improvement Plan it shall be submitted to the Board of Selectmen with the Town Manager recommendations. The Board of Selectmen shall finalize the Capital Improvement Plan.

The yearly review shall be completed prior to the budget submission to the Budget Committee's yearly review of the proposed fiscal year budget.

# TOWN OF NORTH BERWICK CAPITAL IMPROVEMENTS PLAN

CAPITAL IMPROVEMENT ITEM	CAPITAL IMPROVEMENT PLAN HISTORY				FIVE YEAR PLAN						TEN YEAR OUTLOOK PLAN				
	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Program 2008-2009	Program 2009-2010	Program 2010-2011	Program 2011-2012	Program 2012-2013	Program 2013-2014	Program 2014-2015	Program 2015-2016	Program 2016-2017	Program 2017-2018
FIRE DEPARTMENT															
Equipment	\$123,500.00	\$47,800.00	\$32,800.00	\$55,000.00	\$44,870.00	\$44,829.00	\$29,829.00	\$29,829.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$120,000.00	\$95,000.00
Buildings	8000	\$14,400.00		\$56,400.00	\$14,000.00										\$50,000.00
Land															
SUBTOTAL	\$131,500.00	\$62,200.00	\$32,800.00	\$111,400.00	\$58,870.00	\$44,829.00	\$29,829.00	\$29,829.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$120,000.00	\$145,000.00
POLICE DEPARTMENT															
Equipment	\$40,000.00	\$25,000.00	\$45,000.00	\$36,000.00	\$91,500.00		\$25,000.00	\$30,000.00		\$30,000.00	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Buildings															
Land															
SUBTOTAL	\$40,000.00	\$25,000.00	\$45,000.00	\$36,000.00	\$91,500.00	\$0.00	\$25,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00	\$35,000.00	\$35,000.00	\$35,000.00
RESCUE DEPARTMENT															
Equipment						\$69,100.00									
Buildings															
Land															
SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RECREATION															
Equipment	60000	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00			\$25,000.00			\$25,000.00			
Buildings															
Land						\$5,000.00						\$10,000.00			
SUBTOTAL	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$65,000.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$0.00	\$0.00
GENERAL GOVERNMENT															
Equipment	15000	\$12,000.00	\$12,000.00	\$12,000.00	\$17,192.50	\$17,192.50	\$17,192.50	\$15,089.50	\$17,388.50	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Buildings	75000	\$75,000.00	\$75,000.00	\$1,956,400.00			\$25,000.00	\$25,000.00	\$25,000.00		\$50,000.00				
Land															
SUBTOTAL	\$90,000.00	\$87,000.00	\$87,000.00	\$1,968,400.00	\$17,192.50	\$17,192.50	\$42,192.50	\$40,089.50	\$42,388.50	\$15,000.00	\$65,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
TRANSFER STATION															
Equipment			\$30,000.00				\$0.00				\$50,000.00		\$45,000.00		
Buildings				\$10,000.00											
SUBTOTAL	\$0.00	\$0.00	\$30,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00
PUBLIC WORKS															
Equipment			\$124,500.00		\$55,000.00										
Buildings		\$7,000.00	\$2,500.00												
Land															
Road Repair	\$135,000.00	\$166,000.00	\$181,400.00	\$170,000.00	\$170,000.00	\$170,000.00	\$150,000.00	\$150,000.00	\$175,000.00	\$175,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Bridge Repair				\$60,000.00											
Pavement	\$217,500.00	\$215,000.00	\$240,000.00	\$240,000.00	\$240,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
Sidewalks		\$15,000.00	\$10,000.00			\$25,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
SUBTOTAL	\$359,500.00	\$403,000.00	\$558,400.00	\$470,000.00	\$465,000.00	\$445,000.00	\$540,000.00	\$495,000.00	\$485,000.00	\$430,000.00	\$505,000.00	\$630,000.00	\$590,000.00	\$640,000.00	\$505,000.00
TOTALS	\$681,000.00	\$637,200.00	\$813,200.00	\$2,655,800.00	\$692,562.50	\$641,121.50	\$637,021.50	\$594,918.50	\$597,388.50	\$520,000.00	\$695,000.00	\$735,000.00	\$730,000.00	\$810,000.00	\$700,000.00

**TOWN OF NORTH BERWICK  
CAPITAL IMPROVEMENT PLAN DETAIL**

	Original		Estimated
Description	Purchase Date	Department	Amount
<b>FIVE YEAR PLAN</b>			
<b>FY2009</b>			
AMBULANCE	09/10/1999	RESCUE	69,100.00
COMMUNITY CENTER IMPROVEMENTS		RECREATION	60,000.00
MILLFIELD TREES AND GAZEBO PAINT		RECREATION	5,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	170,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	250,000.00
SIDEWALKS		PUBLIC WORKS	25,000.00
UTILITY #1 LEASE PAYMENT		FIRE	29,829.00
SCBA LEASE PAYMENT		FIRE	15,000.00
TELEPHONE SYSTEM LEASE PAYMENT		GENERAL GOVERNMENT	2,804.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	2,388.50
<b>FISCAL YEAR TOTAL</b>			<b>641,121.50</b>
<b>FY2010</b>			
POLICE CRUISER #2	12/22/2004	POLICE	25,000.00
PUBLIC WORKS TRUCK #4	11/05/1984	PUBLIC WORKS	135,000.00
MUNICIPAL BUILDING ROOF		GENERAL GOVERNMENT	25,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	150,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	250,000.00
SIDEWALKS		PUBLIC WORKS	5,000.00
UTILITY #1 LEASE PAYMENT		FIRE	29,829.00
TELEPHONE SYSTEM LEASE PAYMENT		GENERAL GOVERNMENT	2,804.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	2,388.50
<b>FISCAL YEAR TOTAL</b>			<b>637,021.50</b>
<b>FY2011</b>			
POLICE CRUISER #4	03/21/2006	POLICE	30,000.00
BACKHOE	06/01/1986	PUBLIC WORKS	90,000.00
MUNICIPAL BUILDING PARKING LOT		GENERAL GOVERNMENT	25,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	150,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	250,000.00
SIDEWALKS		PUBLIC WORKS	5,000.00
UTILITY #1 LEASE PAYMENT		FIRE	29,829.00
TELEPHONE SYSTEM LEASE PAYMENT		GENERAL GOVERNMENT	701.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	2,388.50
FIRE TRUCK #4 LEASE PAYMENT		FIRE	40,000.00
<b>FISCAL YEAR TOTAL</b>			<b>634,918.50</b>

[illegible]

**TOWN OF NORTH BERWICK  
CAPITAL IMPROVEMENT PLAN DETAIL**

	Original		Estimated
Description	Purchase Date	Department	Amount
<b>FY2015</b>			
POLICE CRUISER #3	2011	POLICE	30,000.00
LOADER	08/08/1995	PUBLIC WORKS DEPARTMENT	125,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	200,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	300,000.00
SIDEWALKS		PUBLIC WORKS	5,000.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	3,000.00
RECREATION EQUIPMENT		RECREATION	25,000.00
MILLFIELD IMPROVEMENTS		RECREATION	10,000.00
FIRE TRUCK #4 LEASE PAYMENT		FIRE	40,000.00
<b>FISCAL YEAR TOTAL</b>			<b>750,000.00</b>
<b>FY2016</b>			
POLICE CRUISER #4	2012	POLICE	35,000.00
SIDEWALK PLOW	11/19/1996	PUBLIC WORKS DEPARTMENT	85,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	200,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	300,000.00
SIDEWALKS		PUBLIC WORKS	5,000.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	3,000.00
TRANSFER STATION IMPROVEMENTS		TRANSFER STATION	45,000.00
FIRE TRUCK #4 LEASE PAYMENT		FIRE	40,000.00
<b>FISCAL YEAR TOTAL</b>			<b>725,000.00</b>
<b>FY2017</b>			
POLICE CRUISER #1	2013	POLICE	35,000.00
FORESTRY-2	02/28/2002	FIRE DEPARTMENT	75,000.00
PUBLIC WORKS TRUCK #6	07/26/1991	PUBLIC WORKS DEPARTMENT	135,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	200,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	300,000.00
SIDEWALKS		PUBLIC WORKS	5,000.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	3,000.00
FIRE TRUCK #4 LEASE PAYMENT		FIRE	40,000.00
<b>FISCAL YEAR TOTAL</b>			<b>805,000.00</b>
<b>FY2018</b>			
POLICE CRUISER #2	2014	POLICE	35,000.00
FIRE TRUCK #	04/22/1993	FIRE DEPARTMENT	250,000.00
SCBA - BOTTLES LEASE	07/01/2003	FIRE DEPARTMENT	15,000.00
GENERAL GOV'T COMPUTERS		GENERAL GOVERNMENT	12,000.00
ROAD RECONSTRUCTION		PUBLIC WORKS	200,000.00
PAVEMENT MAINTENANCE		PUBLIC WORKS	300,000.00
SIDEWALKS		PUBLIC WORKS	5,000.00
FIRE STATION ADDITION BOND		FIRE DEPARTMENT	50,000.00
PHOTOCOPIER LEASE		GENERAL GOVERNMENT	3,000.00
FIRE TRUCK #4 LEASE PAYMENT		FIRE	40,000.00

[illegible]



# North Berwick Road Capital Improvement Plan Update - 2007

<i><b>Fiscal Year / Road</b></i>	<b><u>Length In feet</u></b>	<b><u>Proposed Work</u></b>	<b><u>Est. Price per foot</u></b>	<b><u>Total</u></b>
<b><u>2007/2008</u></b>				
Oakwoods Road	12563	Pave 1"		\$94,780.00
Bauneg Beg Hill Road	3509	Pave 1"		\$28,530.00
Madison	2824	Reclaim Overlay 3"		\$79,405.00
Boyle Road	3340	Shim Pave 1.5"		\$30,560.00
Chadbourn Lane	725	Reconstruct		\$14,700.00
Valley Road	4259	Pave 1"		\$37,700.00
Guptill Lane	930	Reclaim Overlay 3"		\$17,420.00
Oakwoods	4644	Shim Pave 1.5"		\$56,610.00
Madison Ct.	316	Reclaim Overlay 3"		\$5,775.00
Potters Ct	212	Reclaim Overlay 3"		\$4,060.00
Partridge Lane	347	Reclaim Overlay 3"		\$6,060.00
Linscott Road	3881	Reconstruct		\$25,000.00
				\$400,600.00
<b><u>2008/2009</u></b>				
Portland Street	2079	Reclaim Overlay 3"	\$20.00	\$41,580.00
Linscott Road	3881	Reconstruct		\$155,000.00
Nowell	1467	Reclaim Overlay 3"		\$28,070.00
Sid Hall	1162	Shim Pave 1.5"		\$34,170.00
Oakwoods	2888	Shim Pave 1.5"	\$25.00	\$72,200.00
Mill Lane	427	Reclaim Overlay 3"	\$20.00	\$8,540.00
Canal Street	1095	Reconstruct	\$60.00	\$65,700.00
				\$405,260.00
<b><u>2009/2010</u></b>				
Meador	865	Reclaim Overlay 3"	\$25.00	\$21,625.00
Main Street	1455	Reconstruct	\$140.00	\$203,700.00
Mill Lane	427	Reclaim Overlay 3"	\$20.00	\$8,540.00
Pine Meadow	1751	Reclaim Overlay 3"	\$25.00	\$43,775.00
Fox Farm Hill Road	7744	Shim Pave 1.5"	\$12.50	\$96,800.00
Beech Ridge Road	2100	Shim Pave 1.5"	\$12.50	\$26,250.00
				\$400,690.00
<b><u>2010/2011</u></b>				
Governor Goodwin	11844	Shim pave 1.5"	\$11.00	\$130,284.00
West 5	1932	Pave 3"	\$17.50	\$33,810.00
Valley (FQR to MMR)	4680	Reclaim Overlay 3"	\$20.00	\$93,600.00
Morrill's Mill Road (Valley to Putnam)	7193	Reclaim Overlay 3"	\$20.00	\$143,860.00
				\$401,554.00

## North Berwick Road Capital Improvement Plan Update - 2007

<i><b>Fiscal Year / Road</b></i>	<b><u>Length In feet</u></b>	<b><u>Proposed Work</u></b>	<b><u>Est. Price per foot</u></b>	<b><u>Total</u></b>
<b><u>2011/2012</u></b>				
Diamond Hill Road	4490	Reconstruct	\$30.00	\$134,700.00
Meeting House	3440	Reconstruct	\$30.00	\$103,200.00
Beech Ridge	9404	Reclaim Overlay 3"	\$20.00	\$188,080.00
				\$425,980.00
<b><u>2012/2013</u></b>				
Abbott Road	3086	Reconstruct	\$40.00	\$123,440.00
Hartford Lane	1500	Reclaim Overlay 3"	\$25.00	\$37,500.00
Goulds Bridge Road	584	Reconstruct	\$30.00	\$17,520.00
				\$178,460.00

## **PUBLIC FACILITIES AND FISCAL CAPACITY POLICIES**

### **State Goals:**

**To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.**

### **North Berwick Goals – Vision for our town:**

**North Berwick is safe because of timely responses to emergencies, well-trained safety staff, and well-maintained equipment. The water and sewage treatments have been created and maintained with the well-being of both people and our natural environment. They serve all citizens in the village and residential growth areas of town. The municipal facilities and services are well maintained and are staffed by people who genuinely desire to help.**

### **What We Have Now:**

The fire department and police department have good reputations for timely responses to emergencies. However, the fire department has run out of room. Its equipment is stored in a variety of locations around town. The police station is freshly renovated and spacious.

Our water and sewage facilities are well maintained, but the availability for future hook-ups to the sewer is woefully small; this has been a perceived inhibition to residential growth in and near the village.

Our facilities, services and staff for the municipal office and public works are in good shape. Staffing is sufficient for the number of hours the town office is open and the physical condition of the buildings rate from fair to excellent.

### **Fire, Rescue and Police**

#### **Policy#1:**

#### **To keep our residents safe in times of emergencies in the most efficient manner**

Action: Explore the costs and benefits of consolidating the fire department equipment by adding on to the existing fire station with additional garage bays or by building an addition nearby.

Action: Any new building should be built to blend with the historical New England village architecture, particularly given the strategic location of the lot. The 1927 building may be eligible for National Historical Landmark status, which would make it eligible for

certain restoration funding from the federal government as well.

Action: Share training efforts with the rescue squad and the fire staffs

Action: Explore the costs and benefits of a full-time fire chief. Increased demands that are put upon the fire service through the Maine Bureau Labor of Standards, NFPA, OSHA, State and Federal requirements and numerous hours of training and record keeping appear to justify this staffing change.

Action: Explore the possibility for a command vehicle for full-time fire chief or developing an agreement to share a vehicle with the police department.

Action: Continue sharing ladder trucks with other towns through mutual aid agreements. Explore the possibility of sharing other fire apparatus with adjoining towns. The sharing of both equipment and personnel should be explored to provide the best service at the lowest cost.

Action: Regularly review radio, trucks and other equipment to keep up-to-date.

Action: Radio communications have been increased due to the contract with the State of Maine Gray Dispatch. Review this contract as needed to ensure best service.

Action: Continue to replace trucks as needed. Current replacement plans, part of the town's capital investment schedule, are as follows:

1988 Pumper, scheduled for replacement in 2013 unless frame rails require an earlier purchase

2002 Forestry truck, replace 2017

2003 rescue/pumper, replace 2023

2007 utility truck, replace 2022

1968 Forestry truck, replace within a year or two

1969 1993 pumper, replace 2013

All air packs are replaced every 15 years.

Action: Improve in-town cooperation between fire and rescue squads. Town currently staffs the rescue squad 12 hours a day with EMT personnel. The use of Fire department personnel or cross-trained fire and rescue personnel should be enhanced to compliment each agency during incidents.

Action: Finds ways to attract more staff for rescue services, including using a pay scale that rises in relation to training level.

## **Policy #2:**

**Continue the added community services to the schools, seniors, and teens to provide preventive safety education and to improve the image of the police within the community.**

Action: Research and evaluate the usefulness of citizen programs such as a citizen's policy academy for high school students and identity theft prevention programs for seniors; implement the ones deemed most able to achieve the policy objective.

Action: Provide incentives for police personnel to improve their skills.

## **Water and Sanitary District**

### **Policy #1:**

**Protect ground water, rivers, streams, and wetlands from environmental damage while increasing the public services to the growth areas of town.**

Action: Explore ways in which to efficiently expand the water service area outward along Route 4, Quarry Road, Lebanon Road, and Route 9 East/West, including the possibility of developers paying the full cost

Action: For the water district, replace 2,100 feet of existing 6-inch pipe with new 12-inch pipe. Replace 1,400 feet of 4-inch pipe with 8-inch pipe on various streets, including Meader, Elm, etc.

Action: Install one new standpipe storage tower and storage tank on Route 4 at Cabbage Hill.

Action: Explore ways to ensure that "grandfathered" septic systems are upgraded to state standards, such as when there is a transfer of ownership.

In this negotiation it should be made clear that it is faulty reasoning to assume that restricting hookups for family use keeps taxes low. While it is true that residential housing adds costs to the town, it is the town's building cap that restricts the overall amount of new housing per year. Restricting hook-ups in the sanitary district near the village just forces that housing to move to the rural parts of town—encouraging sprawl – which has been shown to add more expenses to town budgets, not less. {See Charting Maine's Future by the Brookings Institution) Taxes can stay lower if development occurs in a consolidated area, near the village, including where the sewer lines currently exist. Therefore, a percentage of the hook-ups made available should be available to family residences as well to senior housing and commercial parties.

Action: Develop a long-term plan for a new sanitary district or an enlarged district, including all areas zoned for one acre housing or less. Funding for this project would have to look beyond the current users of the sewer system, of course, including the possibility of a bond.

### **Transfer Station**

#### **Policy #1:**

**Continue efficient service to the town while keeping the environmental impact of waste at a minimum.**

Action: Purchase a paper compacter to increase efficiency at the transfer station.

Action: Investigate sources for recycling hard plastic: kid's toys, gardening pots, computer exteriors, etc.

### **Library**

#### **Policy #1:**

**Support the public availability of research and general reading materials as well as free Internet access to all citizens of the town**

Action: Work with the library in its efforts to improve its services

### **Education**

#### **Policy #1:**

**The school district is a vital part of the community, and is working on a future plan to increase the quality of the school's education that helps all of the citizens, from kindergarten to adult, to enhance their skills in this era of globalization and technological changes.**

Action: Support MSAD 60 in its goal to increase educational diversity and expand opportunities through the use of technology and the establishment of exchange programs.

Action: Support MSAD 60 efforts to personalize learning journeys for pre-school through adult citizens

Action: Work with MSAD 60 to encourage a cooperative, seamless relationship with the local, state and global community.

Action: Work with MSAD 60 to develop a "Green" School System so that the schools can model and teach environmental awareness throughout the learning communities.

Action: Work with MSAD 60 to extend the learning time of educational programs so that schools can become “community based” with 24/7 availability and provide flexible time frames for students to meet the standards that have been set.

In all these actions, one board of selectmen can be designated to act as the education coordinator of these supportive activities, meeting with SAD 60 staff as needed. In the last three areas in particular there may be some creative ways the town of N. Berwick can be of assistance.

### **Health Care**

#### **Policy #1:**

**In-town health care for lower income and fixed-income residents should be encouraged**

Action: The areas zoned industrial, commercial or limited commercial should also allow health clinics.

Action: The town should explore incentives to encourage health clinics meeting low income and senior citizen needs, including dental, doctor and walk-in clinics to locate in North Berwick.

### **Staffing Needs of Town**

#### **Policy #1:**

**Keep staffing adequate to the services needed in the growing town.**

Action: Review periodically the hours and staffing needs in the municipal office and in the public works department as compared to the needs of the town. In the long-term, additional staff, including drivers, administrative assistants and possibly an assistant manager, may be useful.

Action: In particular, review the jobs performed by part-time, on-call workers or volunteers. If the work is not being completely according to the terms of this comprehensive plan, then additional staff must be added.

#### **Policy #2:**

**Keep equipment and buildings adequate to the needs of a growing town.**

Action: Periodically review public works equipment to determine both viability and whether additional equipment is needed. The addition of vehicles to the existing fleet would necessitate the additional garage space.

**PUBLIC FACILITIES AND FISCAL CAPACITY**  
**IMPLEMENTATION STRATEGIES**

<b>Public Facilities Policies</b>	<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>Policy #1: To keep our residents safe in times of emergencies in the most efficient manner.</b>			
Action: Explore the costs and benefits of consolidating the fire department equipment by adding on to the existing fire station with additional garage bays or by building an addition nearby.	Fire Department w/Board of Selectmen	Medium	4 – 7 Years
Action: Any new building should be built to blend with the historical New England village architecture, particularly given the strategic location of the lot. The 1927 building may be eligible for National Historical Landmark status -- which would make it eligible for certain restoration funding from the federal government as well.	Board of Selectmen	Medium	4 – 7 Years
Action: Share training efforts with the rescue squad and the fire staffs.	Fire & Rescue Squads	High	On-going
Action: Explore the costs and benefits of a full-time fire chief. Increased demands that are put upon the fire service through the Maine Bureau Labor of Standards, NFPA, OSHA, State and Federal requirements and numerous hours of training and record keeping appear to justify this staffing change.	Fire Department w/Board of Selectmen	High	1 – 3 Years
Action: Explore the possibility for a command vehicle for full-time fire chief or developing an agreement to share a vehicle with the police department.	Fire Department w/Board of Selectmen	Medium	4 – 7 Years
Action: Continue sharing ladder trucks with other towns through mutual aid agreements. Explore the possibility of	Fire Department	High	1 – 3 Years



sharing other fire apparatus with adjoining towns. The sharing of both equipment and personnel should be explored to provide the best service at the lowest cost.			
Action: Regularly review radio, trucks and other equipment to keep up-to-date.	Fire Department	High	On-going
Action: Radio communications have been increased with the contract with the State of Maine Gray Dispatch. Review this contract as needed to ensure best service.	Board of Selectmen	Medium	As needed
Action: Continue to replace trucks as needed. Current replacement plans part of the capital investment schedule are as follows:  1988 Pumper; scheduled for replacement in 2013 unless frame rails require an earlier purchase.  2002 Forestry truck; replace 2017  2003 Rescue/Pumper; replace 2023  2007 Utility Truck; replace 2022  1968 Forestry Truck, replace within a year or two 1969 1993 Pumper; replace 2013  All Air Packs replaced every 15 years	Fire and Rescue	High	1 – 3 Years
Action: Improve in-town cooperation between fire and rescue squads. Town currently staffs the rescue squad 12 hours a day with EMT personnel. The use of Fire department personnel or cross-trained fire and rescue personnel should be enhanced to compliment each agency during incidents.	Rescue	Medium	4 – 7 Years
Action: Finds ways to attract more staff for rescue services, including using a pay scale that rises in relation to training level.	Board of Selectmen w/Planning Board	High	1 – 3 Years

<p><b>Policy #2: Continue the added community services to the schools, seniors, and teens to provide preventive safety education and to improve the image of the police within the community.</b></p> <p>Action: Research and evaluate the usefulness of citizen programs such as a citizen's policy academy for high school students and identity theft prevention programs for seniors; implement the ones deemed most able to achieve the policy objective.</p> <p>Action: Provide incentives for police personnel to improve their skills.</p>	Police	Medium	4 – 7 Years
	Police	Medium	4 – 7 Years
<p><b>Policy #3: Protect ground water, rivers, streams, and wetlands from environmental damage while increasing the public services to the growth areas of town.</b></p> <p>Action: Explore ways in which to efficiently expand the water service area outward along Route 4, Quarry Road, Lebanon Road, and Route 9 East/West, including the possibility of developers paying the full cost.</p> <p>Action: For the water district, replace 2,100 feet of existing 6-inch pipe with new 12-inch pipe. Replace 1,400 feet of 4-inch pipe with 8-inch pipe on various streets, including Meader, Elm, etc.</p> <p>Action: Install one new standpipe storage tower and storage tank on Route 4 at Cabbage Hill.</p> <p>Action: Explore ways to ensure that "grandfathered" septic systems are upgraded to state standards, such as when there is a transfer of ownership.</p>	Water District w/Board of Selectmen	High	1 – 3 Years
	Water District	High	1 – 3 Years
	Water District	Medium	4 – 7 Years
	Board of Selectmen	Medium	4 – 7 Years

<p>Action: Develop a long-term plan for a new sanitary district or an enlarged district, including all areas zoned for one acre housing or less. Funding for this project would have to look beyond the current users of the sewer system, of course, including the possibility of a bond.</p> <p><b>Policy #4: Continue efficient service to the town while keeping the environmental impact of waste at a minimum.</b></p>	Board of Selectmen	High	1 – 3 Years
<p>Action: Purchase a paper compacter to increase efficiency at the transfer station.</p>	Transfer Station	Medium	4 – 7 Years
<p>Action: Investigate sources for recycling hard plastic: kid's toys, gardening pots, computer exteriors, etc.</p>	Transfer Station	Medium	4 – 7 Years
<p><b>Library</b></p> <p><b>Policy #1: Support the public availability of research and general reading materials as well as free internet access to all citizens of the town.</b></p>			
<p>Action: Work with the library in its efforts to improve its services</p>	Board of Selectmen	High	On-going
<p><b>Policy #2: The school district is a vital part of the community, and is working on a future plan to increase the quality of the school's education that helps all of the citizens, from kindergarten to adult, to enhance their skills in this era of globalization and technological changes.</b></p>			
<p>Action: Support MSAD 60 in its goal to increase educational diversity and expand opportunities through the use of technology and the establishment of exchange programs.</p>	Board of Selectmen	Medium	On-going

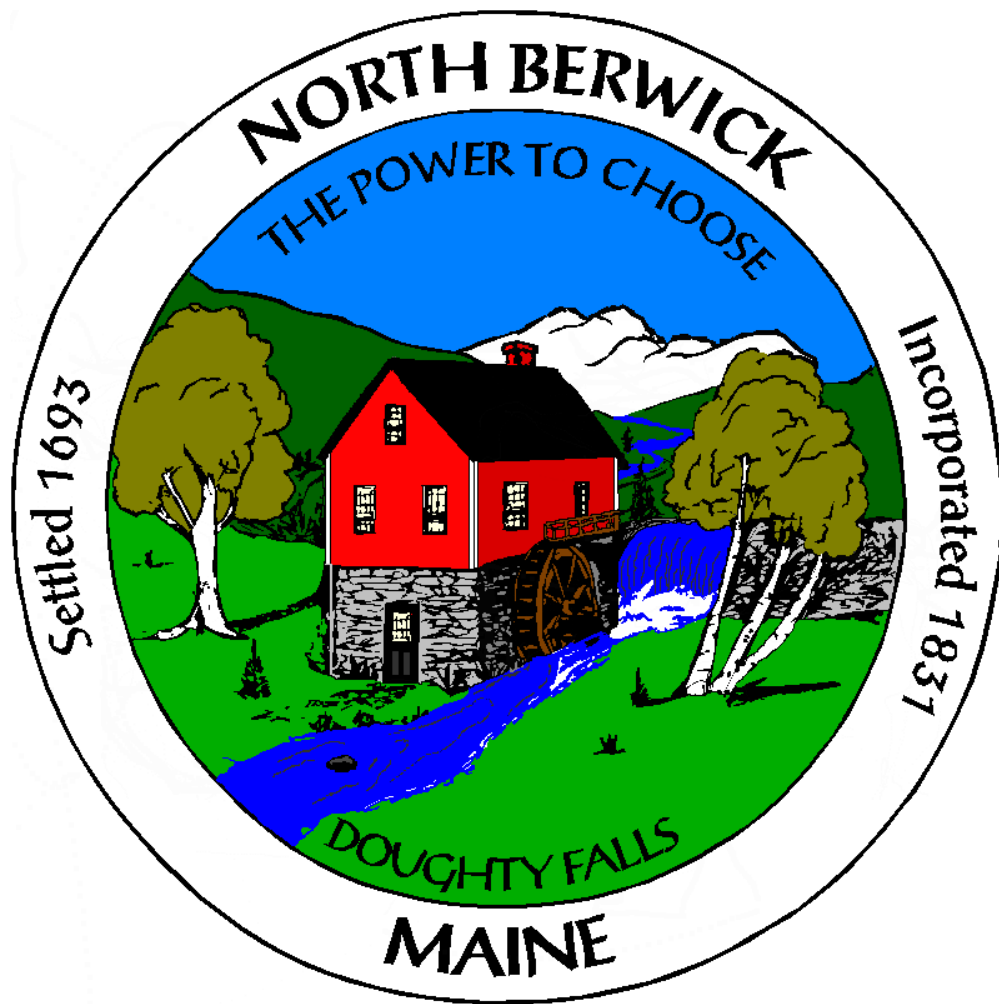
Action: Support MSAD 60 efforts to personalize learning journeys for pre-school through adult citizens.	Board of Selectmen	Medium	On-going
Action: Work with MSAD 60 to encourage a cooperative, seamless relationship with the local, state and global community.	Board of Selectmen	High	On-going
Action: Work with MSAD 60 to develop a “Green” School System so that the schools can model and teach environmental awareness throughout the learning communities.	Board of Selectmen	High	On-going
Action: Work with MSAD 60 to extend the learning time of educational programs so that schools can become “community based” with 24/7 availability and provide flexible time frames for students to meet the standards that have been set.	Board of Selectmen	High	On-going
<b>Health Care</b>			
Policy #1: In-town health care for lower income and fixed-income residents should be encouraged.	Planning Board	Medium	4 – 7 Years
Action: The areas zoned industrial, commercial or limited commercial should also allow health clinics, and the zoning should include incentives for those health clinics meeting low income and senior citizen needs, including dental, doctor and walk-in clinics.	Planning Board	Medium	4 – 7 Years
Action: The town should explore incentives to encourage health clinics meeting low income and senior citizen needs, including dental, doctor and walk-in clinics to locate in North Berwick.	Town Manager	Medium	On-going





# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**RECREATION  
&  
OPEN SPACE**





## **RECREATION AND OPEN SPACE INVENTORY**

The population of North Berwick is now approximately 5,000. This represents an increase of 16% since the 2000 Census – or about the time the last Comprehensive Plan was done. This increase had impact on recreational facilities and the provision of open spaces. The recreational needs of a community have been changing due to the shift in age distribution of the population.

An essential component of a needs analysis is existing and potential population data.

In North Berwick the town has seen the following increase from the 2000 Census. The town is estimated to grow at an annual rate of 2% and is reflected in the following table:

Year	Population	
2000	4293	
2004	4680	13% increase from 2000
2010	5269	13% increase from 2004
2015	5817	10% increase from 2010

### **Recreation Facilities**

North Berwick contains the following publicly owned recreational facilities.

- Playgrounds and indoor gymnasiums at Mary Hurd and Primary School
- Trail at Negataquet Nature center (Primary School)
- Two Little League/Softball fields and basketball court at Mary Hurd School
- Fields and indoor gyms at the SAD 60 High School
- Bruce Abbott Park – non fuel boat launch
- One community center with a pavilion, playground, one soccer/ lacrosse field, one basketball court, and two multipurpose fields.
- One town owned Little League field on Lebanon Rd.
- One town owned basketball court at Canal St
- Rest area on route 4 south of village

The condition of the fields and facilities are from good to excellent except for the basketball court on Canal Street, which is in poor condition and would need about \$10000 to repair surface.

### **Open Space Inventory**

North Berwick has very little publicly owned passive open space currently set aside. Bauneg Beg Mountain, totaling about 90 acres, is the only significant conservation holdings in the town. The land is under the control of the Great Works Regional Land Trust (with public access permitted).

### **Town Owned Open Space**

- Community Park at the Millfield
- Small plots along Main Street
- 28 acres on Lebanon Rd./ Pine Meadows Drive- undeveloped/land locked

The Millfield Park and nearby islands on Main Street are maintained by the town in good condition and only require maintenance. The 28 acres on Lebanon Road would need an engineering feasibility study to determine its future use for recreation or to be left undeveloped or sold.

### **Recreation Needs Analysis**

The method of defining need is to use other NRPA standards on a town wide basis to examine fields, courts, etc. Here, the population of the town is related to the facilities present. The deficiencies both now and projected into the future are noted.

#### **Needs (based on 2015 population of 5,800)**

<b>Facility Type</b>	<b>Existing Inventory</b>	<b>NRPA Standards</b>	<b>North Berwick Needs</b>	<b>Deficiency</b>
Softball/ Little League Field	4 (3 on school property)	.75 per 1000 population	4.5 fields	0
Baseball 90' Bases	2 (2@ High School)	.16 per 1000 population	1 field	0
Basketball Court - outdoor	3 (1 on school property)	.50 per 1000 population	3 courts	0
Tennis Court	0	.67 per 1000 population	4 courts	4 (there are 3 tennis courts at the Junior High in Berwick and 7 courts in Sanford)
Multi-purpose field for football, soccer, field hockey	2 (+ 4 @ High School)	.50 per 1000 population	3 fields	0
Ice Skating	1 (1000 sf)	5000 sf. per 1000 population	30,000	1 (town currently has temporary rink in winter)
Neighborhood Playgrounds,	2 @ at schools in	2-10 acres in size located	3	1

	town	within ½ mile of each housing concentration of 50 or more homes		
Community recreation area, 12-25 acres developed with ball fields, tennis courts, swimming, ice skating, etc.	One 18 acre rec area  Negataquet Nature center 10-15 acres	5-8 acres per 1000 population	30 acres	0
Community park, 100 acres largely undeveloped for recreation	0	One per 5000 population	1	1
Recreation Center Building	1	One per 5000 population	1	0
Picnic Area	2	2 tables per 1000 population	10 tables	0

### **Open Space Needs**

Open space needs are difficult to quantify. How much open space is necessary for the health and well being of a community? There do not appear to be any specific standards for such a concern. For instance, a community may contain a number of rare and endangered plant locations, deer wintering areas, critical natural habitats, forest lands and scenic areas to name a few. North Berwick contains all of these natural resource values. Yet to preserve them all is probably not realistic and would likely be too expensive. Thus some type of prioritization on the local level is needed.

Hiking and biking trails also play an important role in the physical and mental well being of a community and it's inhabitants. These need to be considered as part of the towns open space profile.

Additionally, the town contains a large number of parcels in the tree growth tax program. These parcels serve not only to preserve working forests but also provide wildlife habitat and perhaps, most importantly currently work to prevent development in outlying areas (although this could change if parcels are withdrawn from the program).

A series of meetings were held to highlight the areas (not specific parcels) in town that should be considered as part of an open space network. These areas contain a number of natural resource features, recreational opportunity and also help to protect biodiversity in

the town. The more features that were found in a specific geographical location in town the higher ranking it received.

The following are the areas that the ad-hoc committee has rated as very important natural areas in the town of North Berwick. In addition the committee listed areas with passive and recreational benefits as far as trails are concerned. Many of these areas (with the exception of the Eastern Trail) are currently part of large unfragmented blocks of wildlife habitat and open lands – areas which are dwindling in southern Maine and critical for conservation purposes.

Eastern Trail Bike Route	Easement along old Granite State gas line in southern part of town. Part of Kittery to S. Portland route
Beech Ridge Rd./Togue Brook area	High value wetlands, rare flora and fauna 300-500 acres more or less, deer wintering
Additional lands around Bauneg Beg	Rare plant communities, hiking trails, deer wintering areas , 100-200 acres more or less, links to existing conservation parcels
Stub Marsh area	Wading bird habitat, deer wintering areas, Rare flora,100-200 acres, trail links
Bauneg Beg Pond east of Morrills Mills Rd.	High value wetlands, floodplains, aquifer areas
Undeveloped Prime farmlands	Town-wide,
Prime forest lands and lands in tree growth	Town-wide

### **Future Needs**

The 2002 Open Space and Recreation Committee agreed on the goal of setting aside (either through easement, purchase, purchase of development rights) 100 acres a year for conservation purposes. This conservation effort would be focused in the areas described above and in other parts of town as well.

## **RECREATION AND OPEN SPACE POLICY**

### **State Goal:**

**To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters**

### **North Berwick Goals – Vision for our town:**

**To maintain and protect the existing recreation facilities and to provide clear mechanisms and incentives to protect significant open space**

### **What We Have Now:**

There are numerous recreation opportunities available to the citizens beyond what is provided by the town. People running, jogging, and walking use town roads and sidewalks. Route 4 has bicycle lanes and the Eastern Trail is nearby. Citizens use private lands to hike, cross-country ski, snowmobile, trail bike, fish, hunt, and ATV ride. Within a 2-hour drive there are ski areas, hiking trails, snowmobile networks, state parks, and access to the ocean.

It was apparent in public meetings that the citizens value the quality of life provided by the open space, farmlands, forests, and scenic vistas currently in the town. There has been a great improvement since the previous Comprehensive Plan in the recreational facilities and activities available to the citizens. There were requests for more public trails, dog park, skateboard park, and more senior activities. There is access to Bauneg Beg lake since the previous comprehensive Plan.

### **Policy #1:**

**Maintain the existing park and recreational facilities in good repair and continue all current activities**

Action: Provide the funding of the Parks and Recreation Department to maintain the safety and integrity of existing facilities and to maintain youth and senior activities

Action: Investigate the feasibility of part time town staffing to provide maintenance to landscape and custodial service to the Parks and Recreation Director.

Action: Provide funding to repair Canal Street basketball court

### **Policy #2:**

**Expand public walking trails, biking access and conservation areas for low-impact outdoor activities**

Action: Determine feasibility of building trail system on town owned land on Lebanon Road.

Action: Fund trail on Community Center land.

Action: To the extent that we can, Maintain biker friendly roads and signage

Action: Seek and Investigate as a good candidate, the unfragmented forest block near Pratt and Whitney, with close proximity to the village for a park/trail head owned by the town developed in conjunction with private ownership that allows for public use and conservation through conservation easements and/or forest/open space tax laws.

Action: A conservation committee should pinpoint other important scenic corridors, ridgelines and gravel roads; create development standards for scenic corridors, along ridgelines or rural roads. Some of these areas can become crucial linking trails to future recreational areas in our critical rural zone – areas suitable for cross-country skiing, snowshoeing, horseback riding, hiking, etc.

The areas near Stubb Marsh and Bauneg Beg Mountain can be conserved to develop a recreational area for hiking, biking, horse-back riding, etc.

Action: Explore the creation of a dog park.

### **Policy #3:**

#### **To provide access to surface waters.**

Action: Explore the creation of a river walk along both Great Works and the Neotaquet Rivers with potential public canoe access and easements for launching; the dam on Wells St or the bridges on Elm or Madison are likely launching areas.

### **Policy #4:**

#### **Protect significant open space.**

Action: Identify the significant open spaces so that if and when they become available that the town is aware that it can be purchased.

Action: Encourage the use of tax incentives to private landowners to keep the fields and forest areas intact.

Action: Review the impact fee schedule to insure that there are enough funds to purchase open space plots as they become available.

Action: Consider requiring developers of subdivisions to provide cluster housing in any zones of 3/4 acre or more and retain as much open space as possible.

Other actions related to these policies can be found in the natural resources and land use section of this document.

## **RECREATION AND OPEN SPACE IMPLEMENTATION STRATEGIES**

<b>Recreation &amp; Open Space Policies</b>	<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
Policy #1: Maintain the existing park and recreational facilities in good repair and continue all current activities.			
Action: Provide the funding of the Parks and Recreation Department to maintain the safety and integrity of existing facilities and to maintain youth and senior activities.	Budget Committee/Board of Selectmen	High	On-going
Action: Investigate the feasibility of part time town staffing to provide maintenance to landscape and custodial service to the Parks and Recreation Director.	Budget Committee/Board of Selectmen	Medium	4 – 7 Years
Action: Provide funding to repair Canal Street basketball court.	Board of Selectmen	High	1 – 3 Years
<b>Policy #2 Expand public walking trails, biking access and conservation areas for low-impact outdoor activities.</b>			
Action: Determine feasibility of building trail system on town owned land on Lebanon Road.	Conservation Committee	Medium	4 – 7 Years
Action: Fund trail on Community Center land.	Board of Selectmen	High	1 – 3 Years
Action: To the extent that we can, maintain biker friendly roads and signage	Public Works	Medium	4 – 7 Years
Action: Seek and Investigate as a good candidate, the unfragmented forest block near Pratt and Whitney, with close proximity to the village for a park/trail head owned by the town developed in conjunction with private ownership that allows for public use and conservation through conservation easements and/or forest/open space tax laws.	Conservation Committee	Medium	4 – 7 Years

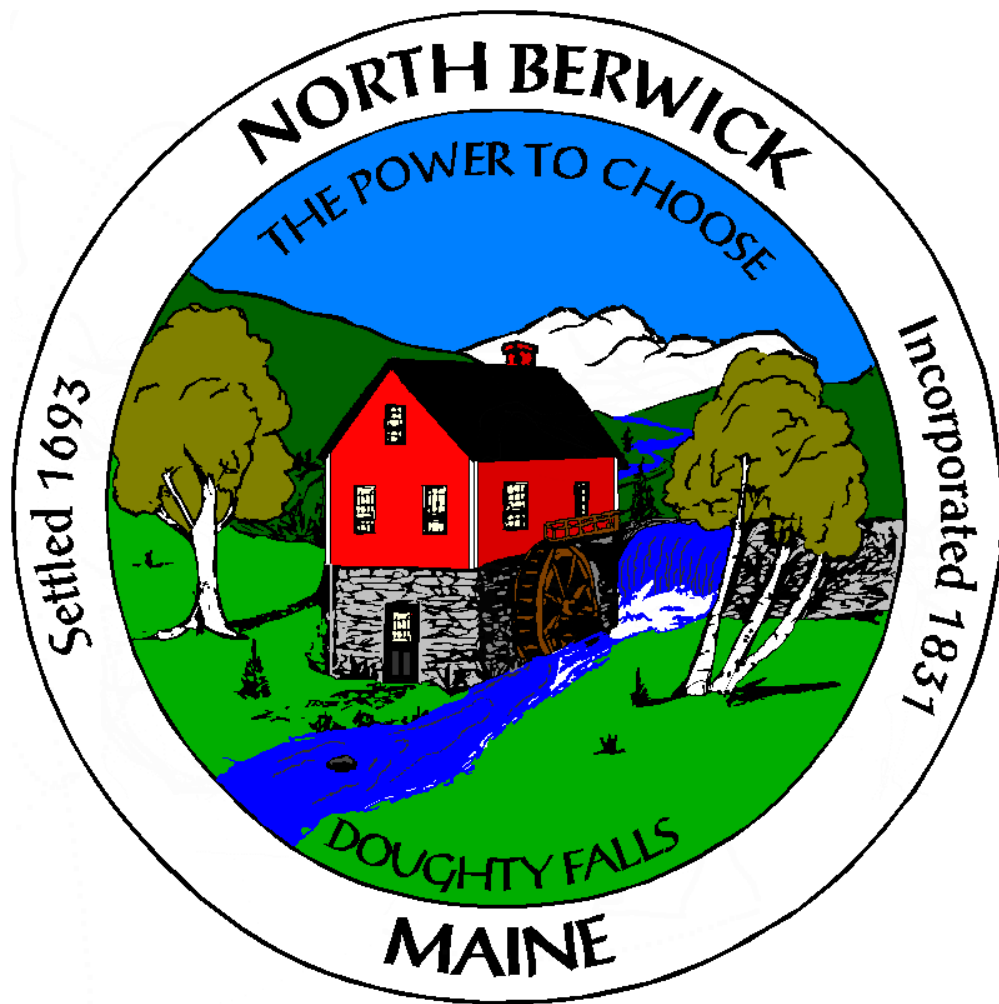


<p>Action: A conservation committee should pinpoint other important scenic corridors, ridgelines and gravel roads; create development standards for scenic corridors, along ridgelines or rural roads. Some of these areas can become crucial linking trails to future recreational areas in our critical rural zone – areas suitable for cross-country skiing, snowshoeing, horseback riding, hiking, etc.</p>	Conservation Committee	High	1 – 3 Years
<p>Action: The areas near Stubb Marsh and Bauneg Beg Mountain can be conserved to develop a recreational area for hiking, biking, horseback riding, etc.</p>	Conservation Committee	Medium	4 – 7 Years
<p>Action: Explore the creation of a dog park.</p> <p><b>Policy #3 To provide access to surface waters.</b></p>	Board of Selectmen	Low	8 – 10 Years
<p>Action: Explore the creation of a river walk along both Great Works and the Neotaquet Rivers with potential public canoe access and easements for launching; the dam on Wells St or the bridges on Elm or Madison are likely launching areas.</p> <p><b>Policy #4 Protect significant open space.</b></p>	Parks & Recreation/Board of Selectmen	High	1 – 3 Years
<p>Action: Identify the significant open spaces so that if and when they become available that the town is aware that it can be purchased.</p>	Conservation Committee	High	1 – 3 Years
<p>Action: Encourage the use of tax incentives to private landowners to keep the fields and forest areas intact.</p>	Board of Selectmen	Medium	On-going
<p>Action: Review the the impact fee schedule to insure that there are enough funds to purchase open space plots as they become available.</p>	Planning Committee	High	1 – 3 Years

Action: Consider requiring developers of subdivisions to provide cluster housing in any zones of 3/4 acre or more and retain as much open space as possible.	Planning Committee	High	1 Year
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# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**NATURAL  
RESOURCES**



## **WATER RESOURCES AND CRITICAL NATURAL RESOURCES INVENTORY**

The natural resources of the community – its wetlands, stream corridors, plant and wildlife habitats, and its forested areas are all part of what makes North Berwick special. North Berwick contains a number of critical resource features which all help to define the rural nature of the community and demonstrate its biodiversity. The Goals and Policies in the 1990 Comprehensive Plan were intended to identify and recommend protection of the Town's important and diverse natural resource systems, and this update will continue that work.

The inventory and analysis of North Berwick's natural resources was a major component of the 2000 Plan. This section provides a refinement and update of the 1990 Plan's natural resource inventory through the use of updated GIS data layers provided by state and regional agencies.

The natural resource information is also more comprehensive than the previous plan due to the work of the Beginning with Habitat Project sponsored by the Maine Department of Inland Fisheries and Wildlife (MDIFW), the Maine Natural Areas Program (MNAP), the State Planning Office (SPO), and Maine Audubon Society.

### **GENERAL OVERVIEW**

North Berwick is located on the inland side of the coastal plain in the foothills that form the drainage divide between the ocean and the Piscataqua River. The ocean and the river are both about 10 miles from North Berwick Village. The entire southeastern part of town is within the drainage of the Great Works River, which flows westerly to the Piscataqua. The northernmost part of town is within the Little River Watershed, which flows westerly to the Piscataqua.

The rolling, variegated topography of North Berwick is the result of both glacial scouring and ridge building during the early period of the last ice age and snowmelt deposits during the waning of the ice age. Through this complex topographic pattern, the rivers have eroded fairly straight wide valleys. The rolling coastal plains on the southeastern side of town vary in elevations from 100 to 200 feet above sea level. The southwestern uplands vary from 200 feet elevation to around 880 feet on top of Bauneg Beg Mountain.

### **LAND TRUST FOCUS AREAS**

Through the Beginning with Habitat Project a series of maps and presentations were made throughout southern Maine detailing the presence of "Land Trust Focus Areas." These focus areas are essentially areas that contain a number of rare and/or endangered plants or animals, along with their habitat, that form a natural community and are of a size large enough to maintain a diverse population of species.

The Bauneg Beg Mountain Focus Area was noted in the Southern Maine Land Trust Focus Area guidebook prepared by MNAP. The general location of the Bauneg Beg Mountain Focus Area is in the far north/northeast portion of North Berwick and is shown on the Environmentally Significant Lands map.

The Bauneg Beg Mountain Focus Area encompasses about 3,023 acres, and includes rolling forested hills, broad stream valleys, and numerous swamps and vernal pools of varying sizes. Portions of the area were historically cleared for agriculture but have mostly returned to forest. The primary use of the area today is for timber harvest.

The vernal pools that are located throughout the area offer critical breeding habitat for wood frogs, yellow and blue spotted salamanders, and fairy shrimp. The amphibians and aquatic invertebrates that are dependent on these ponds for survival are an important food resource for other forest dwellers such as turtles, snakes, birds, and small mammals.

The wetlands and uplands on the west side of the focus area support the state endangered Blanding's turtle. Blanding's turtles are generally found only in the southern most part of the state where increasing development contributes to loss of habitat, habitat fragmentation, and an on-going loss of individuals to road kill.

The largest wetland within the focus area has been documented as a Red Maple Wooded Fen Natural Community. This habitat type is characterized by partly forested peatlands in which red maple dominates, within an extensive sphagnum moss layer. This habitat occurs in low basins at low elevations in areas with saturated peat soils.

One of the eastern United States rarest orchids, small whorled pogonia, has been found in the focus area. Small whorled pogonia typically occurs in mid-successional mixed woods with sparse shrub and herb layers and thick leaf litter.

Swamp saxifrage, a plant species of concern, has been documented from a wetland at this site. In Maine this plant is only found in the extreme southern part of the state. This species is at the northern edge of its range in southern Maine, some populations have been declining, and it is vulnerable to human activity.

The Great Works Land Trust owns a parcel on the higher elevations of Bauneg Beg Mountain; otherwise there is no known conservation ownership within the focus area.

## **Bauneg Beg Mountain Focus Area**

North Berwick, Lebanon, & Sanford, Maine

### ***Description:***

The Bauneg Beg Mountain Focus Area includes low rolling forested hills, broad stream valleys, and numerous swamps of varying sizes. Forests on the uplands are dominated in some areas by second growth red oak mixed with beech and sugar maple, or in other areas mixed with white pine or hemlock. Forested swamps are dominated by various combinations of red maple, hemlock, and yellow birch. Tall shrubs such as alder, high bush blueberry, winterberry and mountain holly dominate the cover in some of the more open wetlands. Larger wetlands tend to occur in stream basins where local geology has impeded drainage. Smaller wetlands and vernal pools are scattered over the landscape occurring both in well defined stream drainages and in isolated locations perched on hillsides. Portions of the area were historically cleared for agriculture but have mostly returned to forest. The primary use of the area today is for timber harvest and much of the forest is in some stage of recovery from previous past harvest activities.

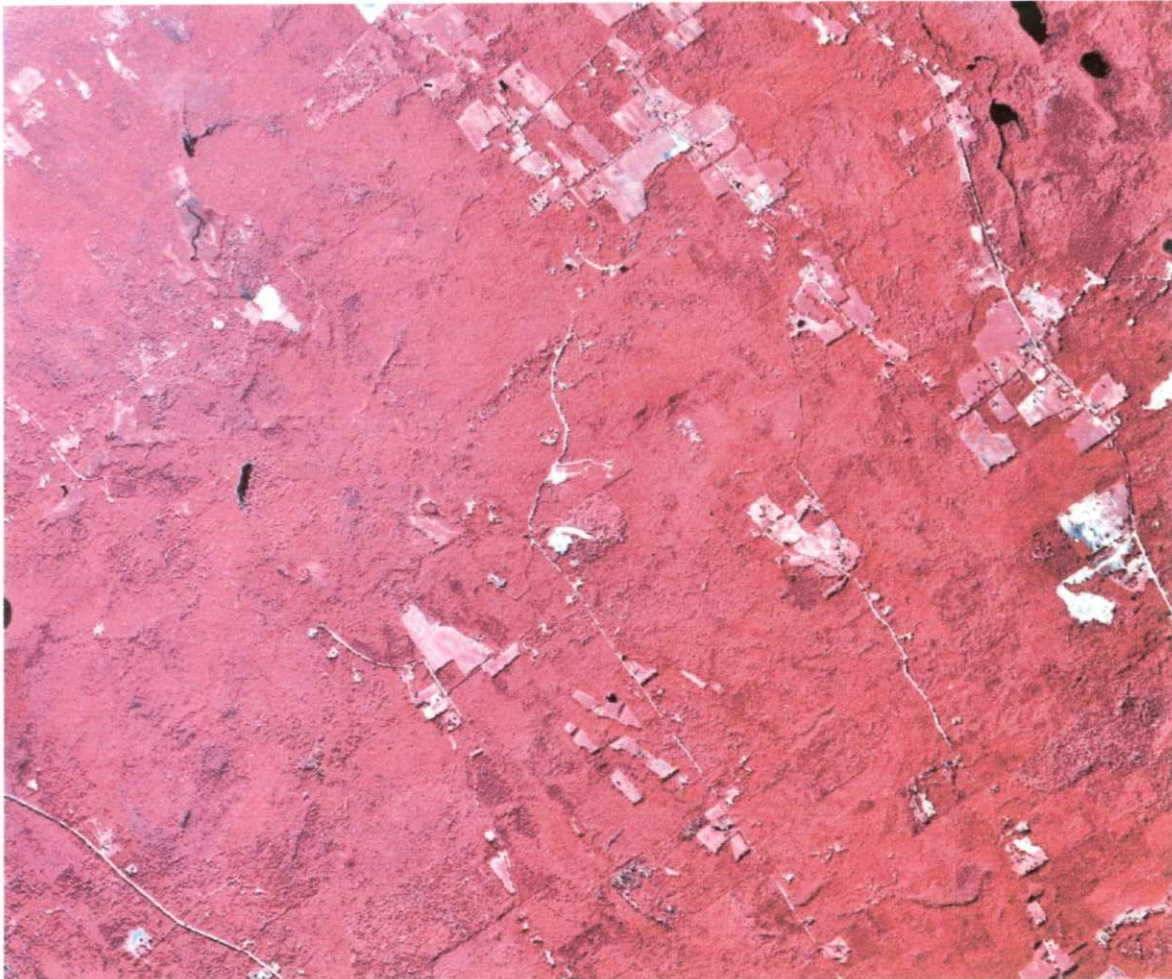


**Red maple wooded fen from MNAP files**

Vernal pools are ephemeral wetlands that typically fill with water from snow melt and spring run-off and often dry out over the course of the summer. They offer critical breeding habitat for some species of amphibians and invertebrates such as wood frogs, yellow and blue-spotted salamanders, and fairy shrimp. The seasonal nature of the temporary pools maintains a



fishless environment conducive to the successful breeding of these animals. Vernal pools are also used as feeding and breeding habitat by many other animals such as spring peepers, gray tree frogs, and other common amphibians, as well as rare species such as Blanding's turtle (Endangered). The amphibians and aquatic invertebrates that are dependent on these ponds for survival are an important food resource for other forest dwellers such as turtles, snakes, birds, and small mammals. The vegetated condition of vernal pools varies from completely vegetated, usually with sedges, grasses, ferns, and scattered shrubs, to non-vegetated, with only dead leaves carpeting the pool bottom. Non-vegetated pools can be just as important for amphibians as those with plant cover.



**Color infrared aerial photo of Bauneg Beg Mountain focus area (1991)**

The wetlands and uplands on the west side of the focus area support the state endangered Blanding's turtle. Blanding's turtles are generally found only in the southern most part of the state where increasing development contributes to loss of habitat, habitat fragmentation, and an on-going loss of individuals to road kill. Blanding's turtles are most frequently associated with complexes of small, acidic wetlands and vernal pools in large, intact forested landscapes. They



also use small streams, shrub swamps, forested swamps, wet meadows, and emergent marshes. Although these turtles spend most of their time in the water, they readily travel overland between wetlands during the spring and summer months. Upland habitats are also critical for basking, aestivating (a period of late summer inactivity), and nesting.

Blanding's turtles have evolved relatively long adult life spans to offset the long time it takes to reach reproductive maturity (15 or more years) and to offset high levels of nest mortality. Because of this unusual life history, Blanding's turtle populations occur at low densities, and thus populations are highly vulnerable to any human sources of adult mortality. Road mortality and collecting for pets, for example, can be extremely deleterious, as the attrition of just a few individuals every year can lead to the long-term decline and extinction of a local population. The secondary effects of human development – increased predator populations (e.g., dogs, raccoon, skunks), water pollution, filling of small wetlands, and blocking upland travel corridors (roads, rail beds, yards) – also limit populations. Blanding's turtles are strictly protected from take (collecting, possession, or killing) by the Maine Endangered Species Act.



**Blanding's turtle**



**Small whorled pogonia**

The largest wetland within the focus area has been documented as a Red Maple Wooded Fen Natural Community. This habitat type is characterized by partly forested peatlands in which red maple dominates, or is co-dominant with larch or black spruce. The shrub layer is locally dense, with small trees and thickets of winterberry, mountain holly, highbush blueberry, or maleberry. The moss layer is extensive and dominated by sphagnum mosses. This habitat occurs in low basins at low elevations in areas with saturated peat soils that may be up to 50 cm deep.

One of the eastern United States rarest orchids, small whorled pogonia, is known from the focus area. Small whorled pogonia typically occurs in mid-successional mixed woods with sparse shrub and herb layers and thick leaf litter. It often occurs near intermittent streamlets or where a hardpan impedes water percolation into the soil. Associated understory plants include Indian cucumber-root, New York fern, partridge berry, and rattlesnake plantain.

Swamp saxifrage, a plant species of concern, has been documented from a wetland at this site. In Maine this plant is only found in the extreme southern part of the state. It typically occurs in the herbaceous layer of deciduous-forested wetlands, shrub swamps, and wet meadows. Common associates include alder, red maple, sensitive fern, and sedges. This species is at the

northern edge of its range in southern Maine, some populations have been declining, and it is vulnerable to human activity.

***Rare Species Table for Bauneg Beg Mountain Focus Area:***

Common Name	Scientific Name	Status	S-Rank	G-Rank
<b>Natural Communities</b>				
Red Maple Fen	Red Maple Wooded Fen		S4	
<b>Rare Plants</b>				
Small Whorled Pogonia	<i>Isotria medeoloides</i>	E	S2	G2
Low Spike Moss	<i>Selaginella selaginoides</i>	T	S1	G5
Swamp Saxifrage	<i>Saxifraga pensylvanica</i>	T	S2	G5
<b>Rare Animals</b>				
Blanding's Turtle	<i>Emydoidea blandingii</i>	E	S2	G4

***Other Resources Mapped by MDIFW:***

Deer Wintering Area

Wading Bird / Waterfowl Habitat

**Conservation Considerations :**

- The integrity of wetlands and the processes and life forms they support including rare plants and animals are dependent on the maintenance of the current hydrology and water quality of the site. Intensive timber harvesting, vegetation clearing, soil disturbance, new roads, and development on buffering uplands can result in greater runoff, sedimentation, and other non-point sources of pollution that can degrade the high quality natural systems that occur here.
- Areas supporting small whorled pogonia populations should be carefully managed to avoid disturbance to the fragile plants as well as the soil they grow in. Selective timber harvest conducted during periods when the ground is frozen may be compatible with the continued persistence of this species as long as it does not directly impact the area occupied by the plants. A qualified biologist should be consulted prior to timber harvesting in the vicinity of small whorled pogonia populations. Consultation should include walking the site with a forester and marking the areas supporting the plant with surveyors flagging. Residential and agricultural development are not compatible with this species.
- No activities should be permitted that could lead to the loss or degradation of turtle wetlands including filling, dredging, sedimentation, or changing of hydrology unless the activity is approved by MDIFW.
- A minimum 250-foot forested buffer zone should be maintained around target wetlands with known Blanding's turtle locations. All wetlands, regardless of size, within 1/4 mile of



mapped Blanding's turtle locations should be considered potential habitat for this wide ranging species, and protected from direct impacts, and buffered by forested upland;

- Impervious surfaces such as yards, buildings, parking lots, and roads should be minimized in the upland landscape within 1/4 mile of turtle wetlands. Natural forest habitat should predominate the landscape. Intensive developments that concentrate human populations and road traffic within 1/4 mile of turtle wetlands should be avoided including subdivisions and service centers.
- Less pervasive is degradation from incidental uses related to the increasing residential development in the area. Upland buffers can also play a major role in protection here. Care needs to be taken that ORV's stay on existing trails and remain out of all wetlands when the ground is not frozen. Existing trails should be reviewed with particular recreation and access needs in mind, and trails closed if they run counter to protection needs. Fragmenting features should be minimized where possible.
- Low-intensity cutting (single tree or small group selection, firewood harvest) is likely compatible with sensitive features as long as operators avoid wetlands. Winter harvests are recommended to minimize impacts to rare plants, animals, and wetland systems. Close adherence to Best Management Practices for forestry activities near vernal pools (see Forestry Endangered and Threatened Species Guide) will ensure the protection of wetland habitats and the amphibian food source they supply.
- Conservation planning for upland features should include setting some areas aside from timber harvesting to allow for the development of some unmanaged forest ecosystems.

***Protection Status:***

The Great Works Land Trust owns a parcel on the higher elevations of Bauneg Beg Mountain, otherwise there is no known conservation ownership within the focus area.

### STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (on the order of 20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.

**Note:** **State Ranks** are determined by the Maine Natural Areas Program.

### GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (on the order of 20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.

**Note:** **Global Ranks** are determined by The Nature Conservancy.

### STATE LEGAL STATUS FOR PLANTS

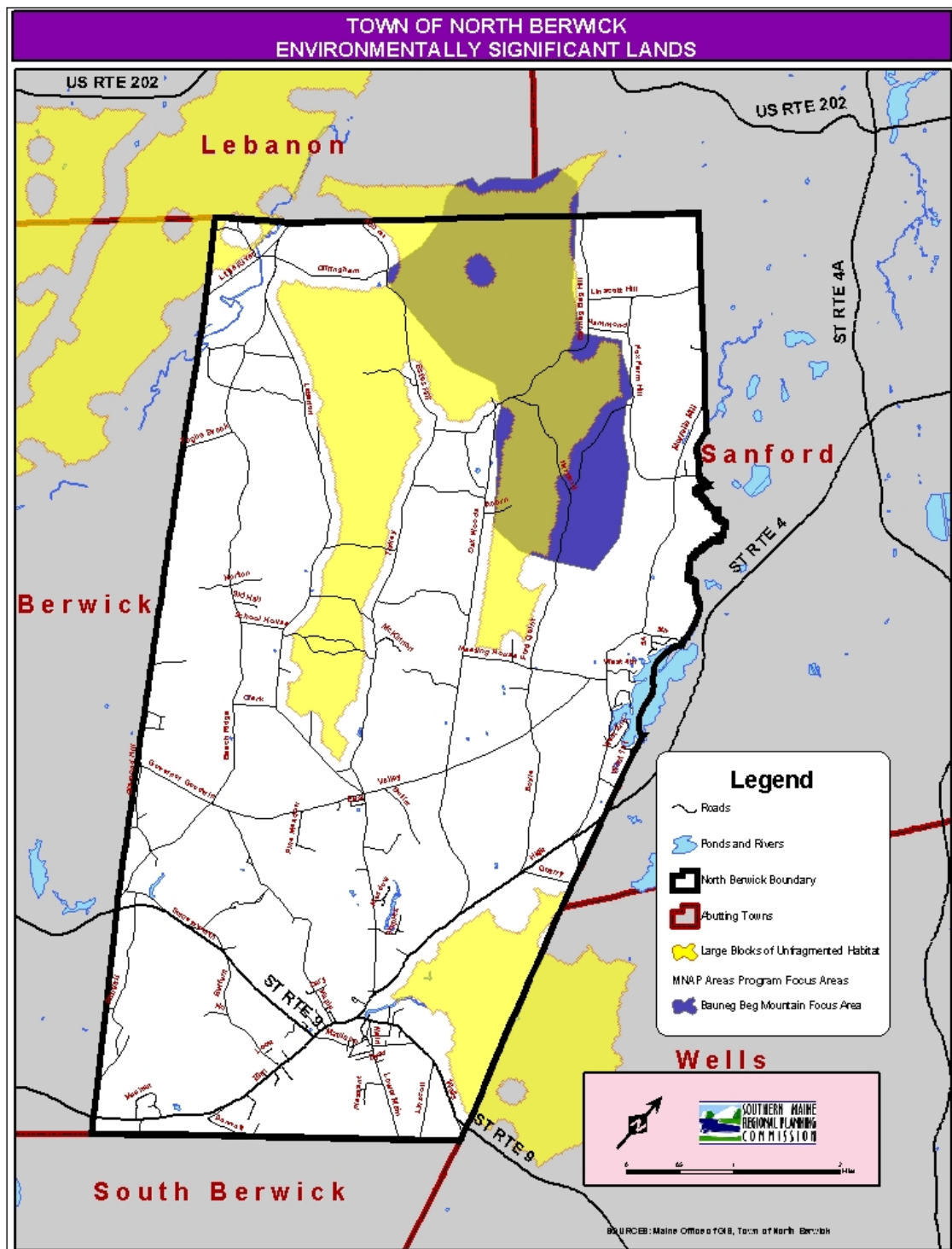
**Note:** State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's endangered and threatened plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.
- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.

Visit our web site for more information on rare, threatened and endangered species!  
<http://www.state.me.us/doc/nrimc/mnap/factsheets/mnapfact.htm>

## SIGNIFICANT WILDLIFE HABITATS

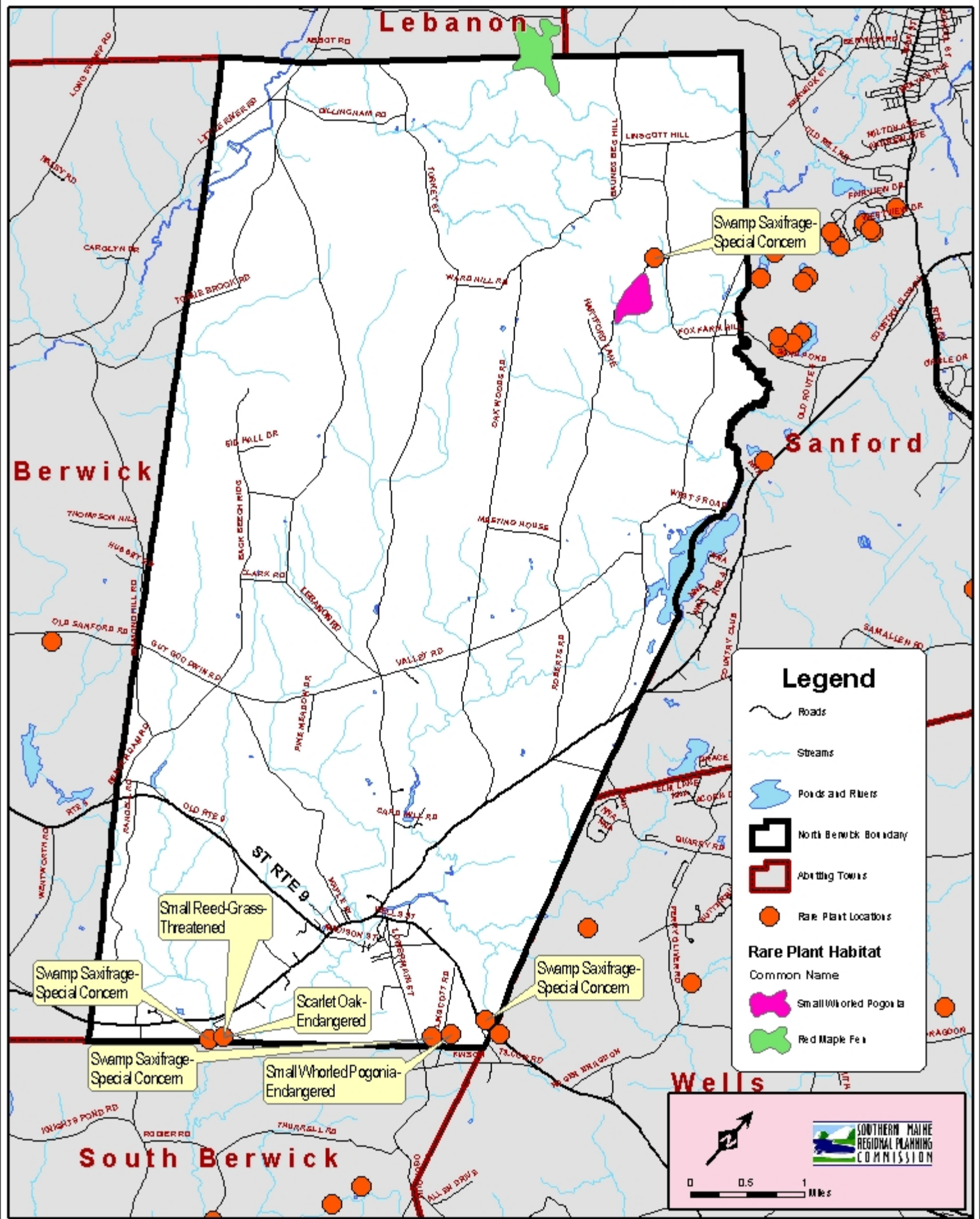
In addition to the MNAP “Land Trust Focus Areas” project, the MDIFW, MNAP, SPO and Maine Audubon completed a GIS compilation of existing data regarding wildlife habitat and rare and endangered species locations in North Berwick. A description of this data and its use can be found in the guide entitled “Beginning with Habitat.” In sum the data illustrates the following:



- The importance of riparian habitat along streams, brooks, rivers, and associated wetlands. These areas function as tremendous travel corridors for wildlife and most importantly contain 75% of all the species diversity in Maine. To some degree, these areas are protected by Shoreland Zoning, but the extent of that protection is much debated. MDIFW consider these riparian areas the backbone of any wildlife preservation effort.
- The wide range of high value plant and animal habitat within the community. The consortium of agencies denoted above have highlighted the ecological diversity of the town with mapping of; deer wintering areas; assemblages of rare plants, animals and natural communities found within the town; essential wildlife habitats which requires MDIFW review for endangered animals and their habitat; and significant wildlife habitat. These areas are found on the Rare Animals and Rare Animal Habitat Map, and the Rare Plant and Rare Plant Habitat Map.
- Finally, and perhaps most importantly, the identification of large relatively unbroken blocks of habitat which can support animals with large home ranges (such as moose and fishes) as opposed to suburban species (such as raccoons and skunks). These unfragmented blocks offer valuable opportunities to preserve a wide range of species in a rapidly developing landscape. The implications for wildlife diversity in the face of “sprawl” in these locations may be an important planning concern. Many of these unfragmented blocks also cross town boundaries.
- One large and two small portions of large unfragmented blocks of habitat occur in the town. The most significant is a large block, approximately 3,914 acres, located in the northern part of North Berwick, which partially overlaps Bauneg Beg Mountain Focus Area. To the southeast corner of town is a smaller portion of a large block that lies mostly in the town of Wells, and in the far northwest corner of town is a very small portion of a large block that lies primarily within the towns of Lebanon and Berwick.
- Additionally the US Fish and Wildlife Service (USFWS) have also developed wildlife habitat data, which is also on file with the town. The USFWS first selected 64 endangered, threatened and declining USFWS 'trust' species, which use this area. Habitats for each species then were mapped and ranked-- from actual sightings, or by developing habitat suitability models reflecting the environmental requirements for each species. These models were applied to environmental map themes such as land cover, soils, or water depths, and select locations suitable to the needs of each species. Species-specific maps then were combined and processed to display particularly high-value areas. The top increments of habitat values (top 25%) were calculated and mapped for distribution and planning. The top 25% of those critical habitat types are shown on the “Critical Habitats” map. There are some significant wetlands surrounded by forests in the northern portion of Bauneg Beg Mountain. The southern portion of North Berwick shows more significant grass habitats.



# TOWN OF NORTH BERWICK RARE PLANTS AND RARE PLANT HABITAT



### **Rare and Endangered Plant and Animal Species**

The Maine Natural Areas Program designates and provides information to both private landowners and towns on how to protect plants threatened in Maine. The Natural Areas Program has developed a rating system to easily determine the status of threatened plants presented in the following table. A list of threatened species is listed in the chart below, and the general location of these plants is found on the Map X. Additionally, MDIFW also maintains a similar program for threatened and endangered animal species, which is also listed in the table below and on Map X.

Type	State Rarity Ranking
<b>*Habitat</b>	
Red Maple Wooded Fen	Apparently Secure
<b>*Plants</b>	
Pale Green Orchids	Imperiled
Swamp Saxifrage	Imperiled
Small Whorled Pogonia	Imperiled
<b>*Animals</b>	
Blanding's Turtle	Imperiled
Northern Black Racer	Imperiled
New England Cottontail	Imperiled
Brown Snake	Rare
Spotted Turtle	Rare
Wood Turtle	Apparently Secure

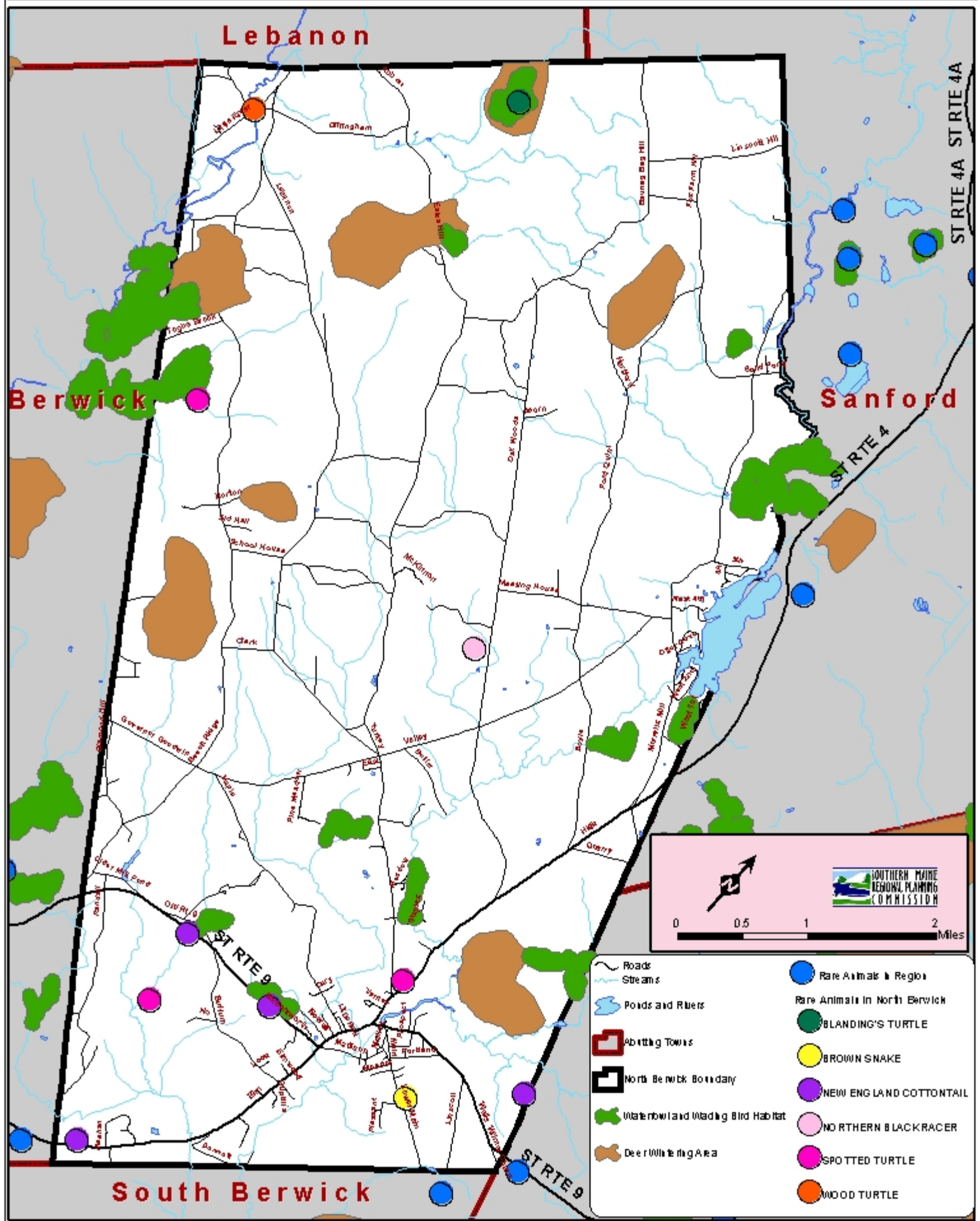
### **Wildlife and Fisheries Habitat**

The area of the Bauneg Beg Focus Area contains a noteworthy Deer Wintering area as mapped by MDIFW. Deer wintering areas are heavily vegetated areas where deer tend to winter over due to the undeveloped nature of the area as well as the dense tree cover (and possibly lower snow depths).

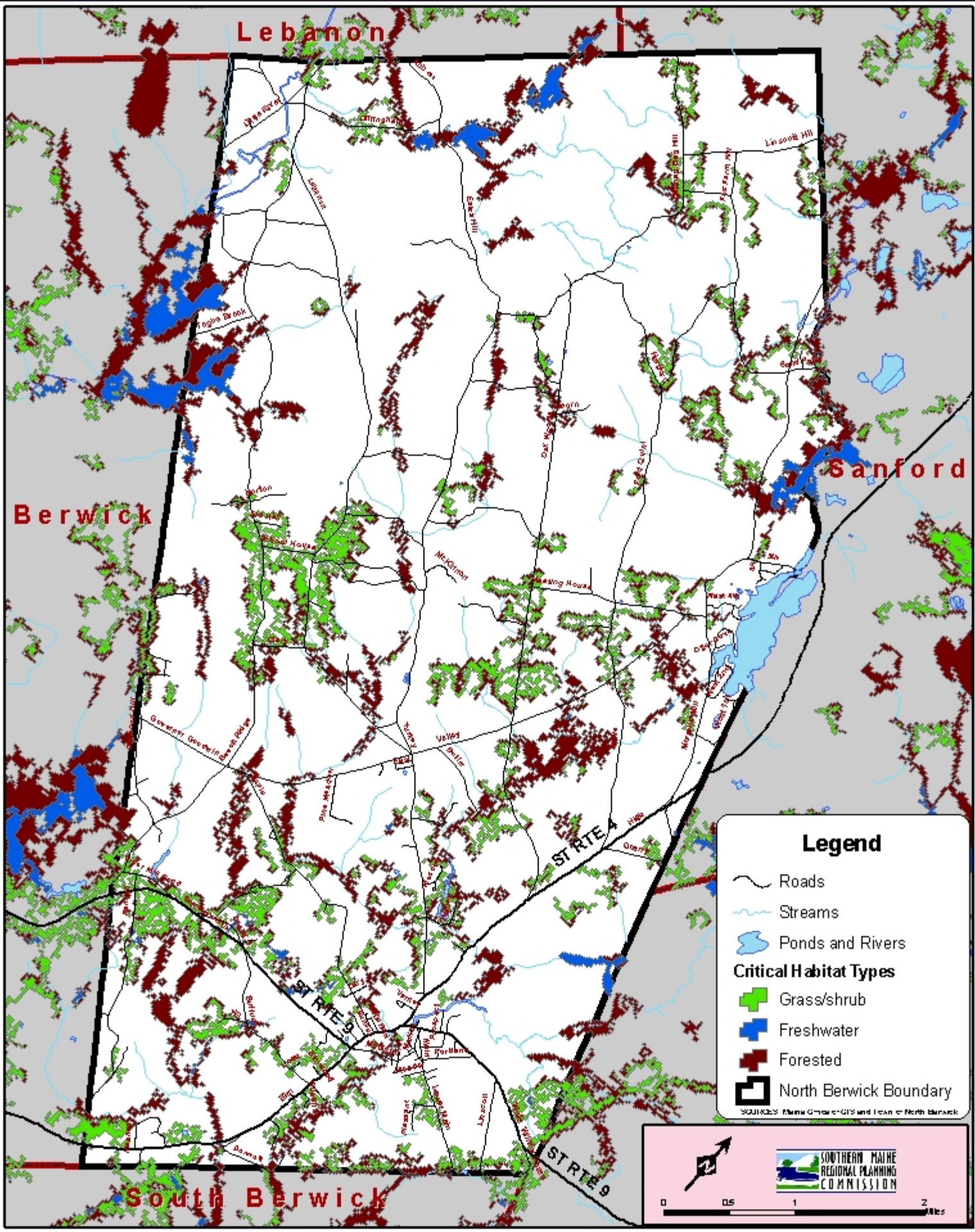
North Berwick also has several notable Waterfowl and Wading Bird Habitat locations as mapped by MDIFW (shown on the Rare Animals and Rare Animal Habitat Location map). These are areas fairly spread out through the town and are comprised mainly of larger freshwater wetlands. The many ponds, lakes and streams of North Berwick, particularly Bauneg Beg Pond on the eastern town border, do provide year round recreational fishing opportunities.



# TOWN OF NORTH BERWICK RARE ANIMALS AND RARE ANIMAL HABITAT



TOWN OF NORTH BERWICK  
CRITICAL HABITATS



## **WETLAND RESOURCES**

The National Wetlands Inventory is the best source of data currently available for wetland locations in the town, which is shown on the Wetlands map. Freshwater wetlands have many uses. A recent study by the Maine State Planning Office and others, entitled, “Casco Bay Watershed Wetlands Characterization,” helps to better define the value for particular wetlands both within and outside of watershed. This characterization can be accomplished through a relatively straightforward GIS mapping process. The study identified the following key values and functions for wetlands, which need to be considered as the town examines its wetland and resource protection rules.

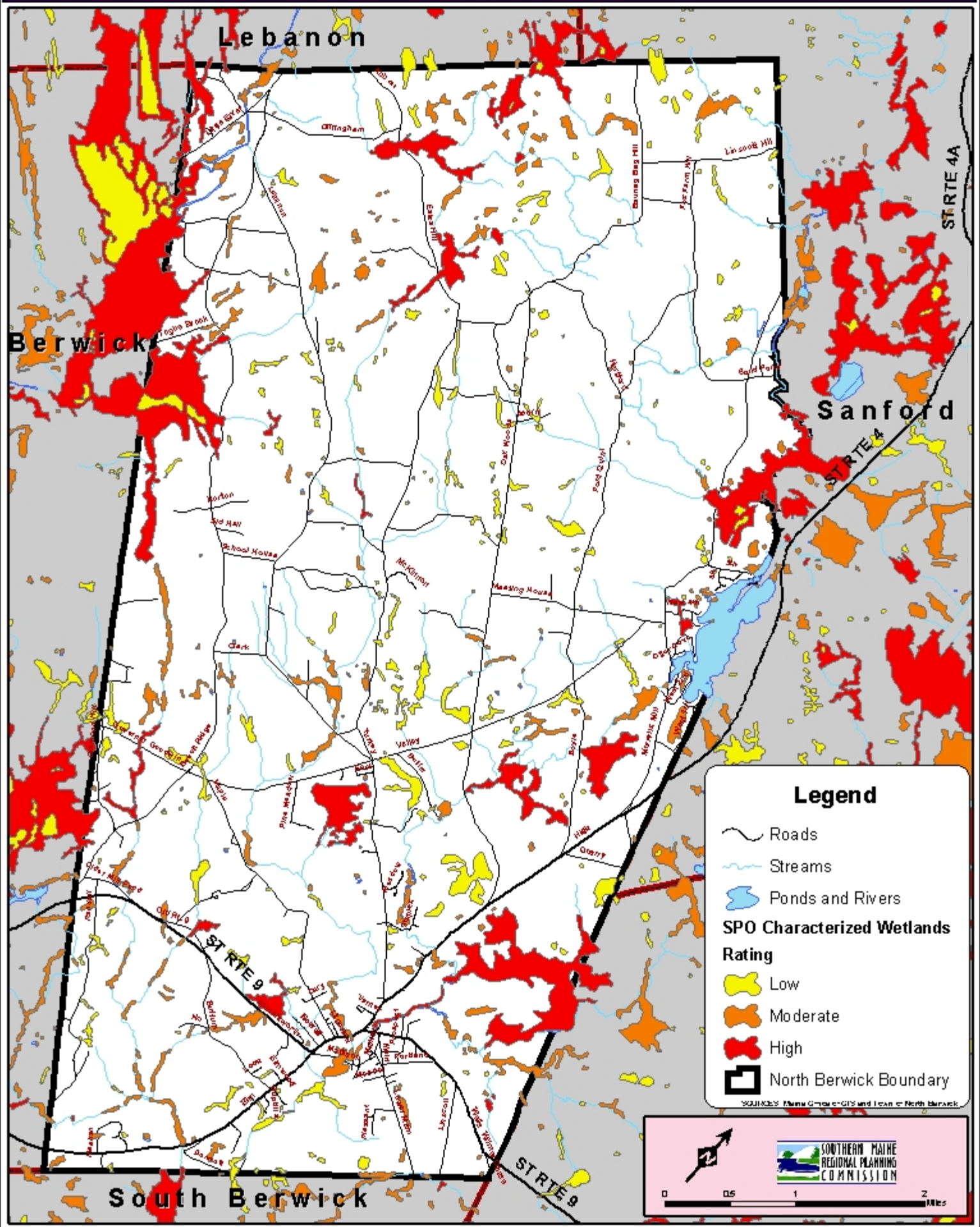
- Hydrologic Functions
- Biogeochemical functions
- Biological Functions
- Cultural values

Hydrologic functions are primarily concerned with flood flows and the process by which peak flows are stored and delayed in their journey downstream. In this regard wetlands perform a critical function in the storing and release of waters during storm events. The biogeochemical function is the process by which wetlands may trap sediment in runoff from uplands and help prevent water quality downstream. The biological function is related to the potential of the wetland to provide habitat for certain species that rely on wetlands for some part of their life cycle including finfish, shellfish and other flora/fauna. Finally, the cultural values of wetlands are those represented by the educational and recreational value (bird watching, nature study) of the wetland.

The prioritization of these wetlands and their value can be seen as an appendix to the book entitled “Beginning with Habitat,” and the relative ranking of some of these wetlands can be seen on the National Wetlands Inventory Map. Wetlands with ratings of three or higher have been broken out to highlight their potential functions (wetlands with a rating of greater than three are considered significant for three of the four functions described above). Based on this system, the most significant wetlands can be found along the northwest corner of town, the middle east border of town north of Bauneg Beg Pond, and in the southeast corner of town.



# TOWN OF NORTH BERWICK WETLANDS



## Soils

The development potential of any area is largely based on soils. Soil types vary widely in North Berwick from one part of town to the next. Some are gravel based, some are deep loam and some are rocky or full of clay. These soil types serve an important role in evaluating growth potential within the town. Justifiably, concerns arise with the placement of high density housing in areas served by private on-site septic disposal. In general wet soils and steep slopes cause the most concern when locating new septic systems. In that regard the Soils Map displays areas with hydric soils (soils classified by the Soil Conservation Service as containing water at or near the ground surface). The mapped area of these soils combined with other environmental constraints (seen on the Development Constraints Map) can help the town envision areas suitable for growth.

For the most part, concerns about septic systems and water quality revolve around nitrate loading to wells. EPA has set a standard of 10mg/l for nitrates for well water. Many hydrogeologists however suggest planning for a standard of 5mg/l as a buffer against merely planning to meet the standard.

Another option for examining development potential might be to highlight the areas that are highly rated for placement of septic systems. These soils would correspond to the guide "Soil Potential Ratings for Low Density Development in York County, Maine, 1989". What is evident when looking at the Soils map is that there is a considerable amount of hydric soils within the Village Center, while the better soils are located immediately northwest and throughout the further northern reaches of the rural area.

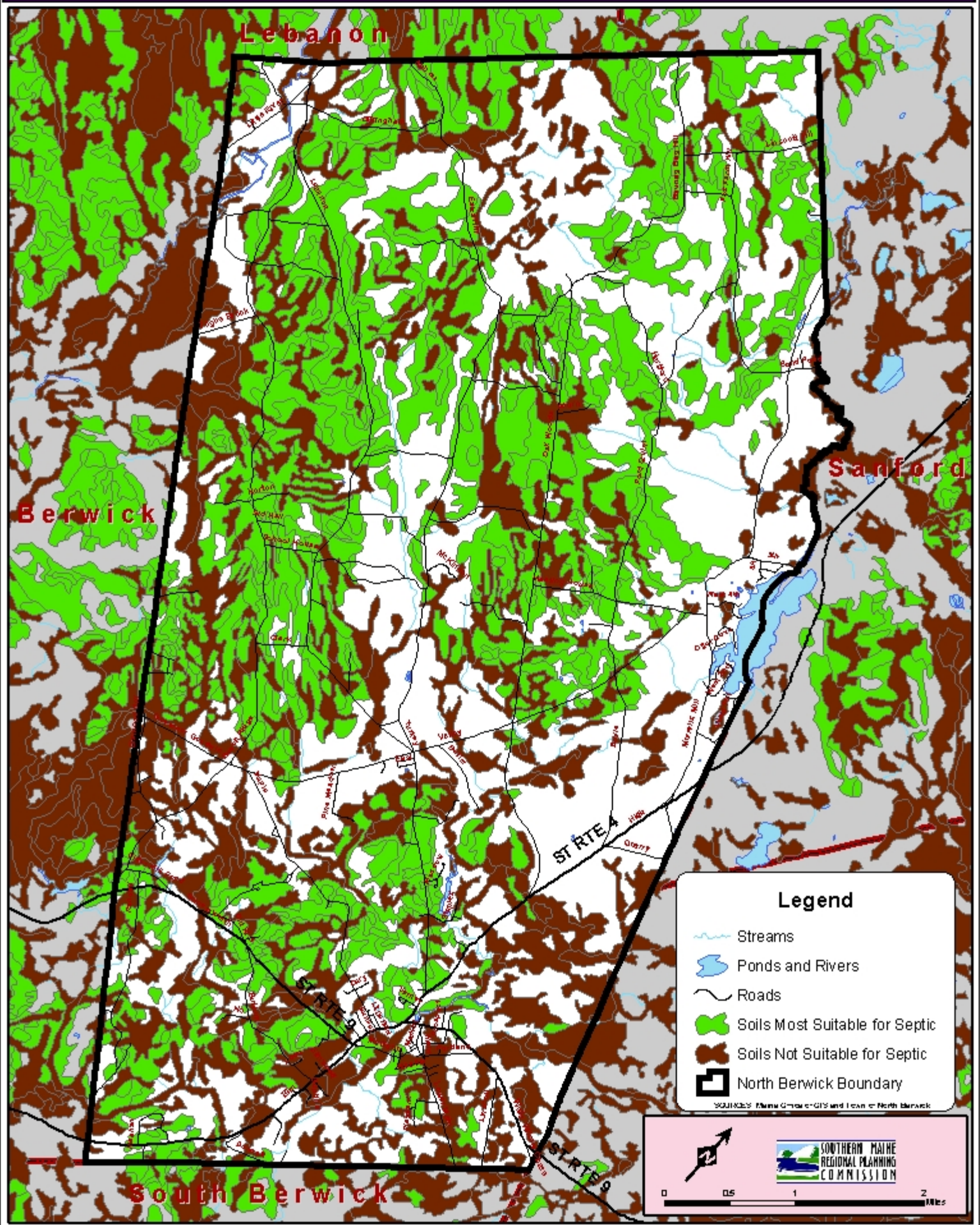
The York County Soil Survey, Soil Conservation Service, USDA, characterizes the area around North Berwick Village by the Scantic - Raynham - Buxton Association, steep nearly level to moderately steep, poorly to moderately drained soils formed in marine and lacustrine sediments. Also on the lower elevations are found the Naumburg - Croghan Association and the Marlow - Brayton - Peru Association poorly to well drained soils formed in glacial meltwater and glacial till. Extending up the lowlands along the Great Works and Neoutaquet Rivers is the Adams - Colton Association, deep sandy and gravely, excessively drained soils deposited from glacial meltwater. The uplands around Bauneg Beg Mountain Abbott and Estes Hills are characterized by the Marlow - Brayton - Peru Association and the Herman - Lyman Association, shallow to steep, gently sloping to very steep, well to excessively drained soils from friable glacial till.

Six of the ten SCS rated prime agricultural soils for York County are found in North Berwick. However, two prime agricultural soils are found in abundance:

Marlow fine sandy loam and Skerry fine sandy loam. These characteristically deep, well drained soils are found on the top of ridges and low flat hills and are well suited to cultivation. Traditionally, these soils have supported dairy and livestock farming in North Berwick and orchards.



# TOWN OF NORTH BERWICK SOILS



## Soils most suitable for agricultural in North Berwick

Number Key	Letter Key	Soil
138B	BcB	Becket fine sandy loam, 3-8% slopes
65B2	BuB	Buxton silt loam, 3-8% slopes
61B	EmB	Elmwood fine sandy loam, 0-8% slopes
93B	MaB	Madawaska fine sandy loam, 0-8% slopes
38B	MrB	Marlow fine sandy loam, 3-8% slopes
44B	PeB	Peru fine sandy loam, 0-8% slopes
20A, 20B, 144B	SkB	Skerry fine sandy loam, 0-8% slopes

Source: Soil Conservation Service, USDA

## Forestry Suitability

The Soil Conservation Service has rated soils for White Pine productivity, the most important commercial species in York County. White Pine is principally used for paper pulp and lumber. All but one of the York County soils of highest value for White Pine growth are found in North Berwick.

Table  
Soils Most Suitable For Forestry in North Berwick

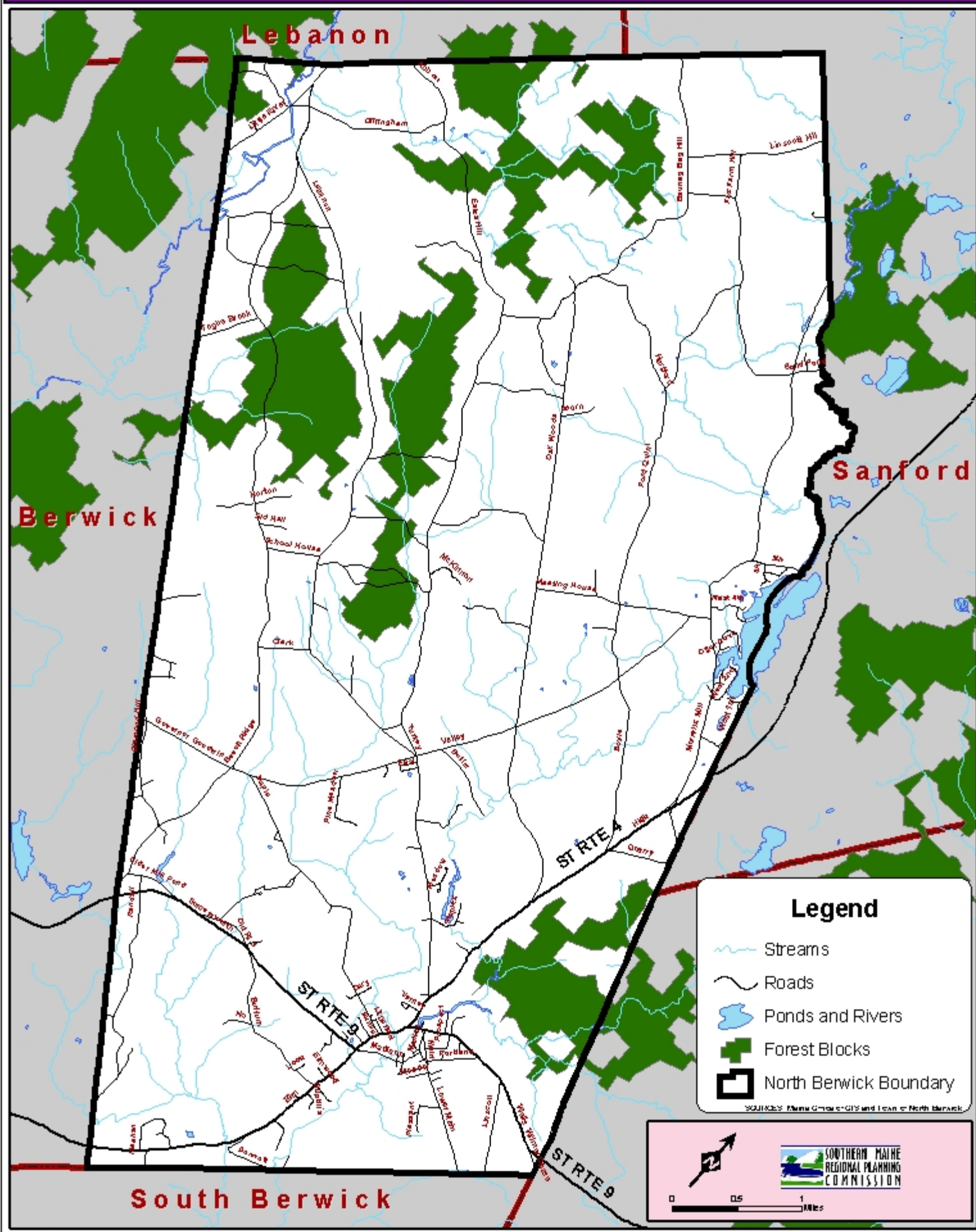
Number Key	Letter Key	Soil
90B	AlB	Allogash very fine sandy loam, 0-8% slopes
20A, 20B, 144B	SkB	Skerry fine sandy loam, 0-8% slopes
21B, 45B, 145B	SrB	Skerry very stony fine sandy loam, 0-8% slopes
21C, 45C, 145C	SrC	Skerry very stony fine sandy loam, 8-15% slopes
68B, 69B2	SeB	Scio silt loam, 3-8% slopes
68C2, 69C2	SeC	Scio silt loam, 8-15% slopes

Source: Soil Conservation Service, USDA.

There is considerable overlap of prime development, farming and forestry areas. The principal areas stand out: (1) the Village area extending up the Lebanon Road; (2) the Beach Ridge area on all the upland portions; and (3) the south slope of Bauneg Beg Mountain and the associated Oakwoods Meeting House, Ford Quint Road area. Other prime areas are smaller and are scattered widely throughout town.



# TOWN OF NORTH BERWICK FOREST BLOCKS





## FOREST RESOURCES

The Soil Conservation Service has rated soils for White Pine productivity, the most important commercial species in York County. White Pine is principally used for paper pulp and lumber. All but one of the York County soils of highest value for White Pine growth are found in North Berwick.

Table  
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68B, 69B2	SeB	Scio silt loam, 3-8% slopes
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Source: Soil Conservation Service, USDA.

There is considerable overlap of prime development, farming and forestry areas. The principal areas stand out: (1) the Village area extending up the Lebanon Road; (2) the Beach Ridge area on all the upland portions; and (3) the south slope of Bauneg Beg Mountain and the associated Oakwoods Meeting House, Ford Quint Road area. Other prime areas are smaller and are scattered widely throughout town.

A large percentage of the northern half of town contains soils good for growing timber. These areas include much of Lebanon Rd. and Turkey St., and land on the eastern side of Bauneg Beg Mountain. However these soils also coincide with areas that are the most developable. Many of these timberlands are held by single property owners or trusts, and there does not seem to be any long term sustainable forestry programs taking place on any of these parcels. In fact, many of these properties are being divided either lot by lot, or as subdivisions mostly for single dwellings.

One way to gauge the status of forestry in North Berwick is to look at the lands, which have been placed in the "Tree Growth" tax program. In 1990, 2,721 acres were listed as Tree Growth acreage (33 parcels), which was 11.6% of total town acreage. Today, this number has grown somewhat to 3,226 acres or 13.8% of total town acreage.

It should also be pointed out that many of the larger Tree Growth parcels form the backbone for the rural landscapes, which are noted on the Beginning with Habitat maps as undeveloped, large unfragmented blocks, or forested habitat. There are Tree Growth parcels shown on the Agriculture and Tree Growth Map in the Agriculture and Forest Resources Chapter that are located within these areas that should be targeted for conservation efforts.

### **Groundwater Resources**

There are three community drinking water wells in North Berwick, owned and managed by the North Berwick Water District, that are registered with the Maine Department of Health and Human Services. All three are located near the eastern border of town south of Bauneg Beg Pond, and over a large sand and gravel aquifer. Blueberry Ridge Mobile Home Village, located along Quarry Rd. in Wells near the North Berwick/Wells town border also has two registered community drinking water wells.

The mapped aquifers may provide up to 50 gallons per minute or more. The aquifers and flood plains appear to be abundant just east of the Village Center, along the far eastern border including Bauneg Beg Pond, and along the northwestern border with Berwick.

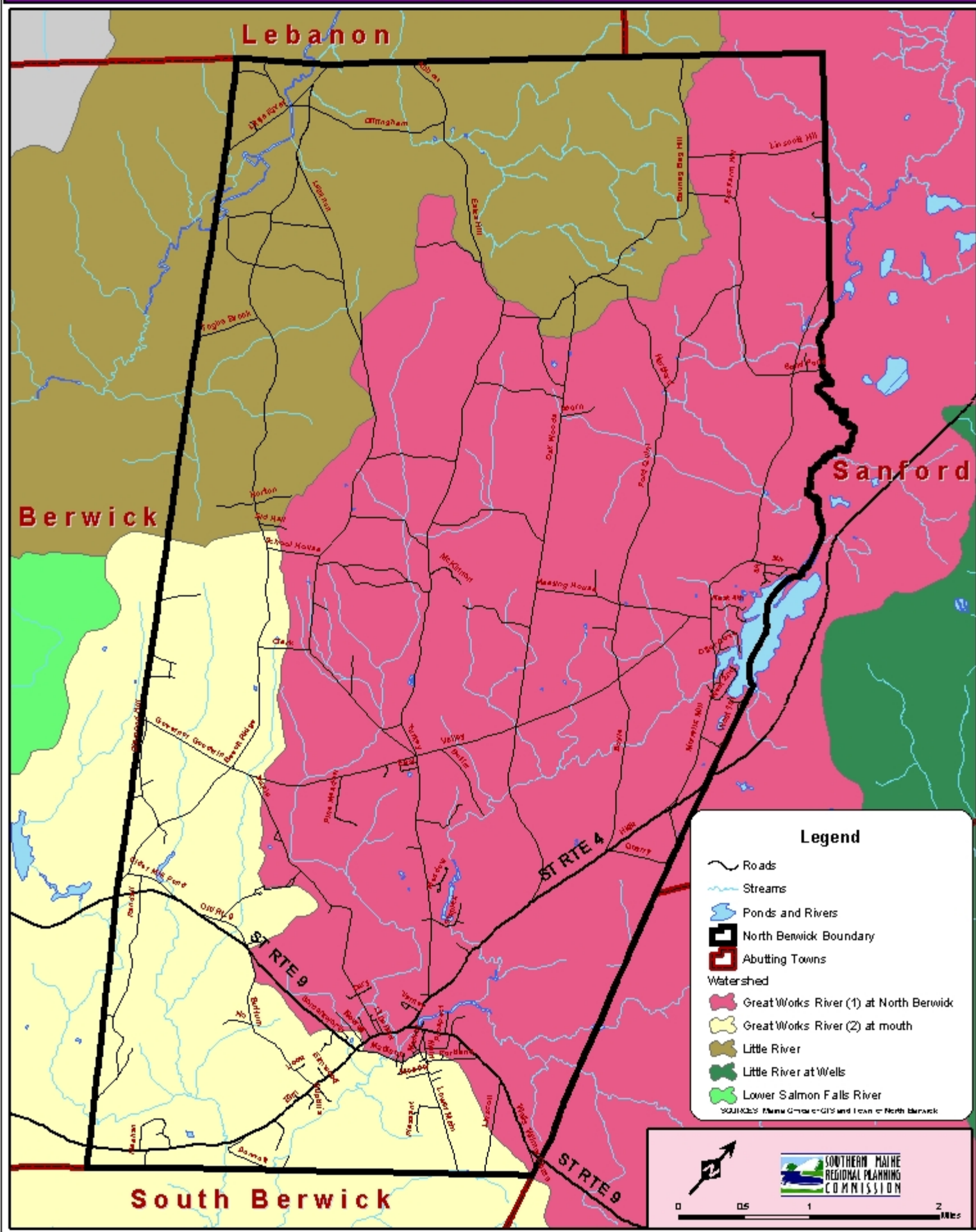
### **Watersheds**

The Great Works River Watershed covers most of North Berwick, except for the western portion, which is in the Little River Watershed. The Great Works River Watershed is separated into two parts, with the interior watershed flowing into the Great Works River and Bauneg Beg Pond, and the other flowing into the Salmon Falls River along the South Berwick/New Hampshire border. The Little River Watershed also empties into the Little River but further upstream in Berwick. While most of the land within this watershed is undeveloped, there has been some subdivision development activity within the last few years.

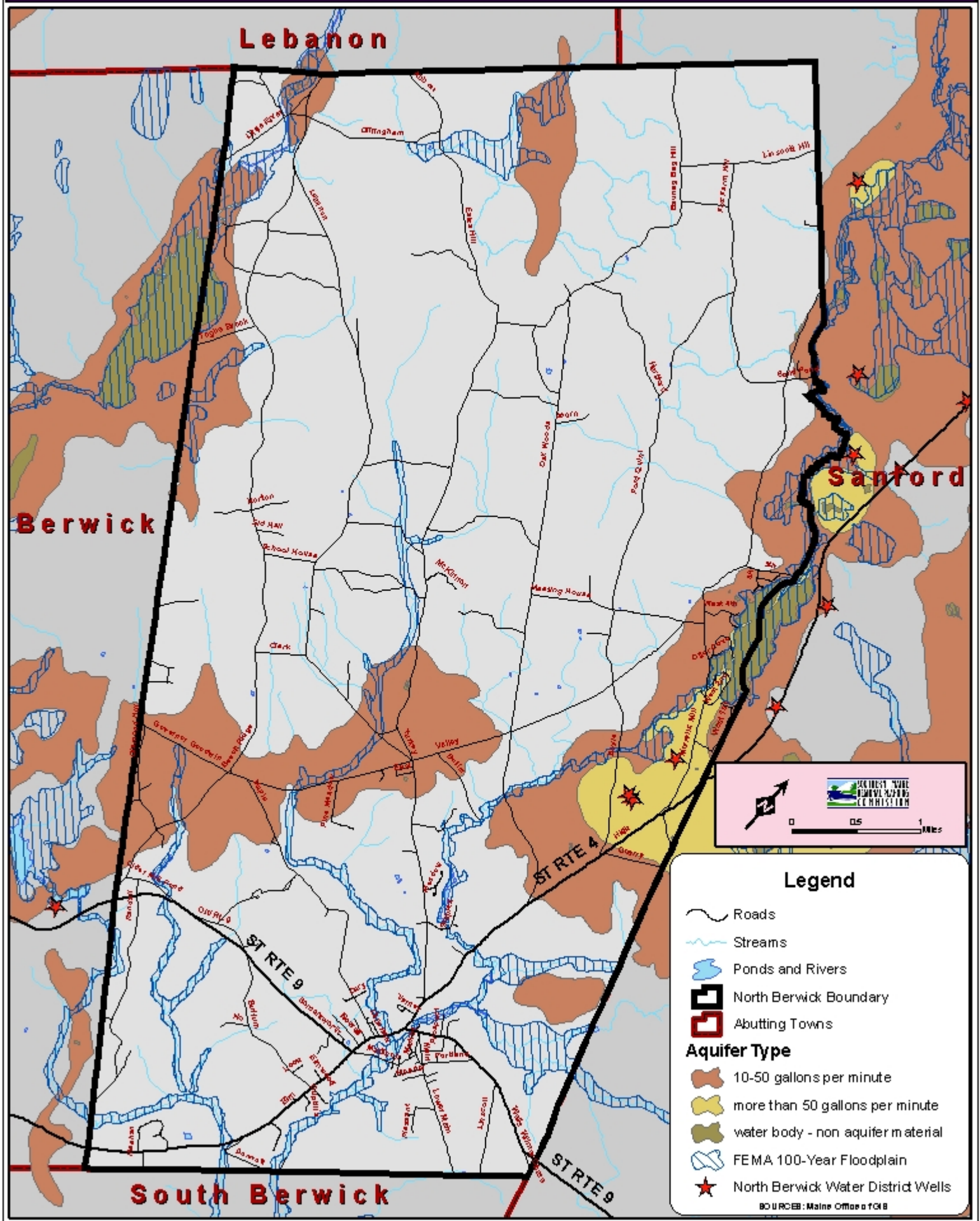
### **Flood Plains**

The National Floodplain Insurance Rate Maps on file in the North Berwick Town Offices show 100 years flood plains on elevations below 227 feet on the upper reach of the Great Works River above Bauneg Beg Pond. Flood elevation at the pond is 211 feet. Between the Bauneg Beg Pond Dam and the Woolen Mill Dam in the village the 100 - year flood plain elevation varies from 201 feet to 126 feet. In the village area the flood elevation are between 111 and 106 feet. Along the Negataquet, Frost Brook and Little Rivers, 100 - year flood plains occur on elevations below 260 feet. Floodplains are located on the Floodplain Map.

# TOWN OF NORTH BERWICK WATERSHEDS



# TOWN OF NORTH BERWICK AQUIFERS AND FLOODPLAINS



## Legend

- Roads
- Streams
- Ponds and Rivers
- North Berwick Boundary
- Abutting Towns
- Aquifer Type**
  - 10-50 gallons per minute
  - more than 50 gallons per minute
  - water body - non aquifer material
- FEMA 100-Year Floodplain
- North Berwick Water District Wells

SOURCE: Maine Office of GIS

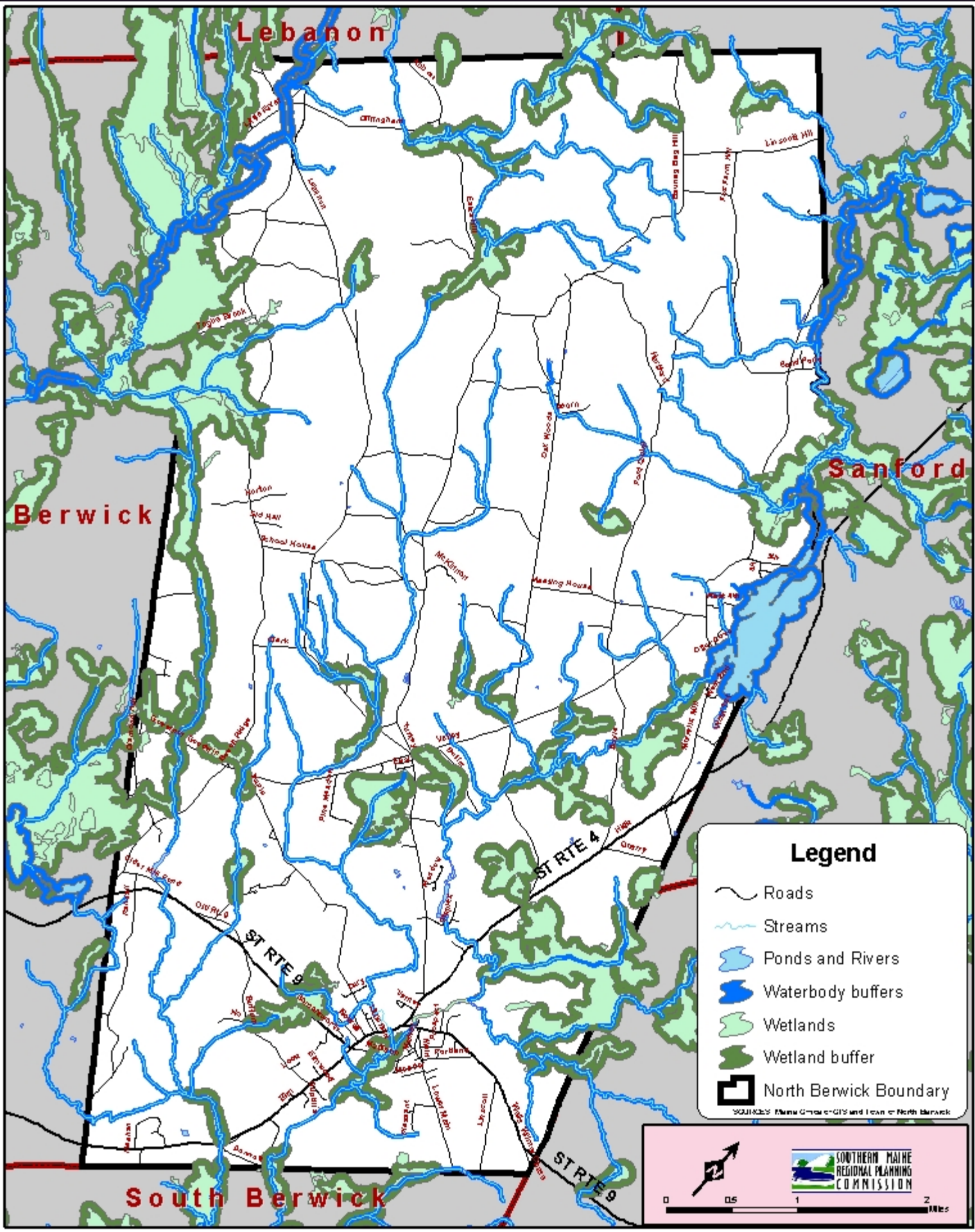
## **Waterbodies**

North Berwick's largest single water body is Bauneg Beg Pond. The Pond is split by the North Berwick/Sanford border, and is 179 acres with 4.9 miles of shoreline (only about half of which is in North Berwick). Its average depth is relatively shallow, at 9 feet, with a maximum depth of 29 ft. Bauneg Beg Pond's shoreland is dominated by coarse to sandy soils with occasional sandy beaches, and moderately steep slopes.

In North Berwick, the lakeshore properties contribute a healthy portion of the tax base; however, intense residential development seriously threatens the water quality of lakes. Every drainage basin in Maine has been affected by "non-point source pollution" that comes from a number of diffuse sources, including construction sites, farms, roads and parking lots, and lawns. When it rains, the run-off may contain nutrients (especially phosphorus), toxics, sediments, and microorganisms. The run-off eventually ends up in our lakes and disturbs the natural balance of organisms in the water. The increased phosphorus in the lake acts as a fertilizer to algae, increasing its abundance dramatically and may turn them into green, smelly, murky lakes. The Great Works River, considered a Class B river by the State, flows into the Bauneg Beg Pond from Sanford. The quality of Bauneg Beg Pond has improved in the last decade and has been removed from the State's nonattainment list (it meets the State's standards for water quality).



TOWN OF NORTH BERWICK  
RIPARIAN HABITATS MAP



## **Summary Discussion**

North Berwick has a balance of a Village Center with a wide variety of natural resources, which is a primary reason why people like to live in and will likely continue to want to move there. However, some of these resources are subject to the pressures that accompany unplanned growth.

Particularly, the Bauneg Beg Mountain region and other areas in the northern rural sections of town provide the most important and abundant rural resources, yet development is slowly chipping away at the largest, forested, undeveloped, and unfragmented blocks of land. At any time the large parcels of land within these areas – some of which are currently in Tree Growth – will become more valuable as house lots rather than woodlots (or in some cases the parcels are harvested and then subdivided). More encouragement of conservation efforts is needed if this area is to be preserved for the future.

## **WATER RESOURCES AND CRITICAL NATURAL RESOURCES POLICIES**

### **State Goal:**

- 1. Protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas. (Growth Management Act)**
- 2. Protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shore lands, scenic vistas, and unique natural areas. (Growth Management Act)**

### **North Berwick Goals – Vision for our town:**

**The Town recognizes the ecological, cultural, and economic importance of natural resources and open space. The natural character and rural setting of the community continues to be the reason most people live here, and is what draws more people to it. The town's natural resource systems are irreplaceable.**

**The Town will conserve and protect significant natural resources, including unfragmented forested blocks, habitat for endangered and threatened wildlife species, rivers, streams, coastal waters, wetlands, aquifers, and scenic areas. As residential development occurs in the Rural Area, a substantial portion of the land involved in these developments will continue to be permanently preserved as open space. Additionally, outdoor recreation areas are valued by the community as places for learning, wellness, and play, adding to citizens' shared experiences and quality of life. Finally, the carbon pollution will be reduced to below 1990 levels mitigating global warming.**

### **What We Have Now:**

The Town has a wide range of natural resources: large areas of unfragmented forest that provide habitat for the full array of indigenous species; open fields that provide habitat for threatened species; freshwater wetlands and vernal pools that provide habitat for amphibians; the Bauneg Beg Pond is another wonderful resource for both animals and humans.

Our water supply is plentiful and clean.

Due to growth pressures in all parts of town, we need to take steps to protect what we have and to provide better public access to our rivers, streams, and forests.

### **Policy #1:**

**Enhance the town's programs for protecting sensitive, natural resources through regulatory and non-regulatory mechanisms. This includes protecting the town's scenic areas and views as well.**



Action: Attempt to re-initiate a Conservation Commission that inventories natural resources, listing areas most in need of protection due to water resources, forest or agricultural value, or scenic value. This commission would work with the North Berwick Water District to identify potential future water resources that might need protection for future use as well as with the Great Works Regional Land Trust and other local groups that can help identify important areas for protection.

Action: This Conservation Commission would work with the Town Manager, Selectmen and local land trusts to acquire key land areas of environmental concern to provide for the protections of these resources, while compensating the property owner. This Conservation Commission would be funded sufficiently to these and other goals listed in other parts of this document.

Action: Priorities on the conservation commission for preserving the following areas should be high: the view of Mt. A. coming into town from South Berwick and the sheep farm behind the Hurd School.

Other priorities pinpointed by the town's open space plan are:

Eastern Trail Bike Route	Easement along old Granite State gas line in southern part of town. Part of Kittery to South Portland route
Beech Ridge Rd./Togue Brook area	High value wetlands, rare flora and fauna 300-500 acres more or less, deer wintering
Additional lands around Bauneg Beg	Rare plant communities, hiking trails, deer wintering areas , 100-200 acres more or less, links to existing conservation parcels
Stub Marsh area	Wadingbird habitat, deer wintering areas, Rare flora,100-200 acres, trail links
Bauneg Beg Pond east of Morrills Mills Rd.	High value wetlands, floodplains, aquifer areas
Undeveloped Prime farmlands	Town-wide,
Prime forest lands and lands in tree growth	Town-wide

Action: In addition to outright land acquisition, the commission will educate the public about conservation easements, and other voluntary private protection and enhancement of those important identified resources.

Action: The Conservation Commission will work with the town manager and the selectmen to make sure the impact fees set aside for open space are used efficiently to protect the most valuable resources and in a timely manner.

Action: Educate the landowners about their opportunities for mitigating land-owner costs through Maine Farm Tree Growth and Open Space Tax laws, including by mailing information to landowners with more than 20 acres at least every other year

Action: Advertise these tax incentive programs at least yearly in the town newsletter.

Action: Review requirements for open space protection in sub-divisions and the amount the town is currently setting aside for acquisition of open spaces and parks to make sure that the requirements are in line with current impacts due to increased population growth. Refer to Recreation and Open Space Inventory.

Action: Review wording of the impact fee ordinance to insure that it is clear that the fees can be used to buy conservation easements as well as owning land outright. This fee could also be used as credit backing for bonds to buy open space.

Action: Explore additional revenue streams for funding the purchase development rights from agricultural, open space, and forestry lands. Use these funds in conjunction with state and regional land trust programs.

Action: The town's conservation commission, regional land trusts, Selectmen and Planning Board should have yearly meetings to review policies and implementation strategies and ensure follow-through.

## **Policy #2:**

### **Join with other cities to set a goal to reduce carbon pollution in the town:**

Action: Consider endorsing the U.S. Mayors Climate Agreement

Action: Inventory current levels with technical assistance available through the International Council for Local Environmental Initiatives.

Action: Develop mitigating solutions, such as LED lights, encouraging non-idling school bus policies, encouraging school bus pick up and drop off hubs, to reduce carbon pollution.

The rest of the policies and actions needed to fulfill them are divided into areas of ground water, surface waters, wetlands, and wildlife habitats.

## **Groundwater**

### **Policy #1:**

#### **To protect our water resources the town needs to work with the North Berwick Water District, the state and other towns to ensure adequate long term protections.**

Action: Continue and expand efforts to protect water resources through local Planning Board review processes.

Action: Continue to work with the North Berwick Water District to maintain reasonable regulations to protect the quantity and quality of the groundwater within the recharge zones of the district's wells south of Bauneg Beg Pond

Action: The current wellhead protection provisions of the zoning ordinance should be reviewed to determine if they are consistent with state guidelines and, if not, should be revised as necessary.

Action: Continue to ensure there is proper inspection of all septic system installations and monitor the performance of septic systems in/or adjacent to designated aquifer protection areas.

Action: Maintain the current buffer around surface water bodies and wetlands in the Land Use Ordinance to prohibit septic systems and other uses with the potential to contaminate both the groundwater and the groundwater/surface water interface.

Action: Work with abutting towns to protect the Great Works River watershed, including establishing development standards for the watershed, to assure adequate recharge of the aquifer and to minimize the possibility of contamination of the river through land use activities or through accidental events.

### **Surface Waters:**

#### **Policy #1:**

**To protect our surface water the town needs to manage point and non-point source pollution, including storm water discharge, working with our own planning board, surrounding communities and the State to ensure our water resources are protected.**

Action: Continually integrate the State of Maine Guidelines for Municipal Shoreland Protection, as they may be revised, into the local land use regulations.

Action: Review and Revise local subdivision and site plan review regulations, where necessary, to require stormwater management, erosion and sediment control and landscaping, including a references to a suitable guidance documents that require currently accepted Best management Practices put forth by Maine Department of Environmental Protection.

Action: Continue local subdivision and site plan review regulations to provide for municipal inspection and enforcement of erosion and sediment control plans, and post-construction maintenance particularly for major developments deemed by the Planning Board to have potential negative impacts to valuable surface water resources.

Action: Ensure that erosion and storm water control measures are reviewed prior to approval of large development proposals and also inspected during the construction phase.

Action: Consider the establishment of a process with adjacent communities to ensure the maintenance of water quality standards for surface waters that occur in more than one community such as the Great Works River and Bauneg Beg Pond.

Action: Work with Bauneg Beg Lake Association to highlight the threats of invasive plants by increasing signage and running additional publicity campaigns in their newsletters and at their meetings.

Action: Work with the Bauneg Beg Lake Association to sustain a lake-monitoring program.

Action: Maintain and periodically review the standards for new development in the watersheds of ponds or lakes with threatened water quality, which includes Bauneg Beg Pond. These standards should continue to limit the export of phosphorus to these water bodies and to minimize erosion and sedimentation.

Action: Continue to work with abutting communities to protect the Great Works River watershed to assure adequate recharge of the aquifer and to minimize the possibility of contamination of the river through land use activities or through accidental events.

Action: Explore options available to reduce the pollution of its rivers and streams from nonpoint sources through improved stormwater quality management within the developed areas of town and existing drainage stormwater systems, and through the review process of new development.

Action: The towns' re-established conservation commission, the regional land trusts, Selectmen and the Planning Board should have yearly meetings to review these policies and implementation strategies and ensure follow-through.

## **Policy # 2**

### **Limit lake and river edge development in accordance with the State's shoreland zoning guidelines.**

Action: The zoning board and the planning board should work with the state to make sure this occurs.

## **Wetlands:**

### **Policy #1:**

**Minimize impacts of new development on freshwater wetlands, protecting wetlands and vernal pools through regulatory and non-regulatory implementation programs**

Action: Continue to make property owners and applicants for building permits aware of the State and Federal wetland maps and the need for obtaining appropriate approvals as necessary.

Action: All high and moderate wetlands, inland waterfowl and wading bird habitat areas should be listed as high priority areas by the conservation commission for conservation easements.

Action: Consider additional wetland protection measures for forested wetlands larger than 20 acres in area.

Action: Protect vernal pools by making property owners and applicants for building permits aware of State rules and the need for obtaining appropriate approvals as necessary.

## **Wildlife Habitat:**

### **Policy #1:**

**Ensure the long-term protection and enhancement of valuable wildlife habitat and fisheries through the use of regulatory strategies and out reach to governmental and non-profit organizations involved with natural resource protection and management.**

Action: The reestablished conservation commission will use Beginning with Habitat data, and data from the US Fish and Wildlife Service to establish priority areas for habitat protection.

Action: After establishing priority areas, the conservation commission will work with all appropriate parties to develop protections for these areas through acquisition, conservation easements, or other measures. Some areas may be designated as wilderness protection areas where human activities are limited due to the presence of endangered animals or plant life.

Action: The commission will evaluate opportunities to create greenways and corridors between parcels or to combine parcels in order to create or maintain large blocks of valuable and important habitat. This work may be done in conjunction with the parks and recreation department to develop recreational trails throughout town as well.

Action: The commission will work with the Planning Board to review and revise, if necessary, zoning ordinances in order to ensure that land with high resource value, including scenic open space resources, is preserved in development process.

Action: The town's conservation commission will work with the planning board and with adjacent communities to jointly review projects that impacts habitat that crosses town boundaries.

Action: The commission will educate the public about natural resources. This will include providing information and outreach to landowners regarding habitat protection, retention, and improvement and the incentives for property owners who carry out such measures.

## **Policy #2:**

**In addition to protecting wildlife habitat and fisheries it is important for the well being of the town's inhabitants to have access to these greenways and to the river ways in town.**

Action: Explore the development of a network of trails throughout the town for recreational use and explore the development of access to the river for canoe/kayak entry and exit.

**WATER RESOURCES AND CRITICAL NATURAL RESOURCES**  
**IMPLEMENTATION STRATEGIES**

<b><u>Natural Resources Policies</u></b>	<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<p>The town's reestablished conservation commission, the regional land trusts, Selectmen and the Planning Board should hold an annual meeting to review and track these policies and implementation strategies to facilitate compliance.</p> <p><b>Policy #1: Enhance the town's programs for protecting sensitive, natural resources, including our scenic areas and views, through regulatory and non-regulatory mechanisms.</b></p>			
Action: Attempt to reinitiate a Conservation Commission to identify natural resources needing protection.	Board of Selectmen	Medium	1 – 3 Years
This Conservation Commission would work with the Town Manager, Selectmen, local land trusts & property owners to acquire key land areas or conservation easements.	Conservation Commission	Medium	4 – 7 Years
Educate the public about conservation easements, and other voluntary private protections and enhancements for their identified, important resources.	Conservation Commission	Medium	4 – 7 Years
Ensure the impact fees set aside for open space are used efficiently to protect the most valuable resources in a timely manner.	Conservation Commission	Medium	4 – 7 Years
Educate landowners about opportunities for mitigating landowner costs through Maine Farm Tree Growth and Open Space Tax laws.	Town Manager/Conservation Commission	Medium	On-going

Advertise these tax incentive programs at least yearly in the town newsletter.	Town Manager	Medium	On-going
Review requirements for open space protection in sub-divisions and the amount the town is currently setting aside for acquisition of open spaces and parks to make sure that the requirements are in line with current impacts due to increased population growth. Refer to Recreation and Open Space Inventory.	Planning Board/Land Parks and Recreation	Medium	On-going
Review wording of the impact fee ordinance to clarify that the fees can be used to buy conservation easements as well as owning land outright. The wording should allow the fee to be used as credit backing for bonds to buy open space.	Planning Board	Medium	Every 3 – 5 Years
Action: Explore additional revenue streams for funding the purchase of development rights from agricultural, open space, and forestry lands. Use these funds in conjunction with state and regional land trust programs.	Conservation Commission w/Selectmen & Planning Board	High	1 – 3 Years
Action: The town's conservation commission, regional land trusts, Selectmen and Planning Board should have yearly meetings to review policies and implementation strategies and ensure follow-through.	Board of Selectmen	High	1 – 3 Years
<b>Policy #2: Join with other cities to set a goal to reduce carbon pollution in the town.</b>			
Action: Consider signing the U.S. Mayors Climate Agreement.	Board of Selectmen	Medium	4 – 7 Years
Action: Inventory current levels with technical assistance available through the International Council for Local	Town Manager	Medium	4 – 7 Years





<p>Action: Maintain the current buffer around surface water bodies and wetlands in the Land Use Ordinance to prohibit septic systems and other uses with the potential to contaminate both the groundwater and the groundwater/surface water interface.</p>	Planning Board	Medium	4 – 7 Years
<p>Action: Work with abutting towns to protect the Great Works River watershed to assure adequate recharge of the aquifer and to minimize the possibility of the river's contamination through land use activities or accidental events.</p> <p><b><u>Surface Waters</u></b></p> <p><b>Policy #1: To protect our surface water the town needs to manage point and non-point source pollution, including storm water discharge, working with our own planning board, surrounding communities and the State to ensure our water resources are protected.</b></p>	Town Manager/Board of Selectmen & Water District	High	<u>1 – 3 Years</u>
<p>Action: Continually integrate the State of Maine Guidelines for Municipal Shoreland Protection, as they may be revised, into the local land use regulations.</p>	Planning Board	High	1 – 3 Years
<p>Action: Review and Revise local subdivision and site plan review regulations, where necessary, to require storm water management, erosion and sediment control and landscaping, including a reference to suitable guidance documents that require current Best management Practices put forth by Maine Department of Environmental Protection.</p>	Planning Board	High	1 – 3 Years

Action: Continue local subdivision and site plan review regulations to provide for municipal inspection and enforcement of erosion and sediment control plans, and post-construction maintenance particularly for major developments deemed by the Planning Board to have potentially negative impacts to valuable surface water resources.	Planning Board	High	1 – 3 Years
Action: Ensure that erosion and storm water control measures are reviewed prior to approval of large development proposals and also inspected during the construction phase.	Planning Board/CEO	High	1 – 3 Years
Action: Consider the establishment of a process with adjacent communities to ensure the maintenance of water quality standards for surface waters that occur in more than one community such as the Great Works River and Bauneg Beg Pond.	Town Manager/Board of Selectmen	High	1 – 3 Years
Action: Work with Bauneg Beg Lake Association to highlight the threats of invasive plants by increasing signage and running additional publicity campaigns in their newsletters and at their meetings.	Town Manager/Public Works	Medium	4 – 7 years
Action: Work with the Bauneg Beg Lake Association to sustain a lake-monitoring program.	Town Manager	Medium	4 – 7 years
Action: Maintain and periodically review the standards for new development in the watersheds of ponds or lakes with threatened water quality, which includes Bauneg Beg Pond. These standards should continue to limit the export of phosphorus to these water bodies and to minimize erosion and sedimentation.	Planning Board	Medium	4 – 7 years

<p>Action: Work with abutting communities to protect the Great Works River watershed, to assure adequate recharge of the aquifer and to minimize the possibility of contamination of the river through land use activities or through accidental events.</p>	Board of Selectmen	Medium	4 – 7 years
<p>Action: Explore the options available to reduce the pollution of its rivers and streams from non-point sources through improved storm water quality management within the developed areas of town and existing drainage storm water systems, and through the review process of new development.</p>	Town Manager/Board of Selectmen	Medium	4 – 7 Years
<p><b><u>Wetlands</u></b></p>			
<p><b>Policy #1: Minimize impacts of new development on freshwater wetlands, protecting wetlands and vernal pools through regulatory and non-regulatory implementation programs.</b></p>			
<p>Action: Continue to make property owners and applicants for building permits aware of the State and Federal wetland maps and the need for obtaining appropriate approvals as necessary.</p>	Town Manager/CEO	Medium	4 – 7 Years
<p>Action: All high and moderate wetlands, inland waterfowl and wading bird habitat areas should be listed as high priority areas by the conservation commission for conservation easements.</p>	Conservation Commission	Medium	4 – 7 Years
<p>Action: Consider additional wetland protection measures for forested wetlands larger than 20 acres in area.</p>	Planning Board	High	1 – 3 Years

<p>Action: Protect vernal pools by making property owners and applicants for building permits aware of State rules and the need for obtaining appropriate approvals as necessary.</p> <p><b><u>Wildlife Habitat</u></b></p> <p><b>Policy #1: Ensure the long-term protection and enhancement of valuable wildlife habitat and fisheries through the use of regulatory strategies and out reach to governmental and non-profit organizations involved with natural resource protection and management.</b></p>	Town Manager/CEO	High	1 – 3 Years
<p>Action: The re-established conservation commission will use Beginning with Habitat data, and data from the US Fish and Wildlife Service to establish priority areas for habitat protection.</p>	Conservation Commission	Medium	4 – 7 Years
<p>Action: After establishing priority areas, the conservation commission will work with all appropriate parties to develop protections for these areas through acquisition, conservation easements, or other measures. Some areas may be designated as wilderness protection areas where human activities are limited due to the presence of endangered animals or plant life.</p>	Conservation Commission	Medium	4 – 7 Years

<p>Action: The commission will evaluate opportunities to create greenways and corridors between parcels or combine parcels in order to create or maintain large blocks of valuable and important habitat. This work may be done in conjunction with the parks and recreation department to develop recreational trails throughout town as well.</p>	Conservation Commission/Parks & Recreation	Medium	4 – 7 Years
<p>Action: The Conservation Commission will work with the Planning Board to revise zoning ordinances in order to ensure that land with high resource value, including scenic open space, is preserved in the development process.</p>	Conservation Commission/Planning Board	Medium	4 – 7 Years
<p>Action: The town's Conservation Commission will work with the Planning Board and adjacent communities to jointly review projects that impact habitats crossing town boundaries.</p>	Conservation Commission/Planning Board	Medium	4 – 7 Years
<p>Action: The Commission will educate the public about natural resources. This will include providing information and outreach to landowners regarding habitat protection, retention, and improvement and the incentives for property owners who qualify.</p>	Conservation Commission	Medium	4 – 7 Years
<p>Action: If, for any reason, the volunteer Conservation Commission is unable to perform their duties, responsibility falls to the Board of Selectmen to accomplish these actions.</p>	Board of Selectmen	Medium	4 – 7 Years

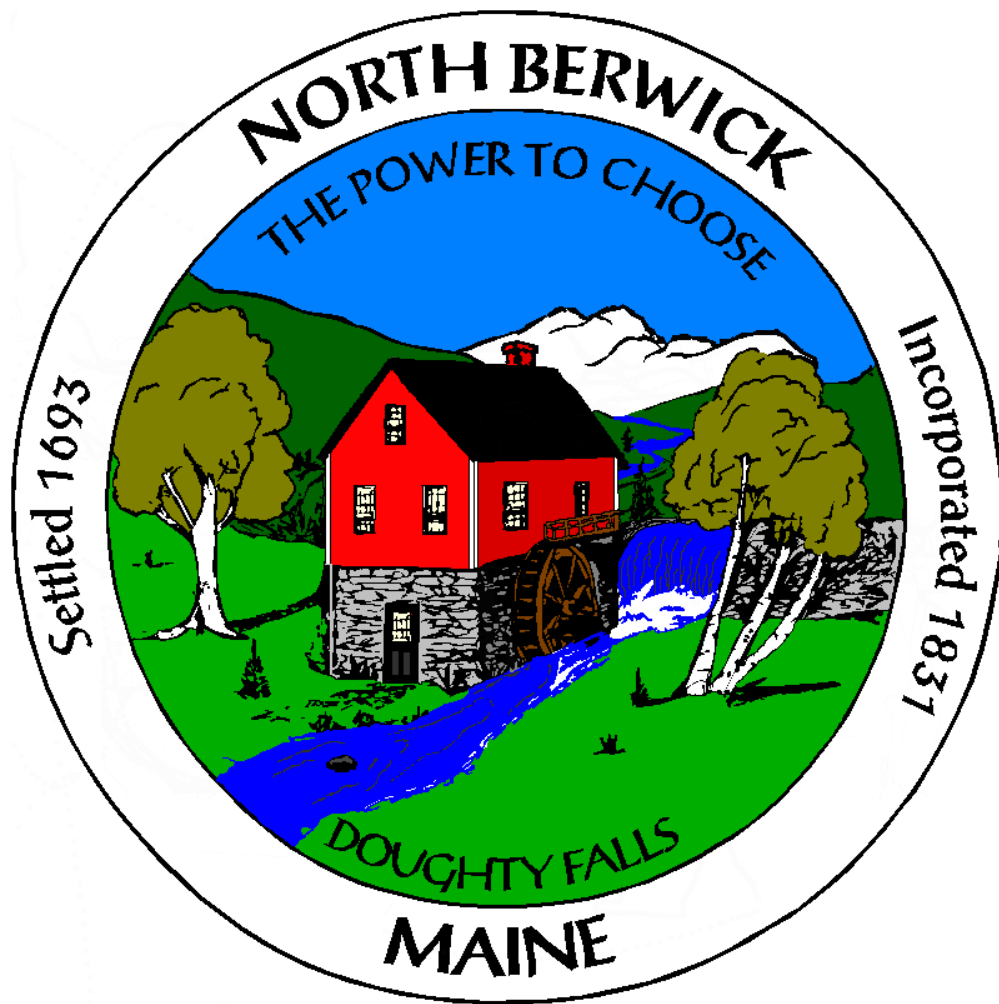
<p><b>Policy #2: In addition to protecting wildlife habitat and fisheries it is important for the well being of the town's inhabitants to have access to these greenways and to the river ways in town.</b></p> <p>Action: Explore the development of a network of trails throughout the town for recreational use. Erect signage for existing trails. Explore the Procurement and develop of access to the river for canoe/kayak entry and exit.</p>	Board of Selectmen/Parks & Recreation	High	1-3 yrs
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# TOWN OF NORTH BERWICK, MAINE

## COMPREHENSIVE PLAN UPDATE



AGRICULTURAL  
&  
FORESTRY



## **AGRICULTURAL AND FORESTRY RESOURCES INVENTORY**

The Natural Resource Conservation Service has published a list of soils and their importance for agriculture on a national and statewide basis. The soils series that are included as being most valuable for agriculture in North Berwick are as follows:

Adams loamy sand	Becket fine sandy loam
Colton gravelly loamy course sand	Croghan loamy sand
Herman fine sandy loam	Lyman fine sandy loam
Naumburg sand	Ondawa fine sandy loam
Podunk and Winooski soils	Skerry fine sandy loam

Eight farms with a total of just under 200 acres have registered for the open space/agricultural use program of the state. See Agriculture and Tree Growth Current Use Map. About half of these acres are in the area currently zoned farm and forest. The rest are closer to the village in the areas zoned for growth.

However, these eight farms do not represent the total acreage currently dedicated to pasture land, hay or other agriculture. There are about 500 acres, along the Rt. 4 west of the village and crossing partially into the adjoining town, comprised of three farms that are not in the program: Deb-tones, breeding milking shorthorns, the Great Hill Farm and Dave Tuttle's Riverside, which includes a large roadside vegetable and flower stand. These are also in the areas currently zoned for growth.

Throughout the town there are many individuals who own a few livestock and produce hay for those livestock, selling any additional feed. There are other owners who no longer farm themselves but lease their fields to others. The roads are full of hay trucks throughout the summer months. While it's difficult to quantify these, a few phone calls uncovered at least 16 different farmers and businessmen haying their own and other's fields in N. Berwick. Not all of these answered their phone when contacted, but seven did respond, with a total of an estimated 335 acres that they hay. Another also estimated use of about 50 acres in pasture for his cattle across town. Since those contacted are less than half of the found 'hayyers', one can assume several hundred more acres in town under agricultural production.

There is one sheep farm, one llama farm, and two equestrian operations in town with indoor rings. Two of these are in the designated farm and forest area, two are in the designated growth area.

The town also enjoys two lumber companies still operating in the area and several large unfragmented forest blocks. One lumber company operates on Valley Rd. just south of the farm and forest zoned border. The other operates in the farm and forest zone. The unfragmented forest blocks and the 3,390 acres in the tree growth program exist primarily in the more protected areas.

-  Tree Growth Current Use Tax Parcels
-  Agriculture Current Use Tax Parcels
-  Roads
-  Streams
-  Ponds and Rivers
-  North Berwick Boundary
-  Abutting Towns

SOURCES: Miami Office of US and Iran in North America



There appears to be two areas of concentration of valuable agricultural soils. This includes a large portion of the southern half, and along portions of the northern perimeter of town.

The town faces the dilemma of wishing to preserve the rural nature of the town where both farms and housing are spread throughout. In terms of zoning, it makes most sense to designate as growth areas those closest to the original village where the commerce and industry already exist as well. The farms and forests in this area must then be protected in other ways through private conservation easements and other policy incentives to remain operating as farm. Clearly, the agricultural use tax incentives need to be more broadly advertised as well.

### **Forest Resources**

The Soil Conservation Service has rated soils for White Pine productivity, the most important commercial species in York County. White Pine is principally used for paper pulp and lumber. All but one of the York County soils of highest value for White Pine growth is found in North Berwick.

#### Soils Most Suitable For Forestry in North Berwick

<u>Number</u> <u>Key</u>	<u>Letter</u> <u>Key</u>	<u>Soil</u>
90B	AlB	Allogash very fine sandy loam, 0-8% slopes
20A, 20B, 144B	SkB	Skerry fine sandy loam, 0-8% slopes
21B, 45B, 145B	SrB	Skerry very stony fine sandy loam, 0-8% slopes
21C, 45C, 145C	SrC	Skerry very stony fine sandy loam, 8-15% slopes
68B, 69B2	SeB	Scio silt loam, 3-8% slopes
68C2, 69C2	SeC	Scio silt loam, 8-15% slopes

Source: Soil Conservation Service, USDA.

There is considerable overlap of prime development, farming and forestry areas. The principal areas stand out: (1) the Village area extending up the Lebanon Road; (2) the Beach Ridge area on all the upland portions; and (3) the south slope of Bauneg Beg Mountain and the associated Oakwoods Meeting House, Ford Quint Road area. Other prime areas are smaller and are scattered widely throughout town.

A large percentage of the northern half of town contains soils good for growing timber. These areas include much of Lebanon Rd. and Turkey St., and land on the eastern side of Bauneg Beg Mountain. However these soils also coincide with areas that are the most developable. Many of these timberlands are held by single property owners or trusts, and there does not seem to be any long term sustainable forestry programs taking place on

any of these parcels. In fact, many of these properties are being divided either lot by lot, or as subdivisions mostly for single dwellings.

One way to gauge the status of forestry in North Berwick is to look at the lands, which have been placed in the “Tree Growth” tax program (see Agriculture and Tree Growth Current Use map). In 1990, 2,721 acres were listed as Tree Growth acreage (33 parcels), which was 11.6% of total town acreage. Today, this number has grown somewhat to 3,226 acres or 13.8% of total town acreage.

It should also be pointed out that many of the larger Tree Growth parcels form the backbone for the rural landscapes, which are noted on the Beginning with Habitat maps as undeveloped, large unfragmented blocks, or forested habitat. There are Tree Growth parcels shown on the Lands Not Readily Available for Development Map in the Land Use section that are located within these areas that should be targeted for conservation efforts.

### **Summary/Discussion**

**No local measures exist to protect, forestlands, or prime soils for forestry. The town’s 160,000 s.f. minimum lot size in the Farm and Forest District does not protect undeveloped areas from sprawl development. Additionally, the town should work with abutting towns to preserve large undeveloped blocks that occur in this district.**

## **AGRICULTURAL AND FORESTRY POLICIES**

### **State Goal:**

**To safeguard the State's agricultural and forest resources from development which threatens those resources**

### **North Berwick Goals -- Vision for our town:**

**The town recognizes the historical, economic, and cultural importance of our agriculture, forestry and related businesses. The natural character and rural setting of the community continues to be the reason most people live here, and is what draws more people to it.**

**The town protects agricultural land and forests from the threat of residential sprawl. It supports organic farming, low-impact forestry, and other rural-related businesses that both enhance and protect the natural character and rural setting of our town.**

### **What We Have Now:**

The town faces the dilemma of wishing to preserve the rural nature of the town where both farms and housing are spread throughout. In terms of zoning, it makes most sense to designate as growth areas those lands closest to the original village where commerce and industry already exist as well. The farms and forests in this area must then be protected in other ways through conservation easements and other policy incentives to remain operating as farm and forests.

Similarly, the town's 160,000 s.f. minimum lot size in the farm and forest district does not protect undeveloped areas from sprawl development. While minimum lot size can be expanded in a critical rural area to reduce the number of overall residential build-out, to protect these areas for forest and agriculture, other measures are needed as well.

### **Policy #1:**

**Support farming and farm-related businesses, low-impact forestry, and other businesses that enhance and protect the rural setting of our town (animal husbandry, horticultural businesses, etc.)**

Action: Continue to allow farm stands anywhere in town and signs advertising those stands.

Action: Promote local food production and sales in the town newsletter, town website, and use of Town-owned properties for farmstand sales.

Action: Encourage SAD 60 to purchase food from local farmers for their school food programs and use local products in public town events.

Action: Periodically notify property owners of 20 or more acres of vacant land to consider tree growth, agricultural, or open space tax incentive programs, and offer to assist with applications. Promote this tax advantage and protective measure regularly in the town newsletter, the website and other available communication tools.

Action: Work with state and regional groups, such as Maine Organic Farmer's and Gardener's Association and Small Woodland Owner's Association of Maine to develop additional ways to support organic farming and farm-related businesses, low-impact forestry and other ecologically sound industries

Action: Research and implement ordinances that support local agriculture and local renewable wood product industries. Do so in a way that protects the natural ecology as well.

## **Policy #2:**

**Protect open space, prime agricultural soils and forested lands from development by zoning, protective ordinances and pro-active measures such as purchase of conservation easements.**

Action: Explore the creation of a critical rural zone with a minimum of six acre zoning. This critical rural area shall include agricultural, forest and lands important to the local or regional natural resource-based economy including working farms, wood lots, properties in state current use tax programs, prime agriculture and forestry soils, and unfragmented habitat. More details about this zone are described in the land use section.

Action: Continue to encourage the utilization of cluster development in subdivisions in all of the proposed rural residential and critical rural areas (see Land Use Policies) to help maintain large blocks of unfragmented habitat.

Action: Standards should be considered in the proposed rural residential and critical rural area (see Land Use Policies) to ensure that the level and type of development in rural areas shall be compatible with the rural character and shall not encourage strip development along roads.

Action: Support the viability of forestry and agricultural industries (including all sorts of farm-related businesses including animal husbandry, horse farms, and horticulture, not just food crops).

Action: Create a conservation committee to actively work with local land trusts and developers to seek out conservation easements throughout town and to oversee the completion of all the above strategies. Other duties of the conservation committee have been outlined in the natural resources section and land use section.



Action: After establishing priority areas, the re-established conservation commission will work with all appropriate parties to develop protections for open space, prime agricultural soils and forested land areas through acquisition, conservation easements, or other measures

Action: The conservation committee should advertise high priority conservation locations so that the town can work with property owners before applications are submitted for development proposals.

Action: Town owned properties acquired through tax delinquency should be considered for conservation, open space or recreation purposes, or proceeds from the sale of the property could go toward acquiring these types of properties

Action: Work with abutting towns to preserve large undeveloped blocks occurring across borders.

## AGRICULTURAL AND FORESTRY IMPLEMENTATION STRATEGIES

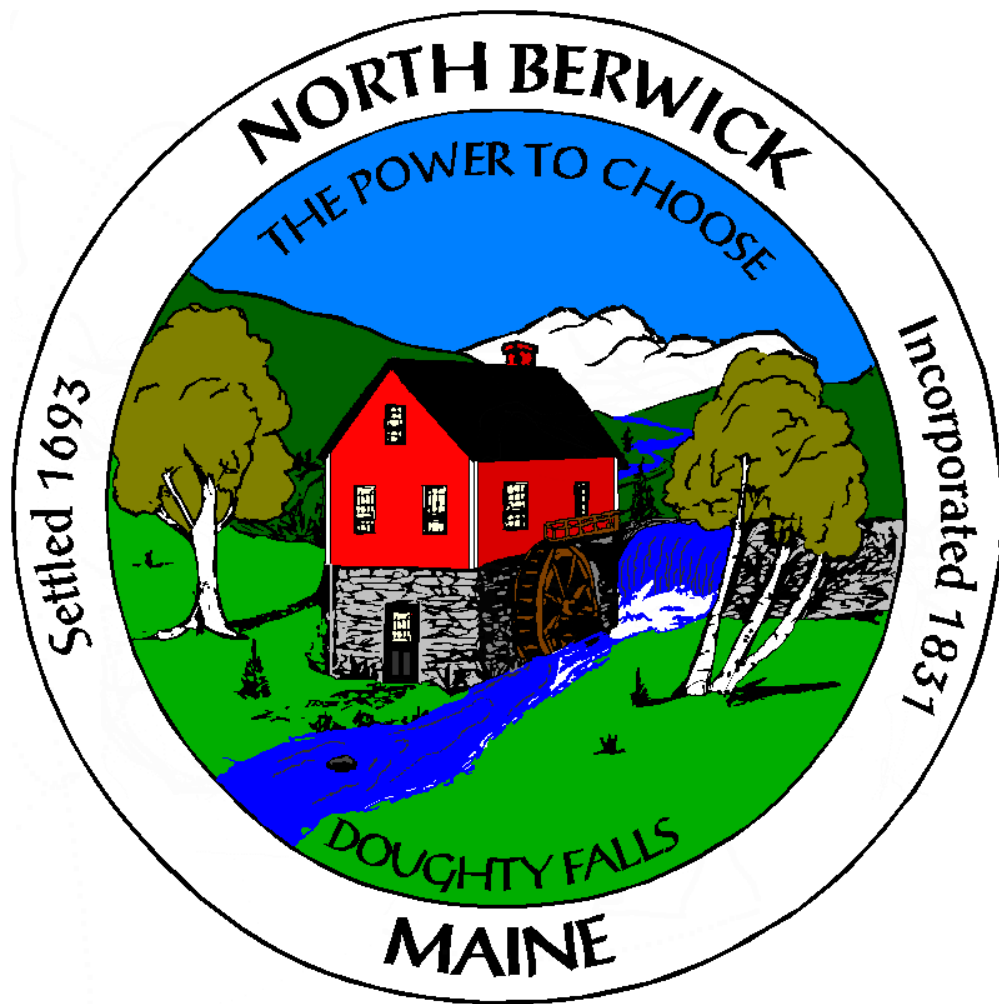
Agricultural & Forestry Policies	Responsible Party	Priority	Time Frame
<p><b>Policy #1: Support farming and farm-related businesses, low-impact forestry, and other businesses that enhance and protect the rural setting of our town (animal husbandry, horticultural businesses, etc.)</b></p>			
<p>Action: Continue to allow farm stands anywhere in town and signs advertising those stands.</p>	Planning Board	Low	On-going
<p>Action: Promote local food production and sales in the town newsletter, town website, and use of Town-owned properties for farmstand sales.</p>	Town Manager	Medium	4 – 7 Years
<p>Action: Encourage SAD 60 to purchase food from local farmers for their school food programs and use local products in public town events.</p>	Board of Selectmen	Medium	4 – 7 Years
<p>Action: Periodically, notify property owners of 20 or more acres of vacant land to consider tree growth, agricultural, or open space tax incentive programs, and offer to assist with applications. Promote this tax advantage and protective measure regularly in the town newsletter, the website and other available communication tools.</p>	Town Manager	Medium	Yearly
<p>Action: Work with state and regional groups, such as Maine Organic Farmer's and Gardener's Association and Small Woodland Owner's Association of Maine to develop additional ways to support organic farming and farm-related businesses, low-impact forestry and other ecologically sound industries.</p>	Economic Development Committee	High	Immediate & On-going

<p>Action: Research and implement ordinances that support local agriculture and local renewable wood product industries. Do so in a way that protects the natural ecology as well.</p> <p><b>Policy #2: Protect open space, prime agricultural soils and forested lands from development by zoning, protective ordinances and pro-active measures such as purchase of conservation easements.</b></p>	Planning Board	High	1 – 3 Years
<p>Action: : Explore the creation of a critical rural zone with a minimum of six acre zoning. This critical rural area shall include agricultural, forest and lands important to the local or regional natural resource-based economy including working farms, wood lots, properties in state current use tax programs, prime agriculture and forestry soils, and unfragmented habitat. More details about this zone are described in the land use section.</p>	Planning Board	High	1 – 3 Years
<p>Action: Continue to encourage the utilization of cluster development in subdivisions in all of the proposed rural residential and critical rural areas (see Land Use Policies) to help maintain large blocks of unfragmented habitat.</p>	Planning Board	High	1 – 3 Years
<p>Action: Standards should be developed in the rural residential and critical rural areas to ensure that the level and type of development in rural areas shall be compatible with the rural character and shall not encourage strip development along roads.</p>	Planning Board	Medium	4 – 7 Years
<p>Action: Support the viability of forestry and agricultural industries (including all sorts of farm-related businesses including animal husbandry, horse farms, and horticulture, not just food crops)</p>	Planning Board	Medium	4 – 7 Years

Action: Research the implementation of ordinances that support local agriculture and local renewable wood product industries. Do so in a way that protects the natural ecology as well.	Planning Board	Medium	4 – 7 Years
Action: Create a conservation committee to actively work with local land trusts and developers to seek out conservation easements throughout town and to oversee the completion of all the above strategies. Other duties of the conservation committee have been outlined in the natural resources section and land use section.	Board of Selectmen	High	1 – 3 Years
Action: After establishing priority areas, the re-established conservation commission will work with all appropriate parties to develop protections for open space, prime agricultural soils and forested land areas through acquisition, conservation easements, or other measures.	Conservation Committee	Medium	4 – 7 Years
Action: The conservation committee should advertise high priority conservation locations so that the town can work with property owners before applications are submitted for development proposals.	Conservation Committee	Medium	4 – 7 Years
Action: Town owned properties acquired through tax delinquency should be considered for conservation, open space or recreation purposes, or proceeds from the sale of the property could go toward acquiring these types of properties.	Board of Selectmen	Medium	On-going
Action: Work with abutting towns to preserve large undeveloped blocks occurring across borders.	Conservation Committee	Medium	4 – 7 Years

# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**CULTURAL,  
HISTORICAL &  
ARCHEOLOGICAL**



## **CULTURAL, HISTORICAL AND ARCHEOLOGICAL RESOURCES** **INVENTORY**

### **Cultural Resources**

New Englanders have always been resourceful in cultivating not only their environment, but also their inner creativity. The people of North Berwick are no exception.

From small basement studios to the large auditorium at Noble High School, residents pursue their passion for cultural expression in a variety of artistic endeavors. Those who appreciate the arts can peruse and purchase original works, as well as enjoy a variety of performing arts at several local venues.

Performing arts in North Berwick are centered in the schools and churches. Musical and dramatic programs are presented throughout the year at North Berwick Elementary School, Mary Hurd School and Noble High School. Noble High School, features a state-of-the-art stage and auditorium. Hussey Auditorium, is another location for the performing arts, was donated by the Hussey Corporation, from Dyer Street in North Berwick.

Music fills the four churches in North Berwick each week as talented soloists, enthusiastic choirs and small orchestras contribute to the religious services. Guest musicians occasionally appear at the local churches. The Baptist and Congregational Churches have historic pipe organs.

Live music is also presented occasionally at the Mill Field Gazebo. During the town's 175th Anniversary Celebration, a full symphony orchestra, made up mostly of local residents, performed under the direction of Robert Glidden.

North Berwick is conveniently located near several regional theaters. Just over the border, in the town of Berwick, is the Hackmatack Playhouse. This theater, which is a converted cow barn, has been in continuous operation since 1973. Hackmatack Playhouse presents four professional productions each summer along with other specialty performances.

The Garrison Players Art Center is less than nine miles from North Berwick. The theater group, which was launched in 1953, presents popular plays from August through May.

The Ogunquit Playhouse, Arundel Barn Playhouse and City Theater (Biddeford) all present quality theater easily accessible from North Berwick.

Original arts and crafts, produced by North Berwick artisans, are sold throughout the globe. Locally produced art is also sold at several North Berwick retail locations.

Stained Glass creations are sold at Stained Images on Route 9, across from Pratt & Whitney. The works are made by shop owner Katherine F. Adams-Gary and her students.

Dennis Poirier, an American impressionist painter, offers his original works for sale at his studio located on Route 9 across from the Post Office.

A variety of original art, much of which features North Berwick scenes, is offered for sale at The Hair Shop on Main Street. Owner Debra Bodwell is among the local artists whose art is featured in the store.

Sculptor Kim Bernard (Maple Street) and quilt maker Anne Whitten (Bauneg Beg Lake) are among the local residents who offer their original work for sale from their homes.

### **Historical and Archaeological Resources**

A thorough inventory of historical and archaeological resources was completed for the 1990 Comprehensive Plan.

### **Future Needs**

The Historical Society plans to update the Historical Houses inventory which has a list of homes that are 50 or 100 years and older. The town also wants to continue to encourage cultural and artistic endeavors, with a focus on attracting those uses to the downtown.



## **CULTURAL, HISTORIC, ARCHAEOLOGICAL RESOURCES POLICIES**

### **State Goal:**

**To preserve the State's historic and archaeological resources.**

### **North Berwick Goals – Vision for our town:**

**The town is preserving and enhancing its rural small town character. The town celebrates its history and values its archeological sites & other cultural resources.**

### **What We Have Now:**

We have an abundance of historical buildings and landmarks, many of which have been identified. This includes an historic mill, and commercial buildings in the village, pre-Revolutionary War homes, old dams and bridges, cemeteries, stonewalls, and American Indian artifacts. The inventory needs to be completed and prioritized so that the most significant historical properties are well protected.

### **Policy #1:**

**Continue to support the documentation and protection of historic resources town-wide.**

Action: Update and maintain an inventory of historic structures and sites in town, in conjunction with the historical society and other local groups.

Action: Work with individual landowners to determine which buildings can be registered with the National Register of Historic Places, focusing both on farms and historical buildings in town; possibly grouping applications for submission.

Action: Update the inventory of other landmarks – stonewalls, old dams bridges, roads and scenic vistas.

Action: Explore the Adoption of an antiquities ordinance that would help protect stonewalls, old dams and bridges, old roads and scenic vistas including requiring a demolition permit before destroying one of these assets and timber and logging permits that require protection of identified antiquities

Action: Continue to maintain and protect cemeteries.

Action: Research the implementation protective measures for other identified historical sites, including but not limited to purchase of conservation easements.

Action: Explore the Development of ordinances to protect archeological sites at Bauneg Beg Pond, and on Maple Street back of the old Richard Goodwin residence since these are Native American sites.

**Policy #2:**

**Support the historic rehabilitation and retention of historic structures and sites in the town.**

Action: Provide positive incentives through design standards to preserve the facades of historic homes and buildings of all types

Action: For buildings nationally registered in the “in-town” area, consider waiving density requirements and parking requirements. (This “in-town area” includes the commercial zone, limited commercial, the historical and affordable housing overlay districts, and those parts of Village A that are bounded by Madison Street, Rt. 4 and the commercial zone, and Rt. 9, both sides of Portland Street, the Great Works River and the industrial zone).

**Policy #3:**

**Require new buildings in the village to be built in the architectural style of the historic village**

Action: Review and alter, as needed applicable planning and zoning ordinances to ensure that this policy takes place. Permissible building materials, height restrictions and roof designs should be included in this review and alteration.

**Policy #4:**

**Support the cultural enrichment of the town**

Action: Continue to develop educational programs that raise residents’ and visitors’ awareness of the nature and diversity of historic resources in the community

Action: Promote cultural events such as a yearly fair, movies in the park, art and historical exhibits and other cultural contributions to the town. This could be accomplished in conjunction with the historical society, the Hurd Library, and local artists. The Economic Development committee outlined in the economy policy section can focus on these community and cultural development measures as well since this affects economic well-being.

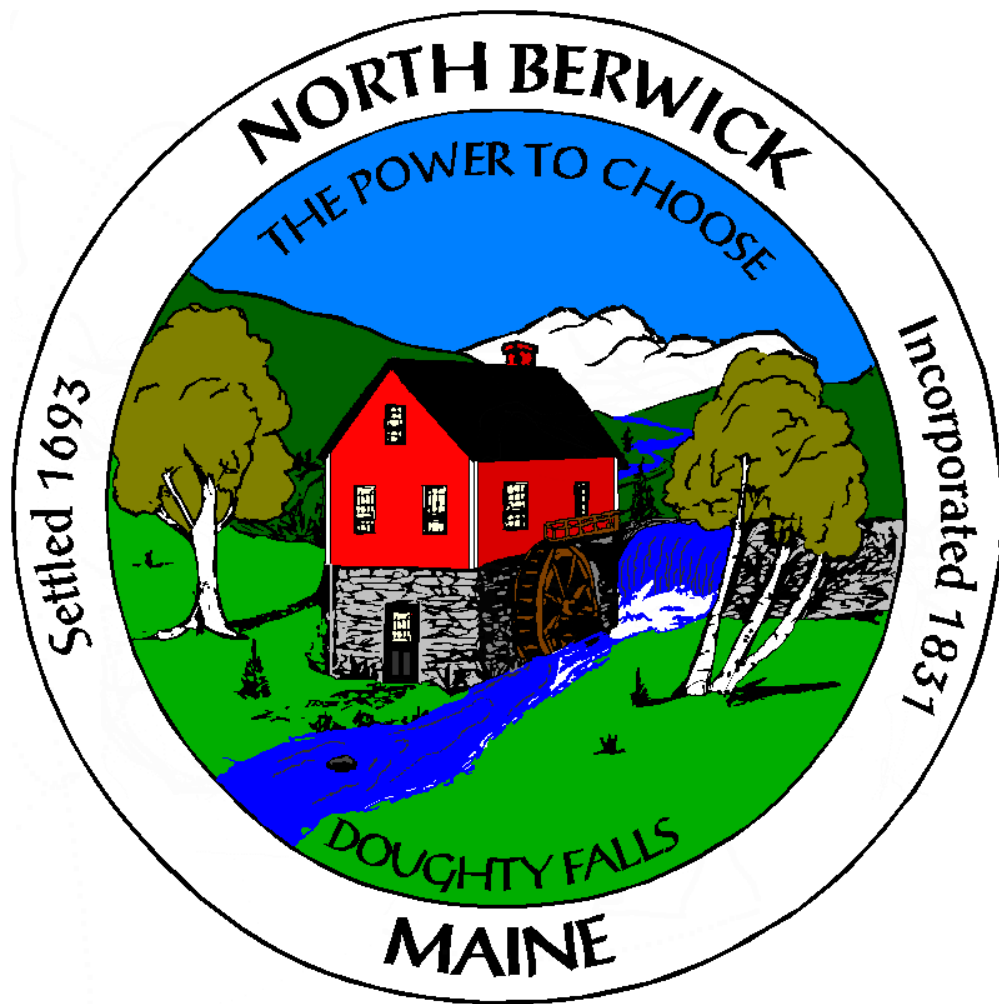
**CULTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES**  
**IMPLEMENTATION STRATEGIES**

<b>Historic, Archaeological and Cultural Resources Policies</b>	<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>Policy #1: Continue to support the documentation and protection of historic resources town-wide.</b>			
Action: Update and maintain an inventory of historic structures and sites in town, in conjunction with the historical society and other local groups.	Economic Development Committee	Medium	4 – 7 Years
Action: Work with individual landowners to determine which buildings can be registered with the National Register of Historic Places, focusing both on farms and historical buildings in town; possibly grouping applications for submission.	Town Manager	High	1 – 3 Years
Action: Update the inventory of other landmarks – stonewalls, old dams bridges, roads and scenic vistas.	Historical Society	Medium	4 – 7 Years
Action: Explore the Adoption of an antiquities ordinance that would help protect stonewalls, old dams and bridges, old roads and scenic vistas including requiring a demolition permit before destroying one of these assets and timber and logging permits that require protection of identified antiquities.	Planning Board	Medium	4 – 7 Years
Action: Continue to maintain and protect cemeteries.	Board of Selectmen w/Historical Society	Medium	On-going
Action: Research the implementation protective measures for other identified historical sites, including but not limited to purchase of conservation easements.	Economic Development Committee w/Board of Selectmen	Medium	4 – 7 Years

<p>Action: Explore the Development of ordinances to protect archeological sites at Bauneg Beg Pond, and on Maple Street back of the old Richard Goodwin residence since these are Native American sites.</p> <p><b>Policy #2: Support the historic rehabilitation and retention of historic structures and sites in the town.</b></p>	Planning Board	Medium	4 – 7 Years
<p>Action: Provide positive incentives through design standards to preserve the facades of historic homes and buildings of all types.</p>	Planning Board	Medium	4 – 7 Years
<p>Action: For buildings nationally registered in the “in-town” area, consider waiving density requirements and parking requirements.</p> <p><b>Policy #3 Require new buildings in the village to be built in the architectural style of the historic village.</b></p>	Planning Board	Medium	4 – 7 Years
<p>Action: Review and alter, as needed, applicable planning and zoning ordinances to ensure that this policy takes place. Permissible building materials, height restrictions and roof designs should be included in this review and alteration.</p> <p><b>Policy #4: Support the cultural enrichment of the town.</b></p>	Planning Board	Medium	4 – 7 Years
<p>Action: Continue to develop educational programs that raise residents’ and visitors’ awareness of the nature and diversity of historic resources in the community.</p>	Economic Development Committee w/SAD 60	Medium	On-going
<p>Action: Promote cultural events such as a yearly fair, movies in the park, art and historical exhibits and other cultural contributions to the town. This could be accomplished in conjunction with the historical society, the Hurd Library, and local artists.</p>	Economic Development Committee	High	On-going

# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**REGIONAL  
COORDINATION**



## **REGIONAL COORDINATION**

We believe in and support working with neighboring communities on a variety of issues in order to preserve fiscal, natural and human resources. We look to collaboration with our neighboring towns to discover creative ways of solving problems and taking advantage of opportunities for growth, enhancement, and preservation of our respective communities for the good of each.

Southern York County – There is already coordination among the police and fire departments, as well as the Rescue Squad in this region.

We must work with South Berwick and Berwick on transportation and traffic issues along Routes 236 and Route 4 as these roads become increasingly congested at peak times. We recommend working with all towns with whom we share borders regarding high volume traffic that can overwhelm our communities.

The public school system, MSAD 60 now includes the communities of Lebanon, Berwick and North Berwick.

The town should work with the Town of Sanford and other relevant organizations to protect Bauneg Beg Lake, and other water bodies as outlined in the Natural Resources Inventory.

The town's conservation commission should also work with adjacent communities to jointly review projects that impact habitat that crosses town boundaries.

The York County Bus System provides limited service to all of southern York County.

The North Berwick Transfer Station works in conjunction with the town of Berwick.

Goodall Health Partners of North Berwick is a satellite of Goodall Hospital in Sanford.

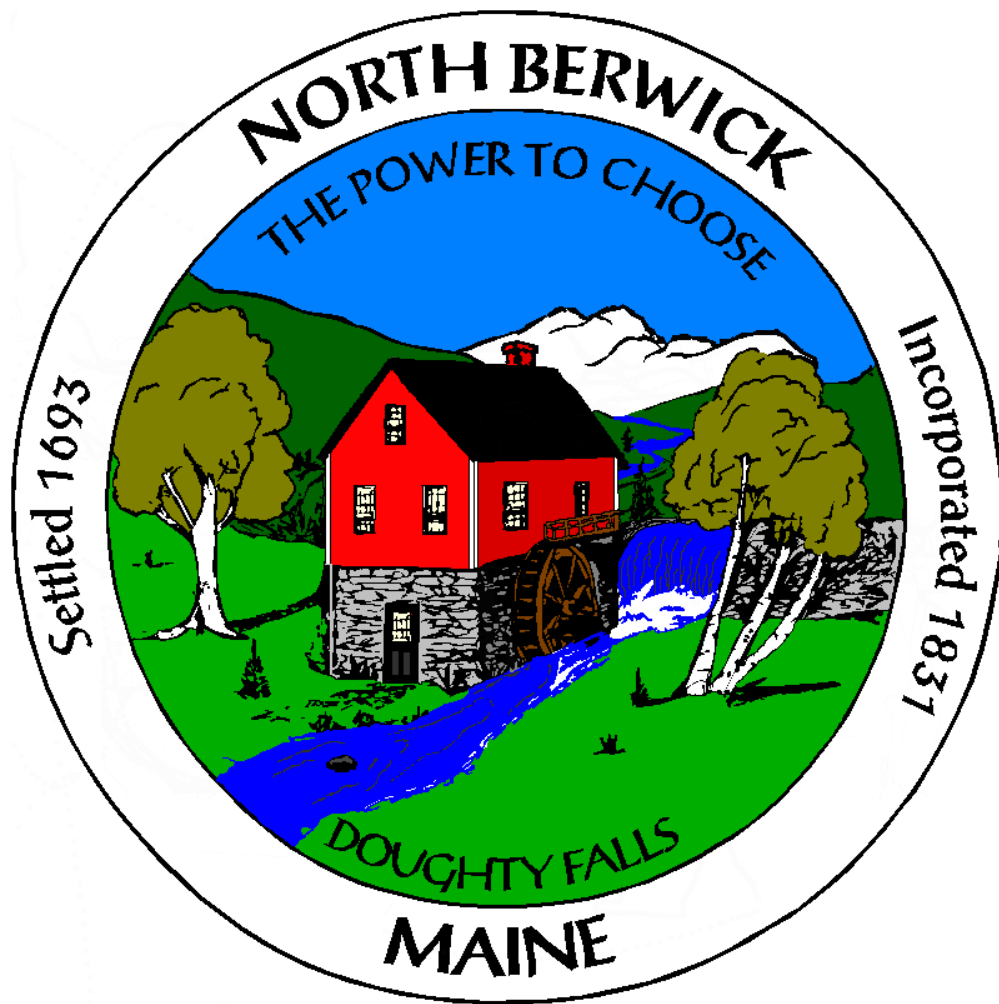
The Comprehensive Planning Committee recommends that the selectmen appoint an Economic Development Committee to identify, interview and encourage businesses that would find North Berwick to be hospitable and profitable place to do business. The Town Manager could use this committee to meet with potential merchants, entrepreneurs, etc. This committee should be in touch with their counterparts in neighboring towns.





# **TOWN OF NORTH BERWICK, MAINE**

## **COMPREHENSIVE PLAN UPDATE**



**LAND USE**



## **LAND USE INVENTORY**

This chapter examines existing land use patterns in the Town of North Berwick as a means of understanding the character of its development. It also examines recent development trends in the Town and compares them with the land use objectives of the existing Comprehensive Plan.

North Berwick is a town with a strong rural character, a village center, and two significant industrial uses (Pratt & Whitney and Hussey Seating) that provide around 2,000 jobs. With the exception of homes located mostly along the frontages of rural roads, the remainder of its 38 square miles of land is undeveloped. As of the 2000 Census, its population density was about 44 people per square mile.

The overriding land use goal in the 1990 Comprehensive Plan, which is still strong today, was to preserve the small town atmosphere in the village area while maintaining the low-density rural character in the outlying districts. A building permit history analysis will show that the concept has worked to some degree over the last 15 years as a slightly greater proportion of development has occurred in the village and surrounding area, however; development pressures in the highly desired rural areas of town are evident throughout the Farm and Forest district.

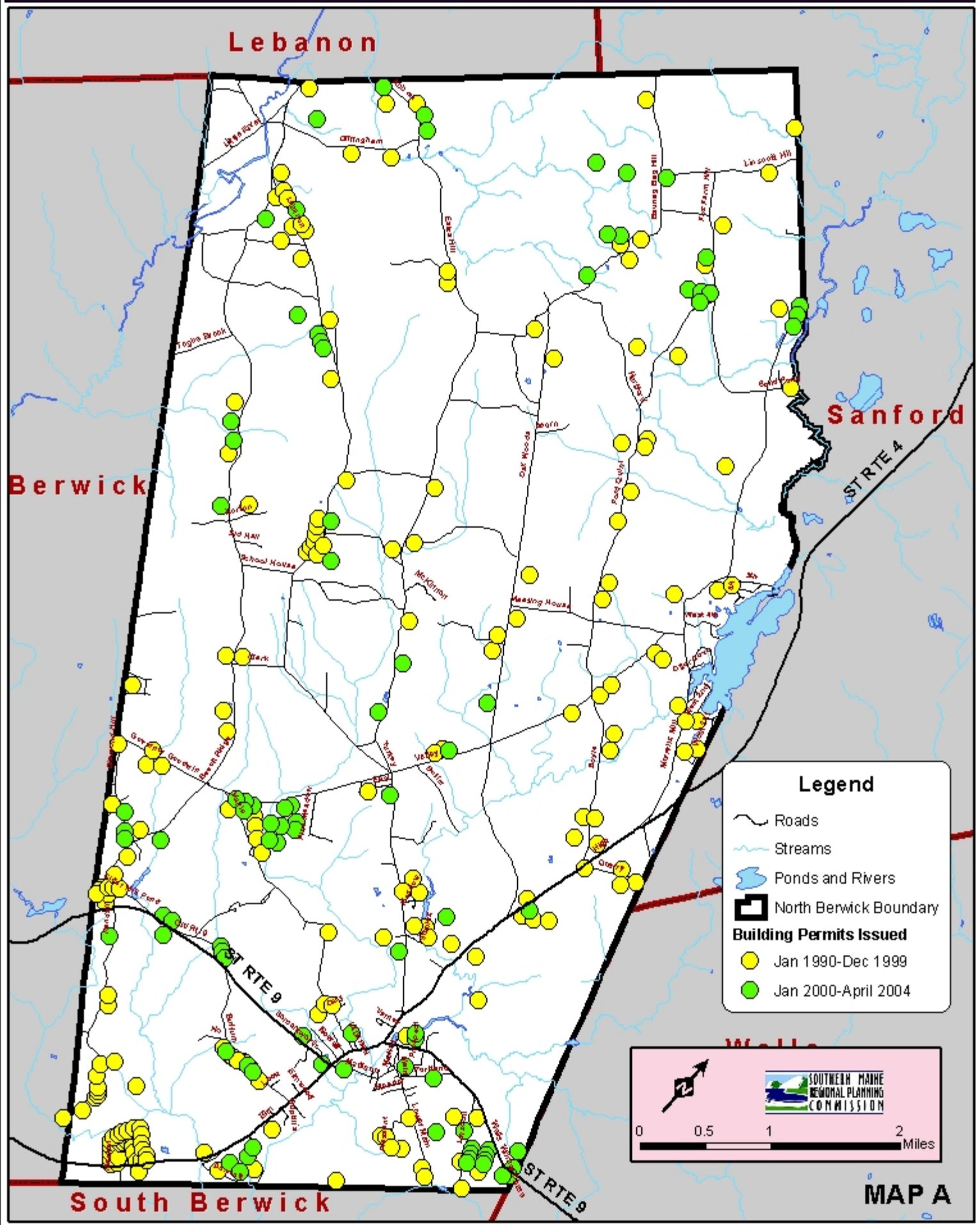
The preservation of open spaces for wildlife, and natural and scenic beauty was, and still is, very important to the Town. The Town has adopted an open space and recreation plan, and is one of only two towns in York County that charge an impact fee for future purchases of recreation and open space.

A rate of growth limit of 2.2% annually was established in the 1990 Plan, but it wasn't until 2001 that a rate of growth limit of 33 residential building permits per year went into effect. The Town has recently increased the limit to 39 permits per year, and has recently amended their land use ordinance to incorporate the growth rate, and to update the number of permits issued every 2 years.

An analysis of growth trends reveals several findings. The analysis of residential growth patterns from 1990-2000 shows that more growth occurred in the designated Growth areas than in the Rural areas; however since 2000 that trend has reversed (see Map A). If North Berwick were divided into thirds, the northern 2/3 of the town is the Rural area, which encompasses the Farm and Forest Zone, with the bottom 1/3 being the Growth area. A total of 292 permits were issued from January 1990-April, 2004. When the Town was considering adopting an annual building permit limit in 2000, an inventory of residential building permits was done for the time period 1990-2000. At that point 189 residential building permits were issued with 78 in the Rural area and 111 in the Growth area.

Another residential building permit inventory was done from 2001-April 2004. During that time period 103 residential building permits were issued, with 55 of those located in the Rural area, and 48 in the Growth area.

TOWN OF NORTH BERWICK  
BUILDING PERMITS ISSUED 1990-2004



In summary, 35.5% of all residential building permits that were issued in the past 13 years were in the Rural area, and 64.5% in the Growth area; however, since 2000 more residential building permits were issued in the Rural area than in the Growth area, which mirrors most towns in York County that are faced with a strong demand for large, rural lots. The challenge for the Town is to reverse this trend by implementing new policies to provide incentives for building in the Growth area and disincentives for building in the Rural area.

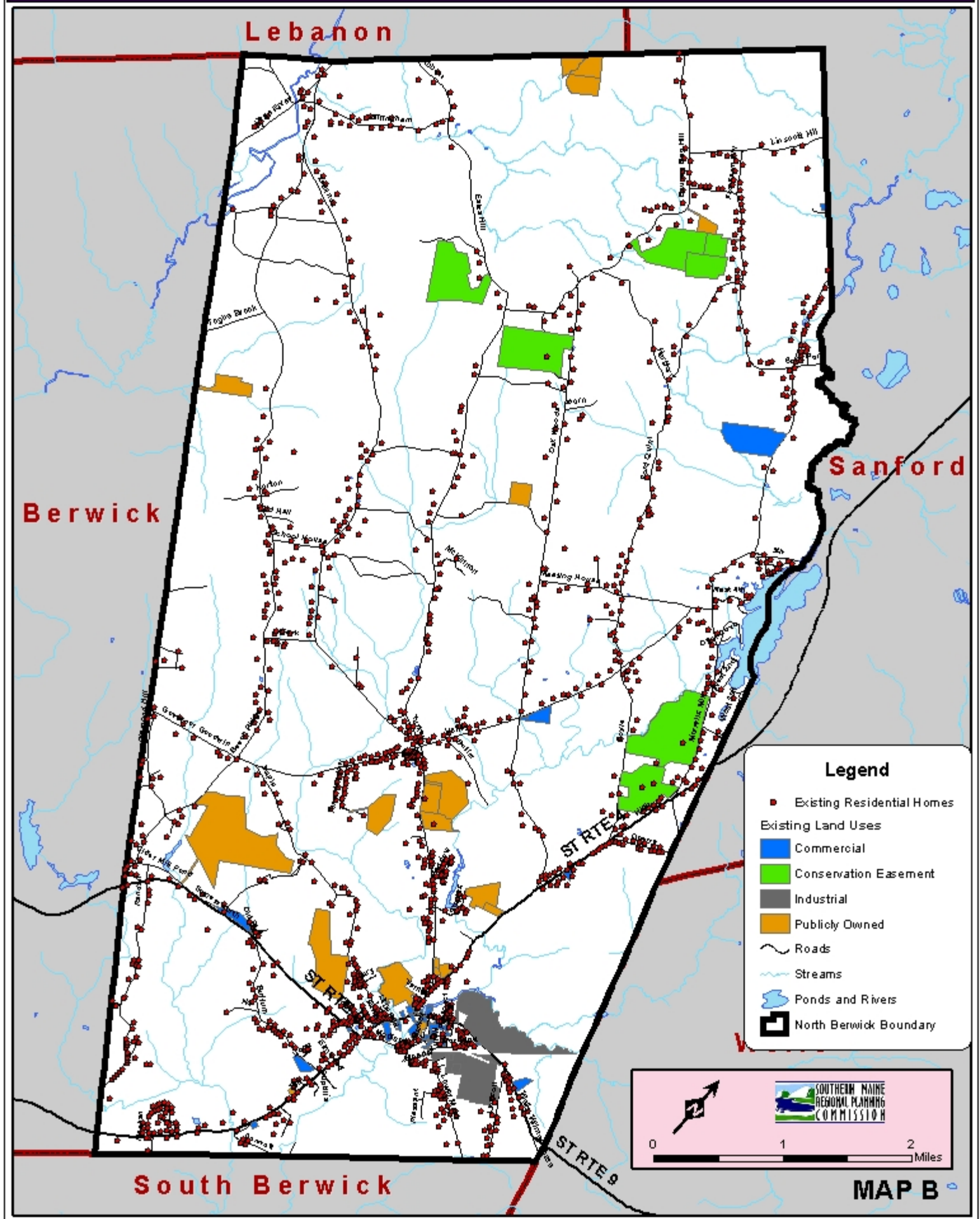
One of the keys to North Berwick's ability to continue or improve their current residential growth pattern is the expansion of the sewer system within the Growth area. This was an issue back in 1990 and is still a very prominent issue. Recently a 14-lot subdivision was proposed within the Growth area, within reach of the Sanitary District, but had poorly drained soils and wetlands. Initially the Sanitary District was unwilling to service the subdivision due to capacity limitations, but eventually agreed to provide service to some of the lots. A challenge that the town faces is that much of the sewer capacity is unused, but is in reserve for properties with capacity rights. The proposed subdivision is a great example of the limited ability that the Town's growth policies have to incentivise higher density development in the designated growth areas when they are restricted by the inability of the Sanitary District to serve new growth or expand capacity.

As seen in Map B and Map C, most of the commercial development is located in the village center, with some of it fronting along Routes 4 and 9 near the village center. Although there is some commercial development in North Berwick, the majority of North Berwick workers that work in town are employed at either Pratt & Whitney or Hussey Seating. Maps B and C show that these industrial uses are located near the village center.

To gauge the amount of growth that could occur in town, a first step is to look at lands that are not readily available for development. Map D shows that the town has approximately 3,390 acres in the Tree Growth Program, 583 acres that are publicly owned by either the Town or the MSAD 60 School District, and 525 acres in private conservation easement. The bulk of the Tree Growth lands lie in the northern rural area of town. Conservation easements have been established on and around Bauneg Beg Mountain and are managed by the Great Works Land Trust. The Great Works Land Trust also manages conservation easements on land that is part of the aquifer protection zone located south of Bauneg Beg Pond.

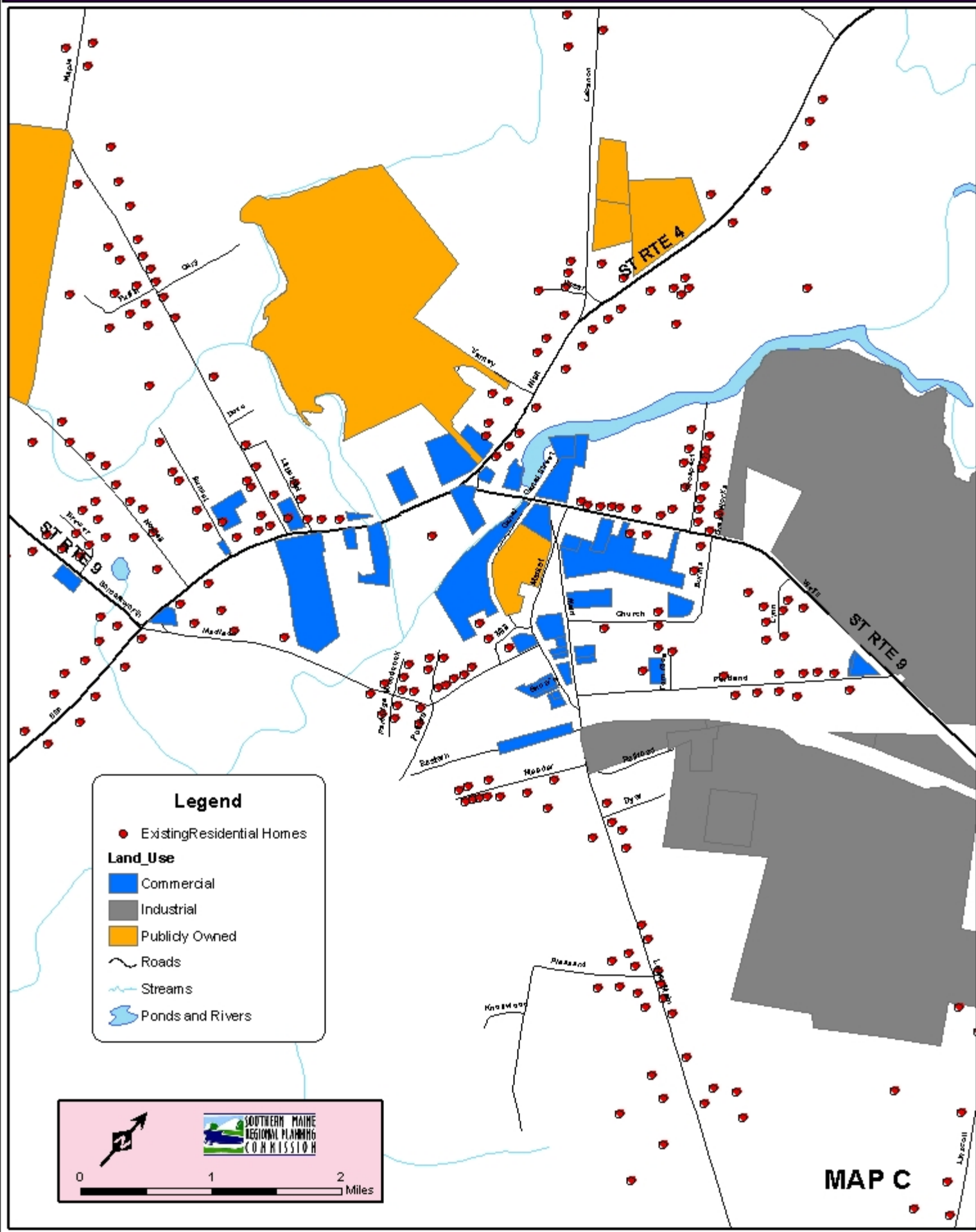
A critical component of land use and the potential location of future development is the developability of the town. Developability considerations include soils, slopes, wetlands, critical natural areas, developed areas, etc. SMRPC conducted a Land Use Suitability Analysis to determine areas in town that are most suitable for development. The Developable Lands Map (Map E) shows the lands in town that are suitable and readily available for development. The chart below summarizes North Berwick's growth potential (with an explanation of how the data was derived).

TOWN OF NORTH BERWICK  
EXISTING LAND USE

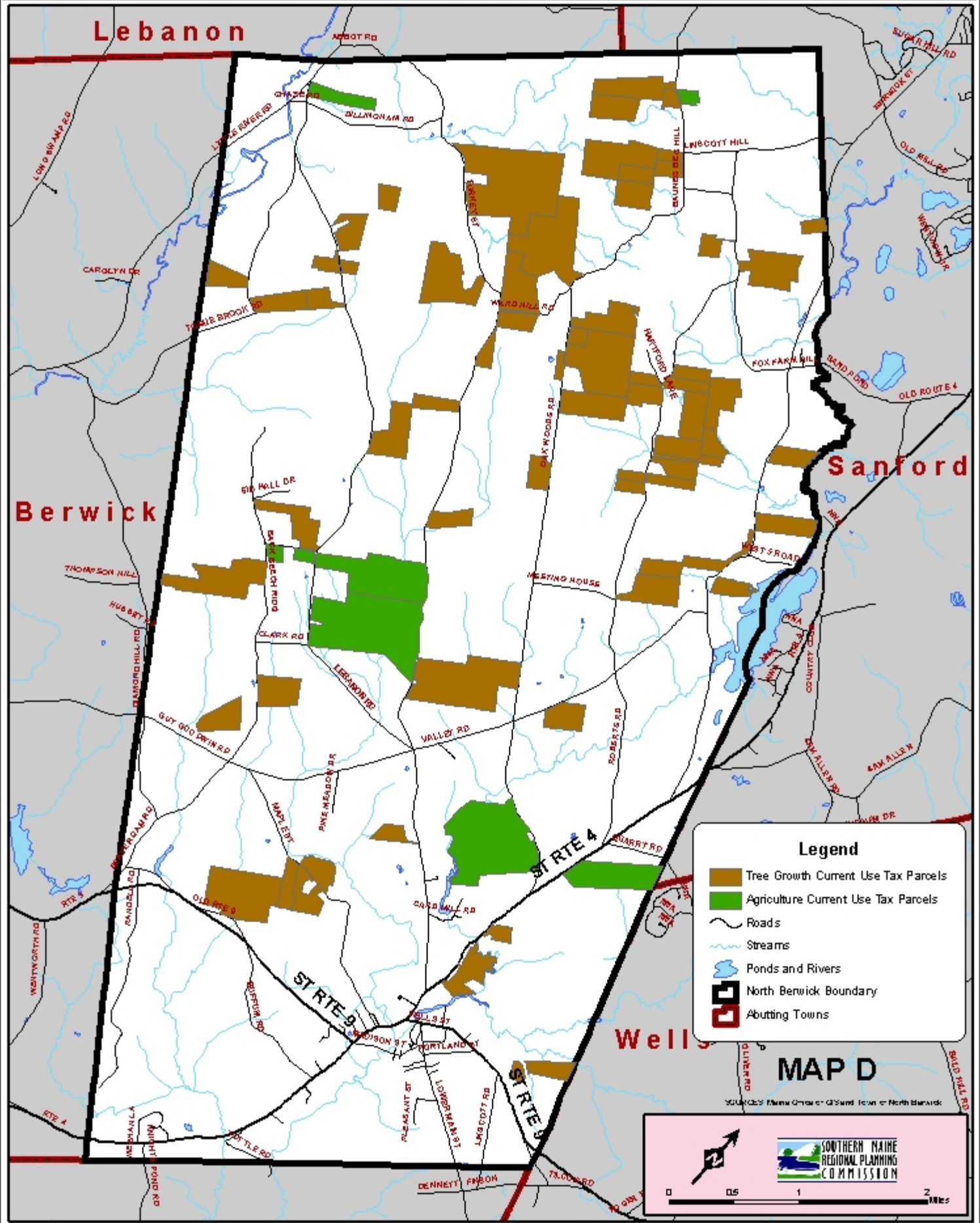




# TOWN OF NORTH BERWICK EXISTING LAND USE - VILLAGE CENTER



# TOWN OF NORTH BERWICK AGRICULTURE AND TREE GROWTH CURRENT USE TAX PARCELS





**TOWN OF NORTH BERWICK  
DEVELOPABLE LANDS**

**Lebanon**

**Berwick**

**Sanford**

**South Berwick**

**Legend**

- Roads
- Streams
- Ponds and Rivers
- Developable Land
- North Berwick Boundary

**Wells**



**MAP E**

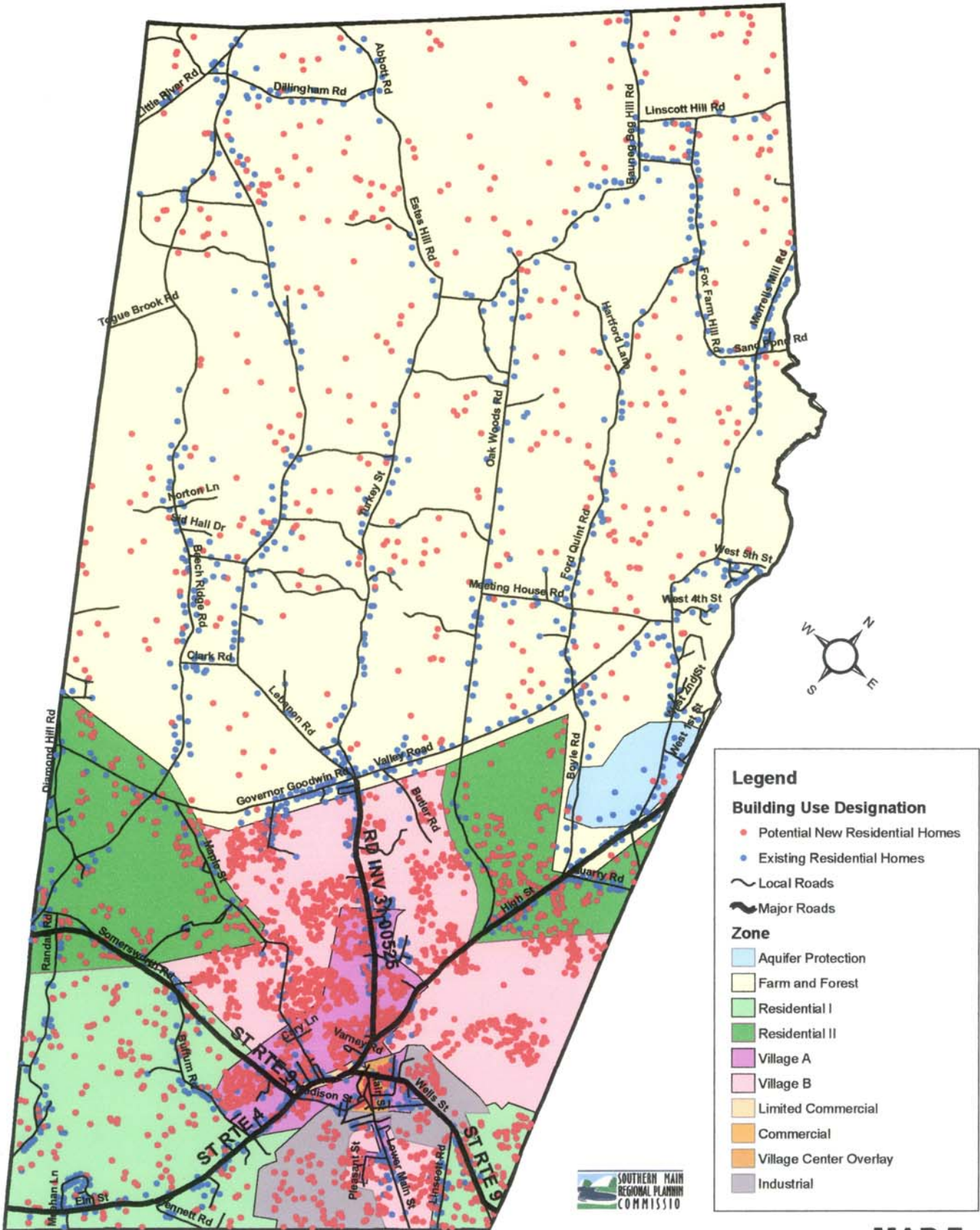
<b>DEVELOPABLE LANDS DATA</b>	
<b>Development Constraints:</b> Includes hydric soils, steep slopes, conservation lands, publicly owned lands, wetlands, floodplains, shoreland areas, Industrial Zone, and areas with existing dwellings. For the purposes of this analysis any existing dwelling in the Village Center, Commercial, Village A, B, or C overlay zoning districts was buffered with a 1 acre ring, all other districts with a 2 acre ring, and then those areas were considered undevelopable.	10,723 acres
<b>Developable Land:</b> Land remaining after all the above is mapped.	13,691 acres
<b>Town of North Berwick Acreage:</b> Note that discrepancies may result between the total acreage shown here and from other data sources including the town tax map and USGS maps.	24,414 acres

What this analysis shows, and what is illustrated on the following Map F, is that the town has approximately 13,691 acres of growth potential, which is more than half the town's total acreage. A further build-out analysis was done on the readily available developable land using CommunityViz build-out modeling software to determine how many more residential homes could potentially be built on developable land given current zoning standards.

The CommunityViz modeling software doesn't create lots, rather it places points at random geographical locations within the land that is developable, but also accounts for building separation, setbacks, and minimum lot size for each zone. The model also removes an additional 20% of developable land for purposes such as roads, odd shaped lots, public services, etc.



## NORTH BERWICK BUILD-OUT ANALYSIS



## MAP F

<b>BUILD-OUT ANALYSIS</b>				
	Existing Units*	Future Potential Units	Potential Total Units at Build Out	Potential Percentage Increase
Aquifer Protection	17	3	20	15%
Commercial	9	30	39	77%
Farm and Forest	642	385	1,027	37%
Limited Commercial	12	1	13	8%
Industrial	19	203	222	9%
Residential I	165	220	385	57%
Residential II	115	236	351	67%
Village A	225	325	550	59%
Village B	100	846	946	89%
Village Center Overlay	12	14	26	54%
<b>Total</b>	<b>1316</b>	<b>2263</b>	<b>3579</b>	

\*Note that the total number of units was may not exactly match tax assessing data records. This data derived for analysis purposes by digitizing from aerial orthophotography taken in the spring of 2003. Due to the quality of the photos smaller residential units such as mobile homes, multi-family units, and units covered by natural features may not have been accurately counted.

The data in the table above shows that the town has not even seen half of its development potential. All of the zoning districts, with the exception of the Limited Commercial and Aquifer Protection zones, have the potential to see an increase in over 35% more residential units, with the Village B zone having a potential for an almost 90% increase (if built at the minimum lot size). In the Village B zone there are relatively few existing homes, but there is an abundance of developable land to support future development.

The existing Farm and Forest zone can potentially support 385 additional homes, an increase of 37%. Since many in the town want to preserve the rural character of the town that is found throughout this area, consideration should be given to providing incentives for encouraging more growth to the southern portion of town, which is already designated a growth area in the existing comprehensive plan.

The area in the southwestern part of town bordered by Valley Rd. to the north, Oak Woods, Route 4 and Lower Main St. to the east, and the town borders to the south and west appear to be most suitable and appropriate for development growth in town. There are ample lands that are suitable for septic, few critical natural features, and access and proximity to Routes 9 and 4.

The town has not seen much commercial expansion since the adoption of the current comprehensive plan. An economic development committee was initially formed to help bring new businesses to the village center, but many businesses have come and gone, and the committee disbanded years ago. Kennebunk Savings Bank, Curves (an exercise facility) a coffee shop, and Dunkin Donuts are a few of the new entries to the village center. Resident survey results show a strong desire for a vibrant village center that will attract people from surrounding areas, but drive-thru restaurants and large retail stores are not highly regarded. A non-profit developer, the Caleb Foundation, is currently considering converting the abandoned downtown mill to a low-income senior housing complex.

Another issue that the town needs to address is the industrial development. Though the town's build-out analysis shows capacity for additional development, further site analyses may indicate physical constraints to development, or other factors may also restrict growth. North Berwick has proven itself, through Pratt & Whitney and Hussey Seating to be a desirable location for industrial/manufacturing uses, and for industrial/manufacturing employment. Proximity to I-95, access to Routes 9 and 4, and located between two large population centers – Portland, ME and Portsmouth, NH, and an educated workforce account for some of this desirability. The town resident's however, have so far not supported proposals for additional industrial zoning.

### **Summary Discussion**

Providing incentives to channel more growth from the existing Farm and Forest to the designated growth areas is an issue that the town must address to reverse the sprawl development pattern that is occurring in the Farm and Forest zone. Without sewer capacity to help focus growth the town needs to be creative as it seeks to guide growth. The town's existing growth cap, while providing a limit on overall growth, does not guide growth. It also appears that as road frontage is build out more development may take place on back lands and off rights-of-way. This has implications for emergency services and future town road decisions. Increasing industrial and commercial development to help carry the town's tax burden should also have a renewed focus. These issues will be discussed more fully in the Goals and Policies section for land use.

## **LAND USE POLICIES**

### **State Goals:**

**To encourage orderly growth and development in appropriate areas of each community and region while protecting the State's rural character, making efficient use of public services and preventing development sprawl.**

### **North Berwick Goals -- Vision for our town:**

**The natural character and rural setting of the community continues to be the reason most people live here and is what draws more people to it. We are proud of our livable village community, lovely scenery, and wonderful recreational opportunities, well supported by the town. The community wants the village itself to be vibrant with a mix of retail, cultural and community services. The town should support organic farming, low-impact forestry, ecologically sound industries and outdoor recreation and tourism businesses that support but do not overpower the town's historical and rural character.**

### **What We Have Now:**

The natural character and rural setting of the community continues to be the reason most people live here and is what draws more people to it. The 1990 comprehensive planning committee found this to be true, and our community surveys, and visioning sessions held in town in 2006 confirm this fact. For instance, in a mailed, written survey, 86% of the respondents either strongly agreed or agreed that our town should actively protect our large open spaces, farms and forests. At the 175<sup>th</sup> anniversary celebration for the town, 102 people visited the booth and responded to a survey, which included this statement: Farm-forest areas should be converted to residential development: 102 people – 100% of those surveyed, said “no!”

With this in mind the traditional New England pattern of a compact village settlement surrounded by moderate density housing with larger lots and farm areas beyond, continue to make sense for this community.

In 1974, when zoning was formally adopted in N. Berwick, this logic was followed. Unforeseen at that time, the majority of all new housing starts from 1974 to 1990 were in the farm and forest area. This trend resulted in development of irreplaceable pasture and woodland and spread the need for school bus service and rescue services to the limits of the town boundaries. The 1990 comprehensive plan tried to encourage more orderly growth by additional land use zones.

As a result of that plan, the town center begins with a village center overlay district, created to protect the historic character of the village, allowing for mixed uses and high-density use of the historic buildings. This is adjacent to the commercial zone in town and the industrial district. An affordable housing overlay district is part of the town center as

well. Surrounding this center is the area deemed the growth section of town, rezoned as a result of the last comprehensive plan. Village A, B and Residential I are all zoned for one acre or less.

Each of these areas still hold much potential for current development, with Village A still allowing for 68% maximum build-out, Village B, allowing for 89% maximum build-out, and Residential I allowing for 74% additional units. For this reason, the comprehensive planning committee felt the growth area is sufficiently large. The transitional area is zoned for two acres and also can allow 71% more units than currently exists. Again, the current comprehensive planning committee felt this could easily support development for the next 10 years.

Perhaps as a result of the changes undertaken due to the 1990 plan, residential growth patterns from 1990-2004 shows that more growth occurred in the designated growth areas than in the rural areas; however since 2000 that trend has again reversed (see Map A).

Like other towns before it, N. Berwick is adding a critical rural zone to its land use districts in response to the continued erosion of the farm and forest area (see Future Land Use Plan). This zone is created to further protect the rural nature of town. The line was drawn to include most of the large, unfragmented forest blocks remaining, the habitat for wildlife and endangered plant species, and the Maine Natural Areas Program Focus Area, which occurs in the northeast section of town. The previous comprehensive plan suggested a ten-acre zoning minimum for this area, but by requiring clustering for all future subdivision development in this area, 6-acre minimum lot sizes will be suitable.

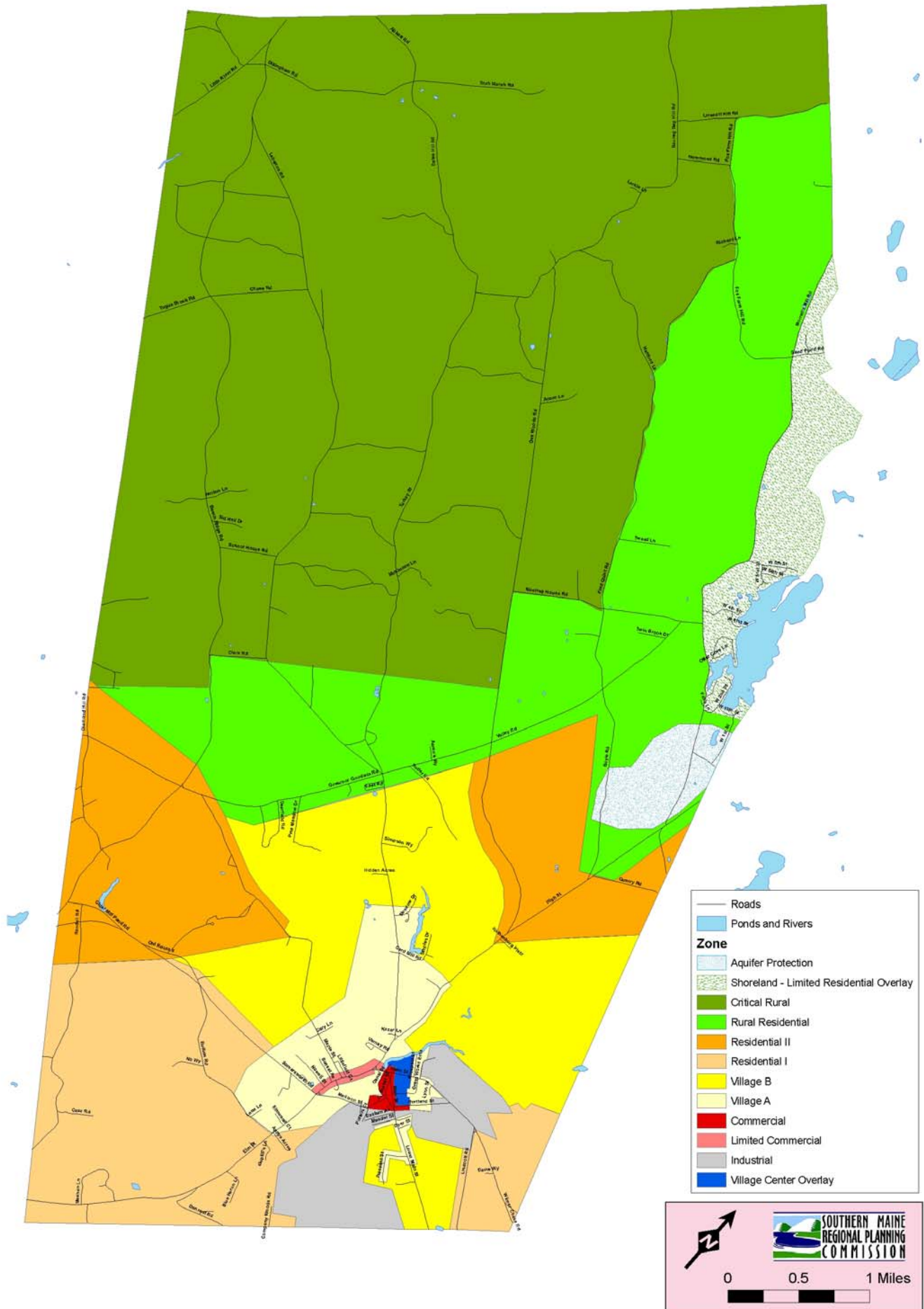
The portion of the existing farm and forest zone that is not part of the proposed critical rural area will be renamed to rural residential and will take on the characteristics of the existing farm and forest district.

However, it is clear from the results of the last few years that protection of the undeveloped areas needs more than zoning changes. This new plan hopes to protect the rural areas by implementing new policies to provide incentives for building in the growth area and disincentives for building in the rural area. Re-zoning alone is not enough to re-focus growth to the areas closer to the center of town.

Increasing industrial and commercial development to help carry the town's tax burden should also have a renewed focus. Again, since, only 9% of the town zoned industrial is being used, the solution seems to lie in how to better develop this area rather than changing substantially the zoning.



# TOWN OF NORTH BERWICK FUTURE LAND USE





Land use in the commercial and industrial areas:

**Policy #1:**

**The village needs to retain its own unique, historical, New England character rather than looking like AnyWhere USA**

Action: Amend land use ordinance to restrict franchise drive-thru restaurants.

Action: Amend land use ordinance to restrict large-scale “box store” retail development.

Action: Explore the requirement to have any in-town development to retain the architectural ingredients of New England villages, with particular attention to building materials, height restrictions and roof designs center. (This “in-town area” includes the commercial, limited commercial, the historical and affordable housing overlay districts, and those parts of Village A that are bounded by Madison Street, Rt. 4 and the commercial zone, and Rt. 9, both sides of Portland Street, the Great Works River and the industrial zone).

Action: Review commercial zoning regulations and revise to include historical zoning overlay multi-use allowances and special protections for historical buildings within the commercial zone.

**Policy #2:**

**Commercial development in keeping with a village character should be highly encouraged. The town needs to promote a “critical mass” destination downtown, to which people drive, where they park and then walk among businesses and leisure/recreation/entertainment activities. This demands an aesthetically pleasing environment, pedestrian - oriented lighting and walkways, and sufficient commercial and retail activity to give people reason both to stop and to stay.**

Action: Review building ordinances to streamline development or re-development in the commercial and industrial zones.

Action: Any residential development occurring with commercial enterprises(s) that are redeveloping existing buildings can be excluded from the differential growth cap but not from the yearly cap for the entire town.

Action: Work with individual landowners to determine which buildings can be registered with the National Register of Historic Places; possibly grouping applications for submission. For buildings so registered the town could waive density requirements and parking requirements as long as other parking is available.

Action: Explore installing signs where public parking is available.

Action: Explore adding pedestrian height lights in the old gaslight style in the commercial area of town up to and including the area on Wells Street from Hurd Manor down to the post office and the large triangle of Main and Market.

Action: Establish a sidewalk capital improvement program that creates new sidewalks and improves current ones so that two people can easily walk abreast (see sidewalk map for specific suggestions).

Action: The triangle park facing Wells Street should continue to include flowering plants to draw the eye.

Action: The old light at the Ogunquit Rd. entrance to town should be expanded and improved with flowering plants or other visually attractive materials to create a pleasant entrance to town

Action: Bridges and areas with large amounts of asphalt such as the parking area behind Cumberland Farms could be visually improved with flowers or other landscaped buffers

### **Policy #3:**

**Use the areas currently designated for industry and commerce by working proactively with property owners to better use the land.**

Action: A list of current landowners in the industrial and commercial areas should be kept updated to facilitate negotiation for new development.

Action: If, in the long term, additional land is needed for industrial or commercial purposes, such expansion and development should only occur in tandem with large-scale set-asides for parks and conservation land. Any new industry or commerce should be located adjacent to current industrial and business zones to avoid industrial sprawl and the gutting of the commercial center of town. This expansion would logically belong on the portions of state roads Rt. 4 or 9 that are closest to US 95, heading towards Wells or Sanford.

Action: Any expanded commercial or industrial development should be set back from the roads in a compact way, avoiding strip development.

Action: A reestablished economic development committee would have primary responsibility along with the town manager, to fulfill the strategies of those policies relating to downtown economic, community and cultural development. There has been a volunteer economic committee in the past that has faltered and disappeared, unable to sustain their efforts due to the long-term nature of these strategies. The advisor would report to the committee. The committee would report to the selectmen. (See the economy and cultural, historical and archaeological policies for more details.)

## **Land Use in Residential areas:**

### **Policy #1:**

**Facilitate development in the designated growth areas: Village A, B, and Residential I, rather than in the currently zoned ‘farm and forest’ and proposed ‘critical rural’ and ‘rural residential’ areas. The growth areas are those zoned areas into which 50% of future growth and development shall be directed.**

Action: Explore the Creation of an annual differential growth cap, which promotes more development in the growth area.

Action: Work with the Sanitary District to expand public sewer services to accommodate growth in any residential area zoned one acre or less.

### **Policy #2:**

**Encourage compact, efficient development patterns and discourage development sprawl and strip development.**

Action: Cul-de-sacs should be allowed in village A and B to help efficiently use back lots.

Action: Cluster housing may be required in any sub-division developed in an area zoned 3/4 acre or more.

### **Policy #3:**

**While growth is most efficient when close together, humans also need a sense of space and privacy.**

Action: Review residential setbacks in the downtown & growth areas to provide for this.

Action: Look for other ways to create a sense of beauty and community within these neighborhoods.

**Policy #4: As the immediate downtown area and the growth area of town should remain attractive and desirable places to live, the comprehensive planning committee highly recommends the following actions in these areas:**

Action: Explore the creation a dog park.

Action: Maintain biker friendly roads and signage.

Action: Explore the creation of a river walk along both Great Works and the Neotaquet Rivers with public canoe access and easements for launching; the dam on Wells St. or the bridges on Elm or Madison are likely launching areas.

#### **Policy #5:**

**The transitional areas: the land area zoned residential II is identified as suitable for a share of projected residential development but it is not intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area. While the transitional zone is an important area for our residential growth, we still wish to promote a sense of space and beauty.**

Action: Review zoning ordinances that relate to the Residential II area to increase and protect a sense of space & privacy, including review of setbacks.

Action: Limit strip development along roads in transitional areas through access management, minimum frontage requirements and other techniques.

Action: Cluster housing in sub-divisions should be required in this zone.

Action: Sub-divisions should continue to be restricted to paved roads.

#### **Policy #6:**

**Provide more protection to rural areas to protect for the long-term important natural features, large blocks of unfragmented habitat and opens space, and scenic lands from incompatible development.**

Action: Explore the Development of a critical rural zone with six acre zoning that includes the entire Bauneg Beg MNAP focus area, a resource protection zone, wetlands, and Beginning with Habitat inland waterfowl and wading bird habitat, deer wintering areas, and a large undeveloped blocks. This critical rural area may include agricultural, forest and lands important to the local or regional natural resource-based economy including working farms, wood lots, properties in state current use tax programs, in places where few working farms or wood lots remain, prime agriculture and forestry soils, and unfragmented habitat. Our previous comprehensive plan suggested a ten acre zoning minimum for such areas. We recommend a minimum of 6 acres. Development standards in this area should be at least as strict as those in the proposed rural residential district.

Action: Explore the Development of a rural residential district that is similar in density requirements to the existing Farm and Forest district.

Action: Explore the requirement that cluster development in subdivisions in all of proposed rural residential and critical rural areas to help maintain large blocks of unfragmented habitat.

Action: Standards should be developed in proposed rural residential and critical rural areas to ensure that the level and type of development in rural areas shall be compatible with the rural character and shall not encourage strip development along roads.

Action: Sub-divisions should continue to be restricted to paved roads.

Action: No sub-division should continue build more than six units a year in the proposed rural residential and critical rural areas.

Action: Create a conservation committee to actively work with local land trusts and developers to identify potential areas for conservation land and create conservation easements throughout town. Priorities for the conservation committee and the town repeatedly mentioned in the 2006 town visioning session include preserving the view of Mt. A coming into town from So. Berwick, the sheep farm behind the Hurd School, and the Bauneg Beg/Stubb Marsh area. There has been a volunteer conversation committee in the past that has faltered and disappeared, unable to sustain their efforts due to the long-term nature of these strategies. The conservation committee reports to the selectmen. Other duties of the conservation committee have been outlined in the natural resources section.

Action: Explore the promotion of a large conservation recreational area in the Bauneg Beg/Stubb Marsh area.

Action: The conservation committee should pinpoint important scenic corridors, ridgelines and gravel roads; create development standards for scenic corridors, along ridgelines or rural roads. Some of these areas can become crucial linking trails to future recreational areas in our critical rural zone – areas suitable for cross-country skiing, snowshoeing, horseback riding, hiking, etc.

Action: Town owned properties in the proposed rural residential and critical rural areas acquired through tax delinquency should be considered for conservation, open space or recreation purposes, or proceeds from the sale of the property could go toward acquiring these types of properties.

Action: Periodically notify property owners of 20 or more acres of vacant land to consider tree growth, agricultural, or open space tax incentive programs, and offer to assist with applications.

Action: Explore the Creation of a Development Transfer Overlay District, which allows for increased density within the growth areas connected to public water. For every unit above the allowed density a fee will be charged, which will be put in an account to go towards purchasing land or development rights for open space, conservation or recreation similar to Gorham, Maine. The committee suggest this occur in the areas zoned Village A and B.

## LAND USE IMPLEMENTATION STRATEGIES

<b>Land Use Policies</b>	<b><u>Responsible Party</u></b>	<b><u>Priority</u></b>	<b><u>Time Frame</u></b>
<p><b>Policy #1: The village needs to retain its own unique, historical, New England character rather than looking like AnyWhere USA.</b></p> <p>Action: Amend land use ordinance to restrict franchise drive-thru restaurants.</p> <p>Action: Amend land use ordinance to restrict large-scale “box store” retail development.</p> <p>Action: Explore the creation of an annual differential growth cap, which promotes more development in the growth area.</p> <p>Action: Review commercial zoning regulations and revise as necessary to include historical zoning overly multi-use allowances and special protections for historical buildings within the commercial zone.</p>	<p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p> <p>Planning Board</p>	<p>High</p> <p>High</p> <p>High</p> <p>Medium</p>	<p>1 – 3 Years</p> <p>1 – 3 Years</p> <p>1 – 3 Years</p> <p>4 – 7 Years</p>
<p><b>Policy #2: Commercial development in keeping with a village character should be highly encouraged. The town needs to promote a “critical mass” destination downtown, to which people drive, where they park and then walk among businesses and leisure, recreation, and entertainment activities. This demands an aesthetically pleasing environment, pedestrian - oriented lighting and walkways, and sufficient commercial and retail activity to give people reason both to stop and to stay.</b></p> <p>Action: Review building ordinances to streamline development or re-development in the commercial and industrial zones.</p>	<p>Planning Board</p>	<p>Medium</p>	<p>4 – 7 Years</p>

Action: Any residential development occurring with commercial enterprises(s) that are redeveloping existing buildings can be excluded from the differential growth cap but not from the yearly cap for the entire town.	Planning Board	High	1 – 3 Years
Action: Work with individual landowners to determine which buildings can be registered with the National Register of Historic Places; possibly grouping applications for submission. For buildings so registered in the village the town could waive density requirements and parking requirements as long as other parking is available.	Historical Society	High	1 – 3 Years
Action: Explore installing signs where public parking is available.	Town Manager	Medium	4 – 7 Years
Action: Explore adding pedestrian height lights in the old gaslight style in the commercial area of town up to and including the area on Wells Street from Hurd Manor down to the post office and the large triangle of Main and Market.	Board of Selectmen	Low	8 - 10 Years
Action: Establish a sidewalk capital improvement program that creates new sidewalks and improves current ones so that two people can easily walk abreast (see sidewalk map for specific suggestions).	Board of Selectmen	High	1 – 3 Years
Action: The triangle park facing Wells Street should continue to include flowering plants to draw the eye.	Parks and Recreation	Medium	Yearly
Action: The old light at the Ogunquit Rd. entrance to town should be expanded and improved with flowering plants or other visually attractive materials to create a pleasant entrance to town	Board of Selectmen/Parks & Recreation	Medium	4 – 7 Years



<p>Action: Bridges and areas with large amounts of asphalt such as the parking area behind Cumberland Farms could be visually improved with flowers or other landscaped buffers.</p> <p><b>Policy #3: Use the areas currently designated for industry and commerce by working pro-actively with property owners to better use the land.</b></p>	Parks and Recreation	Medium	4 – 7 Years
<p>Action: A list of current landowners in the industrial and commercial areas should be kept updated to facilitate negotiation for new development.</p>	Economic Development Committee	Medium	4 – 7 Years
<p>Action: If, in the long term, additional land is needed for light industrial or commercial purposes, such expansion and development should occur in tandem with large-scale set-asides for parks and conservation land. Any new industry or commerce should be located adjacent to current industrial and business zones to avoid industrial sprawl and the gutting of the commercial center of town. This expansion would logically belong on the portions of state roads Rt. 4 or 9 that are closest to US 95, heading towards Wells or Sanford.</p>	Planning Board	Low	8 – 10 Years
<p>Action: Any expanded commercial or light industrial development should be set back from the roads in a compact way, avoiding strip development.</p>	Planning Board	Low	8 – 10 Years
<p>Action: A re-established economic development committee would have primary responsibility along with the town manager, to fulfill the strategies of those policies relating to downtown community and cultural development.</p>	Board of Selectmen	Medium	4 – 7 Years

<p><b>Land Use in Residential areas:</b></p> <p><b>Policy #1: Facilitate development in the designated growth areas: Village A, B, and Residential I, rather than in the currently zoned ‘farm and forest’ and proposed ‘critical rural’ and ‘rural residential’ areas. The growth areas are those zoned areas into which 50% of future growth and development shall be directed.</b></p> <p>Action: Explore the creation of an annual differential growth cap, which promotes more development in the growth area.</p> <p>Action: Work with the Sanitary District to expand public sewer services to accommodate growth in any residential area zoned one acre or less.</p> <p><b>Policy #2: Encourage compact, efficient development patterns and discourage development sprawl and strip development.</b></p> <p>Action: Research and implement ways to efficiently use back lots in village A and B, including the possibility of cul-de-sacs.</p> <p>Action: Cluster housing may be required in any sub-division developed in an area zoned 3/4 acre or more.</p> <p><b>Policy #3: While growth is most efficient when close together, humans also need a sense of space and privacy.</b></p> <p>Action: Review residential setbacks in the downtown &amp; growth areas to provide for this.</p> <p>Action: Look for other ways to create a sense of beauty and community within these neighborhoods.</p>	Planning Board	High	1 – 3 Years
	Board of Selectmen	Medium	4 – 7 Years
	Planning Board	Medium	4 – 7 Years
	Planning Board	Medium	4 – 7 Years
	Planning Board	Medium	1 – 3 Years
	Economic Development Committee	Medium	Yearly

<p><b>Policy #4: As the immediate downtown area and the growth area of town should remain attractive and desirable places to live, the comprehensive planning committee highly recommends the following actions in these areas:</b></p> <p>Action: Explore the creation of a dog park.</p> <p>Action: Maintain biker friendly roads and signage.</p> <p>Action: Explore the creation of a river walk along both Great Works and the Neotaquet Rivers with public canoe access and easements for launching; the dam on Wells St or the bridges on Elm or Madison are likely launching areas.</p>	Board of Selectmen	Low	8 – 10 Years
	Public Works	Medium	4 – 7 Years
	Board of Selectmen/Parks & Recreation	Medium	4 – 7 Years
<p><b>Policy #5: The transitional areas --the land area zoned residential II -- is identified as suitable for a share of projected residential development but it is not intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area. While the transitional zone is an important area for our residential growth, we still wish to promote a sense of space and beauty.</b></p> <p>Action: Review zoning ordinances to ensure this policy is well carried out, including review of setbacks.</p> <p>Action: Limit strip development along roads in transitional areas through access management, minimum frontage requirements and other techniques.</p> <p>Action: Cluster housing in sub-divisions may be required in this zone.</p>	Planning Board	Medium	4 – 7 Years
	Planning Board	Medium	4 – 7 Years
	Planning Board	High	1 – 3 Years

<p>Action: Sub-divisions should continue to be restricted to paved roads.</p> <p><b>Policy #6: Provide more protection to rural areas to protect for the long-term important natural features, large blocks of unfragmented habitat and opens space, and scenic lands from incompatible development.</b></p>	Planning Board	High	1 – 3 Years
<p>Action: : Explore the creation of a critical rural zone with six acre zoning. Development standards in this area should be at least as strict as those in the rest of farm and forest. (See map).</p>	Planning Board	High	1 – 3 Years
<p>Action: Explore the development of a rural residential district that is similar in density requirements to the existing Farm and Forest district.</p>	Planning Board	High	1 – 3 Years
<p>Action: Explore the requirement that cluster development in subdivisions in all of proposed rural residential and critical rural areas to help maintain large blocks of unfragmented habitat.</p>	Planning Board	High	1 – 3 Years
<p>Action: Standards should be developed in farm and forest and critical rural areas to ensure that the level and type of development in rural areas shall be compatible with the rural character and shall not encourage strip development along roads.</p>	Planning Board	High	1 – 3 Years
<p>Action: Sub-divisions should continue to be restricted to paved roads.</p>	Planning Board	High	1 – 3 Years
<p>Action: No sub-division should continue to build more than six units a year in the areas zoned rural residential or critically rural.</p>	Planning Board	High	1 – 3 Years

Action: Create a conservation committee to actively work with local land trusts and developers to seek out conservation easements throughout town and to oversee the completion of all the above strategies.	Board of Selectmen	High	<u>1 – 3 Years</u>
Action: Explore the promotion of a large conservation recreational area in the Bauneg Beg/Stubb Marsh area.	Conservation Committee	Medium	4 – 7 Years
Action: The conservation committee should pinpoint important scenic corridors, ridgelines and gravel roads; create development standards for scenic corridors, along ridgelines or rural roads. Some of these areas can become crucial linking trails to future recreational areas in our critical rural zone – areas suitable for cross-country skiing, snowshoeing, horseback riding, hiking, etc.	Conservation Committee	High	1 – 3 Years
Action: Town owned properties acquired through tax delinquency should be considered for conservation, open space or recreation purposes, or proceeds from the sale of the property could go toward acquiring these types of properties.	Board of Selectmen	Medium	On-going
Action: Periodically notify property owners of 20 or more acres of vacant land to consider tree growth, agricultural, or open space tax incentive programs, and offer to assist with applications.	Town Manager	Medium	On-going
Action: Explore the creation of a Development Transfer Overlay District, which allows for increased density within the growth areas connected to public water. For every unit above the allowed density a fee will be charged, which will be put in an account to go towards purchasing land or development rights for open space, conservation or recreation similar to Gorham, Maine. The committee suggests this occur in the zones Village A & B.	Planning Board	Medium	4 – 7 Years

