



TOWN OF NORRIDGEWOCK

Comprehensive Plan

Adopted
March 3rd

February, 1997



Table of Contents

Introduction

Summary

1.	History of Norridgewock	1
2.	Norridgewock's People	4
3.	Housing	13
4.	Archeological & Historic Resources	25
5.	Recreation	33
6.	Natural Resources	44
7.	Public Services	62
8.	Transportation	68
9.	Economy	78
10.	Land Use	90
11.	Fiscal Capacity	105
12.	Policies & Implementation Strategies	114

Appendix A Public Opinion Survey

Appendix B 1988 Comprehensive Plan Summary

Appendix C Maps

Index for Comprehensive Plan

Town of Norridgewock

The following index indicates of where the proposed plan addressed requirements of the Growth Management Program (30-A M.R.S.A. Section 4326).

Requirements	Pages
1. Inventory and Analysis Section	
A. Population	4-12
B. Economy	78-89
C. Housing	13-24
D. Transportation	68-77
E. Public Facilities	34,35, 62-67
F. Recreation	33-42
G. Marine Resources	N/A
H. Water Resources	50, 56-61
I. Critical Natural Resources	44-56
J. Historic and Archeological Resources	25-32
K. Land Use	45-50 55-56
	90-103
L. Fiscal Capacity	105-113
M. Capital Investment Plan	111-112
2. Policy Development Section	
A. Orderly Growth & Development	98-103 125-126
B. Public Facilities	119-123 124
C. Economic Climate	123-124
D. Affordable Housing	21-24 114-115
E. Water Resources	118-119 125-126
F. Critical Natural Resources	118-119
G. Agriculture and Forestry	118-119
H. Historic and Archeological	115-116
I. Recreation	116-117
J. Capital Investment Plan	120
3. Land Use Plan/Growth & Rural Areas	97-103 114
	125-126

4. Implementation Strategy Section

A.	Affordable Housing	114-115
B.	Public Services	119-124
C.	Historic and Archeological Resources	115-116
D.	Recreation	116-117
E.	Agriculture and Forestry	118-119
F.	Water Resources	118-119
G.	Critical Natural Resources	118-119
H.	Land Use Strategy	
	Timely Procedures for Growth Areas	125-126
	Natural Hazard Protection	118-119 125-126
	Discouragement of Development in Rural Areas	100-102 114 125-126
	Coordination of Shared Facilities	39-42 58-59 63 115 116 117 118 120 121-124

5. Regional Coordination Program

35-42 63 76
115-117 120-124

List of Tables, Charts and Maps

Title	Page
Norridgewock's Population and other Towns	4
Norridgewock's Population Trends	5
Norridgewock Migration Patterns	8
Household Size Changes	8
Population Age	10
Median Age	10
Population Projection Summary	12
Building Permit Activity, 1986-1996	13
Types of Housing Units	14
Year Structures were Built	15
Heating System Types	15
General Housing Data	16
Owner Occupied Housing Data	16
Owner Occupied Housing Valuation	17
Rental Housing Data	17
Household and Income Data	18
Mobile Home Age Table	19
Mobile Home Values	20
Mobile Home Density Comparison	21
Affordable Housing Table	22
1995 Housing Sales	23
Historic Property Map	31
Parks and Recreation Facilities Comparison	33
Regional Recreational Facilities Map	37
Recreational Participation Rates	38
Snowmobile Trail Map	40
Soils Table	47
Wildlife Habitat Map	52
Unique Areas and Rare Plants	53
Road Status Table	69
Annual Average Daily Traffic Volume	73
Accident Summary	74
Bridge Location and Condition	75
Educational Attainment	79
School Enrollment	79
Employed Person by Occupation	80
Employed Person by Industry	80
Employment by Class	81
Commuting Patterns for Norridgewock Workers	81

Commuting Patterns for People Working in Town	82
General Labor Force Information	83
General Commuting Information	84
Household Income	84
Income Type	84
Poverty Status	85
Regional Income and labor Force Information	86
New Construction Map 1986-1996	92
Existing Neighborhood Map	95
Taxable Property and Local Tax Rate	106
Valuation Increase and New Tax Amounts	106
Municipal Revenue	107
Revenue Changes	107
Host Revenue Payment	108
Municipal Expenditures	108
Capital Reserve Accounts	109
Debt Summary	110
Town Comparison Table	111
Capital Investment Plan	112

INTRODUCTION

Role of the Comprehensive Plan

The Comprehensive Plan is a guide for managing change within the community for the next ten years. The Plan is an expression of the community's vision for its future and it provides a framework for future policy decisions. It also provides a great deal of information about the Town and lays out the legal foundation for the Town's land use laws.

The goal of the Plan is not to predict the future. The Planning process is designed to inventory and analyze the present conditions within the community. This analysis is then reviewed in the context of both state and local planning goals, and finally, specific recommendations in the form of policies and implementation strategies are developed. The specific policies are assigned to a particular group such as the Selectmen or Planning Board to carry out, according to a suggested time schedule.

The Comprehensive Plan is not the end of the planning process but just the beginning. The local committees assigned to carry out the Plan will take the policies and further refine them to make them responsive to the ever changing needs of the community. It is important to note that the Plan is not an ordinance, nor a law of any kind. It is an advisory document that will form the basis of the Town's land use laws and future policy decisions. Any revised or new land use laws and new Town policies will, as always, be placed on a Town Meeting Warrant for the Voters consideration.

Past Planning Activities

The 1997 Comprehensive Plan builds upon the foundation established by the 1988 Comprehensive Plan written by the Planning Board. Some notable achievements of the 1988 Plan include the following: construction of a new Town Office, construction of a Sewer Treatment Facility, installation of sewer lines in the downtown area, Community Development Block Grant Funds for Housing and Downtown Improvements and the development of a Host Agreement with Waste Management of Maine. A summary of the status of the 1988 Plan's Policies is contained in Appendix B of the Plan.

Planning Process

In 1995 the Board of Selectmen created the Comprehensive Plan Committee to oversee the development of a new Comprehensive Plan. The Town accepted a Planning Grant from the State Planning Office to develop the Plan and chose the Kennebec Valley Council of Governments to serve as its planning consultants.

Organization of the Plan

The Comprehensive Plan consists of the following parts:

- An inventory and analysis section that contains background data on a variety of subjects and a discussion of some issues relating to these areas.
- Policies and Implementation Strategies that include goals and a schedule for implementing the recommendations of the Plan.
- Appendices that include a summary of the Public Opinion Survey, summary of the 1988 Plan and various maps.

The Plan also contains Land Use Section that establishes recommendations to guide future land use within the Town. A General Land Use Map is included that shows the proposed future land use districts.

Acknowledgements

The Norridgewock Comprehensive Plan Committee would like to thank the Selectmen for their support of this planning effort, as well as the Town Manager Faye Stevens, Code Enforcement Officer Carl Blanchet, and the Committee's Recorder Paula Plourde. Special thanks are also extended to all department heads and others who provided information for the Plan. Lastly, the Committee would like to thank all those citizens who provided input into the planning process through participation at meetings and the public survey.

Comprehensive Plan Committee Members

Linwood N. Turcotte, Chairmen
Bradlee Farrin, Assistant Chairmen
Ronald Currier, Secretary
Lester Clark
Blynn Currier
Gerard R. Forgue

Francis Henry
Lisa Hickey
John F. Hodgdon
David Jarvis
Jeff McGown

Comprehensive Plan Summary

The Comprehensive Plan Summary lists some important highlights contained in the Plan.

Housing

The Housing Section of the Plan contains data on the various types, condition and prices of housing in the community. Most of the housing is single family residential and the median value of a house is \$59,600.00. Most of the housing values range between \$40,000.00 and \$80,000.00. Affordable housing opportunities are available for moderate income households.

The Plan recommends the following: new housing be encouraged to locate in growth areas, minimum safety standards be developed for mobile homes, a wide variety of housing types be allowed in the Town, affordable housing opportunities be available, and housing grant funding sources should be explored.

Archeological and Historic Resources

The Town contains a rich and varied historical legacy that is evident in many older homes throughout the community. A National Historic Landmark that includes the site of the Indian Village is also partially within the community. The community has an active Historical Society that recently started restoring the former Female Academy.

The Plan recommends the following: continued support for the work undertaken by the Historical Society, creation of a historic preservation ordinance to protect the Library and the Female Academy, encourage voluntary participation in the preservation ordinance and obtaining grants to conduct archeological and historic research.

Recreation

The Recreation Section inventories all of the local and regional recreational opportunities available to Town residents. The Town appears to have ample recreational facilities and is fortunate to have a river park that includes a boat ramp. The End Use Plan for the Waste management Facility can offer additional recreational opportunities for the Town in the future.

The Plan recommends the following: seek regional recreational opportunities with surrounding towns, continued support and funding for recreational activities, explore additional recreational programs, consider hiring a paid recreation director, and increasing cooperation between landowners and residents interested in outdoor

recreation.

Natural Resources

The Town contains several valuable natural resources that includes rivers, streams, scenic areas, unique plants, deer wintering areas, wetlands, and, sand and gravel aquifers. A vast portion of the Town is undeveloped and is covered by fields, forest and working farms. The Public Opinion Survey showed that the rural character of the Town was an important asset to the community. The Plan seeks to protect the Town's many natural resources.

The Plan recommends the following: development of an Aquifer Protection District, continued enforcement of the Town's existing ordinances, promotion of an active Conservation Commission and, the protection natural resources.

Public Services

The Public Services Section contains a description of all the Town's municipal services and provides recommendations for additional improvements and identifies areas that require additional funding.

The Plan recommends the following: develop ways to make local government more responsive and efficient, develop a newsletter, create a Town Charter, develop a Capital Improvements Plan, continued support for the Fire Department, Airport, and School District, address police protection and enforcement issues, improve roads and public infrastructure, explore regional affiliations and pursue grant funds.

Transportation

The condition of the Town roads was an important public concern. An inventory of the roads and bridges indicated that many improvements are needed. A rough breakdown of the repair cost for the roadway system indicated a need for a comprehensive road repair plan.

The Plan recommends the following: develop a Road Management System, appropriate adequate funds for public works, provide training for the road crew, explore regional solutions, improved maintenance for gravel roads, develop Transportation Access Standards, address accident prone areas, and enforce road posting limits.

Economy

The Economy Section of the Plan lists many positive attributes of the Town and contains basic data concerning employment, income, commuting patterns, poverty levels and educational attainment. One important item that will require additional discussion is the Town's educational attainment levels. The post secondary levels are below average as compared to the region.

The Plan recommends the following: create an Economic Development Committee to promote the Town and bring jobs to the community, improve the educational attainment levels within the community, develop a Commercial Park, assist existing businesses, consider hiring an Economic Development Director, and take an active role in other regional and state economic development groups.

Fiscal Capacity

The Fiscal Capacity Section provides data on the Town's fiscal situation and list revenue and expenditures for previous years. A Capital Investment plan that list projected cost for many of the major needs and improvements identified in the Plan is provided.

The Plan recommends the following: maintain sound fiscal planning, develop a Capital Improvements Plan for all expense items over \$5,000.00 and ensure that the Town plans for future needs.

Land Use

The Land Use Plan is one of the most important sections of the Comprehensive Planning process. A General Land Use Map shows how future land use will be directed in the community for future years. The land use recommendations will be implemented after the Comprehensive Plan is approved by the Town. The task of revising land use ordinances and maps will be assigned to an Implementation Committee that will present their final proposals at a public hearing and eventually a Town Meeting for approval.

The Land Use Plan recommends that four growth areas be identified where future commercial and residential growth will be encouraged to locate. The suggested growth districts are:

- Waterville Road Growth Area extends from the village along both sides of Route 139 to the Fairfield town line.

- Route 2 Growth Area extends from the village to Frederick's Corner Road, and includes the Airport and the Waste Management Facility.
- Skowhegan Road Growth Area extends from the Skowhegan town line along both sides of the road, up to and including the Forest Ranger Station.
- Madison Road Growth Area extends from the Madison town line south along both sides of Route 201A to the Kennebec River Bridge.

A Downtown and North Village are identified and these sections of Town will maintain their current mixture of uses and building styles. All other sections of Town will be classified as Rural. The Rural parts of Town will be available for a wide variety of agriculture, forestry, residential, and low intensity commercial uses. The goal of the Rural District is to encourage low density development patterns and ensure the continued health of the Town's natural, forest, and agriculture resources.

SECTION 1

HISTORY OF THE TOWN OF NORRIDGEWOCK

By name Norridgewock is one of the oldest towns in our county, for it is derived from that of the old original Indian village located on the Sandy River just beyond its joining with the Kennebec. According to modern archeologists, this Norridgewock existed several thousand years ago, one of the farthest north of the agricultural Indian developments. To the north and east most scattered tribes depended upon hunting and fishing for subsistence. After the French came with their Jesuit priests, the Indians were persuaded to move across the Kennebec to Old Point where they established a fine village, complete with chapel, main street, and stockade. The excellent spring on the river bank still remains.

Here, their beloved priest, Sebastien Rasle, served the Indians for some forty years. He converted them to Catholicism, tended the sick and aged, taught some to read and write. Because of the disagreements between France and England over land boundaries, the Norridgewocks were caught in between with each country claiming their territory. They were naturally influenced by the French and raided English settlements in protest. This resulted in retaliatory raids culminating in the massacre of the tribe and Father Rasle and the destruction of the village in 1724. Remaining Indians for the most part went to St. Francis or to Indian Island at Old Town.

For the next fifty years, the Kennebec Valley was visited by stragglers and a few explorers. Eventually the land was taken by the Kennebec Proprietors who attempted to open it for settlement. They hired a surveyor, Thomas Farrington, to lay out a town on or near the old settlement. He moved the location down to the large bend in the river where he felt the land was more conducive to settlement.

The first permanent settlers came in 1773 and spent the winter in cabins on hills surrounding the present village. They engaged in agriculture and lumbering to survive. Unfortunately four men attempted to take corn down river to a mill and were drowned at "black rock" in the Eddy below Skowhegan. Most of the families returned to their former homes farther south in Massachusetts. Soon others came to take their places and by 1775 there was a flourishing village with 40 lots taken. Some early settlers were soldiers of the French and Indian Wars. Rumors of British attacks and the impending war caused many to return to their former towns. When Benedict Arnold and his Army came through in October 1775, there were only some 10 families remaining.

Arnold's Army rallied the colonist to assist in getting them up river. James Waugh brought the only pair of oxen to assist at the falls. Some six men enlisted but only one, Nathan Parlin, went all the way to Quebec. The others returned as boatmen for the returning troops. Six men served in 1776 under James Waugh as a Kennebec Patrol to watch out for possible English or Indian attacks. Townspeople erected a blockhouse near the Fletcher cabin and stayed there nights until the scare subsided.

The Heald family in 1775 built a grist mill, a fulling mill, a sawmill, and a carding mill on Oosoola Stream, afterwards often called "Mill Stream," on the south side of the river. In 1779, Josiah Spaulding taught a school in town and by 1790, there were five school districts that continued to increase as more settlers arrived. By 1780, many returning soldiers and new veterans came and took up land on both sides of the river. As more land became settled, farms were cleared and enlarged and many raised crops for sale and barter. When Winslow attempted to collect war taxes from the

settlement, they sent envoys to the Massachusetts Commonwealth pleading poverty and requesting the residents be allowed to form an independent town. There were now 79 families with about 320 inhabitants. This request was finally allowed and on June 18, 1788, the settlement became the 26th town in the District of Maine. In this agreement the citizens promised to build roads, hold schools and erect a church with an established pastor. These were speedily accomplished with roads constructed on both sides of the river and one in the back part of town. A regular post route was established to Hallowell with Peter Gilman as the post rider. In 1794 the people held a great raising of what was later the Congregational Church at first shared by other denominations with the first floor used as a Town Hall.

In 1802, an oil mill and tannery were established by John Loring. The Town showed steady growth helped by the establishment of the Seat of Somerset County here in 1809. A well-to-do tradesman, John Ware, was instrumental in getting this town selected and gave land and money toward the erection of the County Jail and Courthouse. After these fine brick buildings were occupied and court held, the town became a social and cultural center for the area. There were several fine inns built on the north side of the river to accommodate the court people and where social reading circles and libraries met. The first of the secret orders were organized and our Temperance Societies flourished. A weekly newspaper, the Somerset Journal, was established. Early political and agricultural groups were formed. Norridgewock sent two companies of militia to the War of 1812 serving under Col. James Waugh Jr. and Lt. Joseph Vickere. The first agricultural fair was held in 1813. 1846 is remembered as the cold year, 1818 as the year typhus struck, and 1832 is remembered for the freshet. During the first sixty-two years after Maine became a state in 1820, Norridgewock furnished four district representatives to the United States Congress.

With the coming of the County Seat and the later industrial growth, a number of fine homes were erected: the Sawelle's house and store in 1804, in 1809 the Danforth Inn, the Seldon house, the Peet house, and the William Allen House in 1814, the Fletcher Dole house in 1820 and the Douglas Hodie home in 1825 as well as others along the main streets. The making of brick was important for early construction and there were several yards in town.

In 1825 a Unitarian Church group was organized and held services in the old court house where they were joined by the Universalists in 1840. Two years later a Baptist Society formed a church on Oak Hill that later disbanded and members associated with the church in town joining the first permanent Baptist Society here which dated from 1828. By 1836 a large sanctuary was completed on the second floor of the Congregationalists, Methodist, and Baptist Churches in the meeting house and in 1840, two wide staircases were added leading up to the main auditorium that seated about 700 people. Two-thirds of the first floor served as a Town Hall and one-third as a vestry. Eventually the Congregationalists bought out the other denominations and the Baptist erected their Main Street Church in 1843.

There were many private schools from the "Little Folks" school of Miss O'Dee to the ungraded High Schools kept by the college students. In 1837, the Female Academy was built and ran until about 1860.

After the mills became successful, they were followed by a burst of industrial growth on the south side of the river. Quarries were developed on Dodlin Hill to the south of Town, five or six coat shops were organized, two large canning factories, saw mills, and a creamery provided business opportunities for citizens.

Industrial growth was increased by the coming of the railroads in the 1870's , which, in part, compensated for the loss of the County Seat to Skowhegan in 1872. The Town became a thriving business center with two fine hotels and a Grange Store, later converted to a shoe shop. The railroad was lined with potato and apple shipping sheds, coal and grain storage, as well as sales shops. The Town had a record above and beyond the call of duty in the Civil War filling all enlistment quotas and giving substitutes to other towns with records of 284 men serving.

From 1863 the Seventh Day Adventist held tent meetings here and in 1865 built a church with 100 seat capacity on Upper Main Street. In 1865 Hamlin Eaton formed a school in the Old Female Academy that his pupils outgrew. The next year a subscription drive raised money to build a large building on the corner lot next door. The school flourished bringing in pupils from all over the country and a number from Cuba. When Mr. Eaton sold the School and went West, it did not long remain a private organization but was changed to a high school and graded with regular courses from 1886 on.

In 1866, Lebanon Lodge Masonic Order and the Order of the Eastern Star took over the third floor of the newly built Eaton School as their own and remained there until building a new hall on Route 2. The Village Improvement Society was formed in 1862 and is still active. The Grange had over a hundred members and built their own store and later a large hall on Main Street that they later swapped with the Town for the former Eaton School. The I.O.O.F., Knights of Pythias, and Rebekahas had a fine building on Depot street with rooms also for the G.A.R. and auxiliary.

Farming was still important as evidenced by the large dairy and potato farms. Many farmers raised corn for the local factories. With horses and oxen common there were many blacksmith shops and farriers in town.

The old ferry was largely replaced by bridges, several being built in the 1800's that suffered the misfortunes of ice and flood until the old covered bridge with its granite piers was erected in the 1880's and remained until the new cement bridge was built in 1928. Another advancement in transportation was the coming of the Somerset Railway Electric Cars and the Steam Launch "Una" coming from Skowhegan at the turn of the 20th Century.

In the 1900's the downtown suffered from severe fires as several stores on both sides of the street were destroyed in the early part of the century. The large store and livery on the site of the present Fire Station was burned as was the Sawyer House, a large Hotel where Cumberland Farms is now located. Then in 1904 came the fire in the Watts Block above the Railroad Track on the south side of the street. This fire destroyed a total of six business establishments. Next in 1924 came the Great Main Street Fire that destroyed all the buildings on the south side of main street. In 1934, the block on the corner of Main and Mechanic Streets burned destroying the Telephone Office and four stores. The old saw mill was also destroyed by fire in that same year. Later the former shoe shop building and the canoe factory were destroyed by fire and all that remains on Mechanic Street is the Telephone Building.

This century has brought many changes in the appearance and character of the Town. The Town has evolved from the social and business center of the region to a bedroom community for the communities of Skowhegan and Waterville. The Town Village as the center for social interaction and employment has been replaced by regional shopping centers and job opportunities located from Madison to Augusta.

SECTION 2

Norridgewock's People

This report profiles the people of Norridgewock, including the history of population growth and what we can expect in the future. Most of the information is taken from the decennial U.S. Census.

Population Changes:

The most common measure of a town's level of development and prosperity is its population. Norridgewock's population puts it between the urban/employment centers of Skowhegan and Waterville, and rural towns such as Smithfield and Mercer. In growth, though, Norridgewock substantially exceeds both the larger towns of Fairfield and Madison and the smaller towns of Smithfield and Mercer. Table 1-1, below, illustrates Norridgewock's population in relation to neighboring towns, both in 1990 and ten years before.

Table 1-1 Norridgewock's Population and Neighboring Towns				
<u>Town</u>	<u>1990 Population</u>	<u>1980 Population</u>	<u>% change</u>	<u>Number Change</u>
Norridgewock	3,105	2,552	+21.7 %	553
Waterville	17,173	17,779	- 3 %	- 606
Skowhegan	8,725	8,098	+ 8 %	627
Fairfield	6,718	6,113	+ 10 %	605
Madison	4,725	4,367	+ 8 %	358

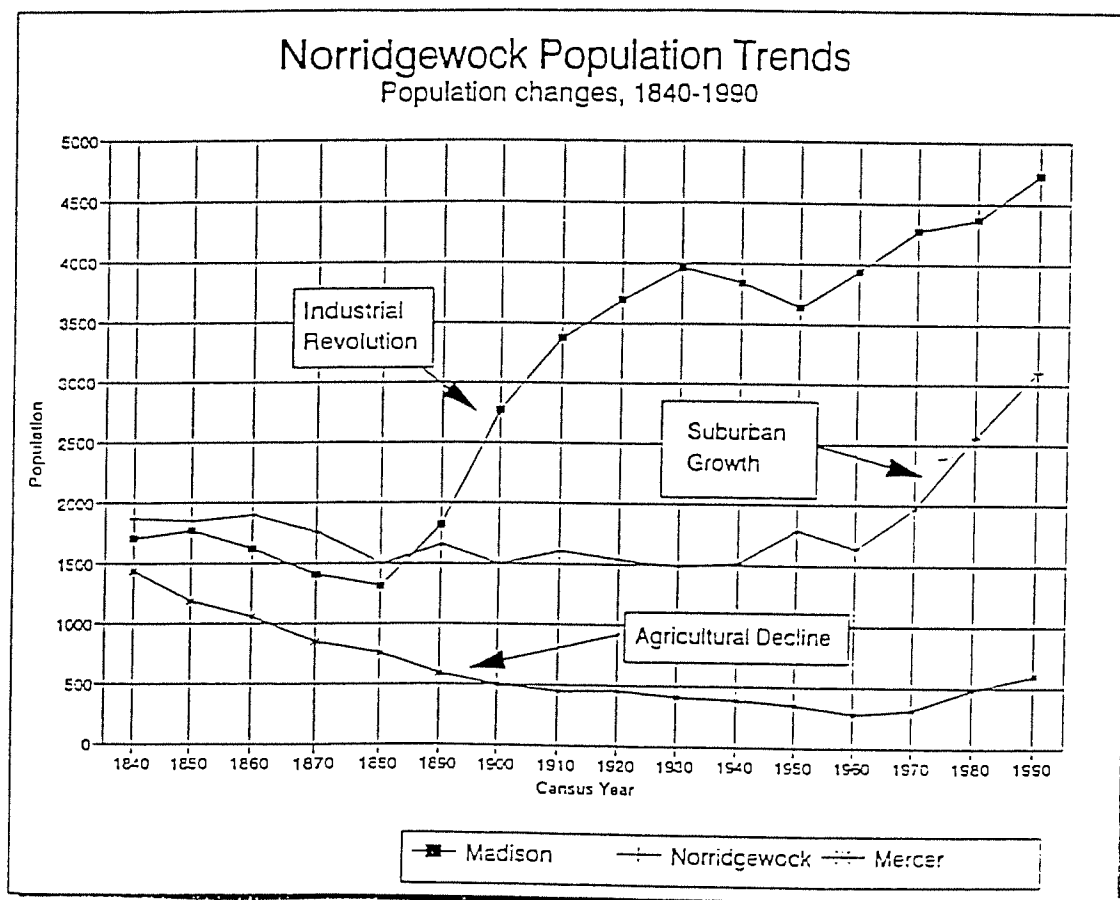
Source: U.S. Census, 1980, 1990

How and why the population changes is just as important as population change itself. For those who want to plan for the future of Norridgewock, this is even more important, because what happens in the future is a combined function of our planning decisions and the manner in which our town has evolved in the past. This report is all about what has happened to our population in the past and how that will influence our future.

As Table 1-1 showed, Norridgewock is the fastest-growing *percentage* town of the ones listed. This means that our status is changing. For example, Fairfield and Madison are both larger than Norridgewock -- but in the past ten years they grew more slowly. It will take the entire comprehensive plan to explore why the town is growing so quickly, and whether or not it is a good thing. But at least a part of the reason is that, at least during the 80's, Maine's people are continuing to reject larger towns in favor of smaller, more rural ones. This is not a local phenomenon, but one of the great national trends of the 20th Century.

All of our planning must take place in the context of larger social changes. We have to keep our perspective. Norridgewock cannot make decisions that will reverse regional or national trends; we can only attempt to reduce or enhance their impact. Therefore, we must understand them well.

Figure 1 illustrates population growth over the past 150 years. Coincidentally, three adjacent towns show dramatically the three great social trends during that time. In 1840, Norridgewock, Madison, and Mercer were separated by only about 400 people. But 1840 to 1860 was the high-water mark for many of the rural towns in Maine. This was the time of westward expansion, and a huge number of farm families forsook Maine for the more fertile and less rocky fields of the Midwest. The dominant technology was agriculture, which influenced population change. Then, towards the end of the century came the industrial revolution. The advent of centralized manufacturing probably kept Norridgewock's population from decline, but it enabled Madison's to jump past Norridgewock. The decline of the rural population continued as many more migrated from farms to mill towns.



During the 1950's and 60's, a new fact of life, or "fact of technology," became evident. The popularity of the automobile, and the infrastructure to support it, made it increasingly evident that people did not have to live in the immediate area where they worked. This led to the great suburbanizing boom that is still going on today. Norridgewock's graph shows that it is a great beneficiary of this trend. Meanwhile, the older cities, such as Waterville and Augusta, are losing population, despite the economic revival that Maine experienced in the 80's. Some say that the next great technological change will be the merging of computers and the communications system, a trend we already see emerging. If this becomes a significant driving force, it will probably sustain the trend of people moving to more rural locations, as telecommuting is even easier than commuting by car.

The Present and Future:

In the interval between census years, we can only estimate the population based on other figures. The most reliable figure is the number of new housing units. We can assume that new housing will soon be occupied by new households. If not, developers would quickly get the message and stop building. However, not all new housing results in population growth (see page 5).

According to the Norridgewock assessor's records, there have been 30 new housing units built in Norridgewock between April, 1990 and April, 1995. [*These figures should be checked for accuracy. They indicate that 22 of the 30 units were built in just one year, with an average of two units the other four.*] This is not enough to maintain the population of Norridgewock at 1990 levels. Based on these numbers, Kennebec Valley Council of Governments estimated the 1995 population at 3,096, a drop of nine people from 1990 figures.

The reason for examining population trends of the past is to predict the future. We put growth trends into numerical form with *population projections*. But projections are not simply estimates of future population levels. Projections allow you to *manage the future*, or at least to manage the present to prepare for the future. If you encourage more economic development, for example, or limit home-building, it will impact your future population, as reflected in the projections.

For this reason, we always do more than one population projection. While they are all based on mathematical calculations, they represent different *assumptions*, that is, different ideas about what we will do about the future. We can choose our own future, and see what needs to be done to achieve it.

Projection 1 (Lowest) is a very conservative interpretation. Its assumption is no new construction in town. This would be the case, for example, if the town imposed a building moratorium. This *does not result in a stable population, however*, because of another great social trend, that of smaller households (explained on page 6). Because even a stable population needs more housing, no new housing would mean a population decline. If the average household size declined by a steady five percent per decade, Norridgewock's population would decline by about 15 persons per year.

Low Projection:	2000: 2,945	2010: 2,797
------------------------	-------------	-------------

Projection 2 (moderate) assumes a simple numerical growth rate. In the past twenty years, Norridgewock has gained an average of 57 people per year. If we continued at 57 people per year (570 per decade), our population would look like this:

Moderate Projection:	2000: 3,675	2010: 4,245
-----------------------------	-------------	-------------

This is "straight line" growth, i.e. if you took Figure 1's growth line for Norridgewock and drew it out another 20 years, these are the results. It's also a "do nothing" scenario. It extends what has happened under current town policies *and outside trends* and assumes nothing will be done to change them.

Projection 3 represents a third possibility: that we would grow at a percentage rate. Norridgewock grew by 30 percent in the 70's and 22 percent in the 80's. What if we just continued at, say, 25

percent per decade? The numbers below show the result. But as towns get larger, they naturally grow more slowly. Continuing growth at 25 percent per decade requires building and maintaining a fairly healthy job and housing market.

High Projection:

2000: 3,881

2010: 4,851

Note that Projection 3 puts our population in 2010 higher than Madison's population is today. This is an indication that promoting growth does not just mean adding tax base but planning for the kind of town services we will need when we are a larger town.

Which of these projections is most likely? Despite the low level of construction in the early part of this decade, there is every reason to believe that our actual unmanaged growth will follow the middle projection; that is because it is based on Norridgewock being a passive player in its own development, and there being no significant change in national trends. A building slump is part of the process. Remember, there were extended recessions in the 70's and early 80's, too.

The purpose of the projections is not to try to hit the nail on the head, but to demonstrate how different factors influence population. It illustrates, in Norridgewock's case, how population growth is more dependent on suburbanization trends than the local economy. Population growth could be slowed, for example, by restricting growth in the rural parts of town, while still stimulating local economic development.

How Growth Happens:

As mentioned above, growth of a town's population can be attributed to two factors: migration and natural change. *Natural Change*, as the difference between births and deaths, tends to remain roughly in proportion to the population. (See insert at right.)

Years:	1970-80:	1980-90:
Births:	363	378
Deaths:	194	181
Net Change:	+ 169	+ 197
Percent of population:	6.62%	6.34%

The number of births will rise or lower, depending on the number of women of child-bearing age (births in the 80's increased, both because of a larger population base and because the baby boom generation is at child-bearing age).

The number of deaths usually diminishes slowly as longevity increases, as in Norridgewock's case, although the death rate is actually going up in rural towns because there are more elderly people able to remain in their homes in small towns, compared to years ago when they had to move in with their children or into nursing homes in the large towns. The result is almost always a net increase, though that may change 30 years down the line as the baby boomers turn elderly.

Net Migration is the number of people entering or leaving the town. When more people move out than move in, the net is a negative number. When more move in than out, it is positive. Migration is erratic, because it depends more on economic trends. When the economy is good, people move into the area, and vice versa.

The insert to the right shows how migration is more volatile than natural increase. Despite how things may have looked, there were far fewer newcomers to town in the 80's than the 70's. One-third of the population growth came from natural increase. This suggests that, even if the economy is bad and migration dries up, we will still be experiencing significant population growth.

Norridgewock Migration Patterns		
	1970-1980	1980-1990
Net Migration	419	362
Percent of Total	16.4%	11.6%

Migrations, births, and deaths make up the population numbers. We can use them to adjust projections depending on how we think the town is going. But they do not help to understand the practical realities of local growth like household size does.

Household size is the average number of people in a house (or trailer, or apartment). It seems a harmless enough number. But like other numbers, it really indicates the kind of major changes that we are seeing in society today. When an elderly person can live independently instead of moving in with their children, the result is an extra household. The same happens when a couple get divorced. Unfortunately, nearly all the social trends in America today are towards smaller households.

Are national social trends the same as Norridgewock's? Table 1-2 shows that they are. In fact, even though Norridgewock's household sizes are decreasing dramatically faster than regional and national averages, the average household is still larger. This suggests that the assumption that we made concerning another five percent decrease in the next ten years might have been a little shy, and that a larger decrease might be expected. That translates to more housing units being necessary.

Table 1-2

Household Size Changes: 1970-1990

<u>Area</u>	<u>1970</u>	<u>1980</u>	<u>% change</u>	<u>1990</u>	<u>% change</u>
Norridgewock	3.52	3.11	- 11.7 %	2.80	-10.0 %
Somerset County	3.20	2.87	- 10.3 %	2.67	- 7.0 %
Maine	3.16	2.75	- 13.0 %	2.56	- 7.0 %
United States	3.20	2.82	- 11.9 %	2.63	- 6.7 %

Source: U.S. Census, 1970, 1980, 1990

Why worry about such a small number? What effect can it have? To determine that, we have to multiply it by the number of households we're dealing with. To illustrate:

Norridgewock population in 1970:	<u>1,964;</u>
1970's household size:	<u>3.52;</u>
= occupied housing units:	<u>558</u>

What if Norridgewock's population had stayed constant for 20 years at 1,964
1990's household size: 2.80
= 1990 Occupied housing units: 701

Translation: Even if Norridgewock had absolutely no population growth in the past twenty years, we would still have needed 143 more homes. And even if there is no population growth from this day forward, we will still need more houses. Without more building, the population will decline. This information is illustrated more graphically in housing projections.

Population Profile:

For the purpose of understanding the people of Norridgewock, it is also useful to know something about who we are -- items like the age and educational level of our citizens.

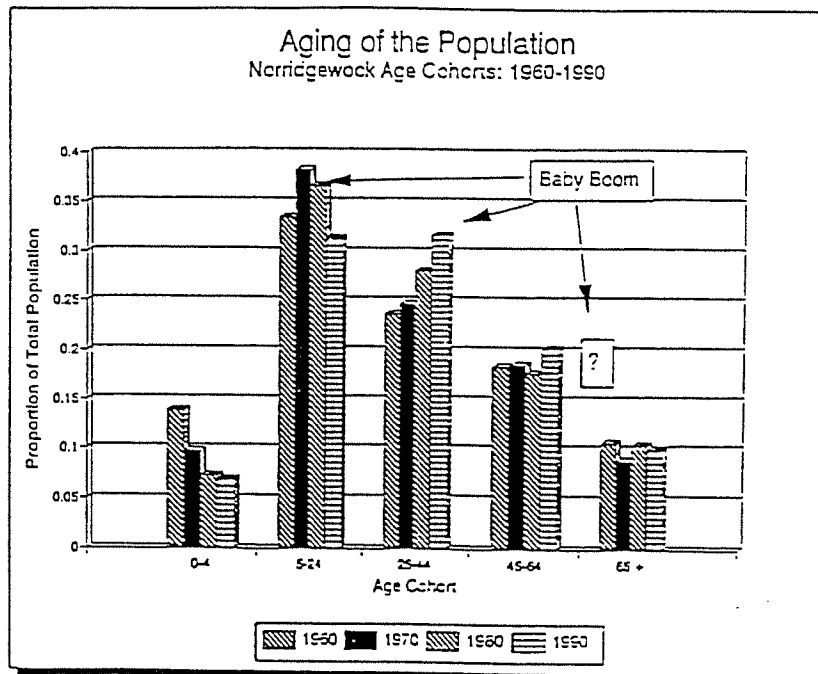
Nativity: As of the 1990 census, 77 percent of Norridgewock residents were "natives" born in Maine. That's just about the same as 1980, when a little over 75 percent were born in Maine. That means at least that the town is not growing due to an influx of "outsiders," but because of relocation within the state.

However, according to the Census, only 48 percent of the population has lived in the same house for more than five years (62 percent at the 1980 census). That means more than half of the population had changed houses in five years. Of those that changed houses, only 39 percent moved from somewhere other than Somerset County.

Educational Attainment: It is occasionally helpful to know the educational level of the people. From this information we can judge what types of economic development will be most effective; we can also look at changes over time, to determine whether the character of the town is changing.

In the case of Norridgewock, the percentage of high school graduates was 66.9 percent in 1980, and 70.7 percent in 1990. The percentage of citizens with a bachelor's degree or higher went from 14.3 in 1980 to 10.7 in 1990. These figures might indicate that while the overall educational level of the population is rising, new residents tend to be more blue-collar workers and fewer manager and professional types.

Age Groups: The distribution of different ages of people in town can help us to understand what peoples needs are. For example, if we know there are many children, we can identify recreation and education as important needs, if there are many young adults, we know we need more jobs and we can expect even more children in a few years; if there are more older people, we should be planning for better senior services.



Also, over time, the percentage of the population in each age group changes. Figure 3 shows how this plays out in Norridgewock. You can actually see the baby boom travelling through the age categories. Each of the middle three groupings is 20 years, so in 40 years you will be seeing the same high peaks in the 45-64 group as is now in the 5-24 group.

At this point, the baby boom is 30-45 years old. This means two things: first, since many of the women in the baby boom put off having children, we haven't yet begun to see the expected "echo" of the boom, in terms of new births. Second, as the leading edge of the boom hits retirement, fifteen to twenty years from now, there will be a sudden upsurge in demand for things like elderly housing, medical services, and public transportation.

As the sidebar shows, the movement of the baby boom affects the average age of the population as well. The average age of the entire area (and the country) has increased by somewhere between two and four years. Norridgewock's population is just a little younger than the county average, but aging at about the same rate. That could mean several things: there are fewer elderly in town (endorsed by the lowered death rate seen in the 1980's), older families ("empty nesters") are moving out and being replaced with younger ones, or an increase in the number of children (not likely, based on the decrease in the persons under age 24). However, if young households are on the increase in town, we can expect that to result in a jump in the number of children, and school enrollment, in the coming years.

	Median Age 1980	Median Age 1990
Norridgewock	29.4	32.8
Skowhegan	31.7	34.0
Waterville	28.8	31.7
Somerset Co.	30.6	33.8

The following projections are derived from the initial population projections put forward in the demographic report. Those projections are based in turn on housing reports and census information from prior periods.

Housing Projections:

Assumptions -- The average number of persons per house will continue to decrease as it has over the past several decades but the rate of decrease will slow to about 7 percent this decade, and 5 percent next decade. There will be no essential change in the character of housing in Norridgewock.

- #1: Based on no new construction. This is the baseline projection. Obviously, it projects 0 new homes over the next 20 years.
- #2: Based on a straight-line population gain of 570 persons per decade. The housing count in 1990 was 1,107. A 2000 population of 3,675 would require 1,411 total units, or an addition of 304 total. A 2010 population of 4,245 would require 1,719 units, or an average of 30.6 over the twenty year period.
- #3: Based on a growth rate about the average of how fast the town grew between 1970 and 1990. A 2000 population of 3,881 would require 1,490 total units, or an addition of 383. A 2010 population of 4,851 would require 1,964 units, equivalent to 43 new units per year over the twenty year period. It should be assumed that a population nearing 5,000 would tend to reflect a more urbanized housing pattern, i.e. more multi-family housing. If this were the case, the average household size would decrease more rapidly, which would act to boost the overall housing projection.

Jobs Projections:

Assumptions -- Between 1980 and 1990, the character of the workers in Norridgewock changed. In 1980, 75.8 percent of men over 16 were working, and 49 percent of women. In 1990, the percentage of men changed only slightly, to 76.4, but the percentage of women changed significantly, to 60.4. Overall, in 1980, 59.1 percent of the population over 16 were in the labor force; In 1990, 68.3 percent were.

We can expect the percentage of participation to continue to climb at a slightly slower rate, until the female rate approaches the male. The assumption for these projections is that the labor force will constitute 72 percent of the over-16 population in 2000, and 74 percent in 2010. For the purpose of these projections, we will assume that about an equal number of individuals are turning 16 as are retiring. We will also assume that the long-term unemployment rate stays roughly the same.

- #1: Based on population decline. With a population of 2,945 in 2000, we will have a workforce of 1,528. Since the current workforce is 1,531, it means virtually no change in the number of jobs. In 2010, if we have a population of 2,797, we will have a workforce of 1,490, a loss of only 41 jobs (2.7 %) over 20 years. In other words, a loss of 300 persons over 20 years means a loss of only 41 jobs.

- #2: Based on a population gain of 570 per decade. A 2000 population of 3,675 would require 1,907 jobs, an increase of 375 jobs. A 2010 population of 4,245 would require 2,262 jobs, or an average of almost 37 new jobs per year. That is just about 2 jobs for every three persons (man, women, and child) population increase. That may seem enormous, but compare with the number of new housing units. It comes out to only about 1.2 jobs per new household.
- #3: Based on a growth rate about the average of how fast the town grew between 1970 and 1990, a 2000 population of 3,881 would require 2,014 total jobs, or an addition of 483. A 2010 population of 4,851 would require 2,585 jobs, or a total over twenty years of 1,054 new jobs. That is two new workers for every three workers who live in town now, though it is still only about 1.2 jobs per new household.

SUMMARY

	Projection	1990	# NEW in 2000	# NEW in 2010
POPULATION	Low	3,105	(160)	(308)
	Moderate		570	1,140
	High		776	1,746
WORKFORCE	Low	1,531	(3)	(41)
	Moderate		375	731
	High		383	857
HOUSING	Low	1,107	0	0
	Moderate		304	612
	High		383	857

SECTION 3

HOUSING

GOALS

- To encourage and promote affordable, decent housing opportunities for all residents of the Town of Norridgewock.
- To provide a variety of types and densities of housing available to households of different sizes, ages, and incomes.

PURPOSE

The housing section of the comprehensive plan will deal with a variety of housing related issues such as affordable housing, mobile homes, residential growth patterns, neighborhoods, building activity, subdivisions, multi-family housing, rural land development, and future housing needs.

BUILDING PERMIT ACTIVITY

The Town had 315 new housing starts for the 10-year period between 1986 and 1995. The following table shows the breakdown for each year.

Building Permit Activity 1986 - 1996

Source: Plumbing Permit Files

Year	1986	1987	1988	1989	1990
Totals	20 permits	22 permits	35 permits	81 permits	34 permits

Year	1991	1992	1993	1994	1995
Totals	21 permits	25 permits	27 permits	33 permits	17 permits

The Town did not use a building permit system for a number of years. A building permit is now required for all new residential structures. New housing construction was determined by counting the number of new subsurface waste water system permits granted each year. The high number of permits issued in 1989 include 29 permits for a new mobile home park.

The Town average for new housing starts per year totals 31 units for the past 10 years. This includes both manufactured and stick built housing. The number of new units declined in 1995 to 17 units and the Code Enforcement Officer reported that as of September 1996, the total is 17 for the year.

HOUSING UNIT TYPES

The majority or 67% of the total housing units consist of single family residential dwellings. Mobile homes account for 22% of the housing stock and multi-family dwellings make up 9% of the total.

Types of Housing Units

Source: 1990 Census

Type of Housing Unit	Total # of Housing Units
1 unit detached	815 units
1 unit attached	9 units
2-4 unit structures	57 units
5-9 unit structures	50 units
10 or more unit structures	11 units
mobile homes	273 units
Total # of Housing Units	1215 units

STRUCTURE AGE

The largest building boom occurred in Norridgewock between 1960 and 1979. A total of 450 homes were constructed during this time period and this accounts for 36% of the total housing stock. A total of 73% of the housing stock is younger than 36 years old. Only 344 structures in Town were constructed prior to 1959.

The typical economic life of a home is 30 years. Anytime beyond 30 years is usually when many major systems or fixtures require major repair or replacement. The Town's housing stock appears to be in good condition although a large percentage of the units are approaching the end of their economic life span.

A visual inspection of the housing stock indicates that most of the structures are in reasonable good condition although individual dwellings scattered around Town are in need of major repairs. The Town over the past 20 years targeted housing in the downtown area for repairs by using various Community Development Grant program funds to rehab homes and install new sewer connections.

One section of the Winding Hill Road appears to have a concentration of housing that would benefit from a grant rehab program. Other examples of housing in poor condition are found throughout the rural areas.

Year Structures Were Built

Source: 1990 Census

Year Structure was Built	Total # of Structures
1991- 1996	157
1989- 1990	58
1980- 1988	232
1960- 1979	450
1940- 1959	40
1939 or earlier	304

HEATING SYSTEM DATA

Most structures use oil as their heating fuel and this accounts for 67% of the housing stock. A small 6% use either electric or LP gas. A total of 27% of the structures rely upon other forms of heating fuel and the majority use wood. The use of wood as a primary or secondary heat source is a housing safety concern due to improper stove installation and chimney fires. The Fire Department has available for free public use, a set of chimney brushes and encourages home fire safety practices.

Heating System Type

Source: 1990 Census

Heating System Type	Total # of Units
LP Gas	15
Electric	54
Oil	715
Other types of fuels	295

GENERAL HOUSING INFORMATION

The following table shows some general housing and population data for the Town. Norridgewock consists of 49.8 square miles and contains only 62.3 persons per square mile.

General Housing Data

Source: 1990 Census

Population	3105 persons
Total land area	49.8 square miles
Persons per square mile	62.3 persons
Units lacking complete plumbing	38 units
Mean # of rooms	5.4 rooms
Occupied housing units	1107
Vacant housing units	108 units
Homeowner vacancy rate	1.2 %
Rental vacancy rate	8.6 %

OWNER OCCUPIED HOUSING

The vast majority or 85% of the housing units are owner occupied. A total of 717 units or 65% of the total housing units are single unit owner occupied. Rental units total 171 units and account for 15% of the total housing stock. Home ownership and in particular single family home ownership is very strong throughout the Town.

The median value of housing, according to the 1990 census, is \$59,600. This means that half of the housing is priced below this amount and half is priced above. A total of 513 households during the 1990 Census were asked to provide their house values. House values between \$40,000 and \$80,000 account for the majority of the housing stock and total 327 units. A total of 87 units or 17% are valued below \$40,000.00.

Owner Occupied Housing Data

Source: 1990 Census

Total # of owner occupied housing units	936 units
Total # of single unit owner occupied housing units	717 units
Persons per unit	2.92 persons
Mean # of rooms	5.8 rooms
Median value of housing unit	\$ 59,600.00

Owner Occupied Housing Valuation

Source: 1990 Census

Total of 513 Households Surveyed

Housing Valuation	Total Structures
Less than \$20,000	18
\$20,000 to \$29,999	23
\$30,000 to \$39,999	46
\$40,000 to \$49,999	77
\$50,000 to \$59,999	96
\$60,000 to \$69,999	95
\$70,000 to \$79,999	59
\$80,000 to \$89,999	40
\$90,000 to \$99,999	24
\$100,000 to \$124,999	23
Over \$ 125,000	38

RENTAL HOUSING

Rental housing accounts for 15% of the total housing units and the median rent is \$277.00. A survey of rental cost according to the 1990 Census shows that 55% of the rents are below \$249.00. These figures indicate that rental cost are very reasonable throughout the community. Some items that will impact the cost of rental housing are whether or not the rent includes such items as heat, hot water, electric and other utilities.

One large rental unit building is located on Sophie Mae Road. Other rental properties are located in the village area and some are located in the rural areas. The majority of the rental housing is located in the general vicinity of the village.

Rental Housing Data

Source: 1990 Census

Total # of rental units	171 units
1 unit detached structures	53 structures
Persons per unit	2.19 persons
Mean # of rooms	4.2 rooms
Median rent	\$277.00

Rental Cost (160 Units Surveyed)

Source: 1990 Census

Rental Cost	Total Units
Less than \$100	5
\$100 to \$149	14
\$150 to \$199	11
\$200 to \$249	28
\$250 to \$299	12
\$300 to \$349	24
\$350 to \$399	19
\$400 or more	16

HOUSING AND INCOME

Additional information concerning income levels can be found in the Economic Section of the Plan. Income and employment levels are critical elements for housing ownership. Norridgewock has a very strong home ownership rate of 85%. A median household income of \$26,140.00 means that a substantial number of households are existing homeowners or there looking for housing valued under \$59,600.00. A total of 65% or 712 households have incomes below 150% of the Town median. A discussion of affordable housing is included in this section.

Household and Income Data

Source: 1990 Census

Per capita income	\$10,970
Median household income	\$26,140
Median Family income	\$31,013
Median non-family income	\$11,635
Median income, owner occupied housing	\$26,693
Median income, rental occupied housing	\$12,750
Persons below the poverty level	379 persons
Families below the poverty level	81 families
Households below the poverty level	159 households

HOUSING DEVELOPMENT TRENDS

The Land Use Section of the Plan includes a discussion about current development trends. It is interesting to note that the majority of new construction is taking place in the rural sections of the Town and not in the vicinity of the existing village areas. Another interesting trend is the growing number of mobile homes within the Town. According to the 1990 Census, a total of 22% of the housing stock consists of mobile homes.

MOBILE HOMES

Mobile homes account for 22% of the Town's housing stock and as the mobile home density table indicates many surrounding communities also contain a significant number of mobile homes. The Comprehensive Plan Committee was interested in additional data about the Town's mobile home housing stock and conducted an in-house survey. The survey consisted of a review of all of the Town's property assessment cards in order to determine the value and age of all the mobile homes. The age of mobile homes was taken from the information on the card and the mobile home value was determined by subtracting all land and accessory building values. Mobile homes that were extensively renovated were not included in this survey because the improvements substantially changed the appearance and character of the structure.

The Committee located a total of 224 mobile homes. This is 49 units less than counted in the 1990 census. Some reasons for this difference include the following: some homes especially in parks have been removed, some were not counted in the survey as previously mentioned, and some confusion over what constitutes a mobile home could have existed in the Census process.

The mobile homes ranged in age between 1996 and 1956 and in value from \$34,000.00 to \$600.00. A total of 110 units were valued below \$14,999.00 and 114 units ranged in value between \$15,000.00 and \$34,000.00.

Mobile Home Age Table

Source: Comprehensive Plan Committee Survey

Unit Age	Number of Units
1995 to 1990	40 units
1989 to 1980	66 units
1979 to 1970	82 units
1969 to 1956	36 units

A total of 118 units are older than 1979 and the median age is 1977. It should be noted that the age is not necessarily indicative of the condition of the unit. Many older mobile homes are well maintained. Mobile homes manufactured in recent years are very well constructed and should maintain their value for a longer period than earlier models.

Mobile Home Value Table

Source: Comprehensive Plan Committee Survey

Value	Number of Units	Percentage
\$30,000 and over	7 units	3%
\$29,999 to \$25,000	22 units	10%
\$24,999 to \$20,000	43 units	19%
\$19,999 to \$15,000	42 units	18%
\$14,999 to \$10,000	19 units	8%
\$9,999 to \$5,000	62 units	28%
\$4,999 and less	29 units	13%

The values indicated in the table reflect the assessed value of only the mobile home as indicated on the Town property assessment cards. The value of accessory structures, additions and land was not included. The property values of many of these homes were significantly higher when all other structures and land were considered.

The survey also indicated that the majority of property owners with mobile homes enhanced the value of their property with various types of room additions, porches, decks, garages and other accessory structures.

The survey appears to indicate that most of the mobile homes in Norridgewock are older units with lower assessed values. This perception is not entirely accurate for a number of reasons. Most mobile home property owners like any other property owner over time adds value to their property. The survey showed that most of the mobile homes contained some sort of property improvement that ranged from garages to room additions.

Norridgewock ranks in the middle among its neighbors concerning the percentage of mobile homes as compared to the total number of housing units. Mobile homes are becoming a popular housing choice due to their affordability and much improved quality of construction. The following table shows the percentage of mobile homes compared to the total number of housing units for some of the surrounding communities.

Mobile Home Density Comparison

Source: 1990 Census

Town	Total Housing Units	Total Mobile Homes	% Mobile Homes
Norridgewock	1215	273	22%
Skowhegan	3895	680	17%
Smithfield	559	224	40%
Starks	241	47	19%
Madison	2200	260	12%
Mercer	326	112	34%
Fairfield	2658	354	13%
Clinton	1226	367	30%
Anson	1029	245	24%

AFFORDABLE HOUSING

The ability of young families and newcomers to the Town to locate housing within their price range plays an important part in the overall health and vitality of the community. The economic growth of a community is also impacted because potential employers look for areas that can accommodate their workers. Other groups that benefit from the availability of affordable housing include families looking for larger homes and senior citizens wishing to down-size their living space requirements.

The term affordable housing for owner occupied and rental units is defined as follows:

An owner occupied unit is affordable to a household if its price results in monthly housing costs (mortgage,principle and interest, insurance, real estate taxes and basic utility cost) that do not exceed 28% to 33% of the household's gross monthly income. Mortgage payments are to be based on down payment rates and interest rates generally available to lower and moderate income households.

A renter occupied unit is affordable to a household if the unit's monthly housing cost (including rent and basic utility cost) do not exceed 30% of the household's gross monthly income.

Affordable housing availability for very low income, low income and moderate income households will be the focus of this plan.

Very low income households are defined as having incomes that do not exceed 50% of the median income of the community. The Town has 298 very low income households.

Low income households are defined as having incomes between 51% and 80% of the median income of the community. The Town has 224 low income households.

Moderate income households are defined as having incomes between 81% and 150% of the median income of the community. The Town has 190 moderate income households.

The affordable housing prices for each of the three income groups are displayed in the following table.

Affordable Housing for Designated Income Groups

Source: 1990 Census

	Very Low Income	Low Income	Moderate Income
% of Town Median	50%	51% - 80%	81% - 150%
In Dollars	\$13,070	\$13,331 - \$20,912	\$21,173 - \$39,210
Affordable gross rent 30% of income	< \$326	\$326 - \$522	\$522 - \$980
Affordable mortgage 30% of income	< \$326	\$326 - \$522	\$522 - \$980
Less property tax ins. % utilities	+/- \$140 *	+/- \$160 **	+/- \$190 ***
Affordable mortgage payment ****	\$186	\$186 - \$362	\$362 - \$790
Affordable house price	\$28,165	\$28,165 - \$54,815	\$54,815 - \$119,626

* assumes \$40 in taxes % insurance and \$100 utilities

** assumes \$60 in taxes and insurance and \$100 utilities

*** assumes \$90 in taxes and insurance and \$100 utilities

**** assumes a 10% down payment and 8% mortgage for 30 years

The median value of housing in Norridgewock is \$59,600.00. The majority of housing values range between \$40,000 and \$80,000 according to the housing valuation survey of 513 households as per the 1990 Census. The Comprehensive Plan Committee looked at the 1995 Real Estate Transfer Tax Records for an update on current selling prices. A total of 50 sales were found and they ranged in price from \$14,275 to \$150,000. The following types of sales were excluded from consideration: land sales, gifts, and inter-family transfers.

1995 Housing Sales

Source: 1995 Real Estate Transfer Tax Records

Sales Price Range	Number of Units	% of Total
0 - \$24,999	8 units	15%
\$25,000 - \$39,999	12 units	23%
\$40,000 - \$59,999	13 units	25%
\$60,000 - \$74,999	7 units	13%
\$75,000 and over	10 units	19%

Affordable housing opportunities for moderate income households is readily available and some opportunities exist for low income households. Housing sales between the \$28,165 and \$54,815 can be found within the community. Many of these homes will be mobile or modular houses that provide first time buyers more housing choices. Potential housing for very low income households is very limited, however, some properties in this price range can be located.

Despite the availability of some affordable housing opportunities, many families will be unable to obtain the necessary financing. Households with lower incomes are more prone to live pay check to pay check and often this results in poor credit ratings. These families also find it difficult to put together an adequate down payment.

Alternative purchase agreements can be one option for those who are unable to locate conventional financing. Ron Currier, a Comprehensive Plan Committee member and local real estate broker, estimates that 20% of the recent sales in Norridgewock are done by some form of seller financing. Seller finance property includes Bond for Deed, Installment Sale Contract, Rent with Option to Buy, and Land Installment Contracts. He provided the committee with four current examples and indicated that additional data is difficult to obtain because unlike conventional transactions, these sales are not recorded in the registry of deeds until the terms of the contract are completed.

Affordable rents appear to be available for households within the low to moderate income groups. Some very low income households will also be able to find rental property that they can afford. The 1990 Census identified the median rent as \$277.00. The median household income for rental occupied housing is \$12,750.00 which means that half of the households have incomes significantly below 50% of the median level. These households must rely upon some sort of government assistance to afford their housing expenses.

The availability of below market rents are very limited in Norridgewock, however, greater choices exist in Waterville, Fairfield and Skowhegan. The real potential for new subsidized rental buildings locating in the Town is very limited. Most projects will be located in surrounding communities that have greater access to social and medical services.

MUNICIPAL IMPACT UPON AFFORDABLE HOUSING

The ability of local municipal government to improve the availability of affordable housing is dependent upon Federal and State grants and programs, and local initiatives. Norridgewock does not have a building code that could place burdens upon new housing development and there are very few land use ordinances that impact housing. Housing and rental prices are more influenced by regional and market factors than local restraints.

Some things that the community could do to improve housing affordability are as follows:

- Continue to allow a mixture of housing types and price range in Town.
- Consider future CDBG housing rehab applications.
- Promote the use of housing repair and rehab programs as offered by the Kennebec Valley Community Action program.
- Promote a Habitat for Humanity project in the community.
- Incorporate a density bonus for affordable housing in the Town's subdivision Regulations.
- Develop a local loan program to assist families to purchase housing.

Housing Issues

1. Most of the Town's Historic homes are located in the downtown area.
2. The Town does not have any land use standards to regulate the age or condition of mobile homes placed in the Town.
3. The Town requires a building permit for only residential dwellings.
4. The Town has ample vacant land for future housing construction.
5. Land prices are reasonable in many parts of the Town.
6. Malfunctioning septic systems are a problem in some parts of the Town.
7. Illegal junk yards and junk complaints are a problem throughout the Town. The CEO reported 19 cases during 1995.
8. New housing construction consists of a mixture of up-scale and low-end housing.
9. The downtown area is not experiencing many new housing starts.
10. Private subsurface waste water disposal systems and wells are necessary for the majority of the new housing starts occurring in the rural areas of Town.
11. The Town does not have a building code or local construction standards for new construction.
12. Some conflict occurs between agriculture operations and new residential housing especially dealing with manure spreading, odors, and pesticides.
13. Market and other non-regulatory factors have worked to locate housing of different price ranges into separate areas of Town.

SECTION 4

ARCHEOLOGICAL AND HISTORIC RESOURCES

GOALS

To preserve the Town's historic and archeological resources.

PURPOSE

Norridgewock possesses a rich archeological and historic heritage that is clearly evident today from the number of older homes that are found in the village to the site of the first Indian village now located just over the Town line in Madison. Due to the location of two major rivers flanked by fertile land, no wonder European settlers followed the Indians and decided to settle the area.

The purpose of this section is to identify and preserve the distinctive archeological and historic characteristics of the Town of Norridgewock. The task of preserving the places, buildings and memories of the past is important to present and future inhabitants of the Town. The remaining evidence of our ancestors whether it consists of cemeteries, old homes or prehistoric sites, all contribute to the individuality and identity of the community.

ARCHEOLOGICAL RESOURCES

The task of identifying archeological sites is very difficult since most of the sites are hidden from view by vegetation, soil cover or development. Rarely is a site visible as in the case of rock carvings or paintings. The primary method of locating potential archeological sites is to identify those areas similar to where other sites have been found, and on whatever knowledge is available about prehistoric cultures. The second step would be to conduct an actual field survey including some minor field digging in order to determine if it is an archeological site. The third step would be to conduct a full archeological dig or to take steps to protect the location for future archeological research.

The protection of an archeological site from development or artifact searchers is just as important as an actual archeological dig. The methods now employed during a dig are still primitive which results in the loss of valuable information. The assumption is made that by preserving the site and waiting, the archaeologist can use improved tools and methods that will be available in the future. The decision may be made to conduct a full archeological survey if the site would be permanently disturbed as in the case of development. The exact location of an archeological site is usually not made public in order to help protect the site and is exempt from the public disclosure laws.

PREHISTORIC ARCHEOLOGICAL SITES

Information about the Town's prehistoric archeological sites was provided by the Maine Historic Preservation Commission. The Commission is responsible for identifying archeological sites, assisting towns to enact measures to protect sites, and to encourage archeological research at significant sites. The Commission provided the following information:

Prehistoric Archeological Sites

Forty-one prehistoric sites indicated by the following numbers are located in Town: 52.1, 52.4, 52.5A, 52.5B, 52.8 through 52.24, 53.40, 69.2, 69.3, 69.8, 69.10, 69.20, 69.30 through 69.39, 70.21, and 70.24.

The exact locations of the sites are not provided in order to protect the site from damage and scavengers.

The prehistoric sites are located adjacent to both the Kennebec and Sandy Rivers. The sites have been identified as a result of various studies including hydroelectric and Department of Transportation projects. It is further recommended by the Commission that all areas within 225 feet of the banks of the Kennebec and Sandy Rivers should be considered archeologically sensitive. The Town currently has all the land areas along the Kennebec and Sandy Rivers within the Shoreland Zoning District that places restrictions on development that occurs 250 feet beyond the high water line.

A large portion of this land area is also located in the 100 year floodplain that prohibits most new development from occurring in areas that are prone to flooding.

It should be noted that the Shoreland Zoning Rules actually only prohibit development within the first 100 feet of the high water line. The balance of the land area may be developed. The Town should consider ways to identify and protect actual prehistoric sites since development can occur in archeologically sensitive locations.

The location of archeological sites along rivers, and streams is consistent with other sites throughout the State. The Maine landscape consisted of a dense forest and the travel ways were canoe-navigable water ways. The sites, we now find, are mostly along water ways and consist of habitation or workshop sites. Cemetery or burial sites are also sometimes found adjacent to these sites. A small percentage of sites not located along water bodies but in areas of very well drained soils, are also indicative of prehistoric sites in Maine. These sites are from an early period where the landscape was still being shaped by the melting glaciers. Prime living locations consisted of well drained soils away from flooding.

The archeological site, in most cases, is located within 1-1/2 feet of the surface. However, due to flooding and/or erosion, the site could be several feet below the surface. Indicators of a site include tool remains, pottery, animal bones, fire cracked rock and stone flakes from tool making. No archeological digs of prehistoric sites in Town have been undertaken.

HISTORIC ARCHEOLOGICAL SITES

The name Norridgewock is derived from the Indian word " Norridgewog " meaning " smooth water between two rapids." The Indians settled in a village opposite the entrance of the Sandy River that is now located in Madison. The village had easy access to both rivers and provided a water route for hunting and fishing along the Kennebec River all the way to Merrymeeting Bay. The first known European contact with the Indians occurred in 1610 by a French Jesuit priest named Father Biart. The French name for the Indian village was Narrantsouack. Contact with the French Jesuit missionaries was sketchy until the arrival of Father Sebastian Rasle in 1695. Father Rasle stayed and worked with the Indians until his death by the British in 1724. The village was also destroyed at this time as the British sought to destroy French influence in this area.

The British settlements at Fort Western and Fort Halifax opened up the upper Kennebec River Valley to European settlers. The first European settlement was located near the present day village which is south of the original Indian village. The village grew slowly until it split from Winslow and was incorporated as the Town of Norridgewock in 1787. In 1809 the Town became part of the newly formed Somerset county and was selected as the Shire Town which it held for 70 years.

The Maine Historic Preservation Commission has identified the Narantsouak Mission Site, ME314-01, as the only historic archeological site. The Indian village site is recognized as a National Historic Landmark. This site has been extensively damaged by amateur digs over the years. The mission site has been studied by the University of Maine at Farmington and they hope to conduct further research in the future. The Maine Historic Commission recommends that future survey and work should focus on assessing what survives of the mission site, as well as sites relating to the earliest Anglo-American settlement of the Town, beginning in the 1780's.

HISTORIC BUILDINGS, STRUCTURES AND OBJECTS

The Town of Norridgewock contains a wealth of historically significant homes and sites scattered throughout the present day village area which includes both sides of the Kennebec River. A casual drive through Town will quickly show the diversity in style and condition of the older housing stock. Historic properties with original exteriors intact can be found along with structures that exhibit evidence of many alterations over the years.

The Town played a key role in the development and growth of the upper Kennebec Valley and Somerset County. The early settlement grew to become the shire town of the county and hosted a number of commercial operations including Quarrying, Textiles, Retail, Shoe manufacturing, Brick Yards and Agriculture Products.

The Town's rich history is further explained in a book titled: Norridgewock 200 Years, published by the Norridgewock Historical Society.

The Maine State Historic Commission has the following properties listed on the National Register of Historic Places:

1. Sophie May House
2. C.F. Douglas House
3. Spaulding House

4. Norridgewock Free Public Library
5. Eaton School
6. Female Academy
7. Norridgewock Archeological District National Historic Landmark

The Commission recommends that a comprehensive survey of the Town's above-ground historic resources be conducted in order to identify other properties that may be eligible for nomination to the National Register. The task of identifying historic locations is critical to preservation efforts because it provides vital information to both the Town and property owners about the importance of the property. This information is the first step in preserving the historic site and protecting it against alterations or other activities that could destroy its significant historic features.

The preservation task can be undertaken in a number of ways that range from voluntary efforts by property owners to local historic ordinances designed to regulate the alteration of historic structures. Each community must determine for itself the value and importance of its historic resources and the measures it feels are necessary to protect these resources. Regardless of what option a community chooses, an important common element to any preservation method is to educate the public and particular property owners about the benefits and importance of historic preservation.

The Town has an active Historical Society that has over the years conducted research and educational programs designed to preserve Norridgewock's historical character. Among the Society's accomplishments is a survey of old homes and sites that includes 36 important local sites.

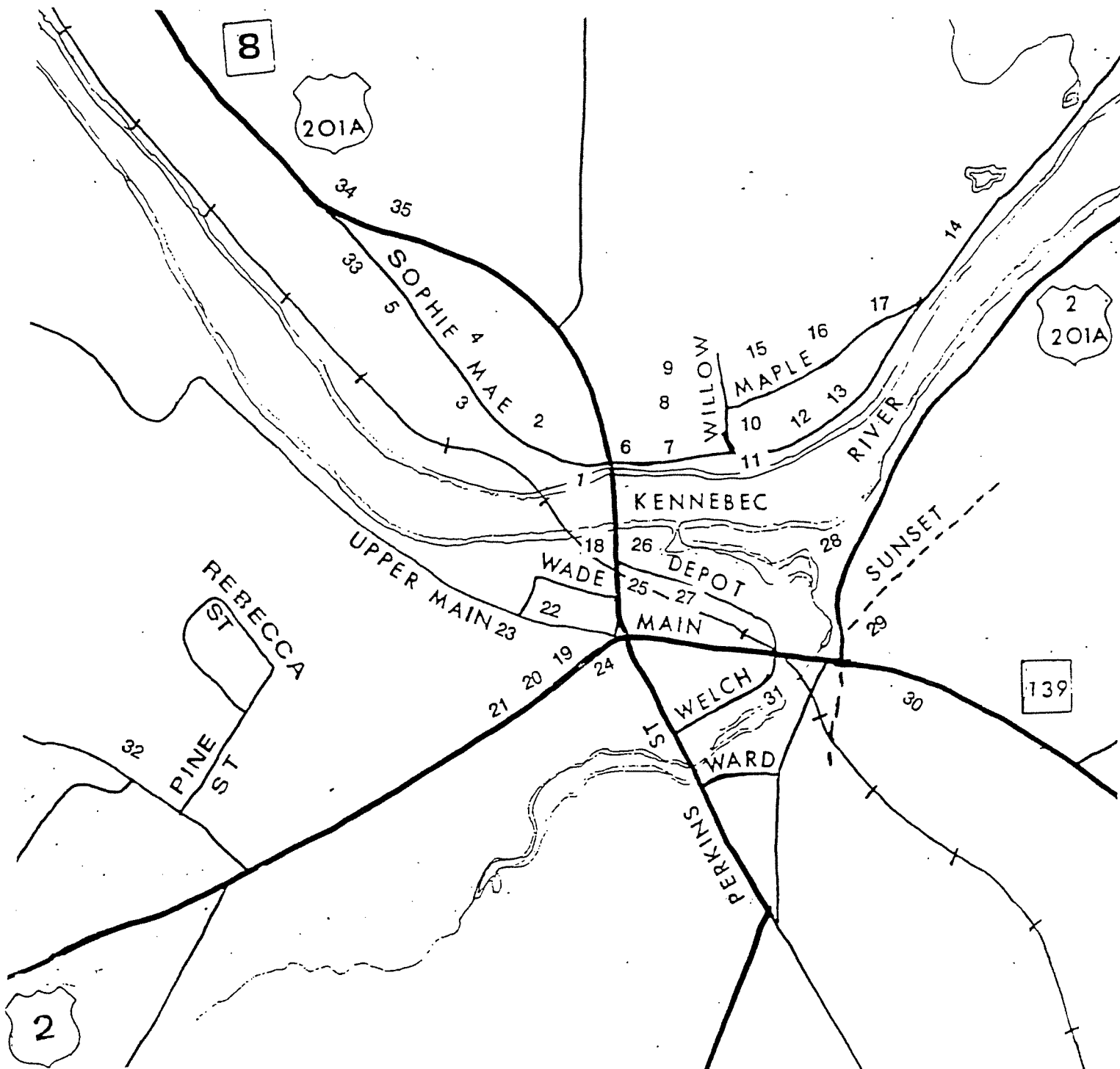
Norridgewock Old Homes and Sites

1. **Norridgewock Free Public Library** - This building was given to the Town by Miss Rebecca Clarke in 1901 as a library and meeting place for the Village Improvement Society.
2. **Mark Blunt House** - Built in the early 19th Century, this was the home of one of Norridgewock's early merchants. From 1820 on, he ran at times a ferry, a general store and a livery stable.
3. **The Sophie May House** - Built by congressman Cullen Sawetelle in 1845 after the southern mansions he admired, it later became the home of another famous lawyer and congressman, Stephen Lindsey. The Asa Clark family then acquired the house and here Rebecca "Sophie May" and her sister Sarah, "Penn Shirley" wrote their beloved children stories.
4. **The William Allen House** - A surveyor, teacher, scholar, historian, he came in 1843 to settle here and built this house. He was our delegate to Brunswick when the question of statehood arose in 1816 and 1819, serving as secretary, and was a delegate to form a constitution for the new state in Portland. He was twice sent to the legislature. In 1849, he wrote The History of Norridgewock which is the chief record of the Town.
5. **Site of the Residence of Early Settler, Oliver Wood** - Here in 1774, the first wheat crop was raised. The present home of the Ansel Clark family, this building has incorporated part of an earlier structure.

6. **The Danforth Tavern** - Originally built by Israel Danforth in 1807, this famous inn was enlarged and operated by the same family until the close of the century and remained in the family until the 1940's. It once had a stable for 40 horses and a large barn and a shed for cows and sheep. At its height, it contained 12 furnished rooms, an upstairs ballroom, and a barroom. It has recently been built into an apartment house.
7. **The Probate Court Office** - Built in 1813 the present brick and wood structure was originally a three story brick building.
8. **Old Jail and Jailkeepers House** - The jail was torn down in 1928, and its granite blocks used elsewhere; the house still remains. The little house next to it was the home of Israel Danforth while he was building the inn.
9. **The Sawtelle House** - This long white house was built by Richard Sawtelle. It was used as a trading post and a residence. A large willow tree measuring 28 feet in circumference was located on the corner of the lot.
10. **The John Clark House** - The first frame house in town it was completed in 1788. A hero of Bunker Hill, he also gave land for the Old Congregational Church and the Oak Cemetery. The field behind the house was the early muster ground for the local militia.
11. **The John Ware House** - Built in the late 1700's by one of the Town's earliest merchants, the house was lent to the County several years for a Court House before the brick one was erected.
12. **Fletcher-Dole House** - Amos Fletcher built the house in 1819 with brick manufactured on the river bank in front of the property. He was a successful merchant and grandson of Norridgewock's first permanent settler. The house descended from Caroline Fletcher Dole and became the boyhood summer home of her two famous sons, Rev. Charles Dole, the father of James Dole who introduced pineapple canning to Hawaii, and Nathan Haskell Dole, the author-translator. The house was rebuilt as the Riverview school and has been occupied since 1973.
13. **The Old Oak Cemetery** - This is located on land given by Deacon John Clark. Earlier graves located at the top of the hill on the Madison Road were moved here. It is the resting place of some thirty Revolutionary veterans, including one who went from here on Arnold's march, and many early settlers.
14. **Spaulding House** - The house dating back to 1783 is the fourth oldest house in Town.
15. **Judge Preston House** - This house became the home of Lydia Maria Francis Child who went on to become a writer and lecturer of note in anti-slavery days.
16. **Fifth Oldest House in Town** - The house was built in 1783 for Chardish Witherall, and later owned by Dr. John Bates, a surgeon of the War of 1812, and superintendent of the State Hospital in Augusta.
17. **Birth Place of Sophie May** - Sophie May was born in this house in 1833.

18. **Old Gould-Whiting House** - The original house was enlarged and has undergone significant alterations.
19. **Grange Hall** - It was built by Charles Douglas to house the Eaton School in 1866 and served that school and the Norridgewock High School until the early 1900's when it was swapped with the Grange for their newly constructed hall, a building which subsequently burned.
20. **Female Academy** - The brick house was erected in 1837 on land given by Dr. Amos Townsend. It became one of the better known schools in the state for talented girls. It served as the first Eaton School and was later converted into a residence.
21. **Dr. Zebulon House** - The house is the oldest farm house on the south side of the river. It was originally built on the top of sunset hill in 1781 and later moved by oxen to its present location where it was enlarged.
22. An old house moved to its present location in the winter on sleds and for many years was occupied by the Walls family and their descendants.
23. **Riverview Cemetery** - The land was donated by Dr. Amos Townsend. It contains a revolutionary veteran, several of the War of 1812, and many from the Civil War as well as graves of many of the Town's early settlers.
24. **Rev. Josiah Peet House** - The house was erected in 1815. Rev. Peet was a traveling preacher first sent here by the Maine Missionary Society and organized 39 churches. In 1814, he became the first fulltime pastor of the Old Congregational Church.
25. **Soldier's Monument** - The monument was erected in 1901 by the Village Improvement Society to honor Norridgewock's Civil War dead.
26. **Dr. John Lynde House** - The house is located on a bluff above the railroad.
27. **McKechie House** - The home of an early settler. It was on this lawn in 1878 that Solon Chase campaigned for governor on the Greenback party and gave a famous lecture with Thomas Steers.
28. **Oosoola Park** - This was the site where early settlers buried their household goods when they left to go to the Revolution.
29. **Old Mill House** - One of the older buildings on the south side of the river.
30. Old home which dates back to the 1700's.
31. Old Home which dates back to the 1700's.
32. **Curbow Cemetery** - The resting place of four Revolutionary veterans including James Waugh, the first settler of the area who assisted Arnold's men around the falls with his oxen.
33. **Site of the Warren Cabin** - The site of the Warren cabin built in 1773.

34. **Cabin Site of Captain Thomas Farrington** - A home was constructed on this site in 1782 and is the third oldest house in Town.
35. **The Land of Rest Cemetery** - The cemetery is the resting place of a Revolutionary veteran. The property also contains the cabin site of Lowell Fairbrother. The first girl was born on this site in 1774.
36. **Father Rasle Monument** - The monument is on the site of the original Indian Village and is located in Madison.



ARCHEOLOGICAL AND HISTORIC ISSUES

The following is a list of various issues that relate to archeological and historic resources in Town and will form the basis of establishing policies to address these resources.

1. The Indian Village Site is an important historic archeological site that has been damaged over the years, but which could still yield important archeological information.
2. The location of forty-one known prehistoric sites indicates the importance of this area for future research and inventory. Methods to protect sites from future development are important topics for discussion.
3. Norridgewock played an important role in the development of the region.
4. The survey conducted by the Historical Society listed 36 important sites, however, only 7 sites are listed on the National Register of Historic Places.
5. Many older and historic structures in Town have been altered or renovated over the years with little or no regard for their historic value.
6. A listing on the National Register of Historic Places does not guarantee that future renovations to the structure will respect or be in keeping with the original structure.
7. The concentration of older structures in the village area opens the possibility of the creation of a historic district.
8. The Town does not have in place a review procedure to assess the potential of a development site located within 225 feet of the Sandy or Kennebec Rivers for being a prehistoric archeological site.
9. The Norridgewock Historical Society plays a key role in preserving and promoting historic issues throughout the Town.
10. Additional funds are necessary to conduct archeological and historic research and surveys..
11. The historic character of the Town can play a positive role in certain economic development activities such as tourism and by providing interesting residential neighborhoods for new residents.

SECTION 5

RECREATION

GOALS

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

PURPOSE

The purpose of the recreation section is to inventory all of the local and regional facilities and services available to Norridgewock residents and to identify future needs.

PARKS AND RECREATION FACILITIES COMPARISON

The Bureau of Parks and Recreation in its report titled, "Conservation Municipal Needs Analysis Report, January 1988," listed the Bureaus Recreation Standards and Small Town Facility Averages. The following Table compares the recreational facilities found in Norridgewock with the Bureau of Parks and Recreation Standards and other Small Town Averages.

Parks and Recreation Facilities Comparison Table

Activity	Norridgewock per 1000 Pop.	Av. Small Twn. per 1000 Pop.	Bureau of Park Standards for per 1000 Pop.
Park acreage	1 ac.	10.24 ac.	n/a
Baseball fields	.78	.45 fields	.17
Softball fields	.39	.43 fields	.33 fields
Multi-Use fields	.78	.44 fields	.22 fields
Basketball crts.	.32	.43 courts	.50 courts
Tennis courts	.32	.58 courts	.50 courts
Recreation halls	-0-	.10 halls	1.0 halls
Playgrounds	.78	.57 each	.50 each
Picnic tables	5.49	2.52 each	2.0 each
Swimming Pools	-0-	793 sq. feet	-1-

Boat ramp vehicle parking	3.14	4.42 spaces	n/a
Nature trails	-0-	.31 miles	-1-
Exercise trails	-0-	n/a	-1-
Bike routes	-0-	n/a	n/a
X country ski	private	1.11 miles	-1-
Ice skating	-0-	2720 sq. feet	n/a
Sled areas	private	n/a	n/a

PARKS AND RECREATIONAL FACILITIES

Oosoola Park

Oosoola Park located on the banks of the Kennebec River contains 3 acres and is accessible from a gravel road off the Skowhegan Road. A bottle recycling business adjacent to the road and a thick tree cover secludes the park from the road. The park contains a boat launch, a parking area, playground, picnic tables, gazebo, and charcoal grills. The park is within walking distance from the village.

Bar Hatfield Athletic Field

The Athletic field is located adjacent to the Elementary School and is owned by the Town. The park consists of three ball fields that are used by a variety of local teams and a basketball court. The field is actively used and is within walking distance from the village.

School Gym

The School Gym is used for both adult and children activities including basketball, volleyball and other activities.

Recreation Department

The recreation committee is staffed by volunteers and offers organized sports activities for both adults and children in Town. A total of 900 children participate in one of the following activities: soccer, basketball, baseball, softball, track club and swim program. The adult activities include volleyball and basketball. The Town has access to the Skowhegan Community Center and the High School for facilities not available in Town.

The recreation committee is very interested in offering additional programs and meeting the needs of special age groups like young children and senior citizens; however, they are limited by both funds and staff time. All the programs offered are organized and staffed by volunteers.

Outdoor Recreation Activities

The vast amount of field and forest land offers a number of outside recreation opportunities. It should be noted that the land available for hunting, hiking, skiing, and snowmobiling is all private land and it is the responsibility of the individual to ask permission of the property owner. Snowmobile trails system in town is organized and developed for public use by the local snowmobile club.

Most fishing and other river access points are also over private property with the exception of the Oosoola Park boat launch. The best fishing area on the Kennebec is in the vicinity of the Old Point near the Sandy River.

The future uses of private land for outdoor recreation depends upon the responsible attitude and action of each individual and the availability of large tracts of undeveloped land. The Town's current rural sprawl development pattern could have a negative impact upon the public access to land for some activities especially hunting.

Regional Activities

The next section describes the available recreational facilities throughout the general region. Residents have access to the western ski areas and the northern sections of Somerset County in addition to those listed in the following section.

Private Recreational Activities

The Town contains a private golf driving range, roller skating rink, campground, miniature golf park and batting cages. A full range of other activities can be found in Skowhegan and Waterville including movie theaters, bowling, gyms and many other music and cultural opportunities.

REGIONAL RECREATIONAL FACILITIES

The map on the following page shows state and federal recreational areas throughout the region. The map indicates parks, land preserves and boat launch sites. The following is a list of the facilities:

Boat Launch Sites

#54 East Pond	Oakland
#55 North Pond	Smithfield
#52 Long Pond	Belgrade
#51 Great Pond	Belgrade
#50 Salmon Lake	Belgrade
#49 Messalonski Lake	Belgrade
#48 Desert Pond	Mt Vernon
#42 Three Mile Pond	Vassalboro
#56 Fahi Pond	Embden
#57 Embden Pond	Embden
#53 Flying Pond	Mt. Vernon
#33 Bauds Pond	New Vineyard

Bureau of Public Lands

#128	Ledge Brook	243 acres
------	-------------	-----------

Bureau of Parks and Recreation

#56 Lake George	254 acres, Cannan
#62 Spectable Pond	270 acres, Vassalboro
#59 Blueberry Hill Scenic	69 acres, Rome
#60 Long Pond	61 acres, Rome
#57 Fort Halifax	.8 acres, Winslow
#58 Oakland Property	2.3 acres, Oakland

Department of Inland Fisheries & Wildlife

#45 Mercer	105 acres, Mercer
#44 Martin Stream	195 acres, Fairfield
#46 Fahi Pond	297 acres, Embden
#43 Gawler	363 acres, Belgrade

Federal Land

#50 Benton

337 acres, Benton

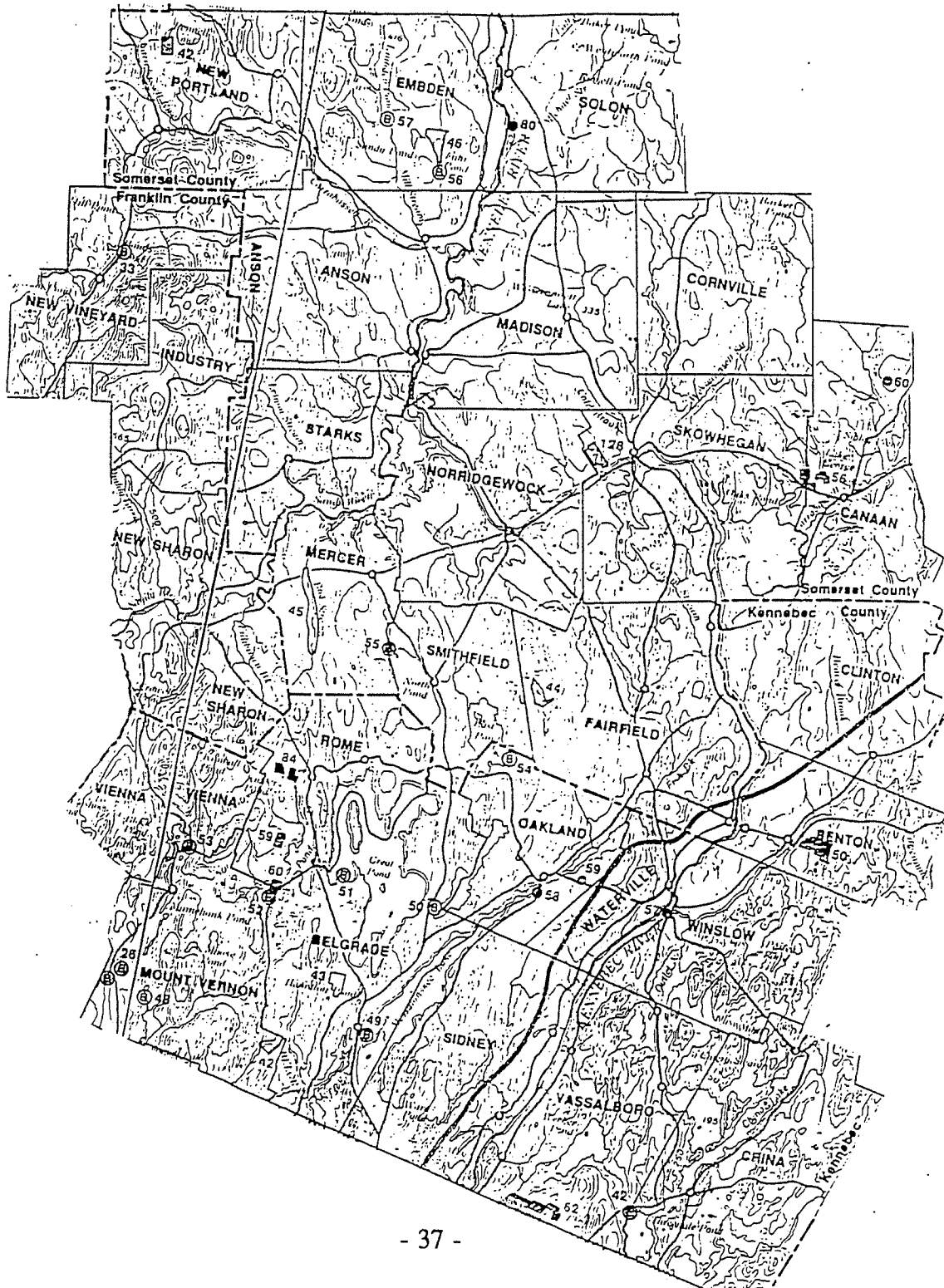
Non-Profit Ownership

#84 French Mountain/Watson Pond

91 acres, Rome

#80 Indian & Fowl Meadow Island Preserve

32 acres, Solon

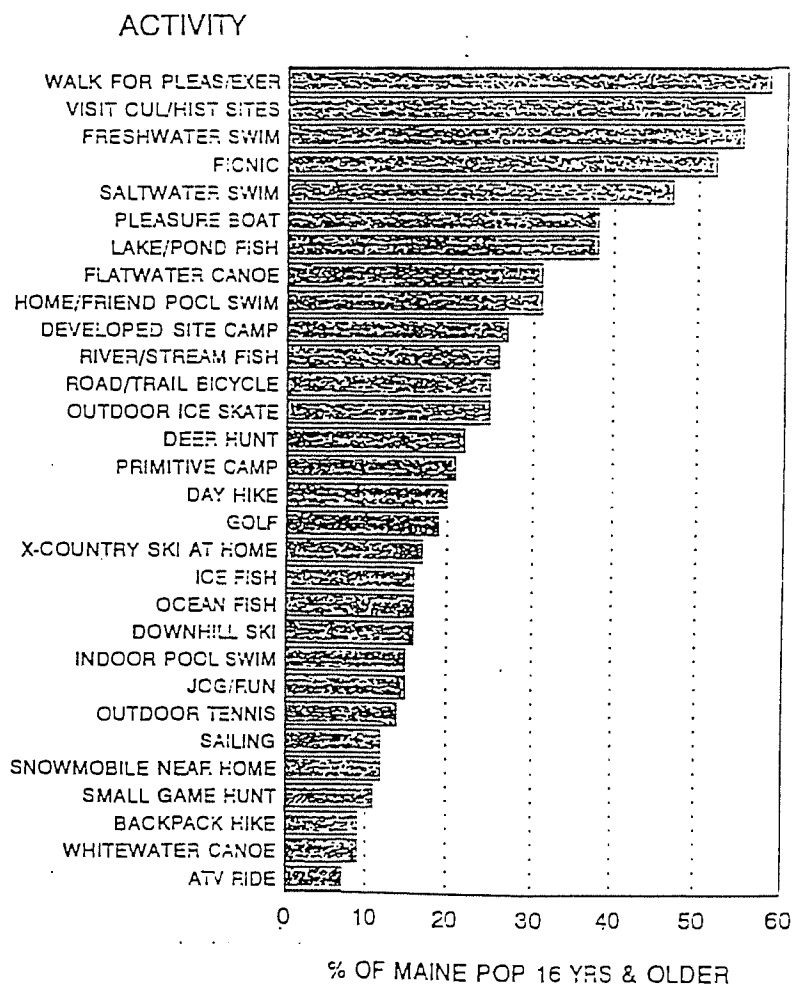


STATE TRENDS IN RECREATION

The Bureau of Parks and Recreation in the 1992 SCORP report listed some of the important trends that have occurred in recreation throughout the State. The Maine resident activity participation rates and trends between 1963 and 1992 indicated that the following activities showed a large increase in participation: swimming, walking, golf, fishing, canoeing and camping. The following activities showed only a modest increase in participation: skiing, driving/sightseeing, ice fishing, ice skating, and boating.

The following table shows the participation rates as a percent of Maine population, 16 years and older.

MAINE RESIDENT RECREATION ACTIVITY PARTICIPATION RATES 1991/92



Source: 1991/92 EPR Resident Household Survey

The table indicates that over 50% of the population takes part in the following activities: walking, visiting cultural and historic sites, swimming, and picnics. Other popular activities include the following: boating, fishing, canoeing, and camping. These trends are important to identify because the availability of recreational dollars for new or improved facilities and services is very limited at both the state and local level. Recreational dollars might be best spent on those activities that can benefit the greatest number of people, and on activities that show increases in participation rates.

The participation trends are significant for Norridgewock because they show that some popular recreational activities such as picnic areas, fishing, boating and swimming fit well into the Town's riverfront areas.

PUBLIC ACCESS TO WATERWAYS

Norridgewock contains a rich variety of water related resources and the most important is the Kennebec River. The 3 acre Oosoola Park is the only public access point to the River in Town. The Park offers a picnic area and an area to launch boats.

Other Kennebec River access points are through private property. The Sandy River does not contain any public access points in the Town.

Steep slopes along some areas of the Kennebec and a wide floodplain along the Sandy River are some of the natural barriers for public access. The Kennebec River in particular offers many unrealized recreational opportunities including boating and fishing.

Fishing opportunities are available in both Rivers and in some of the streams in Town. Trout is stocked in both the Kennebec and Sandy Rivers. The Kennebec offers a selection of cold water fish species. The Weston Dam impoundment that extends north of the confluence of the Sandy River towards the Madison/Anson Dam isolate this section of the River for boating.

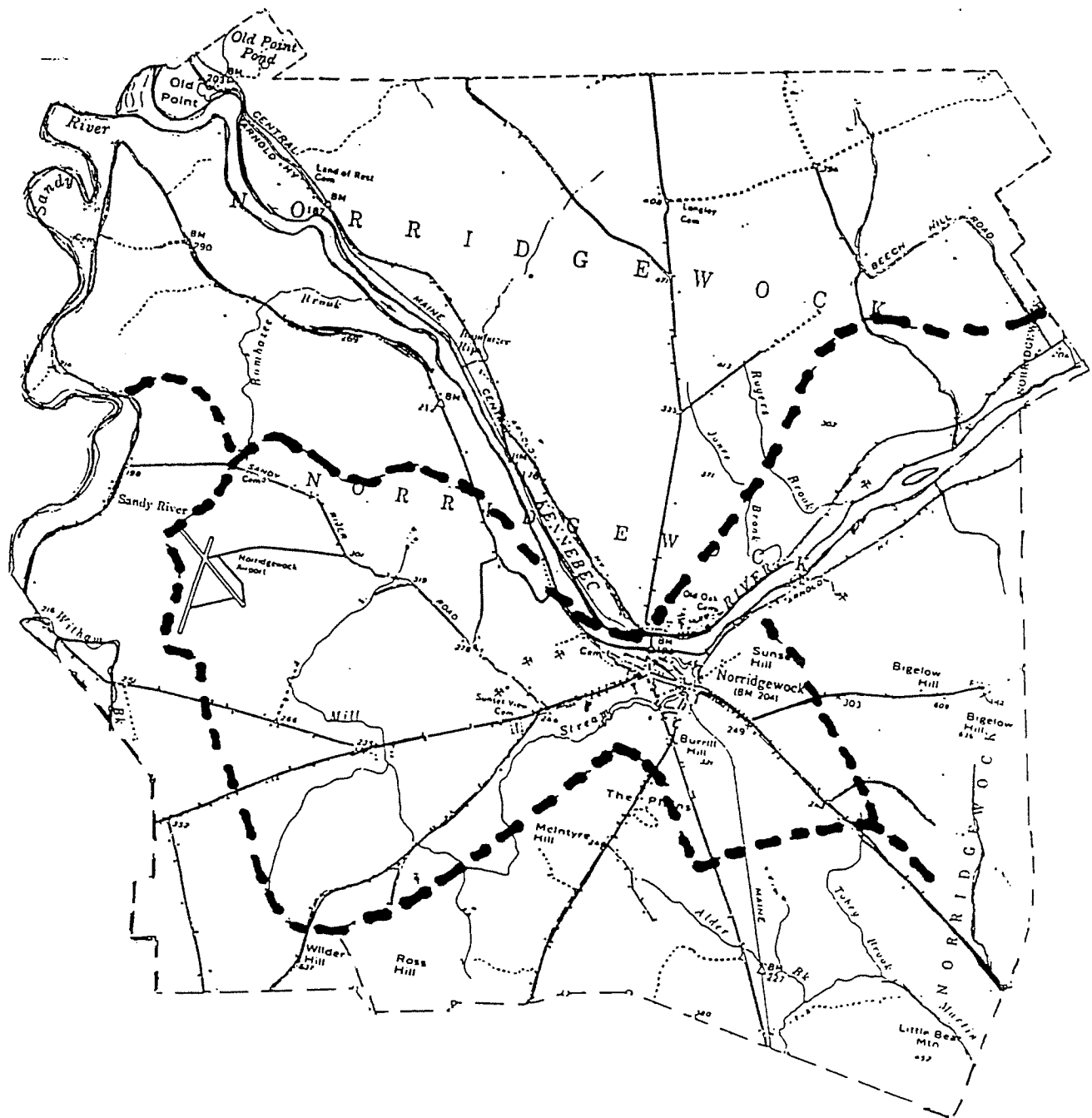
The regional recreational facility maps show that a number of boat launch sites are available to Norridgewock residents to the Kennebec and other lakes and ponds in the area.

SNOWMOBILE TRAILS

The Town has an active snowmobile club that currently has 30 members and maintains an extensive Town trail linked to the State trail system. Norridgewock is the access area to points north and west on the trail system. The snowmobile club in 1996 received a State award for the trail sign system and uses some Town funds to maintain the trail. The majority of the work for the trail is provided by volunteers and private funding sources. The snowmobile trails are designed primarily for snowmobiling; however, over the years cross country skiers and even hikers are taking advantage of the trail system. The Club works with private land owners to gain access over their property for all of the trails and in turn agrees to maintain the trails and monitor its use.

Town of Norridgewock Snowmobile Trail Map

Source: Norridgewock Snowmobile Club



RECREATION COMMITTEE

The recreation activities are organized and operated by the Town's volunteer recreation committee. The Town provides funds for program operations and equipment. The existing recreation programs have stretched the administrative abilities of the committee. Additional or expanded program offerings are not feasible without considering adding a paid recreational director.

RECREATION AND THE PUBLIC SURVEY

The majority of residents that returned the public survey indicated that the Town should invest in developing or improving a number of recreational facilities or programs. For additional information about the public survey results, please see Appendix A. The areas that generated the most interest included the following: swimming area, Kennebec River access, parks and playgrounds. Many respondents also showed a particular favor for certain activities such as ball fields, tennis courts, walking/hiking trails, and basketball courts.

The survey also asked residents to list three items that the Town should invest additional tax dollars in improving. Some of the respondents also indicated recreation as an area for the investment of tax dollars. Others indicated that improvements in recreation should come from private sources. The interest appears to be strong for expansions in the Town's recreation programs; however, not everyone wants to spend tax dollars for this purpose.

The Town can pursue a strategy that blends some additional tax dollars with a mix of both private resources and grants to improve recreation. Regional programs and facilities could also become part of this strategy in order to stretch local tax dollars.

WASTE MANAGEMENT INCORPORATED END USE PLAN

Waste Management Inc. has developed a draft end use plan for a major portion of its sanitary land fill property. The plan contemplates a number of both active and passive recreational uses and includes ball fields, a trail system, and use of the existing apple orchard. The first phase of the plan will involve the construction of a ball field and parking area for the Town and should be completed in 1997. Other areas of the plan are still in the draft stage and the Company welcomes both Town and public involvement in developing the final draft.

THE FUTURE OF RECREATION

The Town offers a limited number of recreational opportunities; however, other services are available throughout the region from both public and private sources. Public lands and boat launch sites and a variety of other activities are available including: roller skating rink, golf driving range, bowling, and a variety of gyms and exercise centers. The Town is also accessible to the major ski areas by way of Route 2. The wilderness areas and the moosehead lake region is accessible by route 201.

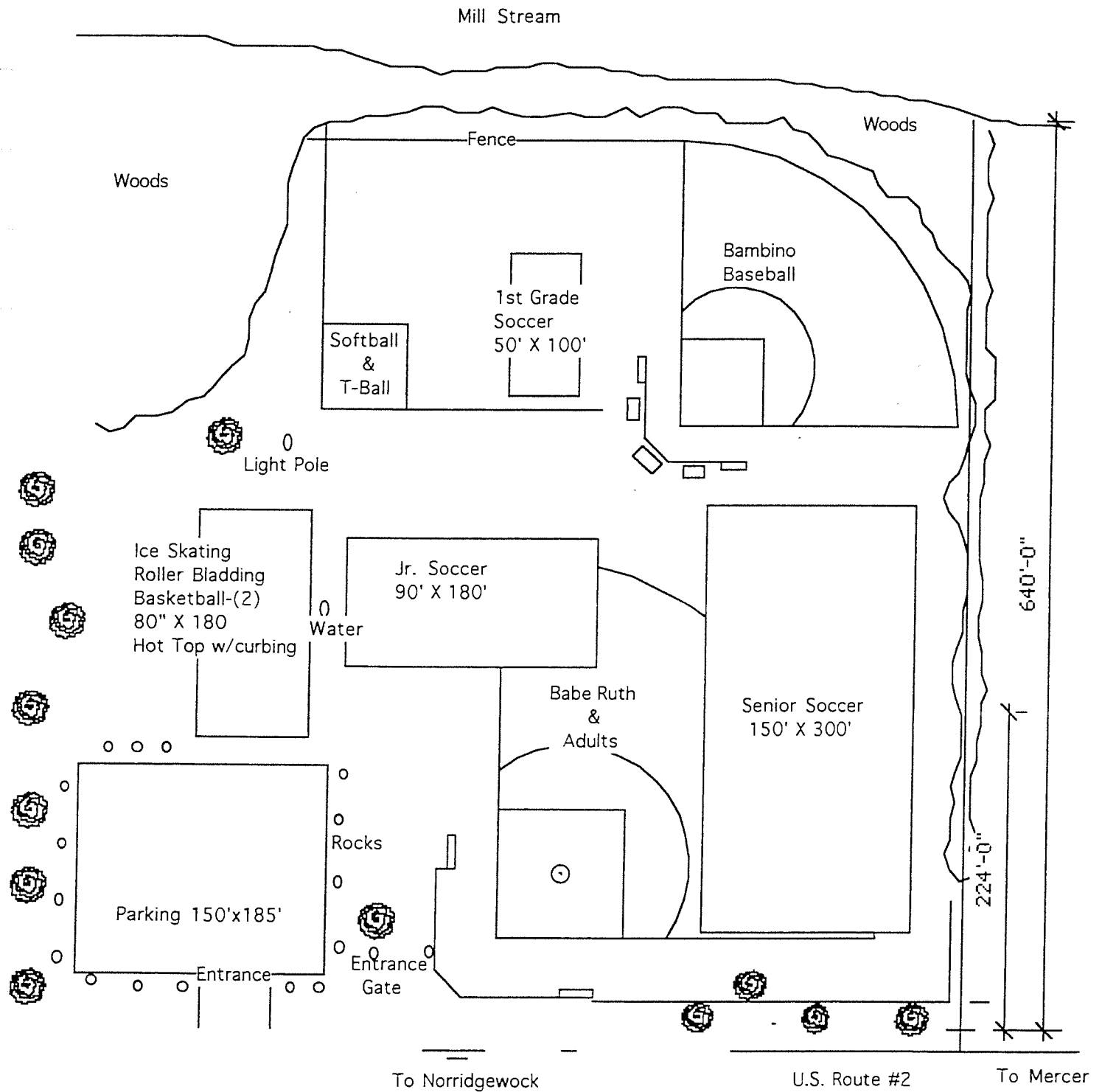
Many of the available recreational activities require some travel time; however, most Town residents must travel to shop and to their places of employment. The future of recreation for Norridgewock and area Towns appears to be in the use of regional facilities. The recent agreement between the State and the Towns of Skowhegan and Cannan over Lake George is an example of

this trend. Communities in the region should get together and discuss their recreational needs and develop a regional plan to meet these goals. Some facilities that could be used in a regional manner include; swimming areas, boat launch areas, picnic areas, trails, snowmobile trails, and sports fields.

The other possible opportunity for the Town is to cooperate with Waste Management Inc. in the final development of the end use plan for the facility. This could provide the Town with a number of both active and passive recreational facilities.

SOME RECREATIONAL ISSUES

1. The volunteer status of the recreation committee limits future program development due to both time and funding restraints. A paid recreation director could be the solution for expanding the Town's current recreational programs.
2. Kennebec and Sandy River public access is very limited for fishing, swimming and boating. Oosoola Park is the only public access point available in Town.
3. The population is gradually getting older and the needs of senior citizens are not being addressed.
4. The use of private land for recreation could be reduced as more people build homes in the rural parts of town and voice their opposition to hunting and other recreational activities.
5. The end use plan for the Waste Management facility provides the Town with an opportunity to obtain additional recreational facilities.
6. Many of the recreational facilities and programs are only available by car and as such are not accessible to children unless they have transportation.
7. Expansion and construction of new recreational facilities are expensive and the Town is faced with many critical infrastructure demands.



Scale 1" = 100'

Norridgewock Rec. Dept.

W. Barr Hatfield
Athletic Park

SECTION 6

NATURAL RESOURCES

GOALS

To protect the quality and manage the quantity of the Town's water resources including rivers, streams, ponds and aquifers.

To protect the Town's critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas.

To safeguard the Town's agriculture and forest resources from development which threatens those resources.

PURPOSE

The Land and Water Resource Section of the Comprehensive Plan inventories all the significant natural resources of the Town and identifies measures to protect these resources for both present and future generations.

The Town contains a number of significant resources including the Kennebec and Sandy Rivers, three major aquifers, an abundance of fertile land, scenic areas along the rivers and higher elevations, forest land, wildlife and some unique plants.

It is important to note that some of these attributes listed above were the reason that both Native Americans and European settlers came to live in the area. Today our reasons for living in Norridgewock are more complex as our dependence upon the land for jobs and survival has shifted away from agriculture. The direct dependence upon local resources for food and goods has changed our view and outlook of the natural world.

Some examples of this change are as follows:

- Forest now covers land once used for agriculture.
- Development occurs on prime farmland.
- Property values make preserving prime farmland difficult.
- Residential development occurs away from village centers.

The question for us today is how can we preserve and protect natural resources in a manner that recognizes the value of the particular resource and at the same time fulfill our present and future land use demands. The answer to this question is not easy because it will require us to evaluate our current land use trends. Any answers we hope to include in this plan will also require the participation and consent of the citizens of the Town.

Land-Based Resources

SOILS

An inventory of soil classifications and topography is the starting point for all land use decisions. The slope of the land and the composition of the soil control the type and extent of development in an area. Steep slopes can make building difficult if not impossible and hydric and wet soils can limit or prohibit most activities. While engineering solutions can be found to overcome all types of site limitations, it is usually more prudent and less costly to recognize and work with natural soil constraints.

The Soil information presented in this section is taken from the Soil Survey for Somerset County, Maine, Southern Part by United States Department of Agriculture, Soil Conservation Service, Dated 1972. The survey consist of maps showing various soil types and tables that indicate the best land use for each soil type. The identification of prime farmland and forestry soils are one of the most important features of this survey. The survey provides accurate soil information for large land areas; however, site specific soil identification is necessary for most types of development.

Norridgewock contains two major Soil Associations which are Adams-Walpole-Buxton Association and Monarda-Dixmont-Bangor Association. A Soil Association is a landscape that has a unique pattern of soils. The Association name indicates the major soil types.

Adams-Walpole-Buxton Association

This soil association is found along the Kennebec and Sandy Rivers. This association runs between the Sandy and the Kennebec River and comprises most of the western section of the Town. The Adams soils are nearly level, excessively drained and consist of fine to medium sand. These soils are not generally well suited to farming. The Walpole soils occur on terraces with Adams soils. The soil is depressional or level and poorly drained. Most of these soils are used for woodland. The Buxton soils are moderately well drained and gently sloping.

Monarda-Dixmont-Bangor Association

This soil association occurs on upland ridges and soils range from nearly level to moderately steep. This association forms the northeast portion of the Town above the Kennebec River and the Southeast section of the Town. The Monarda soils are nearly level and poorly drained. Most of these soils are forested and contain some rock outcrops. The Dixmont soils are moderately well drained and are mainly gently sloping. These soils are used mostly for forage crops. The Bangor soils are well drained and consist of gentle to moderate slopes. This soil is used mostly for forage crops.

The following list shows the 48 soil classes found in Norridgewock and a brief description:

- AaB Adams loamy sand, 0 to 8% slope
- AaC Adams loamy sand, 8 to 15% slope
- AaD Adams loamy sand, 15 to 25% slope

- BaB Bangor silt loam, 3 to 8% slope
- BgB Bangor very stony silt loam, 3 to 8% slope
- BgC Bangor very stony silt loam, 8 to 15% slope

BgD Bangor very stony silt loam, 15 to 25% slope
 BhB Berkshire loam, 0 to 8% slope
 BkB Berkshire very stony loam, 0 to 8% slope
 BkC Berkshire very stony loam, 8 to 20 % slope
 BkE Berkshire very stony loam, 20 to 45% slope
 Bo Biddeford silt loam
 BuB Buxton silt loam, 0 to 8% slope
 BuC2 Buxton silt loam, 8 to 15% slope eroded

 CnC Colton gravelly sandy loam, dark materials, 8 to 15% slope
 CnD Colton gravelly sandy loam, dark materials, 15 to 25% slope
 CnE Colton gravelly sandy loam, dark materials, 25 to 45% slope

 DxB Dixmont silt loam, 0 to 8% slope
 DyB Dixmont very stony loam, 0 to 8% slope
 DyC Dixmont very stony loam, 8 to 20% slope
 Dx Dune Land, 3 to 45% slope

 Ha Hadely silt loam, nearly level

 Lc Leicester very stony loam, nearly level
 Lk Limerick silt loam, nearly level
 LyB Lyman loam, 0 to 8% slope
 LyC Lyman loam, 8 to 15% slope
 LzC Lyman very rocky loam, 0 to 15% slope
 LzE Lyman very rocky loam, 15 to 45% slope

 MbB Madawaska fine sandy loam, 0 to 8% slope
 MeB Melrose fine sandy loam, 3 to 8% slope
 Mn Mixed alluvial land, 0 to 3 % slope
 Mr Monard very stony silt loam, nearly level

 Pa Peat and muck, mostly sphagnum moss
 PcB Peru loam, 0 to 8% slope
 PdB Peru very stony loam, 0 to 8% slope

 RtC Rock land, thorndike and lyman materials, 0 to 15% slope
 RtE Rock land, thorndike and lyman materials, 15 to 45% slope

 Sc Scantic silt loam, 0 to 3% slope
 Sk Skowhegan loamy fine sand
 StB Stetson fine sandy loam, 0 to 8% slope
 SuC2 Suffield silt loam, 8 to 15% slope eroded
 SuD2 Suffield silt loam, 15 to 25% slope eroded

 TkC Thorndike very rocky silt loam, 3 to 15% slope
 TkD Thorndike very rocky silt loam, 15 to 30% slope
 TtB Thorndike bangor silt loam, 0 to 8% slope

TtC Thorndike bangor silt loam, 8 to 15% slope

Wa Walpole fine sandy loam, nearly level

Wn Winooski silt loam, nearly level

The next table indicates some important features of each soil type including, prime farmland, prime forest soils, poor building soils, prime building soils, steep slopes, hydric soils, and erodible soils.

Table

Soil Type	Prime Building	Prime Farm	Prime Forest	Poor Building	Steep Slopes	Hydric Soils	Erodible Soils
AaB	X	X	X				
AaC			X				
AaD			X	X	X		
BaB	X	X	X				
BgB	X		X				
BgC	X		X				
BgD			X		X		X
BhB	X	X	X				
BkB	X		X				
BkC	X		X				
BkE			X		X		X
Bo				X		X	
BuB	X	X	X				
BuC2	X		X				
CnC							
CnD				X	X		
CnE				X	X		X
DxB	X	X	X				
DyB	X		X				
DyC			X				
Dx				X			

Ha		X	X	X		X	
Lc			X	X		X	
Lk		X		X		X	
LyB		X					
LyC							X
LzC				X			
LzE				X	X		X
MbB		X	X				
MeB	X	X	X				
Mn				X		X	
Mr			X	X		X	
Pa				X		X	
PcB	X	X	X				
PdB	X		X				
RtC				X			
RtE				X			X
Sc				X		X	
Sk		X	X				
StB	X	X	X				
SuC2			X				
SuD2			X		X		X
TkC			X				
TkD			X	X	X		X
TtB		X					
TtC			X				
Wa				X		X	
Wn		X	X	X		X	

Prime Building Soils

The prime building soils are evaluated for development suitability by looking at the following areas, septic systems, basements and road construction. Each area is assigned a point value based on the cost of construction. A low construction cost would result in a high point rating and indicate that the soils are suited for development. The point value for each of the three areas are combined into a single number. Those soils with a combined point value of 75 or greater were considered as prime building soils. The highest rating is a value of 100 points which was assigned to Berkshire loam (BhB).

Prime Farmland

The U.S. Department of Agriculture defines prime farmland as the land that is best suited to producing food, feed, forage fiber and oil seed crops. It has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources and farming; it results in the least damage to the environment.

Prime Forest Land

Prime forest land soils are rated as having a very high or high ability of growing wood at the economic productive growth rate for a given tree species. The indicator species used to develop this rating was the eastern white pine.

Poor Building Soils

Poor building soils are those soils that have one or more of the following attributes:

- Slopes of 20% or greater
- Subsurface Wastewater Disposal Systems are not allowed
- Contains hydric soils or subject to flooding
- Depth to bedrock, bedrock is close to the surface
- Soils contain rock outcrops

Steep Slopes

Soils with slopes of 15% or greater are listed in this category. These areas can be prone to erosion, and development potential is limited due to high cost.

Hydric Soils

Hydric soils are areas that contain high water tables and wetland vegetation. The soils are usually marine silts or clays, silt loams, or muck and peat.

Erodible Soils

Highly erodible soils are those soils that have a potential to erode at a rate far greater than what is considered tolerable soil loss. The potential erodibility of a soil takes into consideration rainfall and runoff, the susceptibility of the soil to erosion and the combined effects of slope length and steepness. A highly erodible soil has a potential erodability that would cause a considerable decline in long term productivity of that soil as well as possible negative effects on water quality.

WETLANDS

Wetlands are located throughout the Town and usually can be found adjacent to water bodies especially streams; however, a significant number of small forested wetlands can also be found. The Hydric type soils indicated in the soil section is an indication of wetland type conditions. Wetlands exist when an area is poorly drained and has a high water table at or near the surface. The soils are saturated and are lacking in oxygen which in turn make it an environment for a special group of plants.

Wetland identification consists of looking for three conditions which are:

- The presence of hydric soils (soil is usually dark in color, consist of silt and/or muck)
- The presence of mostly wetland type vegetation (plants that can live in an environment lacking in oxygen, saturated in water)
- The presence of water or a high water table (water could be at the surface seasonally)

Wetlands are an essential breeding habitat for waterfowl, amphibians, fish, and some mammals. They also provide forage and protective cover for other wildlife species. Wetlands are home to many plant species that cannot be found anywhere else. An important function for property owners is the ability of wetlands to act like sponges in retaining flood level waters. Wetlands also protect surface water and groundwater quality. Certain wetlands function as nutrient sinks or traps, filtering and reusing potentially harmful runoff from agricultural fields and developed, impermeable surfaces like roads and parking lots. Wetlands are particularly valuable in filtering pollutants out of aquifer recharge areas.

At one time wetlands were viewed as areas with no value unless filled; however, wetlands are an essential part of the natural environment that are not easy to re-duplicate. Attempts to engineer man-made wetlands have met with limited success mostly due to their complex nature. The benefits of wetlands are diverse and extend beyond traditional political boundaries and as such make protection and subsequent regulation difficult.

Wetlands in the State of Maine are protected by both State and Federal regulations. Recent Federal regulations now protect all wetlands from inappropriate alterations. The State has also recently created a unified permit system that combines the State and Federal Permit Application for any development that proposes to alter a wetland. It is useful to note that wetlands include both forested and non-forested wetlands. Non-forested wetlands are areas that most of us would associate with a wetland because they contain standing water.

The State Shoreland Zoning Law protects fresh water, non-forested wetlands in excess of 10 acres. These areas are required to be shown on a zoning map for each municipality and development is

regulated in order to protect the wetland. Wetlands under 10 acres are protected by the new combined State and Federal permit alteration system. The State Subdivision Law also requires that a developer map all wetlands within the proposed subdivision on the plat for review and approval by the Town.

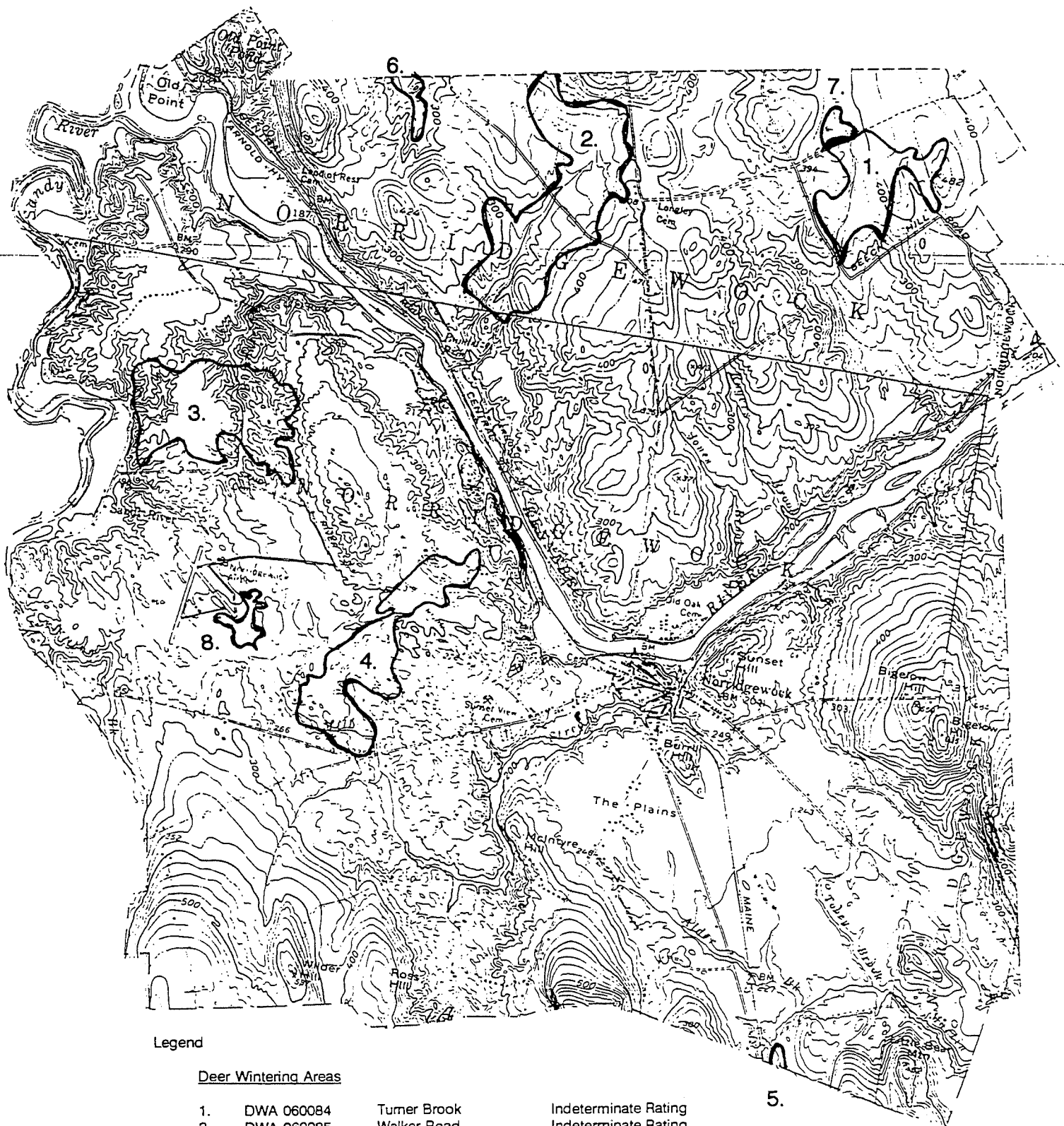
Norridgewock contains 23 fresh water non-forested wetlands that are zoned under the Town's Shoreland Zoning Regulations. The wetland map in Map Appendix C shows all forested and non-forested wetlands. It is important for all landowners, developers, and Town Officials to know where wetlands are located so that appropriate land use decisions can be made and all the proper permits can likewise be obtained from State and/or Federal officials.

WILDLIFE RESOURCES

The Town contains habitat for a diverse assortment of mammals, birds, reptiles and amphibians. A complete list of wildlife species known to occur in our area is available in the Town Office. The Maine Department of Inland Fish and Wildlife (IFW) has identified two types of wildlife habitats that require protection. The first is Essential Wildlife Habitats which include Bald Eagle and Roseate Tern nesting areas. Norridgewock does not contain any Essential Habitats. The second is called Significant Habitats and includes Deer Wintering Areas and Water Fowl and Wading Bird Habitats.

Other areas of importance for wildlife are wetlands and shoreland areas along Rivers and Streams. These areas provide habitat for many birds, mammals, reptiles, and amphibians that depend on water or water dominant environments such as wetlands in order to live. The continued protection of these areas by compliance with the Town's Shoreland Zoning Regulations and State and Federal Wetland Regulations is essential.

Significant Wildlife Habitat Map
 Department of Inland Fisheries & Wildlife
 Date Prepared : 3/8/95



Legend

Deer Wintering Areas

1.	DWA 060084	Turner Brook	Indeterminate Rating
2.	DWA 060085	Walker Road	Indeterminate Rating
3.	DWA 060086	Bombazee Brook	Indeterminate Rating
4.	DWA 060087	Mill Stream	Indeterminate Rating

Waterfowl and Wading Bird Habitat

5.	WWH 030713	Martin Stream	Moderate Rating
6.	WWH 070492	Old Point Road	Moderate Rating
7.	WWH 070493	Tarbell Hill	Moderate Rating
8.	WWH 070501	SE of Airport	Moderate Rating

UNIQUE AREAS AND RARE PLANTS

The Natural Areas Program and Inventory have cataloged a number of Significant sites of National, State and Local importance. The areas are important due to the presence of rare plants, unique geology, and scenic value. The following 8 areas have been identified:

<p><u>Natural Area 2694 Fringed Gentian Stand</u> Area of State Significance A small stand of Fringed Gentian--<i>Gentiana Crinita</i> grows along the roadside near the Airport. 9 plants were counted in 1979. This showy southern flower is rare in Maine and occurs in about 20 places in Maine.</p>
<p><u>Natural Area 2559 Norridgewock Esker Site</u> Area of National Significance A 2 acre site, radio carbon dates on 7 fossil samples were taken from an active gravel pit in this glacial deposit. The Esker was deposited below the upper marine limit causing marine sediments to be incorporated in the Esker site.</p>
<p><u>Natural Area 2485 Bombazee Rips</u> Area of State Significance A rich woody, 6 acre area, with a small gorge and many spring wildflowers including the rare Showy Orchis--<i>Orchis Spectabilis</i>. This is one of the 3 sites in Maine where this flower is found. Other rare flowers include, Maidenhair Fern, Bloodroot, Trout Lily, Trillium and Amemore.</p>
<p><u>Natural Area 253 Norridgewock Ravine</u> Area of State Significance This 3 acre area contains a rich and unusual variety of plant species including Rams-Head, Lady Slipper and the Spotted Wintergreen.</p>
<p><u>Natural Area 284 The Plains</u> Area of Local Significance This glacial out-wash plain contains over 1000 acres and is used mostly for agriculture. Some of the areas contain residential and other types of minor development. The area contains some sand dune like features.</p>
<p><u>Natural Area 1814 Wilder Hill</u> Area of Local Significance The area is important for its scenic quality.</p>
<p><u>Natural Area 1816 The Norridgewock Dunes</u> Area of Local Significance The area is important for its unusual geologic formations.</p>
<p><u>Natural Area 1818 Old Point Delta</u> Area of Local Significance The area is a scenic delta along the Kennebec River.</p>

The areas listed above that contain rare plants have not been re-visited since their initial inventory some time between 1978 and 1979. The protection of these areas largely depend upon private

landowners. It is important that landowners be provided with the information necessary to appreciate the value of these areas.

The Critical Areas Program operated by the State of Maine has created two categories of special or unique plants. Plants represented in Maine by only one documented recent occurrence within the past 20 years are designated as endangered. Currently the Town does not contain any endangered plants. Plants represented in Maine by two to four documented recent occurrences are designated as threatened. The plant species, *Orchis Spectabilis*, located at the Bombazee Rips is the only threatened species found in the Town. It is assumed that a plant is extinct whenever a species cannot be located at a previous documented site.

Three endangered species formerly documented in the Town in 1909 are assumed to be extinct in the State. These species include *Bromus Pubescens* Willd, *Cryptotaenia Canadensis*, and *Houstonia Longifolia*.

The Fringed Gentian species located near the airport is on the Maine Watch List. This plant is found in about 20 sites in Maine and is usually found in more southern climates.

The Town contains three local unique areas in addition those identified by Natural Areas Program. The three areas are as follows:

- Large White Pine, located on town land off the Martin Stream Road.
- Quarry, located off the Dodlin Road.
- Oxbow Ferry Crossing, former public crossing on the Sandy River.

SCENIC AREAS

The Historical Society has expressed an interest in conducting a Scenic Survey of the Town. The Unique Areas listed above should certainly be included in this survey. Other areas of scenic significance include the following:

- Shoreland areas along the Kennebec and Sandy Rivers
- Sections along River Avenue which include River views and views of the Village area.
- Sections of the Sandy River Road which include River views and views of farm land.
- Scenic Vistas from Little Bear Mountain, Burrill Hill, Tarbell Hill, McIntyre Hill, Ross Hill, and Wilder Hill.
- Views of the Village from Ward Hill Road.
- Individual buildings of Historical Significance.
- Individual farm sites.

It is important to select and recognize both natural and man-made environments that are of interest and are pleasing to the residents of a Town. These areas and views provide a special sense of place or identity that make where a person lives or works unique. Scenic areas are identified for mostly aesthetic reasons and illustrate how many different people can share a common pleasure in the beauty of a particular site.

AGRICULTURE AND FORESTRY

Norridgewock contains a wealth of prime farmland especially along the Kennebec and Sandy Rivers. The Farmland map in Map Appendix C shows prime farm soils and farm sites. The map clearly illustrates the large tracts of prime farm soils. At the present time only a fraction of the land is actively used for agriculture production. Currently the important farming activities include dairy production and hay crops.

The early settlers took advantage of the fertile soil and farming activities flourished. By the 1900 's over 100 families earned their living from a variety of agriculture related activities. The Town had dairy, beef, and poultry farms, vegetable and hay crops, two canning shops and a creamery. Agriculture was important to the Town through the 1960's with an active dairy, and poultry industry. National changes in agricultural production resulted in the decline of the dairy and poultry industry in the State. These activities shifted to the south and mid-west with the advent of large farming corporations. At the present time only a fraction of the older farms remain in production and over time fields have reverted to forest land.

At the present time over 80% of the land is covered by forest which is a marked contrast to a landscape a person would find at the beginning of this century. The shift from field to forest is a trend that has occurred throughout the State. Some of the former farm land is cut for timber and other parcels have been developed for housing. Another land use trend that is common throughout all of rural Maine is residential development along existing roadways. Rural landscapes that were once doted with farms are now slowly being filled with new housing. Most of the building occurs along existing road frontages and rear land areas are becoming isolated.

The old adage that no new land is being created especially holds true for prime farm land. Farmland covered with forest can be cleared for production; however, land developed for housing or other uses will usually not be used for agriculture. The Town contains a significant amount of prime farmland and some of this land has already been developed. Norridgewock has experienced the majority of its development in the more rural areas of Town. The question facing the Town is how can the farmland be preserved and the rural quality of life be protected and at the same time address current land use demands for rural housing development and the cost of maintaining large tracts of land.

A further discussion of land use trends in the rural areas of Town is contained in the Land Use Section of the Plan.

The existing farms in Town are supported by a fairly extensive infrastructure of supply stores and other related agriculture services. The Northern Kennebec County area has the highest concentration of dairy farms in the State. Agriculture today requires a significant investment in both capital and knowledge of product and marketing. Despite a shift towards large farming corporations, there are a number of new changes on the horizon that could help agriculture in the State. Some of those changes include: the removal of national farm supports, an interest in organic farm products, a greater diversity in vegetable products, an interest in a healthy diet, a trend in fresh market shares, and a growing global market potential for Maine grown and produced items.

It is also important to note that agriculture as a business benefits the local economy in many ways such as providing jobs, preserving the rural landscape, creating business opportunities for related

products and services and is a non-polluting business. Agriculture, unlike residential development, does not require a great deal of municipal services such as schools, police, and fire protection.

The Town consists of 49.8 square miles or 31,872 acres. Approximately 25,000 acres or 80% is covered in forest. A total of 6261 acres or 20 % of the land area is listed under the Tree Growth Tax Program. This acreage is managed for timber production and in turn is assessed at a lower value than similar land. The revised assessment results in a lower tax burden for the property owner who in turn is less likely to develop the land.

A total of 95 land parcels are listed under the Tree Growth Program. Softwood accounts for 1699 acres, mixed wood accounts for 3266 acres, and hardwood consists of 1296 acres. The balance of the forested land in Town is part of developed parcels or is in areas that are not suited for commercial harvesting such as steep slopes or wetlands.

Prime forest soils like prime farm soils are found extensively throughout Town. The close proximity of paper mills and small local lumber mills provide a ready market for forest products. These markets will continue to keep forestry an important activity in the community. The new forest land created by abandoned farms is a perfect complement for a rural community.

WATER RESOURCES

Water resources in Norridgewock consist of the Kennebec and Sandy Rivers, various streams and wetlands, and three significant aquifers. There are not any lakes or large ponds in Norridgewock unlike many of the Towns within this region. The water resource section will discuss the following: Kennebec and Sandy Rivers, Streams, Shoreland Zoning, Floodplains, and Groundwater.

Kennebec River

The Town is located within the Kennebec River Watershed which extends southward to Merrymeeting Bay. Important sub-watersheds are the Sandy River, Mill Stream and Martin Stream which all flow into the Kennebec. The River has a total drainage area of 5,893 square miles, constituting almost one-fifth the total area of the State.

The State of Maine classifies its rivers on a scale from AA to C based on the quality of ten features such as scenic views, geology/hydrology, ecological significance and the amount of development. Class AA water represent areas of very high significance and exhibit outstanding natural resources. Class C waters on the opposite end of the scale are suitable for drinking water after treatment and are suitable for recreation and fishing. The river contains all four classifications which range from AA and A in the North to B in Norridgewock and then to class C below the Skowhegan Dam.

The River flows south from the Madison/Anson Dam and at Norridgewock Village angles to the southeast into Skowhegan. The 14 mile segment between Madison and Skowhegan is an impoundment formed by the Weston Dam. The impoundment covers about 930 acres at full elevation. The average width is 620 feet and it has a riverine character. The upstream limit of the impoundment is about 4000 feet upstream from the confluence of the Sandy River.

Local fisherman report catching brook trout, rainbow trout, landlocked salmon, brown trout, and small mouth bass. All of these species reproduce naturally. Brown trout are currently stocked in the River and in the past all of the above listed species were also stocked. Most of the fish are reported caught in the 1.5 miles of flowing water between the Abenaki Dam in Madison and the confluence of the Sandy River.

The unusual southeast path of the river beyond the village was created by the last glacier. The River originally flowed southerly toward Augusta. The physical characteristics of the river valley walls vary in Norridgewock. The area is marked by extensive floodplains and steep slopes. From the Bombazee Rips to Norridgewock Village, the southwest bank consist of a high bluff with steep slopes dropping to the River while the opposite bank is moderately sloped with some minor floodplains abutting the River. Between Norridgewock Village and Skowhegan, both banks consist of moderately sized floodplains backed by numerous steep slopes.

The land along the river consist of mostly open space, fields, farms, and forest in the area both north and south of the Village. Most structures near the River consist of residential buildings and most are set-back from the Floodway; however, some buildings are within the 100 year floodplain. A large gravel pit area which contains the Town's former dump is located near the River. The Water District well is also located adjacent to the river just north of the Village Center.

The entire length of the River is currently protected under the Town's Shoreland Zoning Ordinance which regulates land use activity and the placement of structures. The land adjacent to the River is also located to some degree in the 100 year floodplain and is regulated under the Town's Floodplain Management Ordinance.

The recent construction of the Wastewater Treatment Facility has addressed a problem with septic waste entering the river from buildings in the Village area. The former Town Landfill has also been closed.

Sandy River

The Sandy River is one of the principle tributaries of the Kennebec. The river has a 596 square mile drainage area and is 69 miles long. The Sandy River is accessible from the Sandy River Road which extends from the confluence at the Kennebec River to the Town line. The land along the river consist of a low floodplain that includes some farms. Residential developments line the eastern side of the Sandy River Road; however, only a few of these buildings are within the 100 year floodplain.

The river is a mountain stream with no large bodies of water to store runoff and is subject to extreme changes in flow rates. The river drops 1,544 feet in elevation, averaging 22.4 feet per mile. The River originates at Sandy River Ponds and flows in rapids and quick waters until many small tributaries gradually slow the river to a wide shallow flow lined with fertile land. The fertile land along the river is responsible for some non-point pollution problems as nutrients from farming and erosion enter the river.

The higher elevation areas support a cold water fishery consisting of lake and brook trout and the lower portion in Norridgewock consists of a warm water fishery. The River in Norridgewock is not actively used for recreation and no public access points are available in Town. The River is rated a

class B from the Route 142 Bridge in Phillips to its confluence with the Kennebec.

Other Streams

Norridgewock contains a number of important streams and brooks which include the following: Martin Stream, Mill Stream, Tobey Brook, Alder Brook, Witham Brook, Jones Brook, Rogers Brook, Bombazee Brook, Turner Brook, and Hatchery Brook.

Shoreland Zoning

Norridgewock's current Shoreland Zoning Ordinance was revised in 1992 and reflects the most recent State Model. The following water bodies are regulated under Shoreland Zoning: Kennebec River, Sandy River, Mill Stream, Martin Stream, Tobey Brook, Turner Brook, and 23 Freshwater Wetlands.

The Zoning Ordinance regulates certain land uses within 250 feet of rivers and wetlands and 75 feet within streams. The most significant restriction placed on any development within 250 or 75 feet of a respective water body is set-back requirement for all structures from the high water line. The set-back is 100 feet from rivers and wetlands, and 75 feet from streams. Other significant parts of the regulations include erosion control and the maintenance of vegetated buffer strips between the water body and development. One of the primary goals of Shoreland Zoning is to protect water bodies from being harmed by any negative effects of development including storm water run-off, phosphorus, erosion, loss of shoreland vegetation, loss of the visual cover at the shore, pollution from septic systems, and wildlife habitat loss.

The Local Ordinance has over the years provided adequate protection to the direct shorefront along the most significant water bodies in Town. The existing Ordinance does not address activities that take place in the watershed beyond the 250 or 75 foot boundary line. Activities that could cause harm to surface and/or groundwater sources are not always adequately addressed by existing Local or State regulations. Some examples of potentially harmful activities include: erosion from construction or soil disturbance that finds its way into a stream or brook, storm water run-off from parking areas, roads or developed areas, and improper disposal of chemical and solid wastes. State laws and regulations provide some degree of protection to water bodies from activities in the watershed such as underground oil tank regulations, sludge spreading regulations, wetland alteration permit requirements, natural resource protection act permits for developments in or adjacent to major water bodies, and site location act permits.

Norridgewock is located in the Kennebec River Watershed and contains many small sub-watersheds which all drain land areas into streams and brooks that in turn flow into the Kennebec. Water that does not soak into the soil or that is evaporated will eventually end up in the Atlantic Ocean by way of the River. Any land use activity that creates harmful pollution throughout the Town will have an impact upon both a local and remote waterbody.

Floodplains

The Federal Emergency Management Agency has conducted a Flood Insurance Study for the Town, dated May 6, 1996. This study identifies areas of special flooding usually referred to as the 100 year floodplain, and includes the following water bodies: Kennebec River, Sandy River, Mill

Stream, Martin Stream, Tobey Stream, Alder Stream, and Withum Brook. A detailed study which includes flood elevations is provided for the Kennebec and Sandy Rivers and a portion of Mill Stream. The other streams and brooks have the floodplain identified by approximate methods.

The Flood Insurance Study includes a text that describes the flooding potential of the Town and flood elevations, and a series of flood maps that show the extent of the 100 year floodplain.

The purpose of the Study and Map is to alert property owners to the presence of a flood potential and it is designed to be used in conjunction with a Floodplain Management Ordinance which is adopted by the Town. Structures located in the floodplain are able to obtain flood insurance if the municipality has adopted a Floodplain Management Ordinance which is designed to restrict development in floodplain by requiring new buildings to be elevated above the base flood level, floodproofed, or located outside of the floodplain. These restrictions also apply to existing buildings that are damaged by over 50%. The long term goal is to remove buildings from the floodplain or to elevate them above the base flood level.

The high cost of flood damages impacts not only individual property owners but many others as well due to infrastructure damage, business losses, and the cost of re-building. The recent flooding throughout the midwest is a perfect illustration of the far-reaching and devastating impacts of a flood.

The Town experiences the most flood damage along the Kennebec and Sandy Rivers. The recent flood of 1987 was an example of a 100 year flood and examples of the damage could be found all along the rivers. The new Flood Insurance Study, dated May 6, 1996 reflects the flood data collected after the 1987 flood. The floodplain boundaries were extended and flood elevations were also increased as a result of the data from the 1987 event.

The Town recently applied for a Class 9 designation in the Community Rating System operated by the Federal Emergency Management Agency. This program will allow property owners with flood insurance to receive a discount in their flood insurance because the Town agreed to perform a number of flood related out-reach tasks designed to reduce flood losses.

Groundwater

There are two types of groundwater sources for drinking water in Norridgewock: bedrock aquifers and sand and gravel aquifers (an aquifer being a saturated geological formation containing usable quantities of water). It has been estimated that 70% of the homes with private wells in Maine rely upon bedrock aquifers for their drinking water. It is safe to assume that a majority of homes in Norridgewock that rely upon private water supplies are tapped into bedrock aquifers.

The Town contains three major sand and gravel aquifers. Please refer to the Water Quality Map for exact aquifer locations. The first aquifer extends north of Route 2 along both shores of the Kennebec and Sandy Rivers. The aquifer consists of esker sands and gravels overlain by outwash sands and marine clays. The aquifer has yields of greater than 10 gpm and also contains some high yield areas directly along the eastern bank of the Kennebec. The high yield areas can exceed 50 gpm. The Water District Well is located in this area and can be located on the Water Quality Map.

The second aquifer is located in the southeastern portion of the Town in the vicinity of Route 139 and the Martin Stream Road. Most of the aquifer has yields in excess of 10 gpm and also contains a high yield area with potential yields in excess of 50 gpm. The aquifer has the same geologic characteristics of the Kennebec and Sandy River aquifer.

The third aquifer is located in the vicinity of Ross Hill and extends into Smithfield. The aquifer consists of sand over coarse gravels. Yields can be expected to be over 10 gpm.

Both sand and gravel and bedrock aquifers can be vulnerable to contamination from a variety of sources. The Water Quality Map shows the locations of some potential problem areas. These areas include the following: salt storage areas, landfills, underground fuel tanks, junkyards and agriculture activities. Chemicals, fuel oils, fertilizers and bacteria from waste products can under certain circumstances contaminate the water supply. Soils have the ability to filter and treat some potential harmful materials; however, the introduction of inorganic compounds and excessive levels of some types of organic compounds can quickly overwhelm any natural processes.

The installation of private wells for residential uses are now regulated under Well Drillers and Pump Installers Rules. The rules establish standard installation procedures and contain set-back requirements from septic systems. Wells that supply water for public uses also must undergo testing according to a schedule established by the Department of Health Engineering. The testing and water treatment requirements become more complicated as the number of customers using the water increases. The State has adopted a voluntary standard for A Wellhead Protection Program which is designed for larger public systems such as Norridgewock Water District. The program is designed to protect the aquifer surrounding the public well from pollution by a series of land use restrictions. The Water District is currently developing a Wellhead Protection Program.

Natural Resource Issues

1. The Kennebec and Sandy Rivers are a significant environmental, recreational and economic asset for the entire community.
2. The Town contains three significant sand and gravel aquifers that are important water sources for both public and private wells. The continued protection of these aquifers are essential for a clean supply of drinking water and for the economic health of the Town.
3. An adequate supply of prime building land is available for new development well into the future. The current land use development patterns will make rear lot/land access difficult as existing road frontage is depleted.
4. The Town contains an ample supply of prime farmland; however, only a small portion of that land is in production or is maintained as field.
5. Much of the same land that is rated as prime farm and forest land is also valuable for development. This creates a land use conflict for the following reasons:

- Prime farmland once developed will usually not be used for agriculture.
- Residential uses can conflict with agricultural uses such as manure spreading, sludge spreading, fertilizer and pesticide use.
- The rural quality of an area that once attracted people to build homes changes as additional homes are constructed. The original rural quality is lost for both old and new residents.
- Rural living is an important part of living in Maine and families will continue to be attracted towards building homes in forest and fields along rural roads.
- The existing farms in Town are in a difficult economic position due to a number of national and global influences.
- Only a portion of the Town's forested land is presently listed under the Tree Growth Tax Program. An even smaller portion is listed as Open Space and Farmland under similar Tax Programs.

6. Agriculture and forestry could be an economic development goal for the Town.
7. Scenic resources which include both natural and man-made environments are found throughout the community.
8. The Town's natural resources require the continued protection offered by both Local and State laws and regulations.

SECTION 7

PUBLIC SERVICES

GOALS

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

To develop and maintain public services that are designed to be responsive to the needs of the citizens of Norridgewock.

To maintain the most cost-effective and highest quality public services by exploring ways to develop regional service delivery programs that retain the character of local control.

PURPOSE

The purpose of this section is to examine the following services: Town Government, Fire Department, Police Protection, Public Works, Library, Sewer Treatment, Water, Solid Waste, and Education.

TOWN GOVERNMENT

The Town Hall is located off Perkins Street and provides space for staff and Selectmen meetings. The Grade School and the Grange hall are utilized for large meetings and voting. Norridgewock has a Town Meeting form of government with 5 Selectmen positions and a Town Manager. The office is open daily from 8:30 am. to 4:15 pm. Extended office hours during the evening are not offered; however, a significant amount of public interest has been expressed for the office to be open in the evening at least one day a week.

The Town is served by a number of both elected and appointed Boards and Committees. Town staff consists of a Town Manager, Clerk, Office Staff, Bookkeeper, Code Officer, Animal Control Officer, School Crossing Guard, Public Works Crew, Sewer Treatment Facility Manager, Librarian, Fire Chief, Plumbing Inspector, and Health Officer.

The Selectmen are the municipal policy makers and also serve as the overseers of the poor. The Town Manager is responsible for the daily administration of Town affairs and budget development.

The Town currently does not operate under a Town Charter. A Charter would provide the Town with an established set of administrative guidelines to guide daily business. A great deal of controversy has surrounded municipal government over the past 10 years for a variety of reasons and a Charter could assist the Town by providing a framework for discussing and resolving problems.

The survey indicated a great deal of citizen interest in improving the overall operation and character

of local government. Many people expressed a view that it is time to move forward and stress cooperation and compromise. Some areas identified that could help improve government include: on-going training for officials, better communication with citizens, a town newsletter, expanded office hours, public relation improvements and planning. The Town Manager expressed it best when she said at a Comprehensive Plan Meeting, " create an atmosphere conducive to open government that is responsive to citizens in a fair and equitable manner and to encourage greater participation".

FIRE PROTECTION

The Town is served by a volunteer fire department consisting of 22 fire fighters and a part-time fire chief. Volunteers are compensated per fire call and the chief is paid an annual salary of \$1,000. Currently, the volunteer staff has maintained a minimum of 96 hours of training. The next step would be the EMT level which requires a total of 168 hours. The commitment on the part of the volunteers is tremendous considering the hazards of the job and the training required. The volunteer system is working well for the time and the department and the Town are committed to this arrangement. It should be noted that the duties of the fire chief have increased for a variety of reasons and at some point in time a full-time chief could be necessary.

The fire station was constructed in the 1960's and the front overhead doors were replaced in 1996 to make it easier for trucks to enter and exit the garage. The department purchased a new pumper in 1996 and presently the equipment is in good condition.

The Town provides fire protection for the Town of Mercer; the current annual fee is \$13,000. The department responds to 8 to 12 calls a year in Mercer. Mutual aid agreements are maintained with surrounding communities including Skowhegan, Smithfield, Madison and Fairfield.

The future of fire protection could entail a number of significant changes as compared to the current operation. The requirements for training, administration and the cost of specialized equipment could make it difficult to operate an all volunteer department. One possible way to mitigate the negative impacts of these changes is to work towards the establishment of regional fire protection. Any regional affiliation would have to retain an element of community pride and involvement that the Town currently has with the department.

Emergency ambulance and transport are provided by the Redington Fairview Hospital in Skowhegan. The fire department assists the ambulance service in a variety of situations including vehicle accidents and other emergencies.

The Street Naming and House Numbering Committee is in the process of completing its work on the enhanced 911 system for the Town. All property locations will be provided a proper street name and house number to replace the rural delivery box number system.

POLICE PROTECTION

The Town does not have its own police department and relies upon the County Sheriff and the State Police for protection. The Town closed down the police department in 1985 and for a period of time contracted directly with the County Sheriff for service. Currently police protection is provided as per the Town's regular share of County Taxes.

The public survey indicated some concern about the lack of a local police presence especially the response time and availability of the Sheriff. Other current issues presently being discussed by the Selectmen include the need for some sort of local enforcement official to deal with among other items the town's road posting ordinance. The lack of road posting enforcement has resulted in road damage and increased repair cost for the Town.

If the Town continues to rely upon the County Sheriff, it must also seek ways to address some of the citizens current concerns. Some ways of dealing with this issue include working with the County Sheriff to appoint a local constable to enforce some of the Town ordinances and to seek ways to involve residents in crime prevention such as neighborhood watch programs.

LIBRARY

The library is located on Sophie Mae Lane in a historic building given to the Town of Norridgewock by Rebecca Clark for use as long as it remains a library. The library is governed by a board of directors and is staffed by a librarian and volunteers. The collection totals over 13,000 volumes and includes adult and children selections. The library is currently open a total of 14 hours per week which includes evening hours on Thursday.

The building is used to capacity and the lack of space is a serious limiting factor for the creation of new programs. An interest in increasing the collection and installing a computer linked into the Internet are some of the current long range plans.

PUBLIC WORKS

The Public Works Department is responsible for a variety of infrastructure maintenance, construction and repair tasks including snow plowing, road patching, culvert and drainage work, and road maintenance. The department is staffed by 5 employees including a road foreman. The Town Manager serves as the Road Commissioner.

The Public Works Garage is used to capacity and there is a need for the construction of two additional garage bays to accommodate equipment and repair work. The garage is undergoing some renovations in 1996 with the construction of an employee work area.

The major equipment includes 3 dump trucks, bucket loader, road grader and lawn tractors. The vehicle repair work is performed at a local garage and some discussion has taken place about the benefits of hiring a crew member with part-time mechanic duties.

The 3 dump trucks are in poor condition and all have milage at or approaching 200,000 miles. The foreman has indicated that truck down-time due to extended maintenance and repair are on the increase. The need for good operating equipment is important especially during the winter.

The Public Works Reserve Account has a current balance of \$37,000.00 which is insufficient to finance replacements for the 3 trucks and any other equipment requirements. The Department's account over the past years has not been adequately funded for a variety of reasons; however, this situation could result in the reduction of service or increased cost due to equipment failure.

The need for improved road conditions was strongly recommended in the public survey and some issues that need to be resolved by the Town include the following: the need for on-going training, the development of a comprehensive road management plan, a commitment to adequately fund road repairs and equipment, and the possibility of the re-assignment of Road Commissioner duties.

SEWER TREATMENT FACILITY

The Town responded to a serious problem of septic waste from the downtown area being discharged directly into the Kennebec River and Mill Stream by constructing a new Sewer Treatment Facility and Collection System. The project cost a total of \$6.8 million dollars and was financed through a combination of grants and loans from the Department Of Environmental Protection and the Farmers Home Administration. The town is responsible for a \$1.2 million loan.

The treatment facility is located at the end of Willow Street and includes three pumping stations. The plant is an extended aeration design and is currently operating at 50% of capacity. The expected life span of the facility before major repairs will be required is 22 years. The anticipated repair price tag will be over one million dollars.

The system currently has 380 connections and could accommodate additional hook-ups. The average cost per year ranges from \$350 to \$400 and is dependent upon actual water usage. The current fee is \$25.00 basic charge plus .031 cents per cubic foot of water used. Town residents with septic system can also have their septic tank contents taken to the treatment facility for a fee of \$35.00.

The Town is not currently setting aside funds for the eventual repair of both the treatment plant and the collection system. Users are concerned about the cost of the system; however, a lack of financial planning will result in future higher cost.

The following equipment will also be required in order to maintain the system: water jet cleaner to clean sewer lines, and a portable generator to operate a pump station during power failures.

PUBLIC WATER SUPPLY

Public water is supplied to customers located in the general vicinity of the downtown by the Norridgewock Water District. Water is supplied by a well located off the Winding Hill Road a short distance from the Kennebec River. The well is located within a high yield sand and gravel aquifer and the average daily usage is 200,000 gallons. The standpipe has a capacity of 300,000 gallons and is located off of the Waterville Hill Road. The standpipe has water to supply municipal needs for 30 hours. The existing standpipe is scheduled for some maintenance including painting. The district is considering the need for an additional standpipe to increase the stand-by water supply.

The well extends to a depth of 80 feet and is located near the location of the former Town land fill. Currently the DEP is conducting some studies to monitor the aquifer in order to determine if any materials leaching from the former landfill could harm the water supply. The district is developing a wellhead protection plan for the long term protection of the water supply. The program is

voluntary in Maine; however, it is a prudent and cost effective way to protect the well from future problems.

The district has identified, in addition to the standpipe repairs, the need to address some water pressure issues on Route 8 and the need to upgrade the supply lines. The district is willing to discuss expansion possibilities; however, major expansions will eventually require the construction of an additional standpipe.

SOLID WASTE

Waste Management Incorporated operates a major land fill facility located off Route 2. The facility has been in existence for a number of years and is currently in the application process for an expansion of the facility. The Company is one of the Town's major tax payers, employers, and land owners.

The Town concluded a Host Arrangement with the facility in 1993, which, among other items provides the Town with a host fee and provides for free trash dumping for all residents. The value of the free dumping service is valued around \$90,000.00.

The Corporation is currently developing an End Use Plan for the facility that will transform major portions of its property into a combination of both passive and active recreation areas. Plans for a baseball field are one of the first items scheduled to be completed. The Town will be offered an opportunity to take part in planning the final design which could greatly increase the Town's recreational facilities.

The relationship between the Town and the facility has been filled with controversy for a number of reasons including environmental concerns, issues over the type of waste accepted by the facility, out-of-state waste and expansions plans. The public survey also indicated that citizens are still concerned about this issue; however, many respondents indicated a willingness to work with Waste Management for the benefit of the Town.

The facility does offer a number of benefits for the community despite the many concerns about environmental issues. The largest benefit is the host fee which averages \$80,530.00 per year and is currently used to reduce the property tax. Other benefits include the free trash service and potential recreational areas.

EDUCATION

Public primary and secondary education is provided by SAD # 54 comprised of Norridgewock, Skowhegan, Canaan, Smithfield, Cornville and Mercer. Elementary students attend the Norridgewock Grade School up to the 6th grade. The Junior High School and the High School are located in Skowhegan.

The School District is responsible for the administration and operation of all the school facilities and each member community is represented by elected members of the School Board. Educational and infrastructure decisions are made by the School Board. Each Town is responsible for a portion of the total cost of the system based upon a formula.

The existing enrollment at the elementary school has remained fairly constant at just over 300 students and it is expected to remain at these levels. The existing structure is old and there is a need for additional space and improved rooms; however, the building is not scheduled for any major renovations.

The public survey indicated that education is a priority concern and many people voiced an interest in improving the quality of the education. All school districts and local communities are faced with growing budgets and shrinking State and Federal resources. This can create a frustrating situation at the same time when citizens are also demanding improvements in the educational system. Solutions are not easy to identify; however, an important avenue to explore is increasing the involvement of townspeople with the school system. The Town can start this process by working with the district to maintain open lines of communication and encourage the development of new and innovative ideas to raise educational attainment levels.

Private schools operated by the Seventh Day Adventists and the Christian Life Academy also provide elementary school opportunities. It is interesting to note that Norridgewock was historically the site of many private schools over the years.

Post secondary educational opportunities are available at the University of Maine at Farmington and Augusta, Colby College, and Thomas College in Waterville, Unity College in Unity and the Kennebec Valley Technical College in Fairfield. Other Institutions are located in Orono, Bangor, Lewiston, and Portland.

Education is extremely important for our children and continued education is also important for everyone in the work force if they want to maintain a quality job. Some level of post secondary education is essential if a person wants to obtain a good salary. The community's post secondary educational levels are below the average for all the Towns within our region and this places the Town in an unfair advantage in the competition for new jobs and economic development.

SECTION 8

TRANSPORTATION

GOAL

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

PURPOSE

The purpose of this section is to inventory and assess the Town's existing transportation system including roads, bridges, rail airport, and pedestrian ways.

GENERAL TRANSPORTATION

The Town of Norridgewock, like most Maine Communities, is dependent upon the automobile for access to work, shopping and recreation. The majority of Town residents work in surrounding communities and the average commuting time is 22 minutes. Those residents that are employed in Town are also dependent upon the major shopping and service providers in Skowhegan and Waterville.

The Town is linked to Interstate 95 by the Waterville Road (Route 139) and Route 2 provide an East to West link between Skowhegan and Farmington. Route 8 extends from Smithfield and the Belgrade Region towards Madison and points north. Main Street in the center of the Village is the crossroad for all these State Roads.

Route 2 west-bound is the most heavily travelled road in Town with an annual average traffic count in 1993 of 7520 vehicles. Route 2 is a major east to west corridor that links the western mountains to the coast and central Maine communities including Bangor. The road accommodates timber trucks, tourists and pulp supplies for the paper mills throughout the region.

ROADWAY SYSTEM

Norridgewock contains a total of 70 miles of roads of which 55 miles are local town roads. The Town's road system has almost an even mix of gravel and paved roads. A total of 28 miles are gravel and 27 miles are paved road surfaces. All of the State roads are in good to fair condition and are maintained by the State Department of Transportation. Route 8 extending from Smithfield is in need of work and some drainage improvements are currently in progress.

The majority or 66% of the Town roads are in poor or very poor condition and 34% are in fair or good condition. The majority of the gravel roads are currently rated in poor condition because they require yearly re-grading to re-establish the road crown and repair the surface.

The following table shows the road condition for all of the roads in the community. The road conditions listed in the table were established by consulting with the Town Manager and the Public Works Foreman. The Town does not currently use a standard or model road rating system.

ROAD STATUS TABLE

Source: Town Manager and Public Works Foreman

Road Name	Road Length (feet)	Surface Type	Road Class	Condition
Route 139	17,424	paved	arterial	good
Route 2 Mercer Road	22,176	paved	arterial	good
Route 8	13,728	paved	collector	fair
Route 201/8 Madison Road	29,515	paved	arterial	good
Route 201/2 Skowhegan	16,157	paved	arterial	good
Airport Rd	5,280	paved	arterial	good
Beech Hill	18,902	paved/gravel	local	fair
Benjamin Dr	-	-	private	-
Betterment	4,012	gravel	local	very poor
Biglow Hill	10,560	gravel	local	poor
Bombazee Rd	2,746	gravel	local	very poor
Bridge St	1,742	paved	arterial	good
Burrill Hill	11,616	paved/gravel	local	fair
Childs Rd	10,190	paved	local	very poor
Depot St	1,790	paved	local	good
Dodlin Rd	3,749	gravel	local	poor
Everett St	581	paved	local	good
Everett Ext	520	paved	private	good
Ferry St	475	gravel	park road	good
Fredericks	12,144	paved	local	poor
Hatto Farm	-	gravel	private	-

Hotel St	900	paved/gravel	local	very poor
Lagasse Rd	2,112	gravel	local	very poor
Maple St	2,059	paved	local	good
Martin Road	1,500	gravel	local	poor
Martin Stream Road	12,930	gravel	local	very poor
Mechanic St	2,100	paved	local state	very poor
Mcyntyre Rd	2,270	gravel	local	poor
Oak Hill	7,128	gravel/paved	local	poor
Old Madison	13,728	paved	local	very poor
Oosoola St	640	gravel	local	poor
Perkins St	2,798	paved	local/state	good
Peterson Rd	-	gravel	private	-
Pine St	1,690	paved	local	fair
Pion	2,220	gravel	local	very poor
Pleasant	1,214	paved	local	good
Post Office	370	paved	local	very poor
Rebecca St	1,214	paved	local	good
Red Barn	4,600	gravel	local	very poor
River Road	21,120	paved	collector	fair
Ross Hill	1,531	gravel	local	very poor
Russell Road	500	paved	local (Skowhegan)	good
Sandy River	30,624	paved	local	very poor
Sophie Mae	3,088	paved	local	very poor
Sunset Hill	1,300	gravel/paved	local	poor
Tarbell Road	4,699	gravel	local	poor
Tarbell Ext	1,250	gravel	local	very poor
Upper Main	1,425	paved	local	fair
Wade St	1,320	gravel/paved	local	fair

Walker Road	11,616	gravel/paved	local	poor
Ward St	800	paved	local	very poor
Ward Hill	21,120	paved	local	fair
Welch St	3,115	paved	local	good
Wilder Hill	16,473	paved/gravel	local	poor
Willow St	950	paved	local	good
Winding Hill	31,099	paved/gravel	local	fair
Withee Road	2,640	gravel	local	poor

The State maintains the following roads: Route 201A, Route 2, Route 139, Route 8, and the River Road. The River Road was re-surfaced in 1996 and drainage and culvert improvements are underway on Route 8.

The Town has a Road Ordinance that specifies road construction standards for both public and private roads. The standards include provisions for sight distances, right-of-way distances, road base and surface materials and drainage. The ordinance is used primarily in conjunction with the Town's Subdivision Regulations.

A total of 6 miles of gravel roads are rated in very poor condition and this accounts for 21% of the total gravel road miles. It would cost \$236,274.00 to upgrade the roads based upon a cost of \$39,379.00 per mile to re-build the road with at least 15 inches of new gravel. A total of 11 miles of paved roads are rated in very poor condition and this accounts for 40% of the total paved road miles. It would cost \$603,405.00 to upgrade the roads based upon a cost of \$54,855.00 per mile to re-surface the road with at least 2 inches of asphalt.

A total of 15 miles of gravel roads are rated in poor condition. The poor rating was assigned to these road surfaces because they require a regular maintenance program to grade the road in order to re-establish the road crown, repair holes and ruts and repair shoulders and drainage. It would cost \$146,280.00 to add 3 inches of gravel to the surface and perform some other repairs. The gravel roads would then only require some yearly maintenance to keep them in shape. A total of 2 miles of paved roads are rated in poor condition. It would cost \$79,500.00 to re-shim and pave these roads in order to bring them up to a fair rating.

A total of 16.5 miles of roads are in fair condition and this accounts for 30% of the total road miles. Roads in fair condition require regular maintenance to patch the surface and repair problem areas and maintain drainage systems. An aggressive maintenance program designed to repair problem areas will keep these roads from falling into poor condition. An estimated \$24,750.00 would be required to perform routine maintenance.

A total of 2.2 miles of roads are rated in good condition and most were recently re-surfaced. An aggressive road maintenance program would also extend the life of these road surfaces. An estimated \$2,250.00 on a yearly basis would be required to perform routine maintenance.

The ratings assigned to each roadway were based upon a road evaluation put together by the Public Works Foreman in 1990. The evaluation was not based upon a standard method or system and has not been up-dated for a number of years. The ratings were adjusted to reflect current conditions. The repair cost listed in the plan are based upon average cost and actual prices will vary especially after the Town undertakes a detailed road surface evaluation and develops a preventive maintenance policy.

GRAVEL ROADS

A total of 28 miles or a little over half of the Town's roads consist of a gravel travel surface. The road status table shows that the majority are rated in poor condition due to regular maintenance requirements; however, these gravel roads can continue to serve the Town in an efficient and economical manner well into the future. Unlike a paved road surface, a gravel surface requires additional maintenance to keep it in service. Routine maintenance can be accomplished in a very cost-effective manner with a road grader after the gravel surface is improved to minimum standards. The cost estimates listed for future road repairs indicates that gravel roads are significantly less expensive to repair than paved surfaces. A regular maintenance and road improvement program will improve the town's current inventory of gravel roads.

ROAD POSTING

Winters and early springs are the most vulnerable time for serious damage to occur on road surfaces due to heavy loads passing over frost impacted roadbeds. Norridgewock does post many of the Town roads in order to restrict excessive loads from causing damage to road surfaces. Despite this practice many roads have been damaged because of the lack of adequate police enforcement. The Town does not have a local police force and the county sheriff does not enforce local road posting regulations. The solution for the Town is to appoint a local official with the authority to enforce the posting regulations. The Town also does not have a regulation requiring a bond to cover any damages whenever heavy hauling over Town roads is necessary.

TRAINING

The Maine Local Road Center offers a unique blend of training for municipal officials and road foremen that covers everything from courses in roadway fundamentals to hands-on road grader training. The Center was established for the expressed purpose of assisting Maine communities with their road maintenance issues. Currently, the Public Works Foremen has taken many of the course offerings and previous Town Managers have also participated in some of the programs. The Town's continued participation in the training programs offered by the Center is an essential part of maintaining the knowledge and skill level of its local officials.

ROAD MANAGEMENT SYSTEM

The Maine Local Road Center has developed a Road Surface Management System which allows towns to create an accurate assessment of local conditions and also specifies a comprehensive maintenance and repair program. The key component of the program is that roads in good and fair condition should be maintained in order to keep them from falling into poor condition. The premise is that it is much less expensive to repair a road than it is to re-build a road. The Town does have an evaluation of road surfaces completed by the Public Works Foremen in 1990 and modified for

this Plan; however, it is not comprehensive because it lacks a maintenance schedule and policy. The Town would benefit from the use of this program because it would allow valuable road tax dollars to be spent in the most cost efficient manner and provide citizens with a clear and logical road improvement plan.

TRAFFIC DATA

The Department of Transportation collects data on the Annual Average Daily Traffic Volumes at a number of key locations throughout the Town. The traffic volume is determined by placing an automatic traffic recorder at a given location for 24 or 48 hours. The 24 hour totals are factored for seasonal variation by using a formula derived from traffic counters that operate 365 days a year on similar types of highways. A total of 7 significant locations have been selected to present a picture of the traffic situation on Norridgewock's major roads. All of these locations show a significant increase in traffic volumes since 1982. Recent changes as measured from 1991 indicate only moderate increases. The following table shows the traffic volume at each location ranging from 1982 to 1993. The 1993 volume numbers are the most recent.

Annual Average Daily Traffic Volume

Source: Department of Transportation

Location	Year Recorded	Average Traffic Vol.
Route 2 Mercer Road (west of Main St)	1993	7,520
	1991	7,300
	1982	3,680
Route 8 (south of Perkins)	1993	2,450
	1991	2,350
	1982	1,200
Route 139 (south of Burrill)	1993	4,910
	1991	4,560
	1988	4,430
Route 2 (beyond sunset hill)	1993	5,330
	1991	5,580
	1982	3,260
Route 201A Madison Rd (north of River Road)	1993	4,140
	1982	3,070
River Road (Lower maple st)	1993	2,350
	1991	2,640
	1982	1,050
Main Street (north of mechanic)	1992	9,440
	1982	6,300

Much of the traffic from Routes 201A, 2, 8, and 139 converge onto Main Street where the traffic is re-directed back to its destination. Route 2, west-bound, is the most heavily travelled way with a

1993 traffic volume of 7,520 vehicles. A 50 to 55 mile per hour speed limit is maintained on all the major routes up to the limit of the compact area where the posted limit drops to 25 miles per hour. The traffic is forced to slow down through the village area due to development density, traffic signals, and driveway access points. A confusing traffic intersection is located at the junction of Route 139 and Main Street where Routes 201A, 2, and 8 also converge. Traffic from Routes 139 and 8 are controlled by a stop sign while traffic from Main Street and the Skowhegan Roads have the right-of-way. The area is even more confusing due to the location of several commercial establishments around this intersection.

TRAFFIC ACCIDENT SUMMARY

The Department of Transportation maintains records of all traffic accidents for both state and local roads. The most recent accident summary covers the years between 1992 and 1994 and indicates a total of 257 traffic accidents. The majority or 182 incidents involved only property damage and 73 involved some degree of injuries. A total of 2 traffic fatalities were listed which occurred on Beech Hill and Route 2 near the Village. The majority of accidents occurred at 12 locations or roadways as shown in the following table.

Accident Summary Table

Source: Department of Transportation,
Accident Summary 1992 - 1994

Location or Roadway	Number of Accidents
Route 2 and Upper Main Street	5 accidents
Route 2 and Downtown Vicinity	18 accidents
Route 139 and Hotel Street	6 accidents
Route 2, Mercer Road	31 accidents
Main Street	17 accidents
Skowhegan Road	18 accidents
Madison Road and River Road	6 accidents
Route 8, Smithfield	9 accidents
Madison Road	19 accidents
Waterville Road	16 accidents
Beech Hill	5 accidents
River Road	27 accidents

ACCESS MANAGEMENT

The Town's Road Ordinance contains construction standards for all new roads but does not contain traffic access standards for such items as new driveway openings, maximum driveways per lot, and

traffic study requirements. The use of traffic access standards is important for continued safe and efficient traffic flow on both state and local roadways. An example of an inefficient traffic access design is the store driveway located at the intersection of Route 139 and Main Street. The store driveway allows patrons to enter and exit the store at a location where 3 major roads intersect.

Traffic access standards are also important for new housing located on the Town's rural roads. Improper driveway locations can quickly create unsafe traffic situations. The overall goal of traffic access controls is to ensure that the traffic can safely flow at the posted speed limit and at the same time accommodate the ingress and egress of vehicles from various driveway locations. The improper location and design of driveway openings, will over time, reduce the safe traffic carrying capacity of a roadway.

BRIDGES

There are a total of 8 bridges located within the Town. The State maintains ownership and maintenance over 6 bridges and the Town is responsible for 2 bridges. The following table shows the bridge locations and indicates the general condition and future repair priority.

Bridge Location and Condition table

Source: Department of Transportation

Kennebec River Bridge, constructed in 1928, State Maintained Structure will require major re-construction
Perkins Street and Hale Stream Bridge, constructed in 1918 State Maintained, Requires major repairs
Mill Stream and Route 201A & 2, constructed in 1926 State Maintained, Requires repair
Old Point and Route 201A & 8, constructed in 1937 State Maintained, Structure in good condition
Route 201A & 8, constructed in 1937 State Maintained, Requires major repairs
Turner Brook Bridge, constructed in 1957, State Maintained Structure in good condition
Wilder Hill and Mill Stream Bridge, Re-built in 1995, Town Maintained, Structure in good condition
Old Point Stream Bridge, constructed in 1932, Town Maintained Requires major repairs, Bridge is closed to traffic.

The concrete bridge across the Kennebec River requires significant renovation and repair and some emergency repairs were completed in 1996. The bridge is considered by the Maine Historic Commission to have some historic significance which will impact any future repair plans.

RAIL SERVICE

The Maine Central Railroad Tracks extend from Fairfield through the downtown and north along the River towards Madison. Freight service is provided for Madison Paper. A siding is available along Depot Street however it is not currently in active use. The availability of freight service through Town is an added plus for future economic development efforts.

SIDEWALKS

Municipal sidewalks extend from the village area along Main Street down Mechanic Street, across the Bridge and towards the elementary school. Pedestrian traffic in other areas use the shoulder or edge of the roadway. The Town does not contain any bike paths or other walking trail systems.

AIRPORT

The Airport located at the end of Airport Road is operated by the Airport Authority which leases the facilities from the Town. The facility was originally constructed by the U.S. Army and after World War II was given to the Town. The Airport Authority has, over the years, made a number of significant improvements to the facility. Current plans include the installation of runway lights and improvements to the all weather runway approach. The cost for these improvements will range from \$200,000 to \$300,000 and funds are expected to come from various grant sources. The Airport is important for the Central Maine area because it is the only all weather airport in the immediate region.

The Airport serves a variety of both commercial and pleasure users and is frequently utilized by professionals from the timber and paper industry. Winter use of the facility is growing because it is the closest airport to the ski resorts in the western part of the State.

ALTERNATIVE TRANSPORTATION RESOURCES

The Town is primarily dependent upon the automobile and truck freight for the majority of its transportation requirements. Mass transit opportunities are limited to Taxi Service and Transportation services provided by KVCAP to seniors and other qualified residents. Residents without their own automobile have limited accessibility to both in-town and regional services.

Other forms of transit such as bus service, bike paths, walking paths, and commuter lots are currently not available within the community.

REGIONAL TRANSPORTATION

Regional transportation issues impact the Town in a variety of ways and areas. Some of the most significant areas include the planned construction of an intermodal freight facility in Waterville, Regional Transportation Advisory Committee, and State Budget short-falls and its impact upon future road and bridge repair dollars.

TRANSPORTATION ISSUES

1. The Town does not use a comprehensive system to rate and manage its roads and is unable to determine if the most effective and cost efficient repairs and maintenance are being utilized.
2. The road posting regulations have not been actively enforced in the past and as a result a number of roads have been damaged by heavy loads. The Town currently does not assign a municipal employee or official with the responsibility of enforcing the regulations.
3. The Town does not use traffic access standards to guide the installation of new driveway openings along State and local roadways.
4. The Town is responsible for one bridge that is in need of immediate repair and/or replacement and will have to plan on funding the improvements along with the State. Other bridges including the Kennebec River Bridge, that are maintained by the State require significant repairs in the near future.
5. Many of the Town's gravel roads are currently rated in poor condition despite the fact that gravel surfaced roads can provide an efficient and cost effective travel surface. Regular maintenance and improvements to the gravel roadways will greatly extend the effectiveness of the municipal road budget.
6. A number of accident prone locations have been identified by the Department of Transportation and some consideration should be given towards finding ways of improving these particular locations.
7. Some Town residents have expressed a desire for establishing an elected road commissioner position as opposed to having the Town Manager hold the position.
8. Training as provided by the Local Road Center and other sources are essential for all public employees and municipal officials involved with road issues.
9. The condition of the Town's roadways are a prime concern among many citizens especially those in the rural areas.
10. Funds dedicated for road maintenance and improvements should be allocated based upon a comprehensive road management plan.
11. Sections of the River Road adjacent to the Kennebec River are in poor condition due to erosion of the river bank.

SECTION 9

ECONOMY

GOALS

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

PURPOSE

The economy section of the comprehensive plan seeks to describe trends in the local economy and identify opportunities in public policy to enhance the attractiveness of Norridgewock for economic growth and development.

The Town of Norridgewock is part of the Skowhegan Labor Market Area and is also within the Kennebec Valley Economic Development District. The community has a number of positive attributes that make it attractive for economic growth and development.

The following is a list of some of the community's economic strengths.

1. Interstate 95 is located 15 minutes from town and the town is intersected by U.S Routes 2 and 201A.
2. Rail freight service is available. An intermodal freight facility is scheduled to open in Waterville within a year.
3. An all-weather airport is located in Town. International airports are located in Portland and Bangor.
4. Municipal water and sewer are located within the village area and these services could be expanded to other areas.
5. Post -Secondary educational facilities are located in Farmington, Augusta, Waterville, Fairfield and Unity.
6. The Town has a reasonable tax rate which is currently set at 11.50 mills.
7. The Town is part of MSAD #54 which provides excellent educational opportunities.
8. The Town offers a variety of neighborhoods and housing types in a quiet rural setting.
9. The Town has a skilled labor force that includes experience in a variety of pulp, paper and fiber industries.
10. Recreational and cultural opportunities are available within the region.

EDUCATION

The Job Market is competitive and demands a high skill level from each worker. The loss of unskilled manufacturing jobs and rapid advances in technology have made continuing education a necessity for today's workforce. The level of educational attainment of a community's workforce is, now more than ever, an essential component of future economic growth.

Educational Attainment: Persons 25 years and over Source: 1990 Census

Less than 9th grade	194 persons	10%
9th to 12th grade, no diploma	355 persons	19%
High school graduate	797 persons	42%
Some college, no degree	213 persons	11%
Associate degree	112 persons	6%
Bachelor's degree	157 persons	8%
Graduate or professional degree	43 persons	2%

School Enrollment: Persons 3 years and over enrolled in school Source: 1990 Census

Pre-primary school	88 persons
Elementary or high school	652 persons
College	79 persons
Total number of persons enrolled in school	819 persons

A total of 71% of persons over the age of 25 years have a high school diploma and 16% have some sort of post- secondary degree. An analysis of the Augusta, Waterville, and Skowhegan Labor Market Areas show that Norridgewock has a lower educational attainment level than the region. The region has a high school attainment rate of 76.8% compared to 71% . The post secondary attainment levels are as follows: the region associate degree level is 20.6% compared to 6%, the regions bachelor's degree level is 14.4% compared to 8% and the regions advanced degree level is 4.6% compared to 2% .

EMPLOYMENT BY OCCUPATION AND INDUSTRY

The top occupations include Professionals, Sales, Clerical, Service, Crafts and Repair, and Machine Operators. The top industries include Manufacturing, Retail, Health Services, Education, and Public Administration.

Employed Persons 16 Years and Over by Occupation

Source: 1990 Census

Occupation	Number of Persons
Management and Administration	62
Professional	126
Technicians	55
Sales	145
Administrative Support, Clerical	208
Private Household	18
Protective Service	33
Service Occupations	165
Farming, Forestry and Fishing	46
Craft and Repair	170
Machine Operators	193
Transportation	89
Laborers	58

Employed Persons 16 Years and Over by Industry

Source: 1990 Census

Industry Type	Number of Persons
Farming, Forestry and Fishing	47
Mining	7
Construction	191
Manufacturing, non-durable goods	254
Manufacturing, durable goods	85
Transportation	35
Communications & Public Utilities	29
Wholesale Trade	18
Retail Trade	251
Finance, Insurance and Real Estate	40
Business and Repair Service	27

Personal Services	44
Entertainment and Recreation	9
Health Services	98
Educational Services	103
Other Professional	49
Public Administration	81

Employment by Class

Source: 1990 Census

General Class of Employment	Number of Persons
Private Wage and Salary Workers	1,060
Local Government Workers	130
State Government Workers	71
Federal Government Workers	-
Self-Employed Workers	107
Unpaid Family Workers	-

Commuting Patterns of Norridgewock Workers 16 Years and Over Source: 1990 Census

Place of Work	Number of Workers
Lewiston	11
Farmington	6
Jay	11
Rangeley	5
Wilton	13
Augusta	40
Gardiner	5
Sidney	7
Vassalboro	8
Waterville	110
Winslow	11

Winthrop	8
Rumford	11
Bangor	6
Anson	38
Cornville	8
Fairfield	160
Hartland	5
Madison	47
Mercer	6
Norridgewock	303
Palmyra	12
Pittsfield	5
Skowhegan	460
Lowell MA.	7
Gorham NH.	6
Total	1,309

A total of 738 persons work in the Town of Norridgewock, and 303 Norridgewock residents work in town. The following table shows the major towns in the region that supply workers for industry in Norridgewock.

Commuting Patterns for Persons Working in Norridgewock Source: 1990 Census

Place of Residence	Number of Workers
Norridgewock	303
Oakland	23
Anson	21
Canaan	11
Cornville	16
Embden	20
Fairfield	11
Madison	68

Mercer	35
Skowhegan	145
Smithfield	19
All Other Towns	66
Totals	738

The majority of Norridgewock workers work in the following communities, Skowhegan, Norridgewock, Fairfield, and Waterville. These location match the locations of the major employers within the region. A total of 867 persons or 66% work within the Skowhegan Labor Market Area and 373 persons or 28% work in the Waterville or Augusta Labor Market Areas.

Major Local Employers

1. New Balance Shoe Company
2. Waste Management Inc.
3. DownEast Wood Crafters

Major Employers in the Region

1. Hinckley Paper Mill
2. Chinet Corporation
3. Madison Paper Mill
4. Mid-Maine Medical Center and Inland Hospital
5. State Government
6. Local Government including education and municipal services
7. New Balance Shoe Company
8. Various Retail Stores throughout the region
9. Hathway Company

General Labor Force Information

Source: 1990 Census

Labor Force Status	Number of Persons
Number of persons 16 years and over	2,240
Number of persons in the labor force	1,531
Total Civilian labor force	1,520
Total persons employed	1,368
Total persons unemployed	152
Persons in the Armed Forces	11
Persons not in the labor force	709

General Commuting Information

Source: 1990 Census

Total workers 16 years and over	1,309 persons
Percent drove alone to work	81.2%
Percent in carpools	13.1%
Percent using public transportation	0%
Percent using other means	1%
Percent walked or worked at home	4.7%
Mean travel time to work	20.7 minutes

Household Income

Source: 1990 Census

Household Income	Number of Households
Less than \$5,000	67
\$5,000 to \$9,999	121
\$10,000 to \$14,999	110
\$15,000 to \$24,999	224
\$25,000 to \$34,999	190
\$35,000 to \$49,999	171
\$50,000 to \$74,999	184
\$75,000 to \$99,999	17
\$100,000 to \$149,999	5
\$150,000 or more	7

The median household income is \$26,140. The median family income level is higher at \$31,013, and the nonfamily median income is the lowest at \$11,635.

Income Type

Source: 1990 Census

Income Type	
Households with wage & salary income	856 households
Mean wage & salary income	\$28,836
Non-farm self employment income	153 households

Mean non-farm self employment income	\$14,962
Farm self employment	21 households
Mean farm income	\$6,419
Social Security income	310 households
Mean Social Security income	\$7,401
Public assistance income	102 households
Mean public assistance income	\$4,874
Retirement Income	169 households
Mean retirement income	\$6,024

Poverty Status

Source: 1990 Census

Total # of persons	3044 persons
Persons below poverty level	379 persons
Percent of persons below poverty level	12.5%
Total # of families	837 families
Families below poverty level	81 families
Percent of families below poverty level	9.7%
Total # female householder families	112 households
Female householder families below the poverty level	54 households
Percent female householder families below the poverty level	48.2%
Persons 65 years and over	354 persons
Persons 65 years and over below the poverty level	56 persons
Percent 65 years and over below the poverty level	16%
Children under 18 years	904 persons
Children under 18 years below poverty	164 persons
Percent under 18 years below poverty	18.1%

A total of 164 children under 18 years are below the poverty level, and this accounts for 44% of the total number of persons below the poverty level. Persons over 18 years below the poverty level account for 56% or a total of 208 persons.

Another group that makes up a large percentage of persons below the poverty level is female householder families. A total of 81 families are under the poverty level and 54 or 67% are female householder families. There are a total of 112 female householder families and 54 or 48.2% are below the poverty level.

Persons over the age of 65 account for 15% of the total number of persons below the poverty level. The rise in the number of programs over the past three decades to assist the elderly has helped to reduce the number of senior citizens living in poverty. The largest group of persons now living in poverty is children under 18 years of age.

Income and Labor Force Characteristics of Norridgewock and the Region

Source: 1990 Census

Town	Household Income	Income per capita	% below poverty	Labor force	Employed	Unemployed rate
Norridgewock	\$26,140	\$10,970	12.5%	1,520	1,368	10%
Somerset county	\$22,829	\$10,471	14.5%	23,568	21,652	8.1%
Waterville	\$22,617	\$12,002	16%	8,186	7,559	7.7%
Fairfield	\$26,868	\$10,913	10.3%	3,407	3,239	4.9%
Skowhgn	\$22,165	\$11,332	13.6%	4,117	3,832	6.9%
Madison	\$21,720	\$10,232	16.5%	2,228	2,013	9.6%
Anson	\$22,500	\$9,735	17.5%	1,114	1,013	9.1%
Mercer	\$30,750	\$10,864	12%	314	296	5.7%
Starks	\$22,143	\$10,033	15.2%	222	202	9%
Smithfield	\$27,083	\$10,657	7.6%	425	400	5.9%

Norridgewock exceeds Somerset County in all the above listed categories except that the Town has a higher unemployment rate. The town has one of the higher household income levels in the region and per capita incomes also exceed most towns in the region. The only communities that have a lower percentage of persons below the poverty level are Smithfield and Fairfield. The Town has one of the highest unemployment rates in the region. Communities with higher levels of unemployment include Madison with 9.6%, Anson with 9.1% and Starks with 9%.

All of the communities with higher unemployment rates are located to the north or west of the two major employment centers in the region which are Waterville and Skowhegan. It is interesting to note that the Town with the lowest unemployment rate is Fairfield which is located between Waterville and Skowhegan.

DOWNTOWN VILLAGE

The majority of the Town's retail and service stores are located in the downtown village area or vicinity. The downtown contains one bank, post office, redemption center, Christmas Tree Wreath Shop, New Balance, 2 gas stations, 3 food stores, one bakery, one video store, Fire Station, 2 restaurants, 2 antique shops, one hair salon, one laundromat, one office building, one clothes store, and one auto sales lot. The downtown area is defined as the area along Main Street from the Cumberland Farms store to the Key Bank including the area along Depot Street.

Other business locations can be found along the Waterville Hill Road, the Mercer Road, the Skowhegan Road and just across the bridge heading towards Madison. A list of some of the retail and service businesses located in Norridgewock are as follows:

AJ Auto Sales	Cumberland Farms
Evertts Garage	Fire House Bakery
Brookside Video	Country Greenry
Miracle Restaurant	Alsop & Mohlar Attorneys
Victoria shoppe	Libby's AG
Norridgewock Hair Studio	Laundromat
Dress Shop	Christmas Tree Wreath Shop
New Balance Factory	Key Bank
Irving Gas Station	Post Office
Easy Wire	Casey Redemption
My Cousins Place	Riverside Market
River Run Tackle	Oosoola Market
American Self-storage	Sun Auto and Salvage
Waste Management of Maine	DownEast Wood Crafters
Clark Heating Oil	Colonial Inn
Golf Driving Range	Roller Skating Rink
Fredericks Dar- I- Whip	Cochran & Sons
TerryCorson Auto Body	Tempesta Motors
Annie's Auto Sales	Jones Glenn Concrete & Masonry
Jayde Builders	Derek Taylor Construction
Aerial Survey and Photo Inc.	Dick's Auto
Coles TV Repair	Norridgewock Health Center

ECONOMIC OUTLOOK

A total of 57% of the Town's workforce is employed in one of the following three industries: Manufacturing, Construction and Retail. All of these three industries are very sensitive to many of the current changes occurring within the regional, national and global economic landscape. The key

manufacturing jobs are all related to pulp, paper, or fiber production. These industries have provided well paying jobs for decades: however, market fluctuations and other influences could impact these industries. The other significant manufacturing facility in the area is the New Balance Shoe facility which is also subject to fierce competition from other markets.

Construction and retail employment are also subject to changes in both the regional and national markets. Currently the construction sector is still recovering from a slow down following the boom years in the Eighties. The retail sector is also evolving with the current shift towards super stores like Wall-Mart. The market is also adjusting from an over supply of retail outlets and stores.

The current economic outlook for the above listed industries appears stable and other industries are also experiencing a period of stability after a time of slow growth. The best way to describe the current and future state of the economy is the use the old maxim that "the only constant is change". The economic health of a region or a nation is, now more than ever, dependent upon the ability to change and adapt to new conditions. This involves such items as: a flexible and skilled workforce, necessary infrastructure for industry, competitive taxes, and a source of capital for investment.

ECONOMIC DEVELOPMENT

The key component to any future economic strategy is to develop those conditions that will enable your market to respond to economic changes in the most competitive manner. This strategy involves some of the items listed in the above paragraph and is a departure from past strategies which focused upon retaining existing industries. Advances in technology and competitive global markets could influence a region's existing industrial base to relocate or become obsolete.

The Town of Norridgewock has already seen significant changes in its local economy as witnessed by the departure of the textile, leather and poultry industries. There is no guarantee that the present pulp and paper industries might not meet with the same fate.

While such a scenario appears unlikely it is nevertheless a component of any discussion about future economic conditions.

Some key areas important for a discussion about economic development include the following items:

1. The Town should promote those economic strengths as listed in the beginning of this section.
2. The Town is part of a defined Economic Development District which creates a potential source for development funds.
3. The Town is a member of the Kennebec Valley Council of Governments which administers a number of business loan programs designed to assist both existing and new business ventures.
4. The Post Secondary educational attainment levels in the Town are lower than those within the region. Education and a skilled workforce is an essential part of any future economic development policy.

5. The Town's economy is directly linked to the economic health of the region especially the Skowhegan and Waterville Market Areas.
6. The majority of the workforce is employed outside of Norridgewock. A total of 77% work outside of Town.
7. Defined clusters of existing commercial activities can be located on the Waterville Hill Road, the Downtown Area, a section of Route 2 outside of the downtown, and a section of the Skowhegan Road.
8. The Town does not currently have a defined commercial area or business park location.
9. The Town does not have a Economic Development Committee; however, there is a Chamber of Commerce.
10. The two largest employment industries are Manufacturing which accounts for 25% and Retail which accounts for 18%. Some of the manufacturing jobs especially in the paper industry provide good salaries; however, those in the retail trade and many manufacturing jobs provide low wage opportunities.
11. The Town and the region are dependent upon a few larger industries for most of the well paying jobs. The loss of those jobs would be devastating for the economy.
12. Tourism plays a small role in the Town's economy; however, there is a potential for future growth.
13. A potential source of competitive electric rates is available from Madison Electric located in the Town of Madison.

SECTION 10

LAND USE

GOALS

To encourage orderly growth and development in appropriate areas of the Town, while protecting the Town's rural character, making efficient use of public services, and preventing development sprawl.

PURPOSE

The purpose of the Town's Land Use Plan is to establish a map or template to guide future land use development within the Town for at least the next 10 years. The Land Use Plan will attempt to address diverse and at times conflicting goals and policies into one cohesive and clear plan that is acceptable to the citizens of the Town.

One of the key components of the plan is to identify and designate at least 2 basic types of geographic areas, which are growth areas and rural areas. The State Growth Management Legislation establishes standards for the development of the growth and rural areas.

The Land Use Plan is one of the most important sections of the Comprehensive Planning process because it illustrates or displays how many of the other sections of the Comprehensive Plan will be implemented by the Town. The Land Use Plan is also of great interest to the citizens of the Town because it recommends guidelines for future land use.

The Land Use Plan also recommends standards for implementation that will be developed into a set of land use ordinances during the implementation phase of the planning process, after the Comprehensive Plan is adopted by the Town.

The last and probably the most critical aspect of putting together a Land Use Plan for the Town of Norridgewock is to customize the plan to directly address both the current and future needs, and concerns of the Town. Public support and acceptance of the details of the Land Use Plan are essential for promoting the planning goals and policies contained in the Comprehensive Plan.

HISTORIC DEVELOPMENT TRENDS

The site of the present day village was established by the first European settlers in the bend of the river just south of the original Indian village. The Town quickly grew as a commercial and farming center after being made the Seat of Somerset County. Residential buildings clustered in the village areas located on both sides of the Kennebec River as well as stores, warehouses, and factories. The surrounding areas of Town were used mostly for farming and forestry.

The Village Center as both the commercial and residential hub of the Town continued well into the current century. The automobile and changes in manufacturing and farming gradually influenced development toward a different land use pattern. The economic shift away from local farming and factories towards regional employment centers began to make Norridgewock a desirable place to live away from Waterville and Skowhegan. The rural character, lower taxes, affordable land, and privacy began a housing construction boom in the Town's rural areas that continues today.

Although the Town does have a fair number of people who are employed in Norridgewock most workers commute an average of 20 minutes to their place of employment. The largest in-town employer is the New Balance factory located off Depot Street.

The Town does have an active downtown that contains a number of restaurants, small shops, food stores, gas stations, and one bank. Larger retail stores are located in Skowhegan or in Waterville. The Town of Madison to the north also contains a small department store and a medium size food store. Town residents must travel outside of town for a wider choice of goods and services.

The Town has evolved historically from the commercial hub of Somerset County to a rural residential community. Some of the former elements of the Town's past are still evident and they include the following: historic homes in the village area, a defined downtown or village area, a road network that extends towards the western and northern sections of the state, and vast amounts of rural land.

CURRENT DEVELOPMENT TRENDS

The majority of new construction from 1986 to 1996 consisted of residential structures including both stick built homes and manufactured housing. The map on the next page illustrates the approximate location of each new structure. A total of 238 structures were constructed in this 10 year period. Please note: The Town's plumbing permit records were checked to determine the location of all new construction.

The majority of the new development occurred in the rural portions of the Town and most are located in close proximity to the existing roadway. Most of the development is dependent upon private subsurface waste water disposal systems and wells. One of the mobile home parks located off Route 8 is connected to municipal sewer and water. The map shows that development is scattered throughout the Town with 74 structures located on the north side of the Kennebec River and 164 located on the south side.

The areas with the highest development occurred in the general vicinity of Route 8 with a total of 32 structures and the area consisting of Winding Hill and Sandy River Roads with a total of 30 structures. Other locations are as follows: River Avenue 11 structures, Route 139 18 structures, Burrill Hill Road 15 structures, Bigelow Hill 12 structures, Martin Stream 16 structures, Wilder Road 7 structures, Oak Hill Road 3 structures, Frederick Corner Road 10 structures, Route 2 12 structures, Madison Road 13 structures, Ward Hill 13 structures, Walker Road 14 structures, Red Barn Road 10 structures, Beech Hill 16 structures, and the Skowhegan Road 6 structures.

is dotted by farmsteads and some residential structures, including a Sporting Goods Store near the Smithfield Town line. A number of active farming operations are in evidence and views of the western mountains can be seen from the road.

Route 139 Corridor Area 5

The corridor includes road frontage lots along Route 139 and the surrounding rural areas that include Martin Stream Road to the south and Burrill Hill and Bigelow Hill Roads. The rural sections contain mostly residential structures and a mix of farms and forest. The area has been actively developed in the past 10 years.

The road frontage lots along Route 139 exhibit sprawl development and contain in addition to residential structures, a farm, roller skating rink, storage building, golf driving range, automobile sales lot, and other small commercial buildings. Most of the developed areas are in close proximity to the village. Ample land is available for future roadside development and it appears that only a fraction of the available rear land areas have been developed. Water and sewer are not available in this area.

Skowhegan Road Corridor Area 6

The Corridor extends from the Village along the road to the Skowhegan Town Line. The area contains mostly open fields with some homes, businesses and public buildings. The area just south of the Town line contains a commercial cluster which includes a Salvage Company, DownEast Wood Crafters, and an LP Gas storage facility. Water and sewer are not available in this area.

Northern Rural Lands Area 7

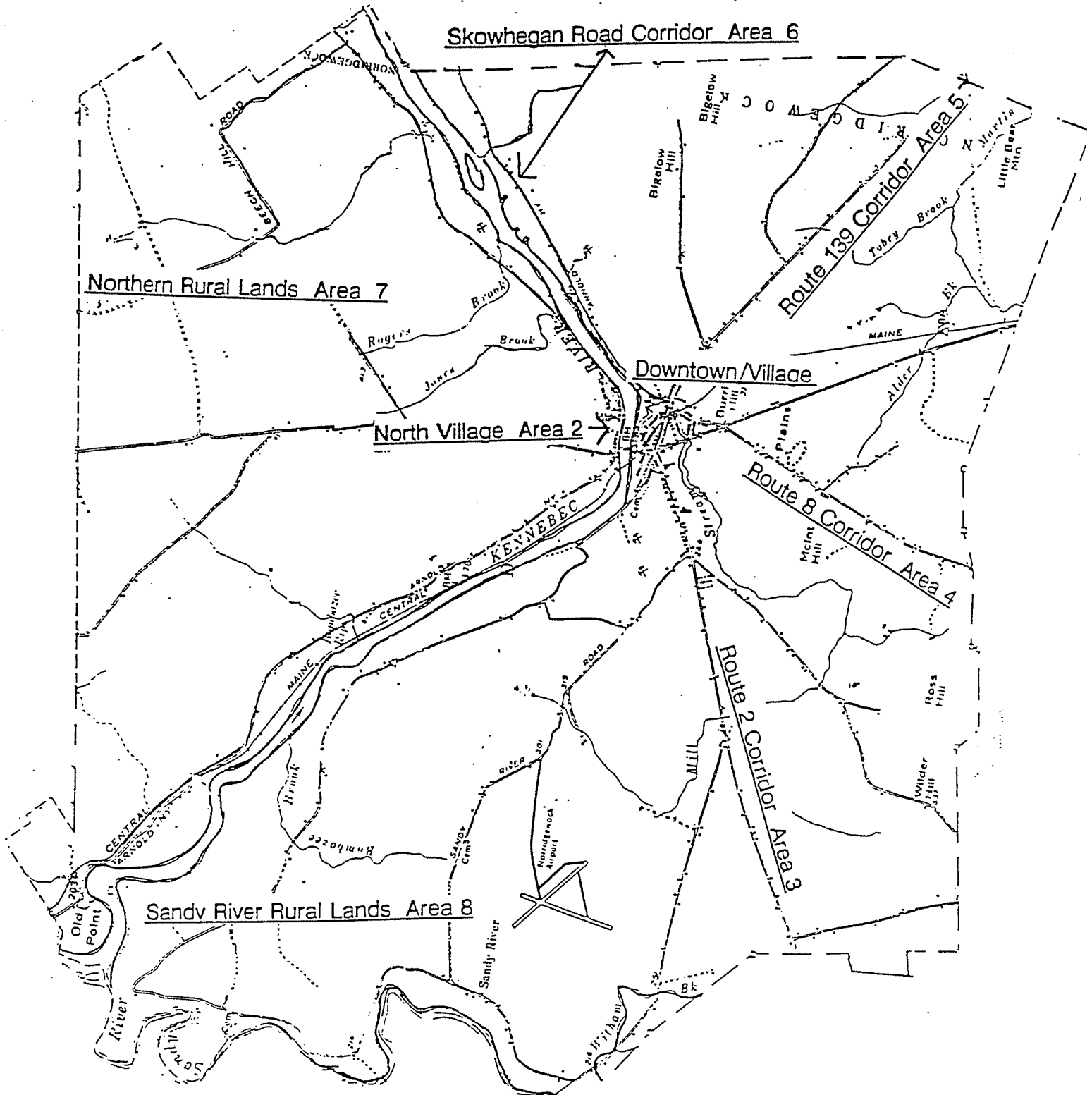
The land on the north side of the Kennebec River with the exception of the small village district encompasses a vast rural area that is mostly fields and forest lands. Residential buildings over the past 10 years have been located primarily along the existing road frontages and a total of 66 structures were constructed in this area. Ample land areas along existing roads are available for future development. Most rear lands areas have not been developed.

The majority of the land uses are rural and residential including, some small rural businesses, home occupations and a sawmill operation. This section of Town contains most of the communities new upscale housing. Water and sewer are not available in this area. The Town of Madison has zoned the land adjacent to the Norridgewock border along the Madison Road as Commercial.

Sandy River Rural Lands Area 8

The land bordered by the Sandy and Kennebec Rivers, extending south to Route 2, includes a vast rural area composed of mostly forest and fields. Residential buildings are dotted along the existing roads and a cluster of homes on small lots are located on the upper portion of Winding Hill Road. Water and sewer are not available in this area and major portions of the Sandy River and Winding Hill Roads are in very poor condition. Poor road conditions are limiting factors for future development, although ample land is available. The area also has several gravel pits and is the location of the former landfill and the municipal well.

Existing Neighborhood Map



EXISTING LAND USE ORDINANCES AND RELATED ISSUES

The Town currently has the following land use ordinances: Floodplain Ordinance, Shoreland Zoning, Subdivision Regulations, Site Plan Review Ordinance, Automobile Graveyards, and Junkyards Ordinance, Road Ordinance, Mobile Home Park Ordinance, and Sewer Use Ordinance.

The Shoreland Zoning and Floodplain Ordinances provide adequate protection for land areas adjacent to the Sandy and Kennebec Rivers and most streams and wetlands over 10 acres in size. Permits are required for activities proposed within 250 feet of the Shoreland Zoning District and all areas designated as being within the Special Flood Hazard Area. The Town is now eligible to pass on a 5% savings to all property owners with Flood Insurance due to the Town's participation in the Community Rating System. The flood insurance discount is possible because the Town has taken steps to help reduce flood damage and educate property owners about flood dangers.

The Subdivision Regulations adopted by the Planning Board along with the Road Ordinance provide a procedure and some standards to direct the construction of proposed subdivisions. The Subdivision Regulations provide a basic framework for review; however, they lack specific performance standards for such items as storm water control, erosion, traffic, water supply, and open space. The regulations do not provide a detailed application and review procedure.

The Subdivision Regulations currently limit the length of a new subdivision road with only one street outlet to a maximum distance of 800 feet. This provision can increase the cost of new subdivisions and limits the use of rear land areas. Provisions to limit the density of new development along dead end roads would provide a way to address access concerns by the Planning Board and at the same time allow for more flexible subdivision designs.

The Site Review ordinance provides for a review of commercial, industrial, and multi-family development in excess of a \$150,000.00 price tag. Projects that cost less than this threshold are exempt from review. The ordinance is designed for only certain projects; however, many smaller projects can cause an entire host of problems ranging from traffic to storm water control. Consideration for developing an impact threshold or removing the development cost threshold might help the town protect its citizens from harmful or negative impacts.

The Town was not using a building or land use permit system for a number of years despite the fact that a residential permit ordinance was enacted by the Town in 1980. The Selectmen authorized the use of the residential permit ordinance in the Fall of 1996.

A major portion of the new construction over the past 10 years occurred along existing local and State roads. The Town currently does not have any traffic access standards to control the placement and design of new driveways. The uncontrolled placement of new road openings can cause serious road safety problems and over time can cause the road posted speed limit to be reduced. The Department of Transportation has developed an Access Management Handbook which contains some basic standards that will eliminate future road access problems.

The Town contains some extensive sand and gravel aquifers which extend along the Sandy and Kennebec Rivers and in an area encompassing portions of the Waterville Hill and Martin Stream Roads. The Town currently does not have any aquifer protection standards to protect the area from inappropriate development.

Minimum lot size standards are required for subdivision lots, mobile home parks, and development within the Shoreland Zone. The Town uses the State minimum lot size of 20,000 square feet for all unsewered lots outside of the above listed areas. The town does have a minimum road frontage requirement of 100 feet but does not require any side, rear, or road setbacks.

The Mobile Home Park Ordinance uses the State Mobile Park minimum standards and does not contain regulations that cover the condition of mobile homes installed within the Town.

Municipalities cannot prohibit mobile homes based upon their age; however, standards requiring minimum safety, electrical, and plumbing conditions are allowed.

The placement of residential housing in mostly rural areas can create conflicts between new homeowners and the existing land uses such as agriculture and forest harvesting. The Code Officer reports that he has noticed an increase in the number of complaints from homeowners concerning the odor of manure and sludge and the noise associated with farming activities. The Town does not have any good neighbor standards designed to mitigate some of the conflicts between two very different land uses.

Development over the past 10 years has spread out over Town along existing roads, and if this trend continues rear land areas, can become increasingly hard to access. Provisions that encourage and provide for the future potential of the development of rear land areas could eliminate this issue. Such provisions could provide incentives for lots with frontage on single or shared driveways and new roads.

Most of the land area within the Town unless it is a subdivision, within the Shoreland Zone, in a Special Flood hazard Area or a commercial or multi-family structure costing over \$150,000.00, are not covered under any local land use regulation. All development must conform with the State Internal and External Plumbing Code and minimum lot size requirements. It is important to note that the majority of new development consisting of single family homes is regulated primarily by applicable State and Federal standards.

PROJECTED GROWTH

Projections are at the very least your best guess based upon current conditions. They do serve a useful purpose because they provide a glimpse into one possible scenario of the future. Future land use projections serve the same purpose and alert us to problems and issues that current trends can potentially create.

The projected growth rate for the next 10 years from 1996 to 2006 would mean a population increase from 3390 to 3960 and an increase in housing units from 1222 units to 1452 units. This is based upon an annual increase of 57 persons per year and 23 new housing units per year.

The continuation of the current land use development pattern would create the following land use scenario:

1. Housing location would continue to be spread out along existing roads in the rural areas.
2. Assuming an average new lot size of 1 1/2 acres and 23 units per year this would require 345 acres.

3. Assuming that each new lot would have 150 feet of frontage along existing roads this would result in 34,500 linear feet or 6.5 miles of developed roadway frontage.

A drawback to this development scenario is that over time the rural character of an area becomes slowly suburban and the original appeal of the area is altered. The results could be altered dramatically if new construction was encouraged to develop perpendicular to the road so as to take advantage of rear land areas, and if development was provided incentives to locate in some designated growth areas.

GROWTH AND RURAL AREAS

The Growth Management Law requires that all communities developing a Comprehensive Plan identify at a minimum two basic types of geographic areas which are Growth Areas and Rural Areas.

The Growth Area is land suitable for residential, commercial and industrial development for the next 10 years. The following items must also be developed to guide new development into these growth areas: development standards, efficient permitting procedures, access to public services, and a way to protect natural resources from inappropriate development.

The Rural Area is land suitable for agriculture, forestry, open space, scenic areas, and low intensity development. Land use policies and ordinances must be developed to protect these areas from incompatible development.

GROWTH AND RURAL AREA PROPOSALS

The following Growth, Rural and Special Land Use Districts have been identified based upon existing land use patterns and recognition of special natural or environmental features.

1. Shoreland Zoning Districts

The existing Shoreland Zoning Land Use Districts and Ordinance shall be maintained. The Town shall update the Ordinance as necessary to be in compliance with State Law.

2. Floodplain Management Ordinance

The existing Floodplain Management Ordinance shall be maintained. The Town shall continue its participation in the CRS program.

3. Downtown Village

The Downtown Village District encompasses the residential area around Waterville Hill Road through the downtown, including Depot Street and Perkins Street, extending to include the residential area of Upper Main Street and the Elementary School. The District boundaries recognize the existing land use and density patterns that have occurred over the years.

The area is comprised of a variety of land uses and structure types and this mixed land use pattern is encouraged to continue. The area is served by municipal water and sewer. Special land use requirements are not recommended for this area although commercial and multi-family development will be required to receive a Site Review permit.

4. North Village

The North Village includes the land area along River Road including Maple Street and portions of Sophie Mae Lane. The district is comprised of mostly a mix of residential structures and also includes the Riverside Market, bait shop, Sewer Treatment Plant. Special land use requirements are not recommended except for site review for commercial and multi-family projects.

5. Growth Areas

- A. Waterville Hill Growth Area extends from the village along both sides of the road to the Town line at Fairfield. The location contains a mix of both commercial and residential development and both sewer and water can be extended to the area.
- B. Route 2 Growth Area extends from the village along both sides of the road to the Fredrick Corner's Road and includes the Airport and the Waste Management Facility. The area contains a mixture of both commercial and residential development. Sewer and water are available along Route 2 up to and including portions of the Airport Road.
- C. Skowhegan Road Growth Area extends from the Skowhegan Town Line along both sides of the road up to and including the Forest Ranger Station. The area contains a pocket of commercial buildings and has available land for development.
- D. Madison Road Growth Area extends from the Kennebec River bridge along both sides of the Madison Road up to the Madison Town Line. The area contains a number of gravel extraction operations and is adjacent to a commercial district located in Madison. Water and sewer are not available in this district.

Growth Area Recommendations

Each of the above listed growth areas are intended for a mixture of both future residential and commercial development. Site review will be required for all commercial and multi-family developments. The minimum lot size shall be 20,000 square feet and 100 feet of road frontage. Subdivisions will be offered a density bonus for locating in this area according to the new Open Space Subdivision Design Standards.

Extending both sewer and water to the limits of the Waterville Hill Road Growth Area shall be future priority in order to attract commercial development and to protect the Aquifer located in this area.

6. Rural Area

All other areas not designated as a growth, village, or shoreland zone shall be considered as rural. The rural landscape contains a mixture of undeveloped land, farms, residential dwellings, home occupations, forest and a few commercial uses. Most of the residential development over the past 10 years occurred in rural sections of the Town. The rural areas are expected to continue to attract new residential dwellings.

The public opinion survey conducted by the Comprehensive Plan Committee indicated that the public was in favor of the following land use policies:

- continued residential development
- support for home occupations
- new commercial uses should be evaluated on a case by case basis and allowed with restrictions to protect neighborhoods and Town Services.

The Comprehensive Plan Committee recognizes the negative impacts of the residential sprawl development pattern in the rural sections of the Town and is also aware of the citizen's desire to allow development in the rural areas. The committee has responded to this situation by recommending the following land use policies:

- The two existing village areas will continue to allow a mixture of land uses.
- Four growth areas are identified to direct new residential and commercial growth. Incentives are designed to attract development into these areas.
- New residential development is allowed in the rural areas in accordance with standards designed to protect the rural character of the area for future residents.
- Traditional non-residential uses such as home occupations, resource based activities such as farming, forestry, greenhouses and some low intensity commercial uses will be allowed in the rural areas in accordance with design standards.

The following are the recommendations of the Town's Rural Areas:

The purpose of the Rural Land Use District is to provide an area for low density residential development and traditional rural activities such as farming, forestry, recreation, resource based industries, home occupations and some low impact commercial uses.

The vast majority of the rural spaces in Town remain attractive and consist of fields, forest or farmland despite the level of residential growth that has occurred over the past 10 years. The most visible change to the rural landscape can be seen by the increasing number of homes that line the existing rural roads. Continued residential development over time will fill existing roadside lots with new homes and will substantially alter the rural character that first attracted people to the area. New residential housing will be allowed subject to some performance standards designed to protect the quiet pastoral rural character for future generations.

Traditional rural land uses in addition to agriculture and forestry also involved a number of commercial activities that include: home occupations, greenhouses, saw mills, repair facilities for trucks and automobiles, small country stores, gas stations, small machine shops, road side stands, christmas tree farms, and a variety of craft retail stores. These traditional rural uses can be seen in very rural area within our region and Norridgewock is no exception. Traditional activities were accepted and mostly due to very low densities which did not present any negative impacts. Most of the commercial uses within Norridgewock are currently located in one of the four identified growth districts. New traditional rural land uses will be allowed in the rural district subject to design standards.

The following land use recommendations are designed to guide new residential and traditional development in the rural district.

1. The minimum lot size for new residential development shall be 40,000 square feet.
2. The minimum lot size for any non-residential commercial use shall be 80,000 square feet.
3. All residential lots with less than 80,000 square feet shall be required to show that an adequate reserve area for a future subsurface waste water disposal system is available on-site.
4. All new subdivisions consisting of 5 or more lots shall be designed according to Open Space Design Standards.
5. The Town will continue to maintain existing gravel roads.
6. Minimum front, side and rear set-back distances will be established to provide for fire safety.
7. The minimum road frontage requirements for all lots with access on one of the following roads shall be 200 feet: Route 2, Route 201A, Route 8, Route 139, River Road, Ward Hill Road, Winding Hill Road, Sandy River Road, and Airport Road. The minimum road frontage requirement shall be 150 feet for all other rural roads.
8. New development located on shared driveways and new private or Town roads in the rural area may reduce the road frontage requirements listed in item # 7. The Implementation Committee will develop appropriate standards.
9. All new development shall conform to the Traffic Access Standards for all new road and driveway openings on existing Town and State Roads.

10. Home occupations are allowed provided that the number of outside employees not permanently residing on-site does not exceed 4 employees.
11. Rural and resource based uses including but not limited to agriculture, forestry, recreation, campgrounds, farm stands, tree farms, and the sales of farm and forestry products are permitted.
12. Some types of commercial uses will be permitted according to the following:
 - The maximum passenger car equivalents at peak hour from the development shall not exceed 100.
 - Development shall be discouraged from locating on prime farmland soils.
 - All commercial development will require a site review permit.
 - All development must have road access onto an existing paved road.
 - The development must be designed according to buffer requirements that will be incorporated into the Site Review Standard.

7. Aquifer Overlay Area

All new development proposed for those areas identified on the Water Quality Map as a Sand and Gravel Aquifer shall be required to obtain a Site Review Permit and conform to performance standards designed to protect the area from contamination. Single and two-family dwellings, and resource based activities, shall be exempt from review.

LAND USE AND ORDINANCE RECOMMENDATIONS

1. Maintain and update as necessary the following ordinances: Floodplain Management. Shoreland Zoning, Mobile Home, Sewer Use, and Automobile Graveyards and Junkyards.
2. Combine the existing Subdivision, Site Review, Mobile Home Park, and Road Standards Ordinances into one document.
3. Adopt the Road Access Management Standards for all new road and driveway openings on all State Roads and the following Town Roads: River, Airport, Ward Hill, Winding Hill, and Sandy River.
4. Develop performance standards for the Site Review Ordinance to include the following: storm water, erosion, and buffer requirements for commercial and industrial projects.
5. Develop a Open Space Design Subdivision option and include density bonus provisions for affordable housing and projects located within growth areas.
6. Remove the existing \$150,000.00 price limit for commercial projects subject to site review and replace it with a standard based upon type of use and potential for negative impacts.
7. Implement the recommendations for each Growth, Rural, and Village areas as outlined in the Land Use Plan.

8. Remove the existing limitation contained in the Subdivision Regulations that prohibit new subdivision roads to 800 feet when they have only one road access. Replace this provision with a requirement that limits new roads with only one road access to a maximum density of 30 dwelling units.
9. Develop a building construction notification system that requires all new structures to file a notification form at Town Hall prior to construction.
10. Mobile Home Parks shall be allowed throughout the Town except within the Village area.
11. Develop shared driveway and private road standards for low density residential uses.
12. Develop Good Neighbor Residential Standards for all new homes constructed in the rural sections of the Town. The standards would be only suggestions for new homeowners to use in order to mitigate future problems with traditional rural land uses such as farming and timber harvesting. Items such as set-backs from farm fields and buffer areas can be included.

SECTION 11

FISCAL CAPACITY

GOALS

To finance an efficient system of public facilities and services to accommodate anticipated growth and economic development.

PURPOSE

The purpose of this section is to describe the Town's fiscal situation and to determine whether or not the Town is capable of meeting future growth and development needs. A key component of this analysis will be the development of a capital investment plan for financing the replacement and expansion of public facilities and services required to meet projected growth and development. Another important area to be discussed is the way the citizens of the Town wish to spend their present and future tax dollars to meet anticipated needs.

The information presented in this section was taken from the annual Town Reports, from records supplied by the Town Manager, Assessor, and the Maine Municipal Association.

TAX BASE

The property tax is the main source of revenue for the Town. All property and structures in the Town are assigned a value which are based as closely as possible upon the current market conditions.

The total value of all taxable property is called the valuation and the amount of money required to finance Town Government is called the Tax Commitment. It should be noted that revenue sources such as excise tax and revenue sharing are first subtracted from the total amount of money needed to operate Town government. The amount of funds remaining after all other revenue sources are subtracted, which is called the tax commitment, is then divided by the valuation to obtain the annual tax rate. The annual tax rate is expressed in mills which means dollars per thousand dollars of valuation.

The annual tax rate or mill rate is used to determine how much tax each property must pay in order to fund government services. For example: A person owning property valued at \$55,000 would pay \$605.00 in taxes with a mill rate of 11 mills. ($\$55,00 \times 0.011 = \605).

The table on the next page shows the valuation and corresponding mill rate for the past 7 years.

Taxable Property and Local Tax Rate

Source: Town Reports

Taxable property	1995	1994	1993	1992	1991	1990	1989
Real estate		85,255,202	84,018,800	83,583,660	82,050,790	80,823,060	47,463,380
Personal property		2,468,871	2,566,385	2,841,815	2,885,708	3,003,390	2,728,120
Total valuation	89,974,302	87,724,073	86,585,185	86,425,457	84,936,498	83,906,450	50,191,500
Tax rate mills	11.85	11.	11.45	11.60	11.47	12.08	16.

The valuation rose dramatically in 1990 due to a Town wide re-valuation. All of the properties in the Town were evaluated and the value of land and structures were adjusted to reflect current market prices.

The following table shows the increase in total valuation for each year from 1990 to 1995 and the amount of new taxes generated from the increase. The average increase in valuation was \$1,213,570 and the average increase in taxes was \$14,021.

Valuation Increase and New Tax Amounts

Increase Between Years	Total increase in Valuation	New Taxes Generated
Between 1994 and 1995	2,250,229	\$26,665.00
Between 1993 and 1994	1,138,888	\$12,527.77
Between 1992 and 1993	159,728	\$1,828.89
Between 1991 and 1992	1,488,959	\$17,271.92
Between 1990 and 1991	1,030,048	\$11,814.65

Real estate which includes land and structures accounts for most of the Town's tax valuation. Personal Property which includes equipment, machinery and fixtures accounts for less than 3% of the Town total valuation. A review of the real estate and personal property tax valuations indicates that the vast majority of the taxable property consists of residential property, land and small commercial operations. Only a small fraction of the valuations for land, buildings or personal property are valued over \$100,000. The following is a list of the top three commercial tax payers.

Commercial Taxpayer	Total 1994 Valuation	1994 Tax Amount
Waste Management	\$4,195,100	\$46,146
Central Maine Power	\$1,423,842	\$15,662
New Balance	\$1,285,324	\$14,138

The three above listed taxpayers account for 7.8% of the total valuation, based upon the 1994 real estate and personal property tax valuations.

MUNICIPAL REVENUE

The property tax is the largest source of revenue for the town and is followed by Inter-governmental revenue including education and state revenue sharing, excise tax, interest and other fee sources. The following table shows the revenue trends for the past 7 years.

Municipal Revenue

Source: Annual Reports

	1995	1994	1993	1992	1991	1990	1989
Property tax	1,139,502	840,916	1,008,295	1,017,003	952,386	957,638	803,064
Excise tax	265,985	282,954	262,725	252,565	240,182	242,881	249,784
Interest	23,300	19,985	32,100	26,061	22,883	18,167	14,281
Gov't revenue	240,696	343,095	199,602	278,782	105,379	121,414	125,869
Other	102,261	87,019	96,386	16,615	19,132	22,891	40,296
Totals	1,771,744	1,573,970	1,599,111	1,591,028	1,339,962	1,362,992	1,233,294

The following table shows the changes in revenues between the years 1990 to 1995. Revenues increased a total of \$538,450.00 or 30% over the past 6 years.

Revenue Changes

Revenue Changes Between Year	Increase or Decrease in Revenue
Between 1994 and 1995	+ \$197,774.
Between 1993 and 1994	- \$25,141.
Between 1992 and 1993	+ \$8,083.
Between 1991 and 1992	+ \$251,066.
Between 1990 and 1991	- \$23,030.

A Host Agreement between Norridgewock and Waste Management completed in 1993 provides the Town with free trash dumping at the facility and also includes an annual payment based upon a set price per ton. The original agreement was for a period of 3 years and the Town is currently working on a new agreement with the Corporation. The annual payment is used to reduce the tax commitment. The following table shows the amount received from 1994 to 1996.

Host Revenue Payment

Year	Host Payment
1994 (based on \$0.80 per ton)	\$67,642.
1995 (based on \$1.00 per ton)	\$98,949.
1996 (estimate)	\$145,300.

The Town has maintained a surplus fund or undesignated fund balance over the years. Funds not used during the past years or revenue increases are placed into this account. The fund contains, as of December 31, 1995, a balance of \$484,849. The fund is used to reduce the tax commitment and over the last 10 years an average of \$58,500.00 per year was used for this purpose. The amount varies from a low of \$30,000.00 to \$115,000.00.

Municipal Expenditures

Source: Annual Reports

	1995	1994	1993	1992	1991	1990	1989
General Gov't	261,707	146,768	193,432	147,224	125,659	120,906	156,408
Fire & Police	88,007	89,600	92,784	70,474	68,753	79,451	102,994
Health	28,281	43,303	35,710	28,229	13,224	24,602	41,031
Public Works	286,264	329,549	290,747	341,185	234,859	235,833	242,504
Leisure	29,458	25,600	23,925	23,221	21,857	23,645	24,913
Schools	710,034	652,878	665,114	668,727	631,020	532,200	469,942
County	98,150	89,101	80,752	65,102	68,811	59,469	46,458
Debt	20,000	22,326	20,000		9,479	10,277	
Reserve Transfer				49,000	76,500	81,500	
sanitation		1,400	1,175	1.00	1,137	42,400	24,000
Airport		10,749		3,500			2,000
Other	18,174	74,481	74,232	94,184	83,894	88,479	82,310
Total	1,540,075	1,485,760	1,477,966	1,490,847	1,245,588	1,257,374	1,192,559

Please note that due to differences in reporting Expenditures some line items are blank from year to year. Expenditures for these line items are usually contained in another category. An example is that each year the Town appropriates money for the Airport; however, it is only listed in a special line item for 1994, 1992 and 1989.

Total expenditures rose \$ 347,516.00 between 1989 and 1995. This works out to an average increase of \$57,919.00 per year. The most significant jump in expenditures occurred between 1991 and 1992 which amounted to an increase of \$245,259.00. The Town has maintained expenditures at a stable level since 1992.

The highest increases in expenditures occurred in two areas in which the Town has the least control: Education and County Taxes. The other account that has seen a rise in spending is the General Government category. The other areas have remained stable with only modest changes.

Capital Reserve Accounts

The Town has established 11 capital reserve accounts. The following table shows the current status of the capital reserve funds.

Capital Reserve Accounts

Source: Annual Reports

Account Name	Balance 12/31/95	Balance 12/31/96
Community Buildings		\$3,198.58
Fire Equipment	\$156,211.00	\$27,798.74
Fire Station	\$163,405.	\$185,061.59
Highway Equipment	\$7,442.	\$38,825.54
Recreation Field Repair	\$648.00	\$2,933.70
Sand/Salt Shed	\$33,595.	\$40,306.64
Highway Garage	\$29,611.	\$39,053.33
Teacher Certification	\$502.	\$516.99
Airport Reserve	\$4,000.	\$4,000.
* Other	\$7,298.	\$2,,028.

The other account includes \$1,000.00 for the computer reserve and \$6,298.00 for the Comprehensive Plan.

The funds are appropriated for the capital reserve accounts each year based upon identified capital projects. The reserve accounts would work best if they were used in conjunction with a detailed capital improvements plan that included all the Towns anticipated capital needs for at least the next 10 years. Major road improvements and extended maintenance should also be included in the capital improvements plan.

The Town has developed an Enterprise Account for the Sewer Treatment Facility. The Sewer Facility is administered by a Sewer Commission and local Sewer Ordinance. The 1995 Town Meeting voted to pay from the General Fund an amount of \$84,719.00 to pay for the outstanding sewer bonds. The sewer user fees pay for operations, some debt service, and the development of a operations reserve account. Funds are not currently set aside for the anticipated major overhaul of the treatment facility in 22 years and repairs to the collection system. An amount of \$20,000.00 per year was estimated to be sufficient to fund a capital reserve account for the treatment facility and collection system. The facility also identified the need for a water jet to maintain the collection system and a portable generator to operate the pump stations in the case of interruptions in electrical service.

LONG TERM DEBT

The following table shows the Town's current debt obligations and final maturity dates. The principle amounts remaining as of 12/31/95 are indicated.

Debt Summary

Debt Account	Interest Rate	Maturity Date	Balance as of 12/31/95
1992 Sewer Bond	5%	2020	\$281,795.00
1995 Computer Note	5.08%	1998	\$15,000.00
1995 Bridge Note	5.38%	2000	\$59,356.00
1992 Sewer Bond	5%	2020	\$911,873.00
Totals			\$1,268,024.00

The following table shows the annual requirement to amortize the debt accounts from 1995 to 2020.

Year	1992 Enterprise Sewer Bond	1992 Sewer Bond, Computer Note & Bridge Note
1996	\$64,719.	\$40,837.
1997	\$64,719.	\$39,936.
1998	\$64,719.	\$39,043.
1999	\$64,719.	\$33,149.
2000	\$64,719.	\$32,510.
2001-2020	\$1,293,780.	\$399,818.
Total	\$1,617,375.	\$585,293.

TOWN COMPARISON

The following table compares Norridgewock to other towns of similar size, composition, and population. The comparison highlights the following items: tax assessment, mill rate, and total valuation. The data was taken from the Property Tax Burden Indicators for Municipalities in Maine, March 1995, published by MMA Local Government Resource Center. The valuation is adjusted to 100% of value in order to allow a fair comparison between municipalities.

Town Comparison Table

Town	Property tax 1993	Tax rate	Median hse value 1994	Tax paid on median home	Median household income 1994	Tax paid as % of income	1995 state valuation
Norridgewock	\$991,070	11.63	\$67,615	\$786.	\$30,909	2.54%	85200000
Clinton	\$1,215386	13.03	\$67,500	\$880.	\$32,875	2.67%	9325000
Anson	\$1,475318	21.50	\$52,761	\$1,134	\$25,962	4.36%	68600000
Richmond	\$1,726479	17.17	\$75,881	\$1,303	\$29,234	4.45%	100500000

The above listed towns range in population from a low in Anson of 2,445 to a high of 3,405 in Clinton to 3,190 in Richmond. Despite being similar in many key features, it is very difficult to perform exact comparisons due to many unique local conditions. Any comparison is useful only in generally illustrating how a community is faring among its neighbors.

The comparison shows that Norridgewock spends less than some similar sized towns and has a lower tax burden. The town ranks number 366 for tax paid as a percent of income on a scale of 1 to 488, with 1 being the highest and 488 being the lowest.

CAPITAL INVESTMENT PLAN

The Capital Investment Plan lists expenses that will be incurred by the Town as a result of future growth, infrastructure needs, and improvements desired by the Town. The plan anticipates future expenses and proposes a mechanism to fund these items. Some possible ways to provide funding can include: general fund, reserve accounts, long or short term financing, and grants.

The plan is important because it alerts both municipal officials and citizens about future expenses and allows the Town to find the most cost-effective way to finance the improvement. The plan must be up-dated on a regular basis in order to account for additional needs, emergencies, and new funding sources.

Capital Item	Estimated Cost	Funding Source	Target Date
Road Plan	\$2,500.	General Fund	1997
Salt/Sand Shed	\$90,000.	Reserve Account & State	2000
Old Point Bridge	Unknown	Bond	1997
Library Computer	\$7,500	Reserve Account	2000
PW Garage Addition	\$40,000	Reserve Account	2000
Back Hoe	\$65,000	Bond	2000
Dump Truck	\$60,000	Bond	1998
Sewer Water Jet	\$20,000	Reserve Account	2005
Portable Generator	\$4,000	Sewer User Fee	1998
Plant Capital Account	\$10,000 per year	Sewer User Fee	2022
Sewer Line Capital Account	\$5,000 per year	Sewer User Fee	On-going
One Mile Sewer Line Extension Rt139	\$400,000	Bond & Grants	2000
Airport Improvements	\$300,000 total Town share (\$16,000.)	Grant & Reserve Account (Town share)	2000
Re-build 6 miles of gravel roads	\$236,274	General Fund	2000
Re-build 11 miles of paved roads	\$603,405	General fund	2005
Repair 15 miles of gravel roads	\$146,280	General Fund	1999
Repair 2 miles of paved roads	\$79,500	General Fund	1998

PUBLIC OPINION SURVEY

The public was asked to identify 3 areas or services they would like to see the Town invest additional tax dollars. The top 3 areas are, Roads and Public Works, Recreation and Economic Growth. The Capital Investment Plan contains a number of items dealing with roads and equipment requirements for Public Works, and for a sewer line expansion on Route 139.

The Plan does recommend the creation of an Economic Development Committee and gives them the authority to develop and implement an economic plan. Items identified in the economic plan can be included in the capital plan after it has been developed.

The recreation section of the plan recommends that the Town explore the possibility of regional projects, discussions with the School District about the recreation field, involvement with Waste Management with the End of Use Plan, and the possibility of hiring a paid recreation director. Some or all of these items can be included on the capital plan after they have been resolved.

SECTION 12

POLICIES AND IMPLEMENTATION STRATEGIES

Housing

Goals

To encourage and promote affordable, decent housing opportunities for all residents of the Town of Norridgewock.

To provide a variety of types and densities of housing available to households of different sizes, ages, and incomes.

Housing Policies and Implementation

1. The Town should reduce existing development pressures in the rural sections of the Town by encouraging new residential development to locate in growth districts. New residential development in the growth districts will be provided with a density bonus for open space design subdivisions. The minimum lot size for individual homes, not connected to public sewer will be 20,000 square feet.

The Implementation Committee should incorporate this policy into the Land Use Ordinance. The time line is 1998.

2. The Town should develop Open Space Design Subdivision Provisions and incorporate an affordable housing density bonus.

The Implementation Committee should develop an Open Space Design Option for subdivisions. The time line is 1998.

3. The Town should develop minimum safety standards for all mobile homes in order to stop the installation of unsafe units. The standards should be developed in accordance with the State Laws pertaining to manufactured housing.

The Implementation Committee should develop minimum mobile home standards. The time line is 1998.

4. The Town should continue to allow all types of housing including mobile homes and mobile home parks in all sections of the community.

The Planning Board should maintain the existing ordinance provisions that allow different housing types in the community.

5. The Town should pursue DEP Small Community Grant Funds or CDBG Funds to address individual malfunctioning or inadequate subsurface waste water disposal systems within the community.

The Selectmen and the Town Manager should explore the various grant funding sources and develop a plan to address this issue. The time line is 1998.

6. The Town should cooperate closely with existing organizations and groups that promote affordable housing such as KVCAP and Habitat for Humanity in order to offer housing opportunities for Norridgewock residents. The Town should also consider developing on its own, or in cooperation with another Town: a housing rehab loan program and a loan program to assist families purchase housing.

The Selectmen, Town Manager, CDBG Advisory Committee, and the Code Officer should explore a CDBG housing loan program and other housing improvement opportunities. The time line is 1998.

7. The Town should evaluate the current residential property tax assessments in order to determine if all properties are valued in a fair manner. Residential dwelling with very low assessments shall be examined and these properties shall be assigned, at a minimum, a base value which reflects their use as an occupied dwelling.

The Tax Assessors should evaluate all residential properties and develop a base residential dwelling assessment according to State law. The time line is 1999.

Archeological and Historic Resources

Goals

To preserve the Town's historic and archeological resources.

Archeological and Historic Policies and Implementation

1. The Town should continue to support the activities of the Historical Society including the Society's planned renovation of the Female Academy.

The Community is encouraged to continue to support the Historical Society. The time line is on-going.

2. The Town should form a Historic Preservation Commission and develop a Historic Preservation Ordinance. The Ordinance may include the following historic properties: Female Academy and Library . Other properties may be added with the consent of the properties owners. The Ordinance shall be developed in accordance with the Local Governments Program standards as administered by the State Historic Commission.

The Selectmen should appoint an Ad-Hoc Historic Preservation Committee in order to develop an Ordinance. The time line is 1998.

3. The Town should apply for Historic Planning and Research Grants after it has enacted the Historic Preservation Ordinance in conformance with the Local Governments Program. The Grants will be used to complete additional archeological and historic surveys of the Town especially within the National Landmark District.

The Historic Preservation Commission should apply for grants to conduct additional surveys of the Town. The time line is on-going.

4. The Town should encourage property owners to enroll their properties on the National Register of Historic Places and should promote the historic preservation issues.

The Historic Commission should develop an outreach program to inform and educate property owners about the benefits of preserving older homes and structures. The time line is on-going.

Recreation

Goals

To promote and protect the availability of recreational opportunities for all Norridgewock citizens, including access to surface waters.

Recreation Policies and Implementation

1. The Town should continue to support the work of the Recreation Committee and explore the possibility of hiring a paid recreation director.

The Selectmen and Recreation Committee should study the possibility of hiring a paid director and present a proposal to the Town for consideration. The time line is on-going.

2. The Town should continue to fund the Recreation Programs and shall actively pursue grant funding for increased recreational opportunities.

The Selectmen, Town Manager, and Recreation Committee should pursue grant funds. The time line is on-going.

3. The Town should cooperate with Waste Management in the development of the End Use Plan for the facility as a way to increase both active and passive recreational opportunities within the Town.

The Selectmen and the Town Manager should actively work with Waste Management on the End Use Plan. The time line is on-going.

4. The Town should solicit the cooperation of neighboring Towns in order to find ways to develop regional recreational facilities especially additional water access for boating, fishing and swimming.

The Selectmen should direct the Town Manager to contact Municipal Officials from neighboring Towns and encourage interest in developing regional recreational facilities. The time line is 1998.

5. The Town should explore additional recreational programs for both children and senior citizens.

The Recreation Committee should develop a recreation plan for consideration. The time line is 1998.

6. The Town should organize a forum between landowners and citizens interested in recreation to discuss methods and ideas for increasing public access to private lands for certain types of recreational activities.

The Recreational Committee and the Selectmen should organize a public access forum and invite all interested parties. The time line is on-going.

7. The Town should explore ways of expanding the Town Waterfront Park and Boat launch facility.

The Recreational Committee should develop a plan for the expansion of the Park. The time line is 1999.

Natural Resources

Goals

To protect the quality and manage the quantity of the Town's water resources including rivers, streams, ponds and aquifers.

To protect the Town's critical natural resources, including without limitation, wetlands, wildlife, and fisheries habitat, shorelands, scenic vistas and unique natural areas.

To safeguard the Town's agriculture and forest resources from development which threatens those resources.

Natural Resource Policies and Implementation

1. The Town shall continue to enforce the existing Shoreland Zoning and Floodplain Management Ordinances in order to protect the Town's water resources.

The Code Officer and the Planning Board shall keep Ordinances in conformance with State Standards and promote both active education and enforcement. The time line is on-going.

2. The Town should develop an Aquifer Protection Overlay District and appropriate performance standards to protect the aquifer from development with the potential of causing harm to the resource.

The Implementation Committee should develop an Aquifer Protection District and performance Standards. The time line is 1998.

3. The Town should develop performance standards for the following areas and incorporate them into the new Site Review and Subdivision Ordinance: stormwater control, erosion control, wetlands, deer wintering areas, wildlife and bird habitat areas, unique and rare plants, and scenic and unique areas.

The Implementation Committee should develop performance standards. The time line is 1998.

4. The Town should encourage property owners through an active outreach program to take advantage of the State Tree Growth, Open Space, and Farmland Tax Programs in order to make it easier for landowners to maintain these properties in their current condition.

The Selectmen and Tax Assessors should develop an outreach program to inform property owners about State Tax Programs and assist with forms and other application procedures. The time line is on-going.

5. The Town should encourage local farmers to find ways to use sludge produced by the Norridgewock Waste Treatment Facility as a soil conditioner and fertilizer.

The Sewer Commission should contact local farmers and other appropriate land owners in an effort to find locations for spreading sludge. The time line is on-going.

6. The Town should cooperate with State and Federal officials in the enforcement and promotion of sound agriculture and forestry practices.

The Code Officer and the Planning Board should work with the Departments of Agriculture, Conservation and Environmental Protection as necessary. The time line is on-going.

7. The Town should promote an active Conservation Commission in order to increase citizen interest and concern about the environment, promote conservation programs, study the Town's natural resources especially unique plants and natural areas, develop a scenic areas list, and assist the Planning Board with environmental issues.

The Selectmen should promote the work of the Conservation Commission and maintain adequate membership on the Commission. The time line is on-going.

8. The Town should promote the preservation of existing and new resource based activities such as agriculture, forestry and recreation by implementating the Land Use Recommendations designed to protect the Town's rural areas and encourage development to growth areas.

The Implementation Committee should incorporate the Land Use Recommendations into the Town's Land Use ordinances. The time line is 1998.

Public Services

Goals

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

To develop and maintain public services that are designed to be responsive to the needs of the citizens of Norridgewock.

To maintain the most cost-effective and highest quality public services by developing regional service delivery programs that retain the character of local control.

Public Services Policies and Implementation

1. The Town should create a Town Charter Commission and give it the responsibility of developing a Town Charter that will guide Town Government in administration and policy issues.

The Selectmen should include on the Town Meeting Warrant an Article for the formation of a Charter Commission. The time line is 1998.

2. Town Officials and Employees should work together to find ways to make local government more efficient and responsive to citizens. Possible actions could include the following: extended office hours, on-going training for officials and employees, improvements in record storage, cross training of employees in job tasks and public relations.

The Selectmen and municipal employees should develop a program or method to examine on a regular basis, ways to improve the functioning of local government. The time line is on-going.

3. The Town should develop a newsletter as a way to improve communications with residents and foster a greater sense of civic pride.

The Town Manager should develop a plan for the publication of a quarterly newsletter. The time line is 1997.

4. The Town should develop a Capital Improvements Plan and identify all the capital projects necessary for the next 20 years. A plan to finance each of the projects should be developed and adjusted on a yearly basis to account for new needs and emergencies.

The Selectmen and the Town Manager should develop a Capital Improvements Plan. The time line is 1998.

5. The Town should continue to support the existing Volunteer Fire Department and provide adequate funds to maintain the equipment in good condition and maintain the training level of the firefighters.

The Selectmen should support the Fire Department. The time line is on-going.

6. The Town should continue to support the efforts of the School District to provide a quality education for all of the Community's children and should assist the district as necessary with any future plans to improve the Norridgewock Grade School.

The Selectmen and the Town Manager should maintain open communication and cooperation with the School District and its local representatives. The time line is on-going.

7. The Town should work with the County Sheriff and State Officials to develop a local enforcement presence within the Town to enforce some of the Town's local laws and ordinances including road posting limits.

The Selectmen and the Town Manager should create, if required, a new position to handle local enforcement issues. The time line is 1998.

8. The Town should work with the County Sheriff to develop a Neighborhood Watch Program throughout the Town and find other ways to reduce crime and improve police response time.

The Selectmen should appoint an ad-hoc committee to work with the County Sheriff and develop crime reduction programs. The time line is 1998.

9. The Town should support increased funding levels for the Public Works Department in order to purchase needed equipment, expand the garage, and perform additional road repairs.

The Selectmen should work with citizens to generate support to finance public works improvements. The time line is 1998.

10. The Town should create and provide adequate funds for two capital reserve accounts for the Sewer Treatment Facility. The first will be for anticipated renovations to the treatment facility in 22 years and the second is for the future maintenance of the collection lines and pump stations.

The Selectmen and the Sewer Commission should develop two Sewer capital reserve accounts. The time line is 1998.

- 11 The Town should plan and develop a funding schedule for the expansion of water and sewer lines down Route 139 for an additional two miles.

The Town Manager and the Sewer Commission should develop a plan for presentation to the Town. The time line is 1998.

- 12 The Town should actively pursue regional affiliations for the delivery of some of the following services, fire protection, police protection, public works, economic development and recreation.

The Town Manager should contact other local municipal officials and begin a dialogue about the development of regional service delivery programs. The time line is 1999.

- 13 The Town should pursue State, Federal and Private funding sources to finance public service improvements.

The Town Manager should keep up-to-date with outside funding sources. The time line is on-going.

- 14 The Town should change the name of the Budget Committee to the Financial Advisory Committee. The Committee's responsibilities should also be revised.

The Selectmen should develop a new list of responsibilities for the Financial Advisory Committee. The time line is 1998.

- 15 The Town should explore the possibility of hiring an economic development director to promote economic growth within the community.

The new Economic Development Committee and the Selectmen should discuss hiring an economic development director. The time line is 1998.

Transportation

Goals

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

Transportation Policies and Implementation

1. The Town should develop a Road Management Plan modeled after the RMS program developed by the Local Roads Center to evaluate and schedule road maintenance and repairs. The Town should give the responsibility of implementing the RMS Plan to a capable person.

The Selectmen and the Town Manager should develop a Road Management Plan for the Town. The time line is 1998.

2. The Town should appropriate adequate funds according to the Road Management plan to make the necessary road repairs and perform yearly maintenance.

The Selectmen should develop a road budget that is consistent with the goals of the Road Management Plan. The time line is on-going.

3. The Town should provide funds to upgrade the Public Works Garage and to purchase equipment such as trucks and other maintenance items.

The Selectmen should develop a budget to adequately fund a Public Works Account for needed capital items. The time line is on-going.

4. The Town should provide on-going training for the Road Commissioner, Public Works Foreman, Public Works Crew, and other Officials in issues related to Road maintenance and repair.

The Selectmen should provide an adequate training budget for employees. The time line is on-going.

5. The Town should explore the possibility of developing regional agreements and/or contracts with private companies to perform various public works functions including: snow plowing, road maintenance, and joint equipment purchases.

The Town Manager should research the potential cost savings that could result from regional and/or private contracts. The time line is on-going.

6. The Town should upgrade and maintain the existing gravel roads as an cost-effective transportation network and should allow the construction of new gravel roads according to Town specifications.

The Selectmen and the Road Commissioner should keep gravel roads in good condition. The time line is on-going.

7. The Town should establish a fund for future bridge repairs especially the Old Point Stream Bridge. The Town should further maintain an open line of communication with the Department of Transportation concerning State maintained bridges and roads especially the Kennebec River Bridge and the River Road.

The Town Manager should keep the Selectmen informed about the Department of

Transportation's plans for bridge and road repair. The time line is on-going.

8. The Town should adopt Transportation Access Standards to regulate new driveway and road openings on major roadways.

The Implementation Committee should develop Road Access Standards . The time line is 1998.

9. The Town should work with the Department of Transportation to address improvements to accident prone locations and discuss alternative access control at the Waterville Hill and Main Street Intersection.

The Town Manager should discuss possible solutions with DOT and develop a plan for presentation to the Selectmen. The time line is 1998.

10. The Town should create a local law enforcement position to address among other items the enforcement of Road Posting Limits.

The Selectmen and the Town Manager should develop a plan for a local enforcement official for presentation to the Town Meeting in 1998.

11. The Town should continue to support the Airport and assist the Airport Authority with its plans for improvements to the all-weather approach.

The Selectmen should assist the Airport Authority with its capital improvements plan and assist them to promote the use of the airport. The time line is on-going.

Economy

Goals

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

Economy Policies and Implementation

1. The Town should create an Economic Development Committee comprised of local business people, educators, municipal officials and other community leaders. The Committee would be given the responsibility for developing and implementing the economic development plan. The Committee should maintain a close working relationship with the Chamber of Commerce, Kennebec Valley Council of Governments, Neighboring Towns, State Economic Development Officials, and other local and regional Economic Development groups.

The Selectmen should create an Economic Development Committee. The time line is 1998.

2. The Town should work with local and regional educators to find a way to promote continued education especially post-secondary education among both teenagers and adults. A plan to improve the Community's post-secondary educational attainment levels should be developed and presented to the Town for approval and funding as necessary.

The Economic Development Committee and a special Ad-Hoc Committee appointed by the Selectmen should develop a plan to improve the Community's post-secondary educational attainment levels. The time line is 1998.

3. The Town should promote the development of an Economic Park to be located in one of the New Growth Districts . The park may include a spec building and/or other infrastructure improvements to attract a new business. The park would be developed with a mixture of local, State, and Federal funds and the Town should aggressively pursue grant funds whenever possible.

The Economic Development Committee should develop and implement a plan for a commercial park. The time line is 1999.

4. The Town should develop an outreach program designed to assist existing commercial and industrial companies to continue to grow in their existing Norridgewock locations. The use of other economic development programs and resources such as the Kennebec Valley Council of Governments should be utilized as necessary.

The Economic Development Committee should work with existing commercial and industrial firms. The time line is 1998.

5. The Town should take a pro-active role with regional and State economic development agencies in order to promote both Norridgewock and the Central Maine area for increased economic growth and the creation of high paying jobs.

The Selectmen should appoint persons to serve on both regional and State committees and take an active role on those committees. The time line is 1998.

Fiscal Capacity

Goals

To finance an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Fiscal Capacity Policies and Implementation

1. The Town should continue to maintain sound fiscal planning and ensure the adequate oversight of the Town's fiscal affairs.

The Selectmen should maintain adequate financial controls over the Town's funds. The time line is on-going.

2. The Town should develop a Capital Improvements Plan and list all items with a price over \$5000.00. The plan should be reviewed and up-dated on a yearly basis. A plan to finance the needed improvement should be developed for each item and sufficient funds shall be appropriated each year.

The Town Manager should develop a Capital Improvements Plan and present it to the Selectmen for review and approval. The time line is 1998.

3. The Town should take the necessary steps to plan for and appropriate sufficient funds to implement the policies and recommendations included in this plan.

The Town Manager should include in the CIP or recommend the creation of new Capital Reserve Accounts to address the Implementation strategies listed in the Comprehensive Plan.

Land Use

Goals

To encourage orderly growth and development in appropriate areas of the Town, while protecting the Town's rural character, making efficient use of public services and preventing development sprawl.

Land Use Policies and Implementation

1. The Town should appoint an Implementation Committee comprised of members of the Comprehensive Plan Committee, Planning Board, Board of Appeals and Board of Selectmen. The Committee should be given the responsibility of implementing the specific areas of the Comprehensive Plan assigned to the Committee.

The Selectmen should appoint an Implementation Committee within 6 months of the approval of the Comprehensive Plan.

2. The Town should update the existing Shoreland Zoning and Floodplain Management Ordinances as necessary to be in compliance with State Law.

The Planning Board and the Code Enforcement Officer should ensure that the Shoreland Zoning and Floodplain Management Ordinances are updated as necessary. The time line is on-going.

3. The Town should develop a Land Use Map modeled after the General Land Use Map contained in the Comprehensive Plan. The Land use map should indicate the following Land Use Districts as outlined in the Plan: Shoreland Zones, Downtown Village, North Village, Waterville Hill Growth Area, Route 2 Growth Area, Skowhegan Road Growth Area, Madison Road Growth Area, Rural Area, and Aquifer Overlay Area.

The Implementation Committee should develop a land use map and associated land use ordinances. The time line is 1998.

4. The Town should develop a Land Use Ordinance that incorporates all of the Land use recommendations contained in the Land Use Section of the Plan for each of the Land use Districts.

The Implementation Committee should develop a Land Use Ordinance that includes the specific recommendations for each Land Use District. The time line is 1998.

5. The Town should implement the following Land Use recommendations:

- Develop performance standards for the Site Review Ordinance to include storm water control, erosion, and buffer requirements for commercial and industrial projects.
- Develop an Open Space Design Subdivision option and include density bonus provisions for affordable housing and projects located within the Growth Areas.
- Remove the existing \$150,000.00 price limit for commercial projects subject to site review and develop a new criteria based upon use and potential impact.
- Remove the existing limitation contained in the Subdivision Regulations that prohibit new subdivision roads to 800 feet when they have only one road access. Replace this provision with a requirement that limits new roads with only one road access to a maximum density of 30 dwelling units.
- Develop a building construction notification system that requires all new structures to file a notification form at Town Hall prior to construction.
- Develop shared driveway and private road standards for low density residential uses.

The Implementation Committee should incorporate these recommendations into the Town's Ordinances. The time line is 1998.

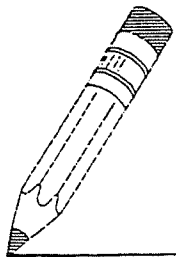
6. The Town should review its existing Land Use Ordinances and re-write and/or re-organize them into a User Friendly format. Some possible suggestions are to consider placing all of the existing ordinances into a single document and to develop a unified Site Review and Subdivision Ordinance.

The Implementation Committee should revise the existing Ordinances as necessary in order to make them more User Friendly. The time line is 1998.

APPENDIX A

PUBLIC OPINION SURVEY

1. Copy of the Public Opinion Survey



NORRIDGEWOCK COMPREHENSIVE PLAN SURVEY

Your input is vital. Please complete and return by June 29, 1996

1. What attracted you to Norridgewock, or has kept you here? *Circle all that apply*
a. Always lived here. c. Low cost housing/property e. School program g. Other
b. Community atmosphere d. Family f. Close to work
2. In what type of housing unit do you live?
a. Single-family house c. Mobile home on own lot e. Other _____
b. Multi-family house/apartment d. Mobile home in park
3. What are the most desirable qualities about living in Norridgewock? *Please rate each of the following on a scale of 1 to 5 with "5" being most important and "1" being least important.*
a. _____ Rural Character e. _____ Housing i. _____ Schools
b. _____ Public Services f. _____ Jobs j. _____ Taxes
c. _____ Natural Environment g. _____ People k. _____ Residential Neighborhoods
d. _____ Community Activities h. _____ Historic Homes l. _____ Other (specify)
4. Do you feel that the character of Norridgewock has changed over the past years?
a. _____ yes b. _____ no
5. If yes, has it been a positive change?
a. _____ yes b. _____ no Comment: _____

6. Do you think the Town should invest in developing or improving any of the following recreational facilities? *(Circle or write in all that apply.)*
a. Swimming Beach g. Snowmobile Trails
b. Kennebec River Access Points h. Hiking Trails
c. Parks and Playgrounds i. ATV Trails
d. Ball Fields j. Bike Paths
e. Tennis Courts k. Other _____
f. Basketball Courts l. Other _____
7. Select the statement that best reflects your views regarding commercial land uses in town. *(Circle only one.)*
a. No new commercial uses should be allowed outside the downtown area.
b. Commercial uses should be allowed anywhere in town.
c. Commercial uses should be prohibited from certain areas reserved for residential use or open space only.
d. Commercial uses should be evaluated on a case-by-case basis and allowed with restrictions to protect neighboring property values or town services.
e. Other: _____

8. Please indicate if you derive any income or economic benefit from your land by circling the categories that apply below:

- a. No, I derive no income from my land.
- b. Full-time farmer.
- c. Commercial garden/farmstand.
- d. Livestock production.
- e. Cultivated fruit/orchard crops.
- f. Christmas trees/balsam tips.
- g. Maple Syrup production
- h. Rent pastures/sell hay

- i. Commercial woodlot.
- j. Non-commercial woodlot.
- k. Nursery stock/greenhouse.
- l. Beekeeping.
- m. Sand/gravel pit.
- n. Recreational site.
- o. Other: _____

9. How would you rate the following services and facilities? (Leave blank, if no opinion)

		RATING			SERVICE
		GOOD	FAIR	POOR	NOT USED
a.	Water District	G	F	P	<input type="checkbox"/>
b.	Sewer District	G	F	P	<input type="checkbox"/>
c.	Recycling	G	F	P	<input type="checkbox"/>
d.	Airport	G	F	P	<input type="checkbox"/>
e.	Fire Protection	G	F	P	<input type="checkbox"/>
f.	Law Enforcement	G	F	P	<input type="checkbox"/>
g.	Road Maintenance	G	F	P	<input type="checkbox"/>
h.	Snow Plowing & Sanding	G	F	P	<input type="checkbox"/>
i.	Street Lights	G	F	P	<input type="checkbox"/>
J.	Rescue/Ambulance	G	F	P	<input type="checkbox"/>
k.	Town Government	G	F	P	<input type="checkbox"/>
l.	Town Office Services	G	F	P	<input type="checkbox"/>
m.	Parks & Recreation Facilities	G	F	P	<input type="checkbox"/>
n.	Public Assistance	G	F	P	<input type="checkbox"/>
o.	Recreation Programs	G	F	P	<input type="checkbox"/>
p.	Access to Rivers	G	F	P	<input type="checkbox"/>
q.	Tax Assessment	G	F	P	<input type="checkbox"/>
r.	Code Enforcement	G	F	P	<input type="checkbox"/>
s.	Opportunity for Public Participation	G	F	P	<input type="checkbox"/>
t.	Public Information	G	F	P	<input type="checkbox"/>
u.	School System	G	F	P	<input type="checkbox"/>
v.	Library Services	G	F	P	<input type="checkbox"/>
w.	Waste Disposal	G	F	P	<input type="checkbox"/>

10. Please rate each of the following goals on a scale of 1 to 5 with "5" being most important and "1" being least important.

- a. ___ Improving the tax base
- b. ___ Preserving the village character
- c. ___ Protecting the natural resources
- d. ___ Providing quality public services
- e. ___ Reducing taxes
- f. ___ Preserving the rural character
- g. ___ Providing quality education
- h. ___ Attracting new economic growth
- i. ___ Other (specify) _____

11. What do you think should be the Town policy towards the following kinds of development?

PROMOTE or DISCOURAGE

- | | | | | | |
|----|-------------------------------|-------|---|-------|---|
| a. | Single Family Housing | ..... | P | ..... | D |
| b. | Multi-Family Housing | ..... | P | ..... | D |
| c. | Mobile Home Parks | ..... | P | ..... | D |
| d. | Residential Subdivisions | ..... | P | ..... | D |
| e. | Home Occupations | ..... | P | ..... | D |
| f. | Restaurants | ..... | P | ..... | D |
| g. | Shopping Centers | ..... | P | ..... | D |
| h. | Hardware Store | ..... | P | ..... | D |
| i. | Pharmacy | ..... | P | ..... | D |
| j. | Sporting Goods Store | ..... | P | ..... | D |
| k. | Motels & Inns | ..... | P | ..... | D |
| l. | Professional Offices | ..... | P | ..... | D |
| m. | Light Manufacturing | ..... | P | ..... | D |
| n. | Heavy Manufacturing | ..... | P | ..... | D |
| o. | Outdoor Recreation Facilities | ..... | P | ..... | D |
| p. | Campgrounds | ..... | P | ..... | D |
| q. | Tourism | ..... | P | ..... | D |
| r. | Agriculture | ..... | P | ..... | D |
| s. | Other | _____ | | | |

12. List what you think are the three most important issues facing the Town.

1. _____
2. _____
3. _____

13. What three areas, programs, or services would you like the Town to invest additional tax dollars?

1. _____
2. _____
3. _____

14. What else would you like to tell the Comprehensive Plan Committee about your concerns for the future of Norridgewock? (*Attach additional paper if needed.*)

Thank you for your input

2. Public Opinion Survey Results

A total of 1583 surveys were mailed to Norridgewock residents. A total of 167 survey forms were returned and tabulated. The return rate was 10.5%.

Question 1

What attracted you to Norridgewock, or has kept you here? Circle all that apply.

- a. Always lived here. 41
- b. Community atmosphere. 25
- c. Low cost housing/property. 51
- d. Family 49
- e. School 17
- f. Close to work. 49
- g. Other 21

Question 2

In what type of housing do you live?

- a. Single-family house 140
- b. Multi-family house/apartment 5
- c. Mobile home on own lot 10
- d. Mobile home in park 9
- e. Other 2

Question 3

What are the most desirable qualities about living in Norridgewock? Please rate each of the following on a scale of 1 to 5 with "5" being the most important and "1" being the least important.

- a. Rural Character
#1 14 #2 10 #3 19 #4 23 #5 76
- b. Public Services
#1 37 #2 26 #3 30 #4 8 #5 8
- c. Natural Environment
#1 9 #2 13 #3 23 #4 29 #5 61
- d. Community Activities
#1 31 #2 25 #3 23 #4 16 #5 19

- | | | | | | | |
|----|---------------------------|--------------|--------------|--------------|--------------|--------------|
| e. | Housing | #1 <u>23</u> | #2 <u>13</u> | #3 <u>29</u> | #4 <u>26</u> | #5 <u>27</u> |
| f. | Jobs | #1 <u>52</u> | #2 <u>15</u> | #3 <u>19</u> | #4 <u>16</u> | #5 <u>10</u> |
| g. | People | #1 <u>17</u> | #2 <u>15</u> | #3 <u>34</u> | #4 <u>28</u> | #5 <u>29</u> |
| h. | Historic Homes | #1 <u>45</u> | #2 <u>19</u> | #3 <u>22</u> | #4 <u>15</u> | #5 <u>17</u> |
| i. | Schools | #1 <u>28</u> | #2 <u>18</u> | #3 <u>23</u> | #4 <u>27</u> | #5 <u>21</u> |
| j. | Taxes | #1 <u>17</u> | #2 <u>18</u> | #3 <u>30</u> | #4 <u>30</u> | #5 <u>32</u> |
| k. | Residential Neighborhoods | #1 <u>25</u> | #2 <u>18</u> | #3 <u>28</u> | #4 <u>25</u> | #5 <u>21</u> |
| 1. | Other | | | | | |
- Located in the middle of everything not far from things to do % places to go.
 C.W.S.
 Churches
 Can't get enough money from existing home to move thanks to my lovely neighborhood.
 Low crime rate.
 Sidewalks in Rte. 2
 Recreation programs
 Business

Question 4

Do you feel that the character of Norridgewock has changed over the past years?

- | | | |
|----|-----|------------|
| a. | Yes | <u>130</u> |
| b. | No | <u>26</u> |

Question 5

If yes, has it been a positive change?

- | | | |
|----|-----|-----------|
| a. | Yes | <u>45</u> |
| b. | No | <u>79</u> |

Comments: A complete listing of the comments is available at the Town Hall.

Question 6

Do you think the Town should invest in developing or improving any of the following recreational facilities? Circle or write in all that apply.

- a. Swimming Beach 68
- b. Kennebec River Access points 63
- c. Parks and Playgrounds 77
- d. Ball Fields 44
- e. Tennis Courts 37
- f. Basketball Courts 54
- g. Snowmobile trails 41
- h. Hiking Trails 50
- i. ATV Trails 15
- j. Bike Paths 55
- k. Other

I think that we should maintain the quality of the facilities as we now have them.

Activities for the summer for school children without too much cost.

Things for kids to do. A recreation program year around.

None 7 responses

Use private funds only on these activities.

Only on need or demand of public (public domain)

Chamber involved w/ outdoor sports.

Working walk lights at the traffic lights.

None unless done with private funds.

Cross country skiing trails.

Should be sponsored % paid for by clubs % people who have them.

Sidewalks for walking on side roads.

Racquetball courts.

Rollerblading facilities.

Nature trails.

The town should invest in any or all recreational facilities. Don't we need to remember the environment.

X-country ski trails closed to snowmobiles.

Historic sites.

Exercise trail/walking 6 responses

Skateboard park.

Bike paths.

Things for kids to do a must.

Not feasible to keep building floats with no overseer of parks 5 recreation.

There is plenty of recreation in the country.

Question 7

Select the statement that best reflects your views regarding land uses in Town.
Circle only one.

- a. No new commercial uses should be allowed outside the downtown area.
6
- b. Commercial uses should be allowed anywhere in Town. 23
- c. Commercial uses should be prohibited from certain areas reserved for residential use or open space only. 26
- d. Commercial uses should be evaluated on a case-by-case basis and allowed with restrictions to protect neighboring property values or town services.
102
- e. Other

No Zoning!

By property not build new buildings.

To protect all property values or town services, if chemical waste is not a factor.

Close.

Commercial uses should be evaluated on a case by case basis in concurrence w/ a zoning ordinance.

With clear and consistent guidelines no stretching rules for friends of evaluators and clear penalties for violators.

Do not allow pornography in the Town.

No more dumps.

U.S. Route 2-201A, 201A , Rt. 139 where land is available.

Question 8

Please indicate if you derive any income or economic benefit from your land by circling the categories that apply below:

- a. No, I derive no income from my land. 128
- b. Full-time farmer. 1
- c. Commercial garden/farmstand 0
- d. Livestock production 3
- e. Cultivated fruit/orchard crops 4
- f. Christmas tree/balsam tips 4
- g. Maple syrup production 5
- h. Rent pasture/sell hay. 8
- i. Commercial woodlot. 4
- j. Non-commercial woodlot. 10

- k. Nursery stock/greenhouse. 0
- l. Beekeeping 0
- m. Sand/gravel pit. 1
- n. Recreational site. 1
- o. Other
Provides place for my home.
Nursery, bait aquaculture.
Rent 10 acres for enough to pay the taxes on it. (200.00)
My business is at home.
Rental income condo.

Question 9

How would rate the following services and facilities? Leave blank if no opinion.

a.	Water District	Good	<u>59</u>	Fair	<u>13</u>	Poor	<u>4</u>	
b.	Sewer District	Good	<u>28</u>	Fair	<u>28</u>	Poor	<u>15</u>	Not used <u>1</u>
c.	Recycling	Good	<u>63</u>	Fair	<u>58</u>	Poor	<u>23</u>	Not used <u>1</u>
d.	Airport	Good	<u>46</u>	Fair	<u>20</u>	Poor	<u>8</u>	Not used <u>1</u>
e.	Fire Protection	Good	<u>121</u>	Fair	<u>24</u>	Poor	<u>1</u>	
f.	Law Enforcement	Good	<u>20</u>	Fair	<u>50</u>	Poor	<u>67</u>	Not used <u>1</u>
g.	Road Maintenance	Good	<u>28</u>	Fair	<u>73</u>	Poor	<u>61</u>	Not used <u>1</u>
h.	Snow plowing	Good	<u>97</u>	Fair	<u>53</u>	Poor	<u>9</u>	
i.	Street lights	Good	<u>89</u>	Fair	<u>45</u>	Poor	<u>9</u>	
j.	Ambulance	Good	<u>65</u>	Fair	<u>39</u>	Poor	<u>9</u>	
k.	Town Government	Good	<u>21</u>	Fair	<u>78</u>	Poor	<u>56</u>	
l.	Office Services	Good	<u>60</u>	Fair	<u>69</u>	Poor	<u>28</u>	
m.	Recreation	Good	<u>67</u>	Fair	<u>72</u>	Poor	<u>7</u>	
n.	Public Assistance	Good	<u>14</u>	Fair	<u>31</u>	Poor	<u>10</u>	
o.	Rec Programs	Good	<u>59</u>	Fair	<u>43</u>	Poor	<u>12</u>	
p.	Access to Rivers	Good	<u>63</u>	Fair	<u>56</u>	Poor	<u>10</u>	
q.	Tax assessment	Good	<u>32</u>	Fair	<u>81</u>	Poor	<u>29</u>	
r.	Code Enforcement	Good	<u>27</u>	Fair	<u>57</u>	Poor	<u>29</u>	
s.	Opportunity for public participation.	Good	<u>65</u>	Fair	<u>49</u>	Poor	<u>26</u>	
t.	Public Information.	Good	<u>34</u>	Fair	<u>59</u>	Poor	<u>48</u>	
u.	Schools	Good	<u>56</u>	Fair	<u>50</u>	Poor	<u>32</u>	
v.	Library	Good	<u>68</u>	Fair	<u>44</u>	Poor	<u>25</u>	
w.	Waste Disposal	Good	<u>70</u>	Fair	<u>49</u>	Poor	<u>21</u>	

Question 10

Please rate each of the following goals on a scale of 1 to 5 with "5: being the most important and "1" being least important.

- a. Improving the tax base.
#1 12 #2 15 #3 25 #4 28 #5 65
- B. Preserving the village character.
#1 21 #2 14 #3 27 #4 36 #5 53
- c. Protecting the natural resources.
#1 7 #2 16 #3 24 #4 25 #5 83
- d. Providing quality public services.
#1 13 #2 14 #3 28 #4 41 #5 51
- e. Reducing taxes.
#1 17 #2 14 #3 36 #4 16 #5 69
- f. Preserving the rural character.
#1 15 #2 13 #3 26 #4 33 #5 67
- g. Providing quality education.
#1 5 #2 12 #3 13 #4 19 #5 109
- h. Attracting new economic growth.
#1 18 #2 11 #3 19 #4 26 #5 75
- i. Other

Paying the Fire Chief more a year instead of paying the animal control officer more.

Getting educated, fair-minded, progressive people in office and to work in the Town Hall, not the rude arrogance that is there now.

Stop increasing the cost of living.

Improving roads.

Improving Town government.

Teaching for bicycling and enforce it.

Repair roads.

Maintaining roads.

Public awareness.

No zoning.

Sprucing downtown up - painting buildings, need light at Cumberland Farms!

Increase information about the Town/local area and its historic attractions.
 This could be done by the Town publishing a newsletter, If the chamber of commerce had a different attitude, perhaps they could help in this area.
 Pave dirt roads.

Question 11

What do you think should be the Town policy towards the followings kinds of development?

a.	Single-family housing	Promote <u>153</u>	Discourage <u>6</u>
b.	Multi-family housing	P <u>82</u>	D <u>76</u>
c.	Mobile home parks	P <u>51</u>	D <u>107</u>
d.	Residential subdivisions	P <u>95</u>	D <u>57</u>
e.	Home occupations	P <u>140</u>	D <u>8</u>
f.	Restaurants	P <u>113</u>	D <u>41</u>
g.	Shopping centers	P <u>87</u>	D <u>69</u>
h.	Hardware store	P <u>141</u>	D <u>16</u>
i.	Pharmacy	P <u>135</u>	D <u>22</u>
j.	Sporting goods store	P <u>88</u>	D <u>55</u>
k.	Motels & Inns	P <u>113</u>	D <u>40</u>
l.	Professional Offices	P <u>129</u>	D <u>27</u>
m.	Light manufacturing	P <u>139</u>	D <u>17</u>
n.	Heavy manufacturing	P <u>82</u>	D <u>68</u>
o.	Outdoor recreation	P <u>136</u>	D <u>14</u>
p.	Campgrounds	P <u>124</u>	D <u>25</u>
q.	Tourism	P <u>133</u>	D <u>24</u>
r.	Agriculture	P <u>136</u>	D <u>12</u>
s.	Other		

Anything that will bring jobs.

Promote or discourage on an individual basis after considerable study of the effects upon the Town and its inhabitants.

Activities for children.

Don't get involved, Certainly don't pay money to encourage or discourage.

I really feel that the town doesn't need to promote anything. If a project is economically feasible, private sector will seize the opportunity. Town officials should not enact policies that discourage business and industry even if some few individuals feel it might smell or be noisy or cause traffic etc.

Any policy that would help the tax base.

Canoe rental at Oosoola park.

Exercise and health facility.

Senior housing.

Question 12

List what you think are the most important issues facing the Town.

<u>59</u> Town Government, Management	<u>4</u> Land Use Laws & Ordinances
<u>44</u> Economic growth & Development	<u>3</u> Water District
<u>42</u> Waste Management	<u>3</u> Tourism
<u>33</u> Property Taxes & Spending	<u>2</u> Recycling Program
<u>32</u> Education & Schools	<u>2</u> Welfare
<u>27</u> Roads	<u>2</u> Fire Department
<u>22</u> Sewer Treatment & Cost	<u>2</u> Bridge Repair
<u>15</u> Preserve Small Town Values	<u>2</u> Code Enforcement
<u>11</u> Police	<u>2</u> Enforcement of Speed Limits
<u>10</u> Infrastructure Investment	<u>1</u> Sidewalks
<u>8</u> Environmental Issues	<u>1</u> Mobile Home Parks
<u>6</u> User Fee to finance Services	<u>1</u> Pharmacy
<u>6</u> Growth & Planning	<u>1</u> Housing
<u>6</u> Downtown Improvements	<u>1</u> 911 System
<u>5</u> No Zoning	<u>1</u> Animal Control
<u>5</u> Recreation	

Question 13

What three areas, programs, or services would like the Town to invest additional tax dollars?

<u>55</u> Roads & Public Works	<u>4</u> Recycling & Trash Pick-up
<u>47</u> Recreation	<u>4</u> Water and Sewer Expansion
<u>42</u> Economic Growth and Jobs	<u>3</u> Downtown
<u>27</u> Education & Schools	<u>2</u> Public Transportation
<u>19</u> Police Protection	<u>2</u> Animal Control
<u>15</u> None	<u>2</u> Historic Preservation
<u>9</u> Library	<u>2</u> Airport
<u>8</u> Communication & Public Involvement	<u>2</u> Investments
<u>8</u> Fire Department	<u>2</u> Close-out of Waste Management
<u>7</u> Senior Citizens	<u>1</u> Tax Assessment
<u>7</u> Tourism	<u>1</u> Planning
<u>6</u> Open Space & Environment	<u>1</u> Town Hall
<u>5</u> Sewers	<u>1</u> Child Care Facilities
<u>4</u> Improve Housing Condition	<u>1</u> Affordable Housing

Question 14

What else would you like to tell the Comprehensive Plan Committee about your concerns for the future of Norridgewock?

A complete listing of all the additional comments is available at the Town Hall.

APPENDIX B

1988 Comprehensive Plan Summary

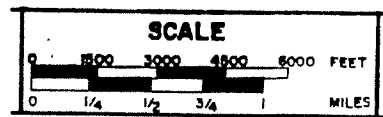
The following table shows the goals and objectives of the 1988 Comprehensive Plan and indicates the current status of these recommendations.

Goals	Objectives	Project	Current Status
Provide good leadership	Develop a Charter & Master Plan	Develop a charter & Plan	Not completed
"	List duties of Town Officials	Organizational Chart & list of duties	Not completed
Improve infrastructure	Provide necessary services	Construct new Town Office	Completed
Quality housing	Draft building & electrical codes	Obtain CD Grants	CD Grants obtained. Codes not adopted.
Provide adequate police & fire service	Assess police protection needs of Town	Yearly study of police protection needs	on-going
"	Assess needs of fire department	Prepare 5 year CIP	
Protect natural resources	Enforce Ordinances	Review & Update Ordinances	On-going
Develop Site Plan Ordinance	Protect Town from unchecked growth	Monitor citizen concerns about land use ordinances	Site Plan Ord adopted
"	Assess land uses that cause pollution	define land use around all water bodies.	Not completed
"	"	Explore alternatives for solid waste disposal	
Ensure funds for emergency landfill clean-up		Tipping fee, Tax Base, Performance Bond	Host Agreement developed.
Protect natural features	Restore Mill Stream Banks	Inventory Stream	
Provide adequate water	Monitor water needs	Upgrade water lines	On-going
	Protect Aquifer	Test old dump site	On-going

[illegible]

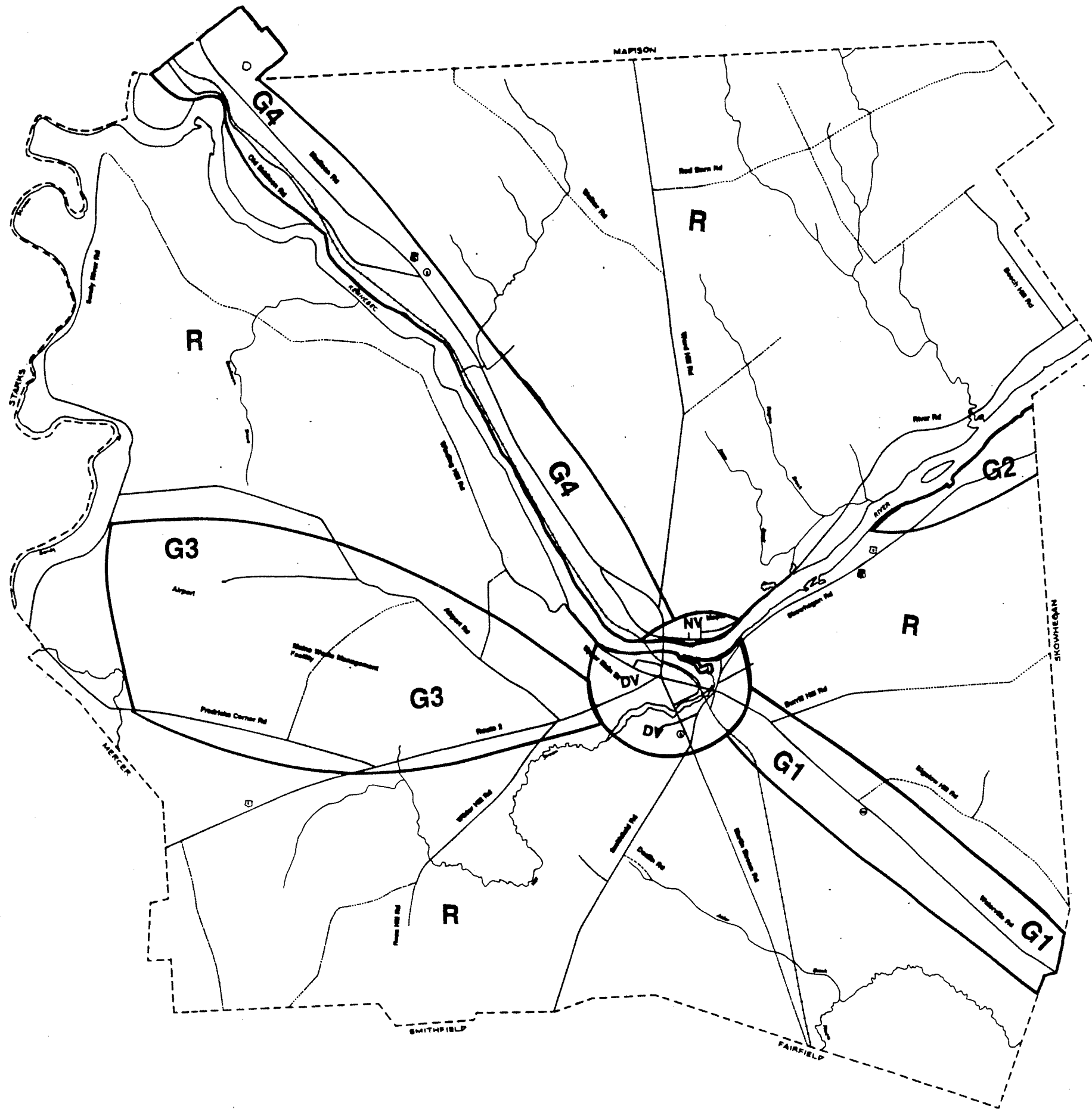
Norridgewock Comprehensive Plan
 Prepared By:
 Kennebec Valley Council of
 Governments
 Date: February 1997

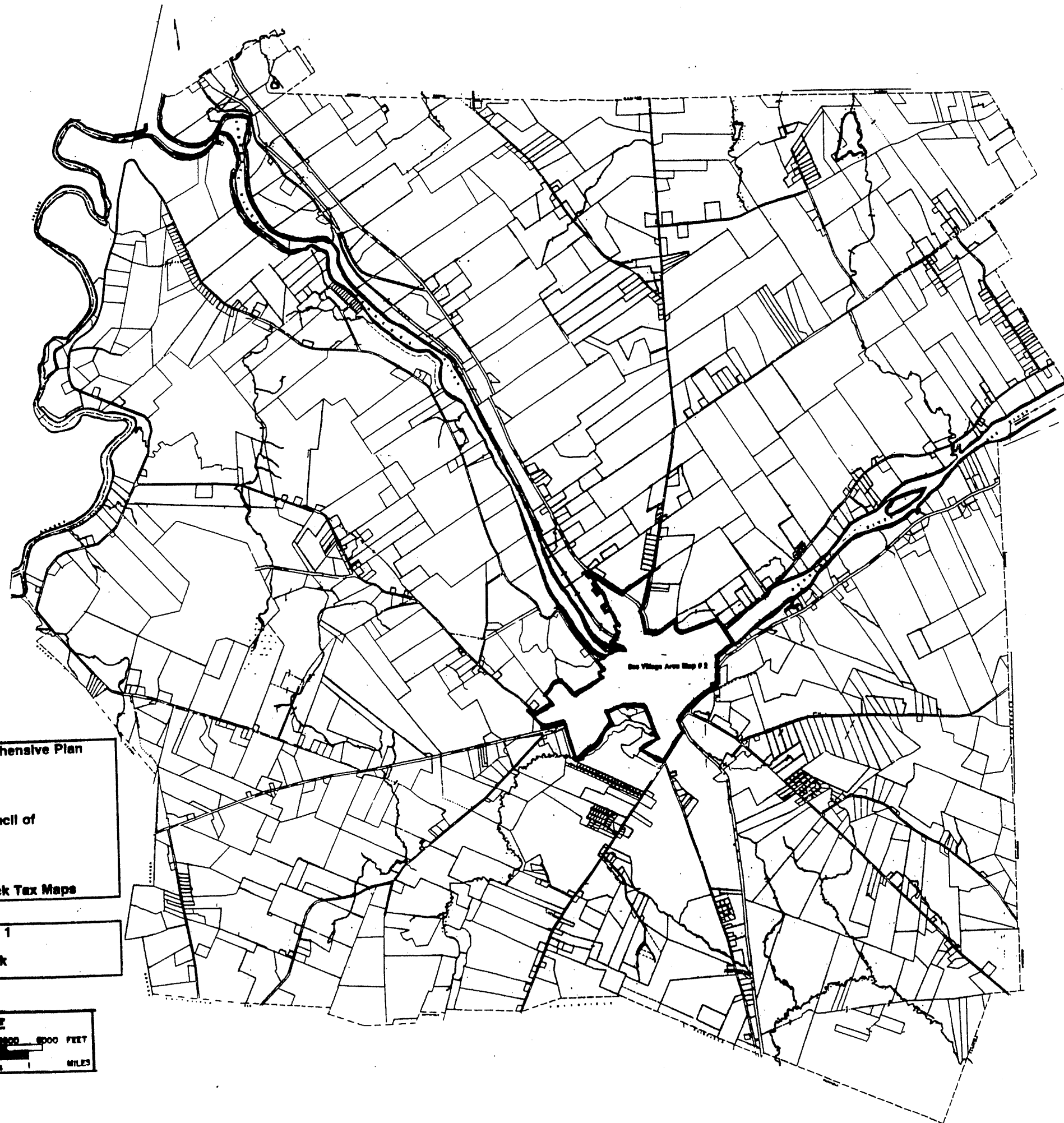
Proposed General Land Use Map



LEGEND

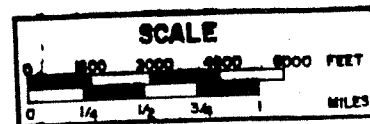
DV	Downtown Village
NV	North Village
G1	Waterville Road Growth Area
G2	Stowhegan Road Growth Area
G3	Route 2 Growth Area
G4	Madison Road Growth Area
R	Rural Area





Norridgewock Comprehensive Plan
Prepared By:
Kennebec Valley Council of
Governments
Date: February 1997
Source: Norridgewock Tax Maps

Property Base Map # 1
Town of Norridgewock





Norridgewock Comprehensive Plan

Prepared By:

**Kennebec Valley Council of
Governments**

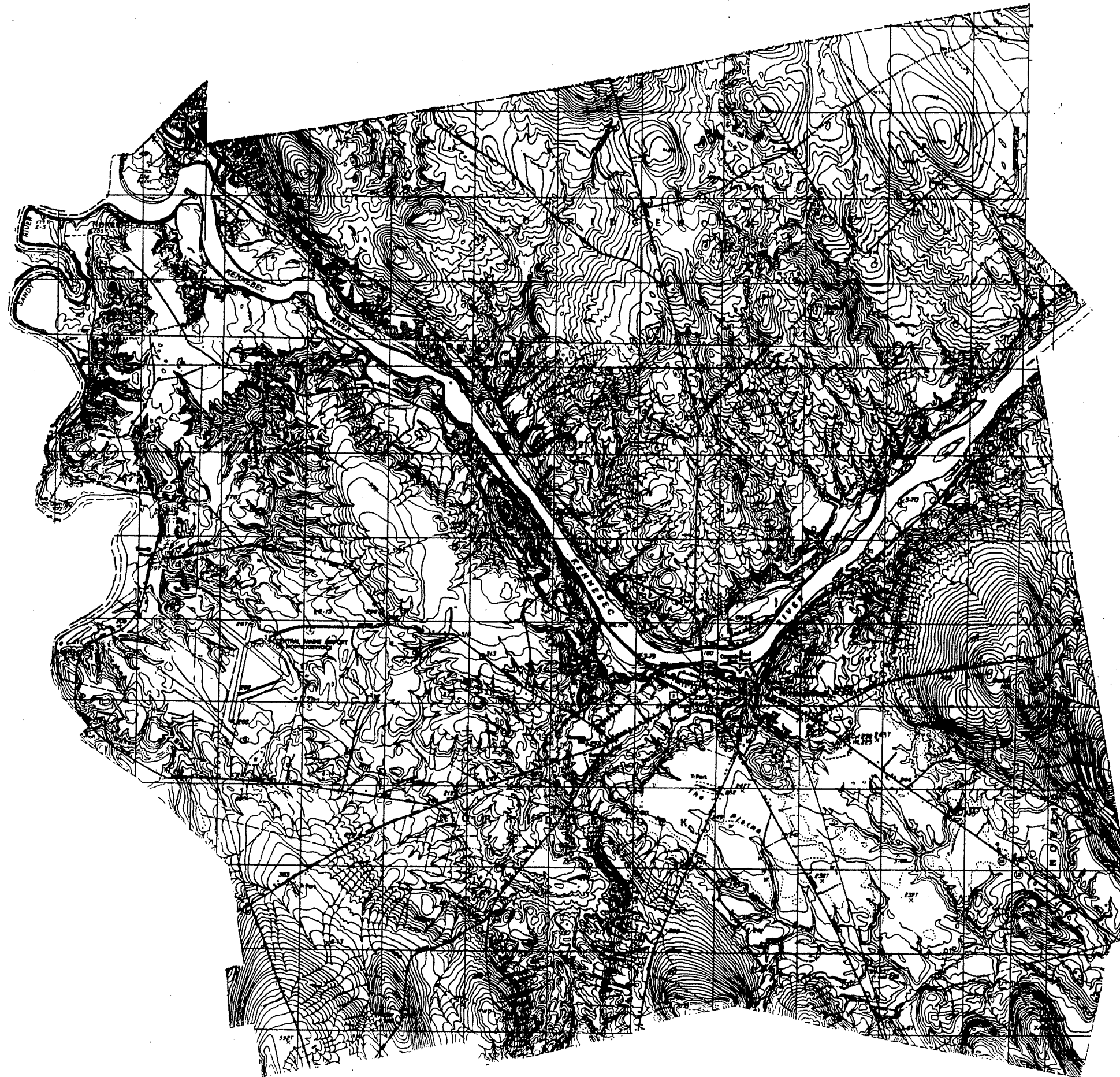
Date: February 1997

Scale: 1 inch = 400 feet

Source: Norridgewock Tax Maps

Property Base Map # 2

Village Areas



Norridgewock Comprehensive Plan

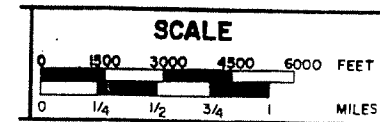
Prepared By:
Kennebec Valley Council of Governments

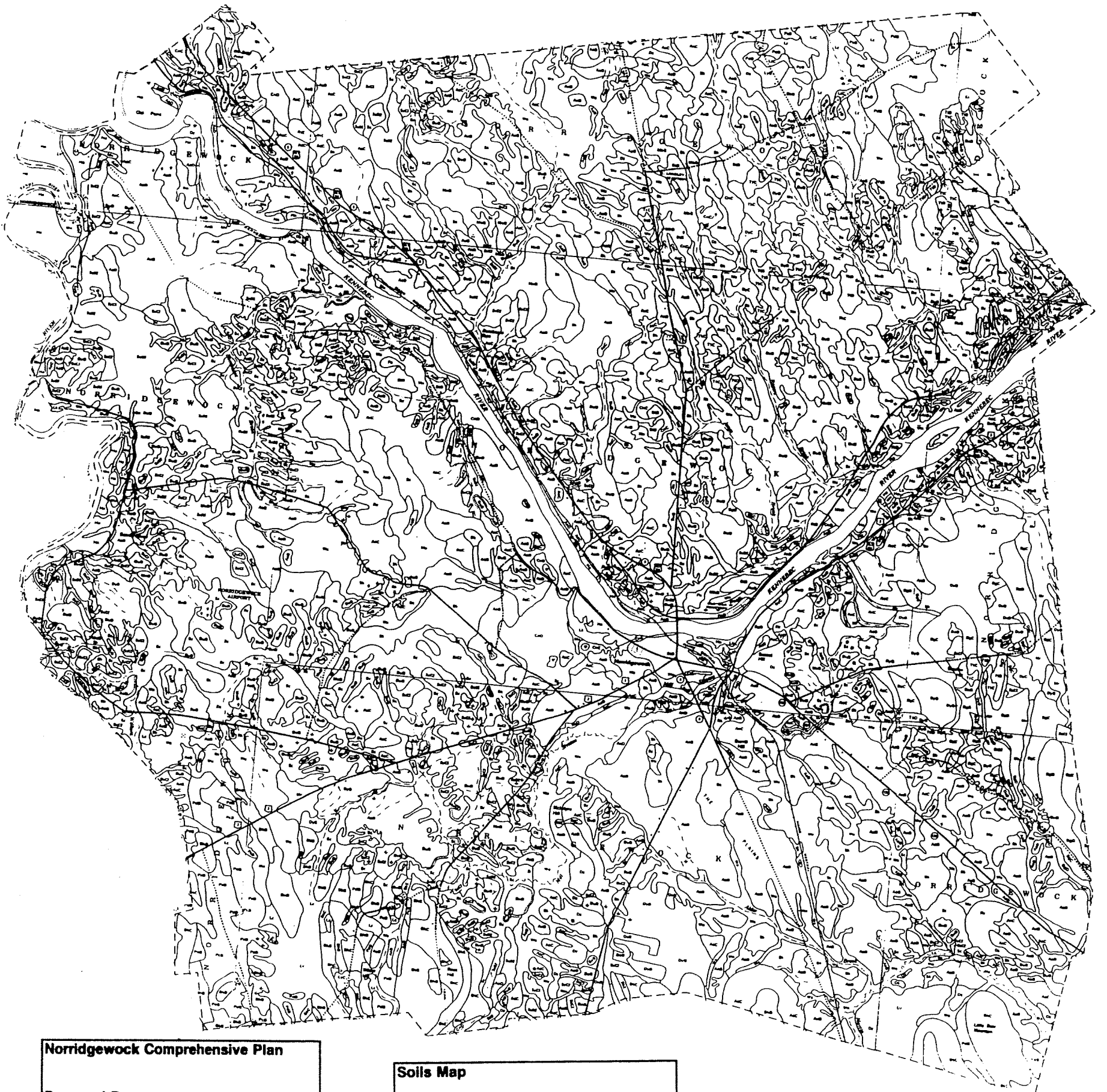
Date: February 1997

Source: United States Department of the Interior, Geological Survey, 7.5 Minute Series

Topographic Map

Contour Interval: 10 feet





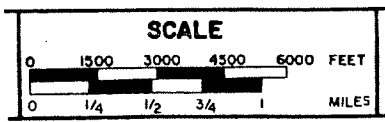
Norridgewock Comprehensive Plan

Prepared By:
Kennebec Valley Council of Governments

Date: February 1997

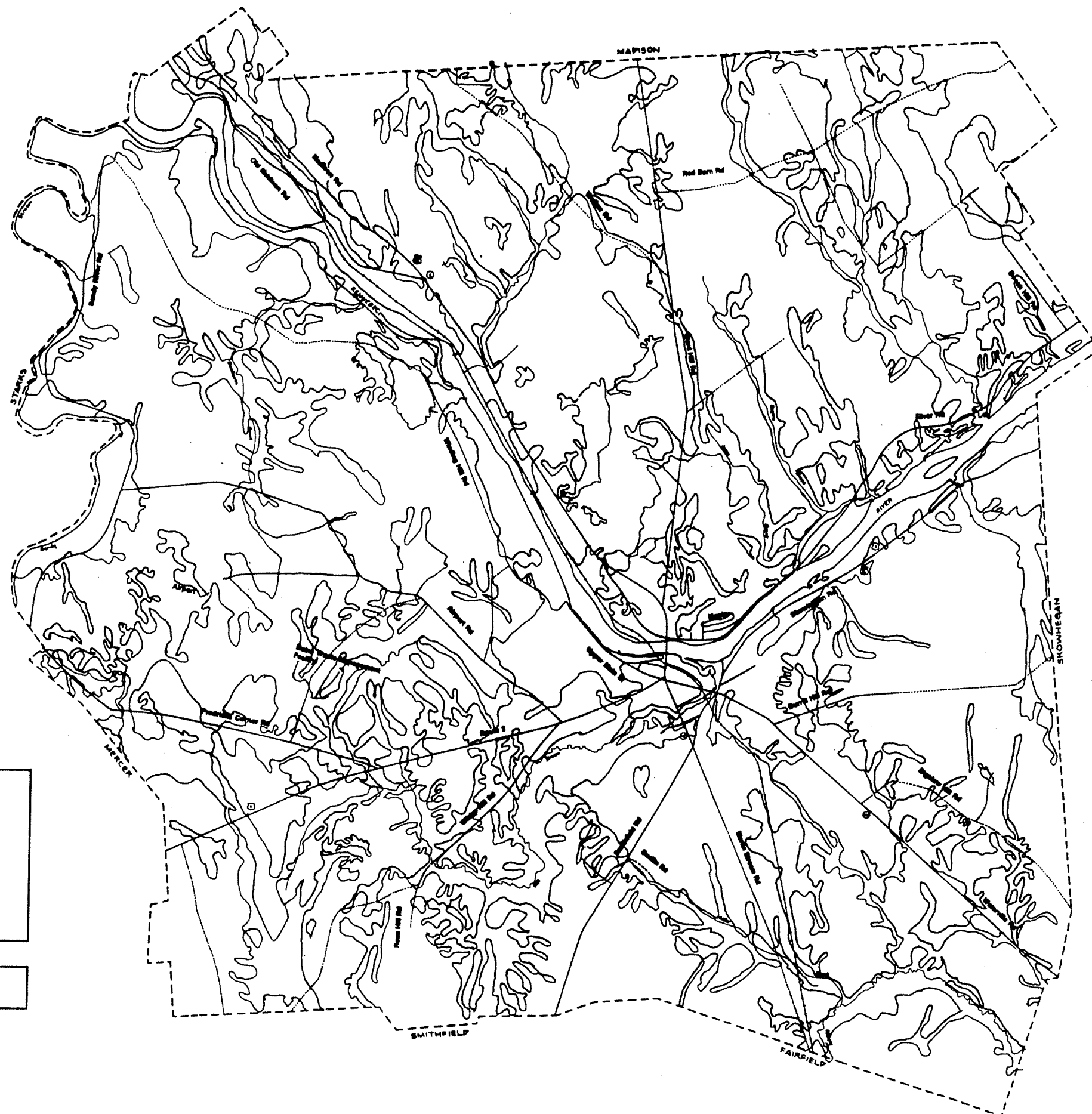
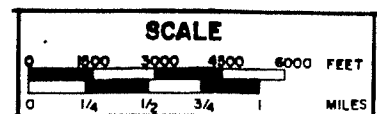
Source: Soil Survey of Kennebec County, August, 1978

Soils Map



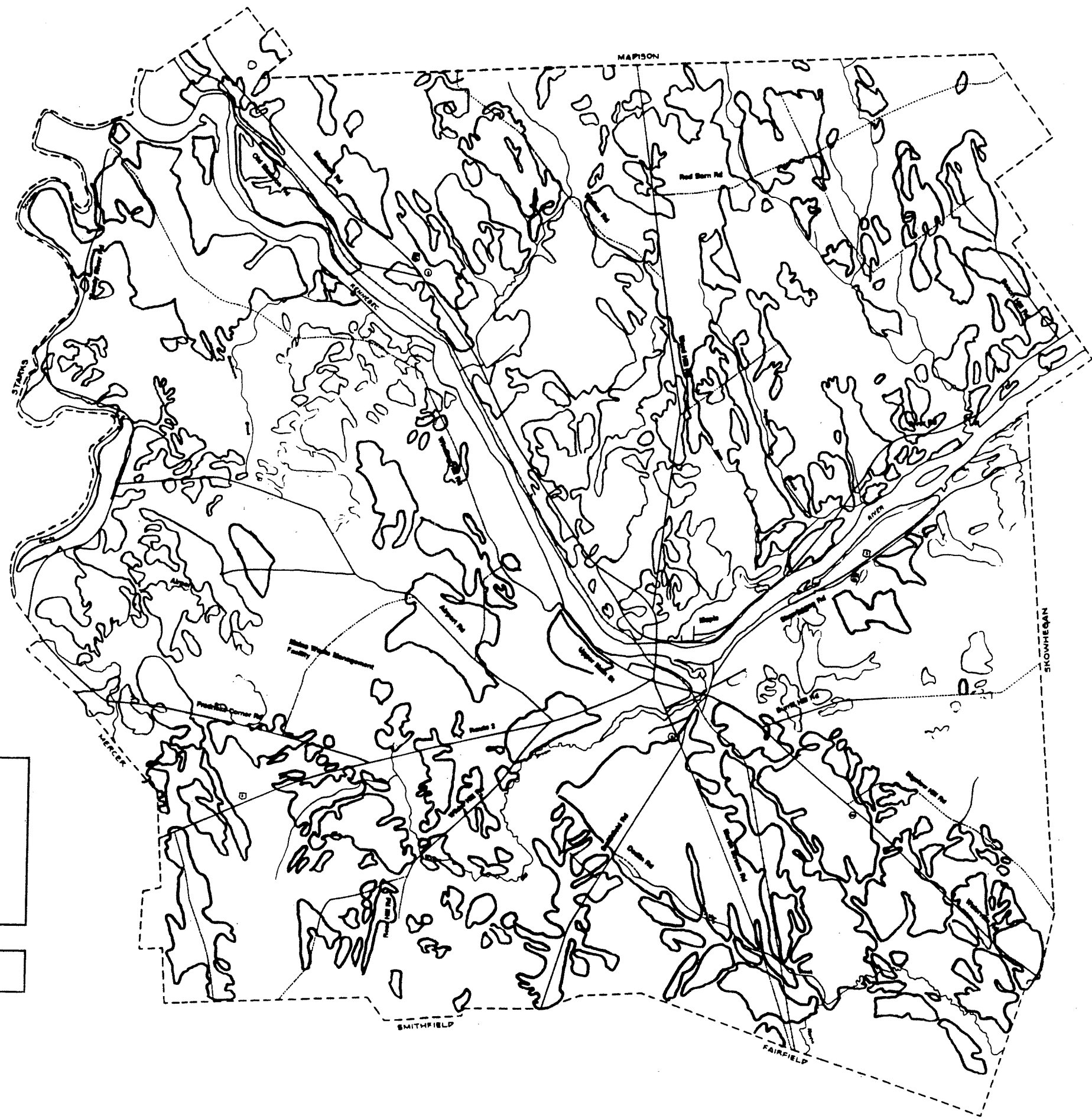
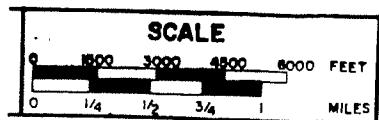
Norridgewock Comprehensive Plan
Prepared By:
Kennebec Valley Council of
Governments
Date: February 1997
Source: Soil Survey of Kennebec
County, August, 1978

Poor Building Soils Map



Norridgewock Comprehensive Plan
Prepared By:
Kennebec Valley Council of
Governments
Date: February 1997
Source: Soil Survey of Kennebec
County, August, 1978

Prime Farmland Soils Map



Norridgewock Comprehensive Plan

Prepared By:

Kennebec Valley Council of Governments

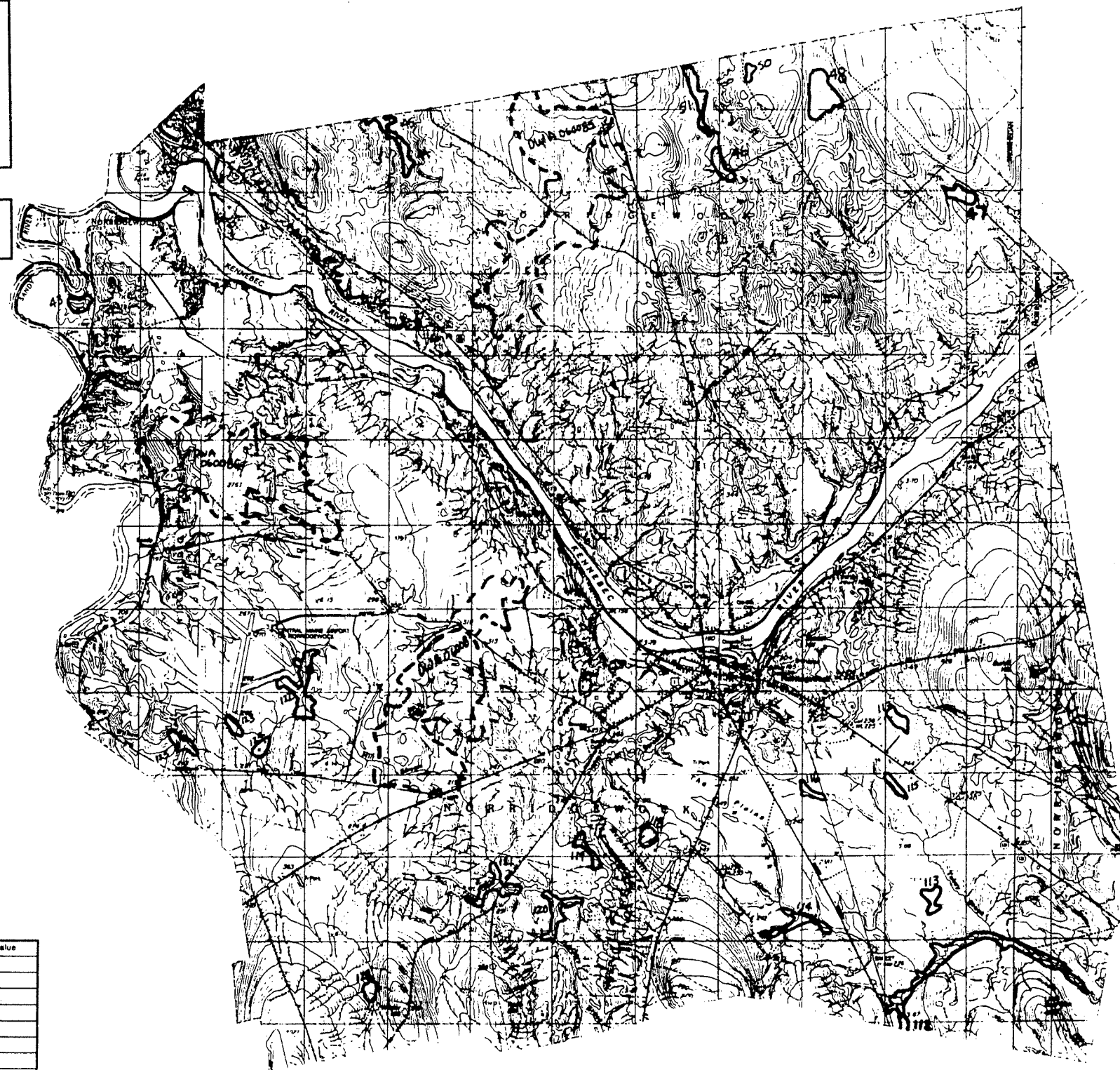
DATE: February 1987

SOURCE: Inland Fisheries and Wildlife

SCALE: 1: 24,000

Wildlife & Waterfowl Habitat Map

Wetlands & Deer Wintering Areas



LEGEND

DWA Deer Wintering Areas

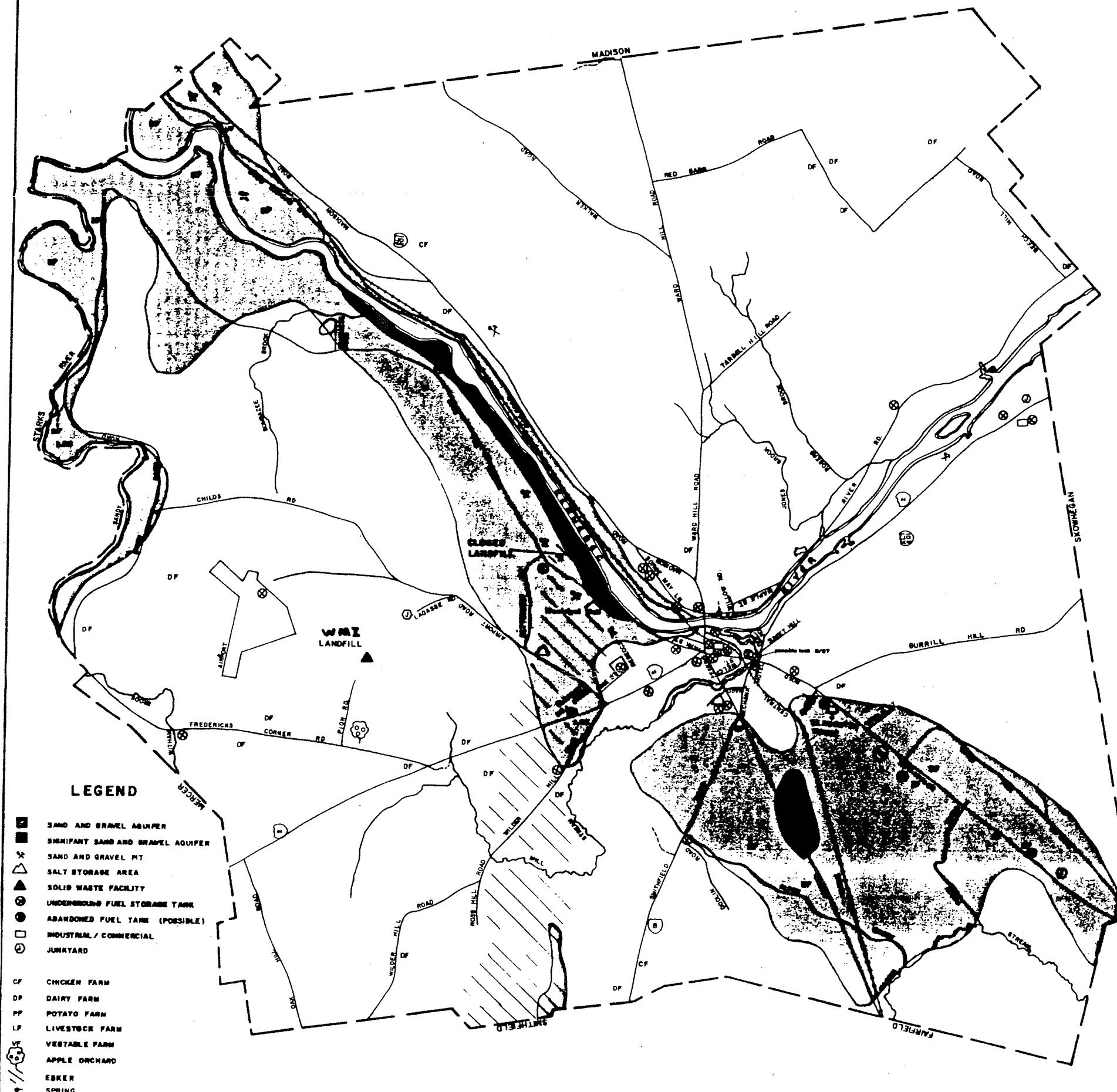
Wetlands Indicated by #

Habitat Value H = High Value
M = Moderate Value
I = Indeterminate Value

Wetland Table

Wetland #	Wetland Value	Wetland #	Wetland Value
43	I	44	H
45	H	46	I
47	I	48	H
50	I	51	I
112	M	113	I
114	I	115	I
116	I	117	I
125	I	126	I

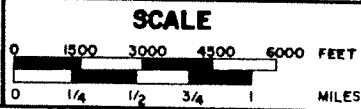
WATER QUALITY PLANNING MAP



The preparation of this map was funded by a 205(j) Water Quality Planning Grant from the Maine Department of Environmental Protection and the U.S. Environmental Protection Agency. Aquifer data provided by Maine Geological Survey.

N
1997

KENNEBEC VALLEY COUNCIL
OF GOVERNMENTS



NORRIDGEWOCK

