

# ***SABATTUS***

## ***COMPREHENSIVE PLAN***



***Adopted***  
***June 1, 2013***

***Prepared By***  
***Sabattus Comprehensive Plan Committee***

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# ***SABATTUS***

## ***COMPREHENSIVE PLAN***

### ***Part I***



***-A Vision for Sabattus-***  
***-Goals, Policies, Strategies-***  
***-Future Land Use Plan-***  
***-Regional Coordination Program-***  
***-Plan Evaluation-***  
***-Public Participation Summary-***

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# ***I***ntroduction

The cornerstone or most important elements of the comprehensive plan are the policies and strategies which the community adopts. They present the directions the community will take to address issues identified in the Inventory and Analysis element of the plan. Policies are statements of direction the community desires to take, and strategies define specific actions the Town should undertake in order to carry out the directions contained in the policies. The Plan itself does not mandate action by the Town but rather outlines the direction, strategies and actions that the community may take based on the desires of the citizens.

The Comprehensive Planning Rules require plans to include minimum policies and strategies. These minimum policies and strategies have been modified to reflect the characteristic of Sabattus are in *italic type*. Policies and strategies unique to Sabattus are in normal type.

**The Comprehensive Plan, presented in two parts-- Goals, Policies & Strategies and the Inventory and Analysis** --serves as a guide for the community and town officials as they make decisions about the future of Sabattus. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Sabattus and the region changes over time.

The Plan is, however, intended to guide any future changes in the Town's land use regulations so that they will reflect the goals and polices of this Plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

**Strategies or actions to carry out the plan have been identified as short-, mid- or long-term.** This refers to the time frame that the plan recommends for actions to occur. Short-term actions should occur within one to two years of plan adoption, mid-term three to five years from plan adoption and long-term six to ten years from plan adoption. Those that should be responsible for undertaking the strategies are also identified.

The Sabattus Comprehensive Plan Update Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications. In addition, it relied heavily on what the residents of Sabattus told the Committee at a visioning session held in the summer of 2011. Although, in not all instances did the committee unanimously agree, it is the position of the Committee that the following presents a realistic direction for Sabattus over the next 10 years.

***A Vision for Sabattus-  
Based in Part on the Town Visioning Session on June 14, 2011.***

***C******Character and Special Places***

Small town community, country life, rural character that includes open space, fields, working farmland and wildlife, knowing your neighbors and sense of community are some of the important characteristics liked by those that live in Sabattus. People generally feel safe in Sabattus, unlike some other communities of similar size. The schools, recreation club, snowmobile club and the American Legion help define the social character of Town. Sabattus Pond and the sand and gravel aquifers are important water resources. There are good town services –fire and police protection and transfer station- and infrastructure while retaining a reasonable tax rate. The current form of government works well. There is a post office, local restaurants, credit union, newspaper delivery and small business and home occupations provide the opportunity to obtain some needed goods and services locally. Housing is affordable.

Sabattus is located in a central location close to employment, shopping and health centers of Lewiston and Auburn and points north and south. Exit 86 allows those that travel quick access to the Maine Turnpike and country living out of traffic. People work hard, support their neighbors, most maintain their homes and take pride in their small share of Maine's natural beauty.

***C******Current Trends***

Sabattus has been known as a town with significant population and housing growth. Population grew by almost 200% between 1970 and 2010. In 2010 there were 4,880 people living in Sabattus. The median age of that population was 44 compared to 36 in 2000. There are some 2,150 housing units today compared to 1,400 in 1990. Medium household income is about \$56,500. Over the next 10 years population growth is expected to slow as the result of fewer people in child bearing ages and fewer regional employment opportunities.

Most people leave Sabattus to go to work in places like Lewiston, Auburn, Bath, Freeport and points south. They are primarily employed in sales and office occupations. In 2011 the Maine Department of Labor listed some 80 retail and service type businesses in Sabattus. Most of these businesses are small in relation to the number of people they employ.

***S******Sabattus' Vision for the Future***

In the future Sabattus will still be a town that people live in because of its natural and social environments. More people will live in Sabattus than in today. This will be because of the natural and social environments, good public facilities and services and reasonable tax rate. Sabattus will be the home of forward thinking, warm and friendly people. There will be a mixture of ages, young and old, and families with kids. Newcomers will be welcomed as will their ideas, views and volunteerism.

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The dependence on residential properties to fund municipal functions will have been reduced. This will have the result of new economic and business development. New businesses will be attracted to Sabattus due to its location in relation transportation systems, suitable land for its development, tourist opportunities and good town planning and land use management.

Sabattus Village will be improved including the reuse of the Webster Rubber property. At the same time village type development will have taken place near the town office.

There will be undeveloped areas consisting of large tracts of open space that maintain scenic views, wildlife habitats and other related important assets. These areas will not be the result of overly restrictive land use regulation but rather by their owner's free will or by other non-regulatory methods. New growth and development will conserve land and exhibit a planned approach rather than lacking a "rhyme or reason". Development will have been undertaken in a way that protects both ground and surface waters.

Public facilities and services will be provided to meet the needs of all age groups without excessive tax rates. Community buildings will have been maintained to retain their serviceability and function. There will be greater involvement by the public in town government so its current form can survive and there will be more community volunteerism.

Recreation programs will be available for both the young old. The Sabattus Recreation Club will have the resources to provide the needed programs and a field hockey field will have been built. Sabattus Pond will have access to meet needs and the public will have continued the privilege of using private land for outdoor recreation. Planning will have been undertaken for recreation use of town owned land.

There will be transportations system to meet changing needs and opportunities. These will include good local roads some that have been rebuilt and all maintained. The Exit 86 north ramp will be safe as will the Cumberland Farm's intersection. There will be transit services to Lewiston/Auburn for the elderly and those that do not drive and/or want to conserve fuel. There will be sidewalks and walking trails in appropriate areas.

Most of all Sabattus will continue to be the "ideal town" with caring people that are safe and proud to live here.

# ***Goals, Policies, Strategies***

## ***PLANNING TOPIC      Archaeological and Historic Resources***

### ***State of Maine Goal that needs to be addressed:***

*To preserve the State's historic and archaeological resources.*

### ***Policies of the Plan are to:***

#### ***State policy required to address State of Maine Goal:***

*Protect to the greatest extent practicable the significant historic and archaeological resources in the community.*

#### ***Sabattus' policies:***

*Retain the history of Sabattus.*

### ***Strategies of the Plan are to:***

#### ***State strategies required to address State of Maine Goal:***

*For known historic and archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.*

*Responsibility/Time Frame                      Planning Board/Short Term & Ongoing*

*Prepare land use ordinance amendments that require the planning board to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Ongoing*

*Work with the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.*

*Responsibility/Time Frame                      Town Manager/Mid Term*

#### ***Sabattus' strategies:***

*Assess the interest in the establishment of a Sabattus Historical Society and assist in its formation.*

*Responsibility/Time Frame                      Selectmen/Town Manager/Mid Term*

*Assess the options to retain the historic values of the Webster Rubber property.*

*Responsibility/Time Frame                      Selectmen, Town Manager & Historical Society/  
Mid Term*

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**PLANNING TOPIC            *Economy***

***State of Maine Goal that needs to be addressed:***

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

***Policies of the Plan are to:***

***State policies required to address State of Maine Goal:***

*Support the type of economic development activity the community desires, reflecting the community's role in the region.*

*Make a financial commitment, if necessary, to support desired economic development, including needed public improvements.*

*Coordinate with regional economic development organizations and surrounding towns as necessary to support desired economic development.*

***Sabattus' Policies:***

Direct commercial and industrial/manufacturing type development to suitable locations that include or can be provided with water, sewer and highway systems.

Seek grants and/or utilize innovative taxation programs to minimize the impact on residential property tax rates for necessary infrastructure improvements (water, sewer, highways) that encourage economic development.

Allow appropriate home occupations and cottage industries.

Utilize information technology to market Sabattus.

***Strategies of the Plan are to:***

***State strategies required to address State of Maine Goal:***

*Appoint and provide support to an Economic Development Committee.*

<i>Responsibility/Time Frame</i>	<i>Selectmen &amp; Town Manager/Short Term &amp; Ongoing</i>
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*Prepare ordinances standards to reflect the desired scale, design, intensity, and location of commercial/industrial type development.*

<i>Responsibility/Time Frame</i>	<i>Ordinance Committee &amp; Planning Board/Mid Term</i>
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*Should public investments be needed to encourage/support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, etc.).*

<i>Responsibility/Time Frame</i>	<i>Selectmen, Town Manager &amp; Economic Development Committee/Ongoing</i>
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*Participate in regional economic development efforts.*

*Responsibility/Time Frame*

*Selectmen, Town Manager & Economic Development Committee/Ongoing*

**Sabattus' strategies:**

Review and prepare amendments, as necessary, to land use ordinance standards for home occupations and cottage industries.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Develop and maintain a Sabattus Business Attraction and Economic Development Opportunity Prospectus and include on the Town of Sabattus web site.

Responsibility/Time Frame

Town Manager & Economic Development Committee/Short Term & Ongoing

Designate Point of Contact to assist existing businesses and those interested in Sabattus.

Responsibility/Time Frame

Selectmen/Short Term

***PLANNING TOPIC                      Housing/Affordable Housing***

***State of Maine Goal that needs to be addressed:***

*To encourage and promote affordable, decent housing opportunities for all Maine citizens.*

***Policies of the Plan are to:***

***State Policies required to address State of Maine Goal:***

*Encourage and promote adequate workforce housing to support the community's and region's economic development.*

*Ensure that land use controls encourage the development of quality affordable housing, including rental housing.*

*Encourage and support the efforts of regional housing coalitions/organizations in addressing affordable and workforce housing needs.*

*Seek to achieve at least 10% of all housing built or placed during the planning period be affordable.*

**Sabattus' policies:**

Provide for a variety of housing and tenure types to meet the changing needs of housing consumers including the elderly.

Assure that residential development is constructed safely and energy efficiently.

**Strategies of the Plan are to:**

**State strategies required to address State of Maine Goal:**

*Prepare amendments to land use ordinances for growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

*Prepare amendments to land use ordinances to allow the conversions of single-family dwellings to multiple unit/in law apartments provided that building, sewerage disposal, and parking requirements are met.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

*Prepare land use ordinances that designate a location(s) in growth areas where mobile home parks are allowed pursuant to State law.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

*Support regional affordable/workforce housing coalitions.*

*Responsibility/Time Frame                      Selectmen/Ongoing*

**Sabattus' Strategies:**

On a biennial basis, prepare for the planning board a report on the value of new homes constructed/placed so the planning board can assess if at least 10% of new homes are affordable. If that assessment indicates that there is an inadequate supply of affordable housing develop strategies to address the need.

*Responsibility/Time Frame                      Code Enforcement Officer & Assessor/Short & Ongoing*

Determine the availability of and Sabattus' eligibility for grants from the Department of Economic and Community Development and Maine State Housing Authority for low income and elderly housing assistance.

*Responsibility/Time Frame                      Town Manager/Mid Term*

**PLANNING TOPIC                      Outdoor Recreation**

**State of Maine goal that needs to be addressed:**

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

**Policies of the Plan are to:**

**State Policies required to address State of Maine Goal:**

*Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.*

*Preserve open space for recreational use as appropriate.*

*Seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.*

***Sabattus' policies:***

Maintain, expand and promote new trails for snowmobiling, ATVs, bicycling and walking.

Encourage large landowners to continue to allow the public to use their land for hunting, hiking and other passive recreation activities.

Support the efforts of the Sabattus Recreation Club to maintain and expand recreation programs and facilities.

***Strategies of the Plan are to:***

***State strategies required to address State of Maine Goal:***

*Develop a recreation master plan to meet current and future needs. The plan will assess needed public recreation area/programs, options of use of town owned properties, improved public access to ponds, additional boat access to Sabattus Pond and costs and funding options. Assign a committee or town official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.*

*Responsibility/Time Frame*                      *Town Manager, Selectmen & Sabattus Recreation Club/Mid Term*

*Work with public and private partners to extend, maintain or create a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.*

*Responsibility/Time Frame*                      *Selectmen, Sabattus Recreation Club, Schools, Snowmobile Clubs, Androscoggin Land Trust & Town of Lisbon/ Ongoing*

*Work with Androscoggin Land Trust and other conservation organizations to pursue opportunities to protect important open space or recreational land.*

*Responsibility/Time Frame*                      *Town Manager/Ongoing*

*Provide education materials regarding the benefits and protections for landowners allowing public recreational access on their property including information on Maine's landowner liability law.*

*Responsibility/Time Frame*                      *Town Office & Snowmobile Club/Ongoing*

***Sabattus' strategies:***

Support efforts of the Snowmobile Club to maintain and expand trail systems and to carryout landowner relations.

*Responsibility/Time Frame*                      *Selectmen/Ongoing*

Support efforts of the Sabattus Recreation Club to maintain and expand recreation opportunities.

*Responsibility/Time Frame*                      *Selectmen/Ongoing*

Seek easements or purchase important access sites to surface waters (Loon Pond, Sabattus Pond and Sutherland Pond) and other important recreation areas.

Responsibility/Time Frame

Selectmen/Ongoing

Prior to the sale of tax acquired property assess its value as a town recreation resource and retain if it is of recreation value.

Responsibility/Time Frame

Town Manager & Selectmen/Ongoing

**PLANNING TOPIC      *Water Resources***

***State of Maine goal that needs to be addressed:***

*To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds and rivers.*

***Policies of the Plan are to:***

***State Policies required to address State of Maine Goal:***

*Protect current and potential drinking water sources.*

*Protect surface water and ground water resources from pollution and improve water quality where needed.*

*Protect water resources in growth areas while promoting more intensive development in those areas.*

*Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.*

*Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.*

**Sabattus' Policies:**

New or expanded development in pond watersheds is conducted in such a manner that water quality is protected.

Manage development along shorelines of the Sabattus River, brooks and streams so that water quality is maintained.

Protect ground water resources.

Minimize the threat of invasive aquatic species into surface waters.

***Strategies of the Plan are to:***

***State strategies required to address State of Maine Goal:***

*Prepare amendments to land use ordinances as needed to incorporate stormwater runoff performance standards consistent with:*

*Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA §420-D and 06-096 CMR 500 and 502).*

*Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.*

*Maine Pollution Discharge Elimination System Stormwater Program*

*Responsibility/Time Frame                      Planning Board & Code Enforcement/Short Term*

*Assess the need for amending local land use ordinances, as applicable, to incorporate low impact development standards.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Mid Term*

*Prepare a public well head and aquifer recharge protection ordinance.*

*Responsibility/Time Frame                      Ordinance Committee, Planning Board & Water District/Short Term*

*Encourage landowners involved in agricultural and wood harvesting to protect water quality. Provide local contact information at the municipal office for water quality best management practices including with the Natural Resource Conservation Service, Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.*

*Responsibility/Time Frame                      Code Enforcement Officer/Ongoing*

*Prepare and adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by public works and contractors.*

*Responsibility/Time Frame                      Selectmen & Public Works/Short Term*

*Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.*

*Responsibility/Time Frame                      Code Enforcement Officer, Sabattus Dam Commission & Sabattus Pond Watershed Partners/Ongoing*

*Provide educational materials at appropriate locations regarding aquatic invasive species.*

*Responsibility/Time Frame                      Code Enforcement Officer & Sabattus Pond Watershed Partners/Ongoing*

**Sabattus' Strategies:**

Prepare amendments to the Site Plan Review Ordinance to require the use of “Best Management Practices” for land uses over or in mapped sand and gravel aquifers.

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

Prepare amendments to the Site Plan Review and Subdivision Ordinances to require a Phosphorus Impact Analysis and Control Plan based per acre allocations for development located in pond watersheds

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

Participate in the development of a joint pond phosphorus protection program with those neighboring municipalities which share common watersheds.

*Responsibility/Time Frame                      Planning Board/Short Term & Ongoing*

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Provide inspection of erosion and sediment control measures during development construction.

Responsibility/Time Frame

Code Officer/Ongoing

**PLANNING TOPIC                      *Natural Resources***

***State of Maine goal that needs to be addressed:***

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

***Policies of the Plan are to:***

***State Policies required to address State of Maine Goal:***

*Conserve critical natural resources in the community.*

*Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.*

***Sabattus' Policies:***

Protect the integrity of wetlands so that their overall benefits and values are maintained.

Maintain its wildlife and fishery resources through habitat preservation and/or enhancement.

Permit development or other land use activities upon or in soils that are suited for the proposed activity.

***Strategies of the Plan are to:***

***State strategies required to address State of Maine Goal:***

*Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.*

*Responsibility/Time Frame*

*Planning Board/Ongoing*

*Designate critical natural resources (Shoreland Zoning Resource Protection Areas, wetlands of special significance, significant wildlife habitats,) as Critical Resource Areas in the Future Land Use Plan.*

*Responsibility/Time Frame*

*Comprehensive Plan Committee/Short Term*

*Prepare amendments to land use ordinances, to require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.*

*Responsibility/Time Frame*

*Ordinance Committee & Planning Board/Short Term*

*Prepare amendment to land use ordinances, require the planning board to include as part of their review process, consideration of pertinent Beginning with Habitat maps and information regarding critical natural resources.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

*Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.*

*Responsibility/Time Frame                      Planning Board & Code Enforcement  
Officer/Ongoing*

*Pursue public/private partnerships to protect critical natural and important resources such as through purchase of land or easements from willing sellers.*

*Responsibility/Time Frame                      Selectmen & Androscoggin Land Trust/Ongoing*

*Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.*

*Responsibility/Time Frame                      Code Enforcement Officer & Town  
Office/Ongoing*

*Invite a representative of Maine Department of Inland Fisheries & Wildlife, Beginning with Habitat Program to make a presentation to town officials and members of the public about the benefits of and process for drafting a local Open Space Plan.*

*Responsibility/Time Frame                      Selectmen/Mid Term*

***Sabattus' Strategies:***

Prepare an open space plan.

*Responsibility/Time Frame                      Planning Board/Mid Term*

Prepare amendments to land use ordinances that conserve significant wildlife and fisheries habitats that include consultation with the Maine Department of Inland Fisheries and Wildlife to minimize negative impacts on those habitats.

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

***PLANNING TOPIC                      Agricultural and Forest Resources***

***State of Maine goal that needs to be addressed:***

*To safeguard the State's agricultural and forest resources from development which threatens those resources.*



**Sabattus' Strategies:**

Prepare amendments to land use ordinances that encourage the clustering of new subdivisions proposed for agricultural areas through density bonuses or other techniques. Clustering should be done in such a way as to maximize the potential for production agriculture and open space.

Responsibility/Time Frame: Ordinance Committee & Planning Board/Short Term

Prepare amendments to land use ordinances to contain guidelines that provide a separation between new non-farm residential uses and existing agricultural land uses including well locations.

Responsibility: Ordinance Committee & Planning Board/Short Term

Prepare land use ordinance provisions to include farm enterprise uses that provide for diversified uses on farms that are compatible with farms and rural locations.

Responsibility: Ordinance Committee & Planning Board/Short Term

***PLANNING TOPIC Fiscal Capacity and Capital Investment Plan***

**State of Maine goal that needs to be addressed:**

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

**Policies of the Plan are to:**

***State Policies required to address State of Maine Goal:***

*Finance existing and future public facilities and services in a cost effective manner.*

*Explore grants available to assist in the funding of capital investments within the community.*

*Reduce Maine's tax burden by staying within LD 1 spending limitations.*

***Sabattus' policies:***

Provide good financial management for the Town's fiscal affairs.

Plan for major public capital expenditures with a Capital Improvement Program.

**Strategies of the Plan are to:**

***State strategies required to address State of Maine Goal:***

*Implement the capital investment plan by developing a capital improvement program.*

*Responsibility/Time Frame Town Manager, Selectmen, Budget Committee & Department Heads /Short Term*

Review and/or update the capital improvement program annually or biennially.

Responsibility/Time Frame                      Town Manager, Selectmen, Budget Committee & Department Heads /Short Term & Ongoing

Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Responsibility/Time Frame                      Town Manager, Selectmen & Department Heads/ Ongoing

**Capital Investment Plan**

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments necessitated by projected growth. The amounts of the identified expenditures may change after further study and town meeting action.

**Capital Investment Needs  
2012-2022  
[Note Items to be added]**

Item	Year	Priority	Estimated Cost	Probable Funding Source
Fire apparatus replacement (pumper)	2012		\$422,000	RF/B
Fire apparatus replacement (Tanker)	2014		\$250,000	RF/B
Public works/facility improvements	2012		\$153,000	
Public works/Equipment replacement	2012-2015		\$192,000 per year	RF/B
Road improvements	2012-2022			B/R/CR
Recreation facility development	2016		\$150,000	G/RF
Webster Rubber property improvements	2014		TBD	TBD
Surface water access acquisition	2014-2020			G/D

- NOTES:**
- CR: Current Revenues
  - G: Grants
  - RF: Reserve Funds
  - D: Donations
  - B: Bonds
  - UF: User Fees
  - TBD: To Be Determined

**PLANNING TOPIC Public Facilities and Services**

**State of Maine goal that needs to be addressed:**

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

**Policies of the Plan are to:**

**State Policies required to address State of Maine Goal:**

*To efficiently meet identified public facility and service needs.*

*To provide public facilities and services in a manner that promotes and supports growth and development in growth areas.*

**Sabattus' Policies**

That new growth and development does not exceed the capacity of public facilities and services.

Provide a cost effective government that serves the citizens and property owners efficiently and effectively.

Provide for town facilities and services that are adequate to efficiently and effectively operate town government, and serve the residents and landowners in Sabattus.

That telecommunication systems keep up with changing technology.

**Strategies of the Plan are to:**

**State strategies required to address State of Maine Goal:**

*Identify capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.*

*Responsibility/Time Frame                      Town Manager & Department Heads/Ongoing*

*Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in growth areas.*

*Responsibility/Time Frame                      Selectmen & Sanitary District/Ongoing*

*That the Sanitary District coordinate planned service extensions (water and sewer) with the Future Land Use Plan.*

*Responsibility/Time Frame                      Sanitary District/Ongoing*

*Explore options for regional delivery of local services.*

*Responsibility/Time Frame                      Town Manager & Department Heads/Ongoing*

**Sabattus' Strategies:**

Recalculate the number of residential building permits allowed under the Residential Growth Ordinance as required by Title 30-A MRSA Section 4360.D.

Responsibility/Time Frame                      Planning Board/Short Term & Ongoing

Conduct an analysis of the impact of housing growth on the capacity and tax rate implications of the town to provided municipal services including fire protection, law enforcement, education and public road maintenance and upgrading.

Responsibility/Time Frame                      Town Manager, Department Heads & Selectmen/  
Short Term & Ongoing

Retain the Residential Growth Ordinance if based on the analysis of the impact of housing growth on the capacity and tax rate implications of the town to provide municipal services find that capacity is lacking.

Responsibility/Time Frame                      Town Meeting

Prepare amendments to site plan review ordinance to include requirements for a municipal service impact analysis.

Responsibility:                                      Ordinance Committee & Planning Board/Short Term

Seek upgrades to broadband, DSL (Digital Subscriber Line) and cellular services that keep up with advancing technology.

Responsibility/Time Frame                      Selectmen/Short & Ongoing

**PLANNING TOPIC                      *Transportation***

***State of Maine Goal that needs to be addressed:***

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

***Policies of the Plan are to:***

***State Policies required to address State of Maine Goal:***

*Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.*

*Safely and efficiently preserve or improve the transportation system.*

*Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.*

*Meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).*

*Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.*

***Sabattus' policies:***

Seek public transit services from Sabattus to Lewiston/Auburn.

Seek improvements to the Exit 86 north ramp site line, Cumberland Farm intersection, Route 9/Pleasant Hill Road intersection, Route 132 and Crowley/Littlefield Roads.

Ensure the availability of safe routes for bicyclists and pedestrians.

Expand the sidewalk system.

Maintain a multi-year road improvement program.

That future development or redevelopment does not exceed road capacity.

Seek options to address private roads that are in poor condition and/or below acceptable construction standards.

***Sabattus' strategies:***

Request the Lewiston/Auburn Transit Committee to access the feasibility and cost associated with providing transit services from Sabattus to points in Lewiston and Auburn.

Responsibility/Time Frame                      Town Manager/Short Term

Request the MaineDOT, Maine Turnpike Authority and ATRC to include improvements to the Exit 86 north ramp site line, Cumberland Farm intersection, Route 9/Pleasant Hill Road intersection, Route 132 and Crowley/Littlefield Roads in their planning and funding programs.

Responsibility/Time Frame                      Town Manager & Selectmen/Short Term

Access the advantages and cost associated with bonding to implement a multi-year road improvement program.

Responsibility/Time Frame                      Town Manager & Selectmen/Short Term

Prepare amendments to land use ordinances to grant the Planning Board the authority to require the phasing of development when it is determined that roadway capacity will be exceeded based upon the Town's road and capital improvement programs.

Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term

Prepare amendments to land use ordinance to include access management standards that in address safe traffic movement and minimizes traffic congestion.

Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term

Convene a working group comprised of private road owner's and homes owner's served by below standard private roads and selectmen and public works to address options to improve those roads and public acceptance criteria.

Responsibility/Time Frame                      Selectmen/Short Term

## ***PLANNING TOPIC***

## ***Future Land Use Plan***

### ***State of Maine goal Plan that needs to be addressed***

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

### ***Introduction***

A major purpose of the Comprehensive Plan is to establish a guide for ongoing development of the community. The plan establishes the foundation for land use decisions and defines areas most suitable for various types of development. It is important that the plan sets forth a realistic development guide so that the community can prosper and at the same time maintain valued characteristics.

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Sabattus. The narrative of the Future Land Use Plan identifies the characteristics and purposes of various land uses. The location of land use areas and use characteristics has been based in part upon the "Vision of Sabattus" and the following:

- The desire to provide for suitable locations for commercial and industrial development.
- The desire to utilize the town's infrastructure to encourage new commercial land uses.
- The desire to maintain, upgrade and expand where appropriate Sabattus Village.
- The desire to maintain the values of residential areas.
- The desire to manage development so that Sabattus' valued characteristics including working farmland, natural resources and open space are maintained.
- The desire that the type and density of development be compatible with the natural/environmental constraints of the land.
- The desire to retain affordable housing opportunities for Sabattus residents.
- The desire to maintain the high quality of Sabattus' own natural resources and those it shares.
- The desire to maintain a flexible land use regulation system that protects the character of Sabattus while encouraging the efficient use of land by independent landowners.

The Future Land Use Map shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. Some critical natural resource areas as defined by the Comprehensive Plan Review Criteria Rule are not identified on the map but will be conserved by recommendations contained in Comprehensive Plan. The map was developed based on the Vision of Sabattus and policies contained in the Plan. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the

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Comprehensive Plan recommends the Town develop in the years ahead. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions.

### ***Future Land Use Plan Implementation***

The Future Land Use Plan and Future Land Use Map will be implemented through amendments to the existing subdivision and site plan review ordinances. In addition there will be the development of a land use management ordinance. Any new land use related ordinances will contain only those needed standards that are not or cannot be included in current ordinances. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments and land use management ordinance in relation to the purposes and dimensional requirements of the various land use areas. The Future Land Use Map will also serve as a basis for the drafting of the land management district map. During the development of ordinances and ordinance amendments, the public would be given ample opportunity, through public meetings and hearings, for input.

### ***Policies of the Plan are to:***

#### ***State policies required to address State of Maine Goal:***

*Support the locations, types, scales, and intensities of land uses that Sabattus desires as stated in its vision statement.*

*Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas.*

*Establish/continue efficient permitting procedures, especially in growth areas.*

*Protect critical rural areas from the impacts of development.*

*Coordinate Sabattus' land use strategies with other local and regional land use planning efforts.*

### **Sabattus' policies:**

Identify locations for commercial type land uses in such areas where it will not conflict with adjacent, less intense land uses and is serviceable by necessary infrastructure.

Manage commercial development adjacent to major travel corridors, Routes 9, and 126 to minimize the negative impacts of strip development.

Encourage innovative residential development techniques that conserve land, significant natural areas, and reduce construction costs.

Maintain the social and economic values of residential areas.

Retain agricultural land for current and future agricultural uses.

**Strategies of the Plan are to:**

**State strategies required to address State of Maine Goal:**

*Assign responsibility for implementing the Future Land Use Plan to the Ordinance Committee & Planning Board.*

*Responsibility/Time Frame                      Selectmen/Short Term*

*Prepare amendments to current land use ordinances and develop a new land management ordinances to implement this Future Land Use Plan that include: clear definitions of desired scale, intensity and location of future development; establish fair and efficient permitting procedures and explore streaming permitting procedures in growth areas; and clearly define protective measures for critical and important natural resource and rural areas.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term & Ongoing*

*Include in the Capital Investment Plan anticipated municipal capital investments needed to implement the future land use plan.*

*Responsibility/Time Frame                      Town Manager & Selectmen/Ongoing*

*Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in this Future Land Use Plan.*

*Responsibility/Time Frame                      Town Manager & Selectmen/Ongoing*

*Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.*

*Responsibility/Time Frame                      Planning Board/ Short Term & Ongoing*

*Employ a Code Enforcement Officer who is certified in accordance with 30-A MRSA §4451 and provide him/her with the tools, training, and support necessary to enforce land use regulations.*

*Responsibility/Time Frame                      Selectmen/Ongoing*

*Track new development by type and location and prepare an annual report.*

*Responsibility/Time Frame                      Code Enforcement Officer/Short Term & Ongoing*

*Periodically (at least every five years) evaluate implementation of this plan as outlined in the Plan Evaluation element.*

*Responsibility/Time Frame                      Code Enforcement Officer & Planning Board/Mid Term & Ongoing*

**Sabattus strategies:**

*Prepare amendments to land use regulations standards which direct commercial/business away from potential conflicting land uses including residential.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board /Short Term*

*Include in land use ordinances traffic access management standards on major roads, Routes 9 and 126.*

*Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term*

Include in land use ordinances standards that require developers to conduct an analysis to determine the impact to public facilities and services.

Responsibility/Time Frame                      Ordinance Committee & Planning Board/Short Term

Prepare amendments to the Subdivision Ordinance to include incentives such as density bonuses and land set asides for the clustering of residential subdivisions in order to conserve natural features, agricultural land and open space.

Responsibility/Time Frame                      Ordinance Committee & Planning Board /Short Term

## ***F***uture Land Use Plan

### ***Significant Resource Areas***

Significant resource areas are those areas in Sabattus most vulnerable from development. These areas warrant special consideration due to their vulnerability of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas. Various policies and strategies contained in other sections of the Plan address the protection of significant resource areas in addition to those that follow. These areas include critical natural resource areas as defined the Comprehensive Plan Review Criteria Rule and other important natural resource areas that deserve protection to help achieve the town's vision. Significant resource areas include the following.

#### Shoreland Areas

The purpose of designating shoreland areas is to protect the resource values and water quality of ponds, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources except those areas in the village or other areas that have concentrations of commercial type development.

Other than those areas in the village and areas that have concentrations of commercial development, land use activities require strict oversight to protect water quality and the other values of these resources. Shoreland areas have been expanded beyond the minimum required under the Shoreland Zoning Law to provided additional protection. Year-round and seasonal residential development that complies with the standards of the Mandatory Shoreland Zoning Act and the Town of Sabattus Shoreland Zoning Ordinance would be permitted as well as recreational type uses. Timber harvesting and land clearing for allowed development would be conducted according to the standards in the Shoreland Zoning Ordinance.

#### Floodplains

Undeveloped land areas within the 100-year floodplain would continue to be in a resource protection district, under shoreland zoning, which prohibits most structural development. These areas and the land area in all other 100-year floodplains would be regulated as required by the Town of Sabattus Floodplain Management Ordinance.

## Wetlands

Open freshwater wetland of 10 acres and more as mapped by the United States Department of the Interior and areas within 250 feet, horizontal distance, of the upland edge will be designated resource protection under shoreland zoning if rated has valuable water fowl and wading bird habitat. Other wetlands, through standards contained in Shoreland Zoning Ordinance, Site Plan Review and Subdivision Ordinances and land use management ordinance will be conserved to maintain their resource values and functions. These will be in addition to state and federal wetland protection laws and rules.

## Lake/Pond Watersheds

The land area which drains to a pond, or watershed, directly affects the quality of its water. Activities within its watershed, including road building, structural development, and timber harvesting, can have a significant impact on water quality. Ordinance standards will include provisions to ensure that new development and other land use activities are undertaken to minimize negative effects on water quality. These standards will include erosion and sediment control measures, phosphorus export limitations and other recognized techniques, to protect water quality. When timber harvesting occurs, land owners and loggers will be encouraged to employ best management practices.

## Significant Ground Water Supply Areas/Sand and Gravel Aquifers

These areas because of potential for degradation and/or contamination require new development or redevelopment to take safeguards to minimize potential degradation. Land use ordinances will contain performance standards that protect these water resources including larger lot sizes.

There are two wells located in these sand and gravel aquifers that are the source of the town's public water supply. Wellhead protection areas have been mapped. Ordinance standards will be prepared to protect the three wellhead protection zones around each well.

## Wildlife Habitat

Wildlife, both game and non-game, is valued by both residents and visitors to Sabattus. Suitable habitats are critical to their health and survival. Significant wildlife habitats include deer wintering areas and waterfowl habitat. Riparian areas and large blocks of undeveloped land are critical wildlife habitats. These areas will be conserved through shoreland zoning standards and site plan review and subdivision ordinance standards that conserve their resource values.

*For the purposes of the Growth Management Law these areas are considered Critical Natural Resource Areas.*

## ***Village Growth Areas***

The Village Growth Area includes the traditional Sabattus Village, portions of Route 126 (Sabattus Road) that has seen commercial growth over the past 30 years and areas of more compact residential development. A second smaller area is located at the intersection of Sabattus Road and Litchfield Road. Much of these areas are in the service area of the Sabattus Sanitary/Water District. A mixture of land use and development activity currently exists including commercial, business, services, residential, including mobile home parks, and public and semi-public. This mixture of land uses should continue into the future including mobile

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home parks. Over the 10-year planning period it is anticipated most growth related capital investments will be directed to these locations. This relates to the Town's vision.

Development standards to be included in ordinances will be flexible to provide for continuation and expansion of traditional village activities. Site Plan Review standards for non-residential development will be used to determine compatibility of new development with existing uses. Such standards will consider environmental impacts, traffic and access management, noise, odor, lighting, parking, landscaping and signage. A pedestrian environment and scale will be promoted by land use standards.

Much of this area is served by public water and/or public sewer. Where public sewer and/or water are provided, lots will be a minimum of 20,000 square feet with a minimum street frontage of 100 feet. Lot requirements for areas not served by public water and/or sewer would be a minimum of 40,000 square feet with a minimum street frontage of 100 feet. Setbacks in Sabattus Village downtown locations will reflect current development characteristics. In other locations setbacks will provide for a safe separation from roads and allow of vegetative surfaces.

*For the purposes of the Growth Management Law these areas are considered Growth Areas.*

### **Commercial Areas**

These areas are intended to provide locations for commercial/business type uses. The vision for Sabattus sees new economic and business development that will reduce the dependence of residential properties to fund municipal functions. The commercial area is located adjacent to good highways, Route 9 and the Maine Turnpike. Public water and sewer are close by. Development standards need to be flexible to allow for modern, innovative attractive commercial type developments. Because of the intensity of potential uses, the area needs to be buffered from less intensive land uses.

Commercial/business will be the preferred type land use in the commercial area. It is the purpose of this area to allow the diversification of various uses and buildings in a planned manner to avoid the disadvantages of strip development through limiting the number of access points. Development of the area will be guided through development plans which present appropriate orientation and density. Development plans will include: a vehicle and pedestrian circulation plan that allows for appropriate internal movement of vehicles and people; the location and characteristics of buffers to separate uses and the location of parking areas and open spaces. Site Plan Review will consider environmental impacts, traffic and access management, noise, odor, lighting, parking, landscaping and signage.

Over the 10-year planning period it is anticipated growth related capital investments will be directed to these locations.

*For the purposes of the Growth Management Law Commercial Areas are considered Growth Areas.*

### **Routes 9 and 126 Corridor Areas**

Routes 9 and 126 are the major travel corridors through Sabattus. The newly constructed Exit 86 from the Maine Turnpike enters Route 9. The reconstruction of Route 9 from Lisbon through Sabattus was completed in 2011. Over the years, impart due to the lack of zoning, a mixture of land uses have evolved along these two corridors. Today there is a mixture of residential,

commercial, agriculture and non-developed parcels. Practically the Route 9 corridor has experienced much residential development over the last 40 years. In the years ahead these two corridors' attractiveness for new residential development can be expected to decrease. This will be the result of increased traffic volumes, the speed of vehicles and other more attractive locations in Sabattus to live.

The purpose of this area is to continue the primary residential character but allowing non-residential uses under specified conditions that will maintain the Routes 9 and 126 primary functions of carrying commuter and commercial traffic.

The primary land uses are residential development including single family. Other non-intensive land uses including public and semi-public are appropriate with site plan review. Commercial uses would be allowed provided they do not conflict with the primary functions, impact residential uses and lead to a commercial strip.

New residential subdivisions would be designed to limit the number of individual drives entering these highways. This can be accomplished by common driveways and/or access roads. Individual lot residential development that does not require subdivision approval should be designed so their driveway entrances maximize site distances.

Commercial uses will be managed to avoid the detrimental effects of commercial strip development. Limiting the number of curb cuts per use is a primary technique as well as site review standards relating to signage, landscaping and building design.

The minimum lot area will be 40,000 square with a minimum of 200 feet of street frontage.

*For the purposes of the Growth Management Law these areas are considered Growth Areas.*

### ***Residential Areas***

The purpose of this area is to provide for primarily residential areas of medium density adjacent to town-maintained or developer constructed roads while minimizing local service costs. These areas includes those portions of Sabattus that are served by state and local public roads that are generally in a condition to accept new growth and areas where new growth can be served by existing municipal services.

The primary land uses are residential development including single, multi-family and mobile home parks. Other non-intensive land uses including public and semi-public are appropriate with site plan review. Commercial uses associated with residential areas such as neighborhood stores, services and home occupations are also appropriate in these areas.

New residential subdivisions that will have lots accessed by high traffic volume public roads would be designed to limit the number of individual drives entering those roads. This can be accomplished by common driveways and/or access roads. Individual lot residential development that does not require subdivision approval should be designed so their driveway entrances maximize site distances.

The minimum lot area will be 40,000 square with a minimum of 200 feet of street frontage. Multi-family development should not exceed one unit per 20,000 square feet.

*For the purposes of the Growth Management Law these areas are considered Growth Areas.*

## ***Rural Area***

The purpose of the Rural Area is to achieve the element of the Town's vision that seeks to have undeveloped areas consisting of large tracts of open space, wildlife habitats and other important assets. The purpose of this area is to maintain land used or that could be used for agriculture, and commercial forest land while allowing compatible land uses. Commercial forest land and agricultural land contributes to local and regional economies. They help define the character of Sabattus, help protect surface water quality and provide areas for wildlife. Much of these lands lack accessibility by good public roads.

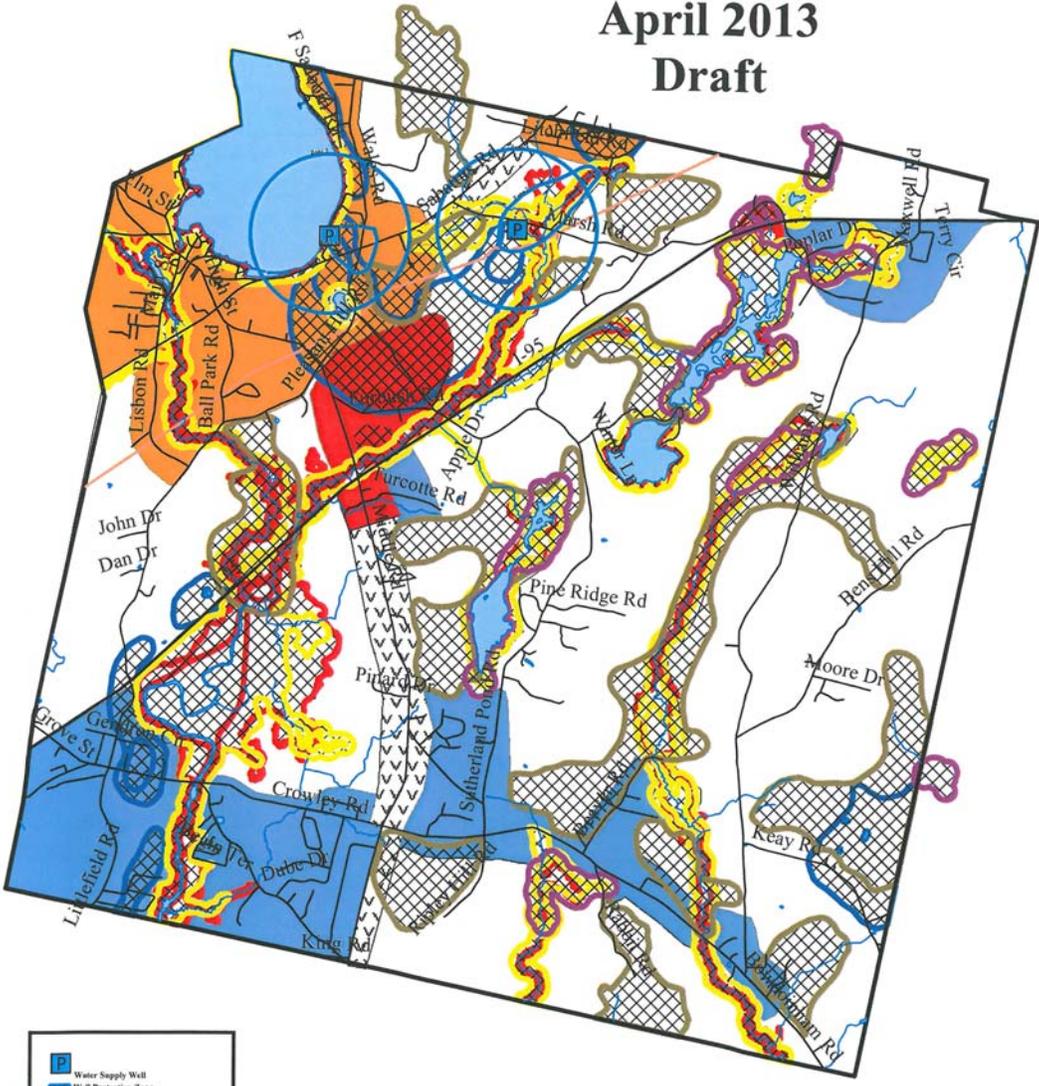
The rural area contains large areas of undeveloped land that are expected to remain as such into the future. Some of these lands have development limitations including soils and slopes unsuited to development and limited accessibility. Others areas are owned by people who have no interest in developing their lands.

Land use standards will allow agriculture, forestry and other land uses requiring rural locations, low density residential and commercial at a scale and character appropriate for rural locations. Natural resource-based and recreation uses are appropriate activities for this area. Single lot residential development that takes place in this area will be at a density to maintain the primary rural character of the area. Mobile home parks will not be allowed in the rural area. Lot size and density will be a minimum of two acres. Residential subdivision will be developed to limit encroachment upon commercial agricultural/forest lands and maintain large unfragmented wildlife habitats. Standards will encourage open space type development that allows for reduced lot sizes and frontages for the setting aside of open space. This will result in a low density pattern of development.

*For the purposes of the Growth Management Law the Rural Area is considered as a Rural Area.*

# Sabattus, Maine

## Future Land Use April 2013 Draft



## ***PLANNING TOPIC***

## ***Regional Coordination Program***

### ***Introduction***

The Town of Sabattus realizes that coordination and/or joint action is necessary to address a number of regional/interlocal planning issues. Based upon the results of the inventory and analysis, the review of the comprehensive plans of surrounding communities and the various policies contained in this Plan, the following regional issues have been included in the Regional Coordination Program.

- Economic growth and development
- Recreational facilities and trail systems
- Municipal services and facilities
- Transportation systems
- Affordable/workforce and elderly housing opportunities
- Sabattus Pond watershed and water quality
- Land use planning

### ***Policies of the Plan are to***

#### ***State policies require:***

*Coordinate with regional economic development organizations and surrounding towns as necessary to support desired economic development.*

*Encourage and promote adequate workforce housing to support the community's and region's economic development.*

*Encourage and support the efforts of regional housing coalitions/organizations in addressing affordable and workforce housing needs.*

*Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.*

*Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.*

*Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.*

*Coordinate land use strategies with other local and regional land use planning efforts.*

**Sabattus' policies:**

Seek opportunities for regional public facility/service programs.

**Strategies of the Plan are to:**

***State strategies required:***

*Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.*

*Responsibility/Time Frame*                      *Code Enforcement Officer, Sabattus Dam Commission & Sabattus Pond Watershed Partners/Ongoing*

*Participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.*

*Responsibility/Time Frame*                      *Planning Board & Code Enforcement Officer/Ongoing*

*Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.*

*Responsibility/Time Frame*                      *AVCOG & Sabattus Economic Development Committee/Ongoing*

*Participate in regional economic development efforts.*

*Responsibility/Time Frame*                      *Selectmen, Town Manager & Economic Development Committee/Ongoing*

*Support regional affordable/workforce housing coalitions.*

*Responsibility/Time Frame*                      *Selectmen/Ongoing*

*Work with public and private partners to extend, maintain or create a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.*

*Responsibility/Time Frame*                      *Selectmen, Sabattus Recreation Club, Schools, Snowmobile Clubs, Androscoggin Land Trust & Town of Lisbon/ Ongoing*

*Actively participate in regional and state transportation planning efforts.*

*Responsibility/Time Frame*                      *Town Manager & Selectmen/Ongoing*

*Explore options for joint municipal/regional approaches to deliver needed municipal services.*

*Responsibility/Time Frame*                      *Town Manager & Selectmen/Ongoing*

*Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.*

*Responsibility/Time Frame*                      *Town Manager, Selectmen & Department Heads/ Ongoing*

*Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.*

*Responsibility/Time Frame*                      *Planning Board/ Short Term & Ongoing*

**Sabattus' strategies:**

Participate in the development of a joint pond phosphorus protection program with those neighboring municipalities which share common watersheds.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

***Plan Evaluation Measures***

The real value of the comprehensive plan is in its implementation and evaluation of proposed actions. The following measures are recommended to be periodically (at a minimum of every five years) evaluated:

The degree that the future land use plan strategies have been implemented.

Percent of municipal growth-related capital investments in growth areas.

Location and amount of new development in relation to growth areas and rural areas.

Amount of critical natural resource and critical rural areas protected through acquisition, easements or other measures.

The status of implementing the strategies contained in the Plan.

It will be the responsibility of the Planning Board with assistance from the Code Enforcement Officer to prepare reports that evaluate the above measures. Such reports will assess progress and recommend changes to the plan if it determines the Plan and/or implementation are not effective. All such reports will be forwarded to the Town Manager and Board of Selectmen.

At a minimum all such reports will include the following:

The report will assess the degree that the future land use plan strategies have been implemented by including statements if each of the strategies contained in the Planning Topic Future Land Use has been implemented and if not the reason.

The report will assess the percent of municipal growth-related capital investments in growth areas by identifying the type, amount, location and year of all municipal growth-related capital investments.

The report will state the location, type, amount (number of new homes and businesses) and size by year of new development in relation to growth areas, rural areas and critical resource areas as designated in the Plan.

The report will document critical resource areas including information on type, area and location protected through acquisition, easements or other measures.

The report will assess the degree that the strategies of the Plan have been implemented by including statements if each of the strategies has been implemented and if not the reason.

## ***Public Participation Summary***

**Comprehensive Plan Committee:** The Selectmen appointed a 13 member committee to oversee the development of the comprehensive plan. The committee began meeting on a twice monthly basis in November 2011 and continued meeting until the plan was ready for town meeting vote.

**Public Visioning Session:** On June 14, 2011 the committee sponsored a visioning session.

**Public Hearing:** On May 21 a public hearing on the proposed plan update was conducted.

**Use of Technology:** Notices of all meetings were posted on the town's Web Site as were plan drafts.

**Use of Media:** Agendas were sent to local newspapers.

**Comprehensive Plan Committee Members:** Michelle Ames, Connie Castonguay, Glen Dube, Mindy Dudley, Jeffery Baril, Roger Scott, Jason Fish, Cassandra Quintal, Gary St. Laurent, Anthony D' Andrea, David Gilbert, Ben Hurd, David Waterman

**Town Staff:** Rick Bates and Andrew Gilmore

**Advisor:** John Maloney, Androscoggin Valley Council of Governments



***SABATTUS***  
***COMPREHENSIVE PLAN***  
***Part II***  
***Inventory & Analysis***



# ***I***NTRODUCTION

The Comprehensive Planning process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Committee collected, organized, and analyzed information about Sabattus. Areas considered in the inventory and analysis elements related to population, economy, housing, transportation, natural resources, historic, cultural, and, archaeological resources, land use and development patterns, outdoor recreation, public facilities and fiscal capacity.

The information to prepare the inventory and analysis came from a number of sources. Individual committee members collected information only available in Sabattus. Such information included land use, scenic locations, outdoor recreation facilities and recent development trends. Other information came from state and federal sources.

The inventory and analysis also makes several forecasts for the 10-year planning period. These included year-round population growth and housing demand. Such forecasts were based upon past trends and acceptable forecasting techniques.

The inventory and analysis is intended to be a snapshot of Sabattus based on the best information available in 2011 and 2012. Communities are dynamic places and, thus, the inventory and analysis may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presents a reliable picture of Sabattus and provides the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

# **H**ISTORIC & ARCHAEOLOGICAL RESOURCES

## ***F***indings and Conclusions

- ❖ ***It was during the seventies that the town changed from a mill, farming town to a farming and bedroom community.***
- ❖ ***The Maine Historic Preservation Commission reports nine known prehistoric sites in Sabattus.***
- ❖ ***There are two structures listed on the National Register of Historic Places. They are the Webster Rubber Company Plant and the Cushman Tavern.***

## ***H***istorical Overview

The village of Sabattus started as a part of the town of Lisbon. The debate to separate from Lisbon started October 23, 1824. The debate was put to a vote on November 1, 1824 and was summarily disposed of. This debate carried on for over sixteen years. It was then in March of 1840 that the Town of Lisbon agreed to have its Northern bi segment separate into a town known as Webster. The name of Webster was in honor of the statesmen Daniel Webster. The Town was first incorporated on March 21, 1788 under the name of Webster. It was within the town of Webster that the village of Sebattis was. The Sebattis village had taken the name from the Lake and mountain which had been named by local Indians who fled the area to Canada in the 1770s. It was during the 1770s that settlers came to the area now known as Sabattus from the coastal regions of Maine which were then parts of the commonwealth of Massachusetts.

It was over the next hundred years that Webster/Sebattis flourished into a mill and farming town. There were four dams established from Sebattis Lake down through the Sebattis village. The first was built in 1780 when Jesse Davies built a Saw Mill and Grist Mill on the lake. It was from there that three more dams were put into generating hydro activity to run the mills. They started with a water wheel and as technology progressed it worked into hydro power. The outlying area known as Webster was mostly farm land and wood lots.

The second mill was put in by Lewiston businessman William Frye in 1846 which produced flannel goods. This mill was destroyed by fire in 1856. It was in 1869 on the same site that the Sebattis Woolen mill was built. A short time later a third dam was placed on the Sebattis River and another woolen mill was built. This was the largest of the woolen mills and employed over one hundred and thirty people. These mills flourished in some form or another right into the nineteen sixties and early seventies.

It was in the early seventies that the village of Sebattis was the last remaining village within a town in the state of Maine. It was then that the townspeople decided to change the town's name from Webster Maine

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Adopted June 1, 2013***

to Sabattus, Maine. The village of Sebattis lost its spelling and we now have the modern day name of Sabattus. It was during the seventies that the town changed from a mill, farming town to a farming and bedroom community.

The modern day town of Sabattus still has a few farms operating in it. It has mostly become a centrally located bedroom community for the Lewiston, Augusta, and coastal region. We are now the proud home of over five thousand people and offer opportunities for new community members and future businesses with our central location to Maine's population centers.

The spelling of Sabattis came from one of the area Indian Chiefs that inhabited the area before the early settlers arrived. The only parts of the town that originally bared the name Sabattis was the river, lake and a small mountain. The spelling of Sabattis also changed to Sabattus.

In 1847, the town voted at a town meeting to raise a hundred and fifty dollars to build a meetinghouse that year.

## ***Archaeological Resources***

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites, historic, are those sites which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and early roads.

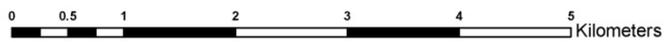
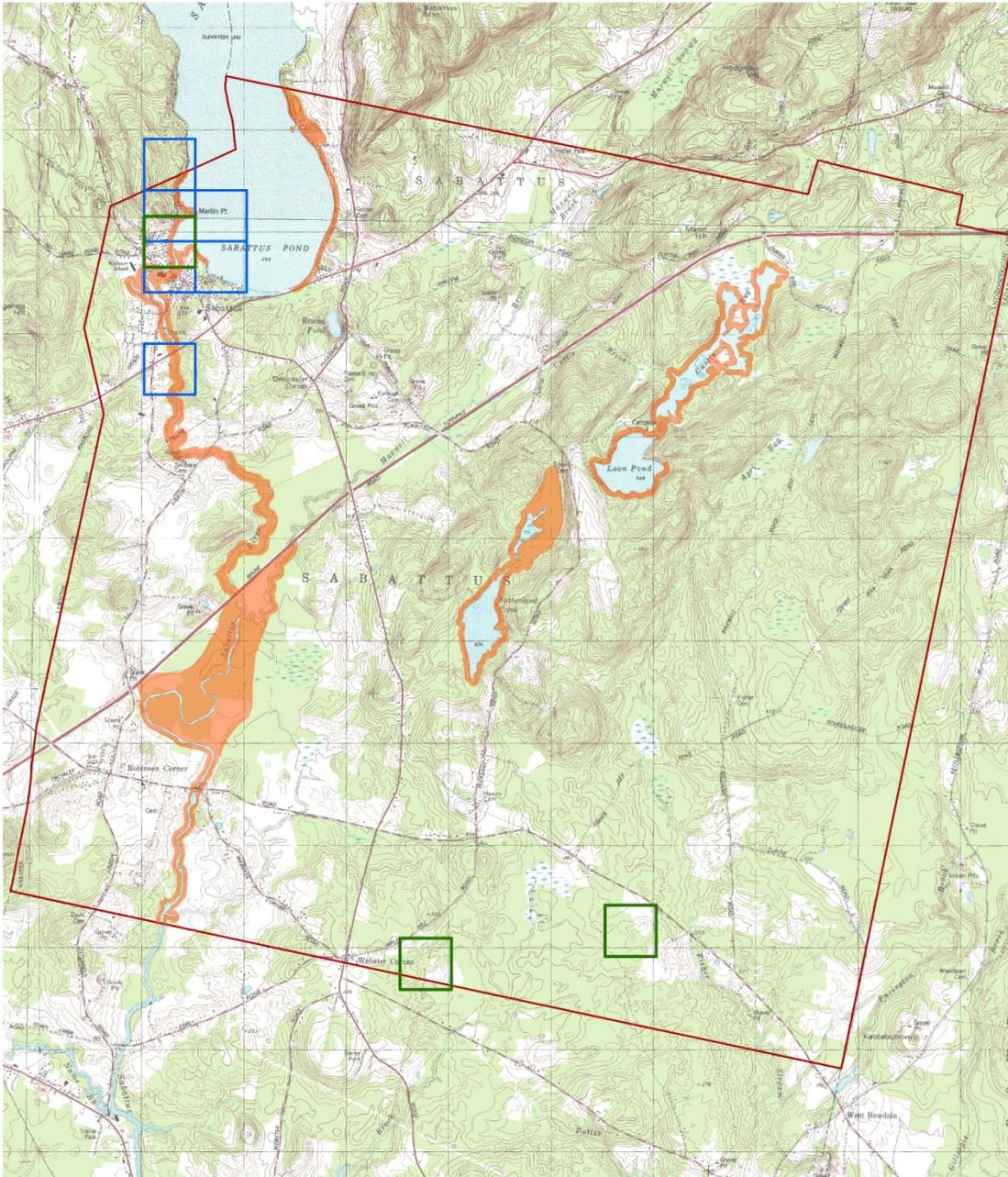
The Maine Historic Preservation Commission reports nine known prehistoric sites in Sabattus. The site at Martin's Point is particularly sensitive. The Commission recommended that no work be done their without consulting a professional archaeologist. Most sites are located below the full pond level of Sabattus Pond and are not significant but land within 30 yards of the shoreline of Sabattus Pond and River is considered sensitive by the Commission.

Three historic archaeological sites have been documented. These include a Native American Contact ca. 1700-1800, the L. Youland American Farmstead ca. 1830-1900, and the Timothy Gilpatrick American Farmstead ca. 1830-1900. No professional survey for historic archaeological sites has been conducted to date in Sabattus. Future such fieldwork could focus on agricultural, residential, and industrial sites relating to the earliest Euro-American settlement of the town beginning in the 18<sup>th</sup> and early 19<sup>th</sup> centuries.

-  1/2 k square intersecting a known prehistoric archaeological site.
-  1/2 k square intersecting a known historic archaeological site.
-  Areas sensitive for prehistoric archaeology

**Known Archaeological Sites\* and  
Areas Sensitive for Prehistoric Archaeology\* in  
Sabattus**  
information provided by  
Maine Historic Preservation Commission  
April 2008

\*dated material subject to future revision  
map 1/1



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## ***H*istoric Structures**

There is a growing recognition among citizens and government across the country of the value of a community's historic resources. Historic buildings provide insight into a community's past as well as help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings, can conserve resources, time, energy and money while they sustain a sense of community character.

There are two structures listed on the National Register of Historic Places. They are the Webster Rubber Company Plant and the Cushman Tavern at the Route 9 Lisbon/Sabattus town line. The Maine Historic Preservation Commission notes that a survey should be conducted to identify other properties that may be eligible for nomination to the National Register of Historic Places.

## ***P*rotection of Historic and Archaeological Resources**

Sabattus has enacted local land use standards for the protection archaeological and historic resources. These are included basic protection standards in both subdivision and site plan review standards. In addition there are additional standards contained in the Shoreland Zoning and Floodplain Management Ordinances. There is no historical society in Sabattus.

# ***P*** **OPULATION CHARACTERISTICS**

## ***F*** **indings**

- ❖ ***The population of Sabattus has grown from 1,681 in 1970 to 4,876 in 2010-190% increase.***
- ❖ ***Population increase slowed between 2000 and 2010 with an 8.7% increase.***
- ❖ ***The greatest number of workers in Sabattus was in sales and office occupations followed management, professional and related occupations in 2009.***
- ❖ ***In 2009 the largest number of households (440 or 27%) was in the \$60,000 to a \$75,000 income bracket.***

## ***I*** **ntroduction**

Population trends and characteristics are a product of several factors. They include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes and family ties. By looking at population characteristics, trends and forecasts, Sabattus can be prepared for population change as well as anticipate future demands on community services and land use changes.

## ***P*** **opulation Trends**

The population of Sabattus has grown from 1,681 in 1970 to 4,876 in 2010-a 190% increase. Over the period the decade of the 70's saw the greatest increase in population, 83%. The 80' and 90's each had 21% increases. Population increase slowed between 2000 and 2010 with an 8.7% increase. The population growth in Sabattus between 2000 and 2010 was slower than surround towns except Greene and Lisbon.

In the period from 1970 to 2000 population change in Sabattus was the result movement out of Auburn and Lewiston and the availability of affordable housing opportunities in Sabattus. This made Sabattus a bedroom community with residents' traveling to Auburn, Lewiston, Bath and Portland for work. The slowing of population growth between 2000 and 2010 was primarily the result of poor state and national in economic conditions and a slowing of natural increase. Natural increase is derived from the number of births minus the number of deaths over a specific period. Between 2006 and 2010 there was a natural increase of 76. It needs to be noted that a Growth Limitation Ordinance was in effect during the 2000-

2010 period. That Ordinance limited the number of building permits to 40 per year. While the Growth Limitation Ordinance had some impact on population trends it was not the controlling factor.

**Population Change  
1970 - 2010**

Town	1970	1980	1990	2000	2010	% Change 2000-2010
<b>Sabattus</b>	<b>1,681</b>	<b>3,081</b> <b># increase</b> <b>1400</b> <b>% change</b> <b>83</b>	<b>3,722</b> <b># increase</b> <b>641</b> <b>% change</b> <b>21</b>	<b>4,486</b> <b># increase</b> <b>764</b> <b>% change</b> <b>21</b>	<b>4,876</b> <b># increase</b> <b>390</b> <b>% change</b> <b>8.7</b>	<b>8.7%</b>
Bowdoin	858	1,629	2,207	2,727	3,061	12.2%
Greene	1,772	3,037	3,661	4,076	4,350	6.7%
Litchfield	1,222	1,954	2,650	3,110	3,624	16.5%
Lisbon	6,544	8,769	9,457	9,077	9,009	-0.7%
Wales	624	862	1,223	1,322	1,616	22.2%
Androscoggin County	91,279	99,657	105,259	103,259	107,702	4.3%

Source: U.S. Census

Sabattus' natural increase in population (the number of births minus deaths) totaled 297 from 2002-2011. This information indicates that natural increase in population has been a greater factor in population growth than in migration in recent population growth in Sabattus.

***Births and Deaths  
2002-2011***

<b>Year</b>	<b>Births</b>	<b>Deaths</b>	<b>Natural Increase</b>
2002	53	24	29
2003	43	20	23
2004	42	26	16
2005	58	26	32
2006	46	29	17
2007	48	40	8
2008	51	35	16
2009	54	31	23
2010	40	33	7
2011	40	33	7
<b>Total</b>	<b>475</b>	<b>297</b>	<b>178</b>

Source: Town of Sabattus

***Age Distribution***

Sabattus' population in 2009 was older than that of Androscoggin County and the State. The median age of Sabattus' residents increased from 36.2 years to 43.8 years between 2000 and 2009. This is a significant shift as in 2000 the median age of Sabattus' population was younger than both that of Androscoggin County and the State. A comparison of age groups reported by the 2000 Census and 2009 American Community Survey indicates some shifts in age distribution. The largest gains were in the 45-64 and 65+ age groups and largest decreases in the 19 and less age groups.

**Age Distribution  
Sabattus  
2000-2009\***

<b>Age Group</b>	<b>2000</b>		<b>2009*</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5	286	6.4%	216	4.6%
5-19	981	21.9%	759	16.2%
20-24	201	4.5%	183	3.9%
25-44	1503	33.5%	1,337	28.5%
45 - 64	1,081	24.1%	1,333	28.4%
65+	434	9.7%	863	18.4%
<b>TOTAL</b>	<b>4,486</b>		<b>4,691</b>	
<b>Median Age</b>	<b>36.2</b>		<b>43.8</b>	

Source: U.S. Census  
\*American Community Survey Estimate-2009

When Sabattus' age distribution is compared to Androscoggin County, several characteristics are noteworthy. First, the percent of population 19 and less is less than that of the County. Secondly, the percent of population 45 years and older is above that of the County.

**Population Distribution by Age  
2009\***

<b>Age Group</b>	<b>Sabattus</b>		<b>Androscoggin County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5	<b>216</b>	<b>4.6%</b>	6,760	6.3%
5 - 19	<b>759</b>	<b>16.2%</b>	20,250	19.0%
20-24	<b>183</b>	<b>3.9%</b>	7,050	6.6%
25-44	<b>1,337</b>	<b>28.5%</b>	29,020	27.2%
45-64	<b>1,333</b>	<b>28.4%</b>	28,370	26.6%
65+	<b>863</b>	<b>18.4%</b>	15,310	14.3%
<b>TOTAL</b>	<b>4,691</b>		106,765	
<b>Median Age</b>	<b>43.8</b>		41.4	

Source: U.S. Census  
\*American Community Survey Estimate-2009

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## ***Educational Attainment***

According to the 2009 American Community Survey, Sabattus had a lower percentage than Androscoggin County of its population 25 years of age and older with more than a high school education. Thirty-six percent had some college education or a degree. This compared to 62% for the County. Resident's with Bachelor's Degrees and higher is lower than that of Androscoggin County and the State.

### ***Educational Attainment 2009 (Persons 25 years and older)***

	<b><i>Sabattus</i></b>		<b><i>Androscoggin County</i></b>
	<b><i>Number</i></b>	<b><i>Percent</i></b>	<b><i>Percent</i></b>
Less than 9th grade	<b><i>284</i></b>	<b><i>8.0%</i></b>	6.8%
9th to 12th grade, no diploma	<b><i>460</i></b>	<b><i>13.0%</i></b>	8.3%
High School Graduate or Equivalency	<b><i>1,515</i></b>	<b><i>42.9%</i></b>	39.4%
Some college, no degree	<b><i>571</i></b>	<b><i>16.2%</i></b>	36.1%
Associate Degree	<b><i>330</i></b>	<b><i>9.3%</i></b>	8.6%
Bachelor's Degree	<b><i>239</i></b>	<b><i>6.8%</i></b>	12.5
Graduate or Professional Degree	<b><i>154</i></b>	<b><i>4.4%</i></b>	5.2%
TOTAL	<b><i>3,533</i></b>		72,694

\*American Community Survey Estimate-2009

## ***Occupation of Residents***

The greatest number of workers in Sabattus was in sales and office occupation followed management, professional and related occupations in 2009.

**Employment by Occupation  
2009\***

Occupation	<b>Sabattus</b>		<b>Androscoggin County</b>	
	<b># of Workers</b>	<b>% of Total</b>	<b># of Workers</b>	<b>% of Total</b>
Management, professional and related occupations:	<b>621</b>	<b>25.8%</b>	15,388	29.6%
Service occupations	<b>274</b>	<b>11.4%</b>	8,591	16.5%
Sales and office occupations	<b>707</b>	<b>29.4%</b>	14,434	27.7%
Farming, fishing and forestry occupations	<b>12</b>	<b>0.5%</b>	353	0.6%
Construction, extraction and maintenance occupations	<b>335</b>	<b>13.9%</b>	5,534	10.6%
Production, transportation and material moving occupations	<b>457</b>	<b>19.9%</b>	7,762	14.9%
Employed persons 16 years and over	<b>2,406</b>		52,067	

\*American Community Survey Estimate-2009

***Income***

Sabattus' 2009 median household income was above below that of Androscoggin County. In 2009 the largest number of households (440 or 27%) was in the \$60,000 to a \$75,000 income bracket. This is likely the reflection of two worker households. There were 494 people living below the poverty level in 2009 most of which were in the 55-64 age group.

**Median Household Income  
2009\***

<b>Sabattus</b>	<b>\$56,580</b>
Bowdoin	\$64,120
Greene	\$61,150
Litchfield	\$60,086
Lisbon	\$43,990
Wales	\$51,420
Androscoggin County	\$43,570

\*American Community Survey Estimate-2009

## ***Population Projections***

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified. It should be understood, however, that predicting population at the town level with great accuracy is difficult.

Population change is the result of two primary factors; natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Sabattus' natural increase in population (the number of births minus deaths) totaled 297 from 2002-2011. This information indicates that natural increase in population has been a greater factor in population growth than in migration in recent population growth in Sabattus.

The 2023 year-round population projection prepared by the Maine State Planning Office for Sabattus is approximately 4,750. This projection forecast indicates a decline in population based on an inaccurate population estimate for 2010. The 2010 Census reported a population of 4,876. While the rate of growth in population is expected to slow an overall decline in total population over the next 10 years is not. Factors that will contribute to population trends include changes in the local and regional economies that create or displace jobs, energy cost and housing costs. These factors cannot be determined with any reliability and will require watching.

For the purposes of the comprehensive plan, it is expected that the 2023 year-round population for Sabattus will be in the range of 4,900-5,000.

# **H**OUSING

## ***F***indings and Conclusions

- ❖ ***During the 1990s there was an increase of 450 housing units.***
- ❖ ***Between 2000 and 2010 there was an increase of 300 housing units.***
- ❖ ***The median priced home in Sabattus is affordable to the median income family.***
- ❖ ***Over the next 10 years changing housing consumer needs and the replacement of aging housing stock will create a demand for 15 to 20 new housing units per year.***

## ***I***ntroduction

Housing characteristics within a community is an important consideration of the comprehensive plan. The documentation of housing growth trends, availability of housing, its affordability and condition are important planning considerations. This information will allow decisions to be reached concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.

## ***H***ousing Trends

The number of housing units in Sabattus and surrounding communities grew at various rates during the 1990's. Bowdoin (33%), Greene (16%), Litchfield (20%) and Lisbon (5%), and Wales (10%) had the largest increases. Sabattus had an increase of 449 housing units or a 32% gain. Overall the number of housing units in Androscoggin County grew by 5%.

The Region saw a high level of housing development and price increases caused in part by historically low interest rates and market demand until 2007-2008 when the housing bubble burst in many areas. Based on Building Permit records, the number of housing units increased by some 300 or 17% in Sabattus between 2000 and 2010. That rate of growth was much greater than that of surrounding communities with the exception of Wales.

In 2001 the Town enacted a Residential Growth Ordinance that limits an annual increase in year round dwelling units to 36. It also sets limits for stick built (22) and mobile homes (16). Since 2001 there have been 113 (40%) permits issued for stick built homes and 165 (60%) permits issued for mobile homes.

During the 10 years the Residential Growth Ordinance has been in effect there has been an average of 28 growth permits issued per year.

***Number of Housing Units  
1990-2000-2010***

<b>Town</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Sabattus</b>	<b>1,394</b>	<b>1,843</b>	<b>2,150<sup>1</sup></b>
Bowdoin	778	1,035	1,090*
Greene	1,446	1,680	1,820*
Litchfield	1,328	1,595	1,670*
Lisbon	3,616	3,789	4,390*
Wales	480	530	690*
Androscoggin County	43,815	45,960	48,330*

Source: 1990-2000 U.S. Census

<sup>1</sup>Town of Sabattus

\*American Community Survey -2009

***Type of Housing Unit***

Based on the 2009 American Community Survey the single family home comprises about 60% of the Town's overall housing supply. Mobile homes account for 32% of the housing stock. This compares to 58% and 10% in Androscoggin County respectively.

***Distribution of Total Housing Units by Type  
2009***

	<b>Number</b>	<b>Percent of Total</b>
Single-family	993	59.2%
Mobile Home	532	31.7%
Multi-family	152	9.1%
<b>TOTAL</b>	<b>1,677</b>	

Source: American Community Survey 2009

***Distribution of  
Occupied Housing Units by Tenure  
2009***

	Owner		Renter		Total
	Number	Percent	Number	Percent	
<b>Sabattus</b>	<b>1,374</b>	<b>83.4%</b>	<b>271</b>	<b>16.6%</b>	<b>1,645</b>
Androscoggin County	29,023	66.7	14,467	33.3	43,467

\*American Community Survey -2009

The Plan does not include a detailed housing conditions survey, the reason being that although scattered substandard housing exists in Sabattus it was not deemed a significant planning issue. One concern in relation to housing conditions is that many of the mobile homes are aging and may be approaching their useful life. Several indicators of housing conditions from the 2000 Census and the 2009 American Community Survey were examined to assess indications of housing upgrade needs.

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Sabattus' older homes are in excellent condition and are assets to the community.

Forty-six percent of owner occupied homes were built on or after 1979. In the early 1980's was the beginning of residential energy efficiency concerns. All most half of the owner occupied homes were constructed prior to 1980. These older homes may need greater maintenance and energy efficiency and/or electrical upgrading.

Nearly 80% (215 units) of renter occupied housing units were constructed after 1979. Many of these rental units are not contained in "apartment buildings" but rather mobile/manufacture homes. Depending on their age replacement may be needed.

***Age of Occupied Housing Stock  
2009***

Year Structure Built	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
2005 or later	24	1.7%	77	28.4%
2000-2004	132	9.6%	9	3.3%
1990-1999	222	16.2%	57	21.0%
1980-1989	363	26.4%	72	26.6%
1970-1979	243	17.6%	14	5.2%
1960-1969	122	8.9%	0	0.0%
1950-1959	43	3.1%	22	8.1%
1940-1949	44	3.2%	0	0.0%
1939 or earlier	181	13.2%	20	7.4%
<b>TOTAL</b>	<b>1,374</b>		<b>271</b>	

Source: American Community Survey-2009

## ***Subsidized Units***

In 2008 there were 16 subsidized senior rental units and 6 special needs rental units in Sabattus. In addition there were 16 Section 8 vouchers.

### ***Subsidized Rental Units & Section 8 Vouchers 2008***

Elderly	Family	Special Needs	Section 8 Vouchers
16	0	6	16

Source: Maine State Housing Authority

## ***Affordability/Workforce Housing***

Affordable/workforce housing means different things to different people. In simple terms a home or a rent is affordable if a person or family earns enough money to pay for monthly cost for decent, safe and sanitary housing and have sufficient money left over to pay for other living necessities. It is generally accepted that a home owner should not spend more than 28%-33% of income for housing cost that include principle, interest, taxes and insurance. Renters should not spend more than 30% of their income on rent and utilities.

Workforce housing is somewhat a new term in the planning and housing community. It can mean almost any type of housing but is always affordable. It is intended to appeal to key members of the workforce including but not limited to teachers, office workers, factory workers, police officers and the like. Workforce housing is affordable, generally single family and in or near employment centers rather than in distant rural sprawl locations.

Based on information obtained from the Maine State Housing Authority, the median priced home in Sabattus was affordable to the median income household in Sabattus during the years between 2005 and 2009 except for 2008. This is not the case for the median income household in the Lewiston-Auburn Labor Market Area. Affordability is measured by an affordability index. An index greater than one means that the median value home is affordable to median income households; an index less than one means that the median value home is unaffordable for median income households.

The Maine State Housing Authority reports that 38% of households in Sabattus could not afford the median home in 2009. This compares to 46% for the Lewiston-Auburn Labor Market Area that includes Sabattus.

<b><i>Affordability Index For Those at Median Income</i></b>					
<b>Year</b>	<b>Index</b>	<b>Median Home Price</b>	<b>Median Income</b>	<b>Income Needed to Afford Median Home Price</b>	<b>Home Price Affordable to Median Income</b>
2005	1.03	\$140,000	\$49,690	\$48,310	\$144,000
2006	1.01	\$139,620	\$51,770	\$51,130	\$141,380
2007	1.15	\$128,000	\$54,100	\$46,870	\$147,730
2008	0.93	\$151,000	\$51,310	\$55,290	\$1140,120
2009	1.24	\$130,000	\$55,810	\$44,860	\$161,720

Source: Maine State Housing Authority

Rental housing is important in meeting the needs for affordable/work force and elderly housing. In 2009, the Maine State Housing Authority reported that the average two bedroom rent in Sabattus was \$710. That compares to \$520 for the Lewiston-Auburn Labor Market area. An income of \$28,310 would be needed to afford the average rent in Sabattus. This information indicates that households with 80% of the median income can afford rents in Sabattus.

Affordable housing opportunities are a regional issue and the amount of need depends on individual town characteristic. At present there are no active regional affordable housing coalitions working in Sabattus.

The town does not have a zoning ordinance that would impact the development of affordable housing. The Residential Growth Ordinance is not applicable to dwelling units that are specifically funded by local, state or federal governments of agencies for the use by disabled and/or elderly persons. Because growth permits are allocated on a monthly basis only one growth permit may be issued to any person. While permits for speculative dwellings that are to rented or leased are valid for six months after issuance to allow builders to assemble a sufficient number to construct a group of dwellings at one time the uncertainty of obtaining a permit each month can result in lack of interest in constructing affordable multifamily housing.

## ***F***uture Housing Demand

Future population and the characteristics of the existing housing stock are major factors in identifying future housing demands. This element of the comprehensive plan identifies the need for additional housing over the next ten years. As with any projection or estimation, unforeseen influences can greatly impact the validity of the projection.

Sabattus' population is expected to reach 5,000 by the year 2022. Based upon an average household size of 2.3 persons in the year 2023 there would be a demand for 70 additional housing units. However, changing housing consumer needs and the replacement of aging housing stock will create a demand for 15 to 20 new housing units per year. New housing will be primarily single family.

# **E**CONOMY

## ***Findings and Conclusions***

- ❖ ***Sabattus is considered as a bedroom community meaning that most people leave town for employment rather working at jobs in Town.***
- ❖ ***In 2011 the Maine Department of Labor listed some 80 retail and service type businesses in Sabattus***
- ❖ ***There is interest to expand the economic base to provide more local employment opportunities and expand the Town's tax base.***

## ***Regional Economy***

Sabattus is part of a larger economically integrated geographical unit called the Lewiston-Auburn Metropolitan Statistical Area (MSA). The Lewiston-Auburn MSA includes the communities of Auburn, Buckfield, Greene, Hartford, Hebron, Leeds, Lewiston, Lisbon, Livermore, Mechanic Falls, Minot, Poland, Sabattus, Sumner, Turner, and Wales.

Highlights on employment in the MSA by sector follows:

- Total employment in the MSA was 48,702 up 3.65% from 46,989 in 2005. 18.4% goods producing jobs, 81.6% service providing jobs.
- Manufacturing accounted for 6,032 or 13.6% of the jobs in LA MSA
- Retail Trade accounted for 6,255 jobs 13% of employment.
- Transportation and Utilities make up 20% of service jobs, education and health services 20%, professional and business services 10%, leisure and hospitality 7%, finance, insurance and real estate 6.6%, and information jobs 1.5%. (Totals do not equal 100% because some categories are subcategories of a larger sector.)

Over the year, the Lewiston/Auburn MSA unemployment rate was above the state average for most months. Unemployment was highest at 9.3% in February 2010 and was at its lowest in September 2009 at 7.9%. Lewiston-Auburn's unemployment rates have remained below the National average for most months but was above the US average from January to March of 2009. Over the last two years

unemployment was lowest in April and May of 2008 at 4.9%. In February 2010 the LA rate was 9.3% comparable to the state rate of 9.4%.and below the US rate of 10.4% (Please refer to the chart below.)

The Lewiston /Auburn MSA is separated for retail sales data collection into an urban (Lewiston, Lisbon and Auburn) and a suburban area. From 2005-2009 the L/A MSA’s total retail sales decreased by 11%. The largest decreased in retail sales was building supply sales which lost 29% followed by other retail which lost 21.6%, automotive 13.9% and general merchandise 2.6%. During this period restaurant sales increased 11.4%, lodging 3% and food stores 1.5%.

The Lewiston-Auburn Suburban Area includes Durham, Greene, Leeds, Mechanic Falls, Minot, New Gloucester, Poland, Sabattus, Turner, and Wales. From 2005 to 2009, Lewiston-Auburn Suburban’s total retail sales increased by less than 1%. The largest decreased in retail sales was building supply sales which lost 33% followed by automotive losing 12.6% and lodging losing 11.8%. During this period food stores sales increased 32.8%, followed by restaurants 25%, general merchandise 14% and other retail sales 5.3%.

The following table outlines sectorial employment for the L/A MSA for 2008 (the latest available data).

<b>Lewiston-Auburn MSA Nonfarm Wage and Salary Employment</b>					
	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>% Change 05-08</b>
<b>Total All Industries</b>	<b>46,989</b>	<b>47,709</b>	<b>48,759</b>	<b>48,702</b>	<b>3.65%</b>
<b>Goods Producing</b>	<b>9,447</b>	<b>6,464</b>	<b>9,084</b>	<b>8,955</b>	<b>-5.21%</b>
Construction	2,834	2,884	2,651	2,562	-9.60%
Manufacturing	6,382	6,248	6,069	6,032	-5.48%
<b>Service Providing</b>	<b>37,543</b>	<b>38,245</b>	<b>39,675</b>	<b>39,747</b>	<b>5.87%</b>
Transportation/Utilities	9,798	10,029	10,541	10,538	7.55%
Information	785	779	920	935	19.11%
Finance, Insurance, Real Estate	3,158	3,259	3,235	3,191	1.05%
Professional and Business	4,873	4,919	5,169	5,180	6.30%
Education & Health Services	13,031	13,205	13,793	13,871	6.45%
Leisure and Hospitality	3,437	3,611	3,624	3,609	5.00%
Other Services	1,116	1,125	1,080	1,080	-3.23%
Public Administration	1,345	1,318	1,314	1,342	-0.22%

Major employers in the Lewiston/Auburn MSA include Central Maine Medical Center, Sisters of Charity Health Systems, Wal-Mart Distribution Center, TD Bank-Lewiston/Auburn, Dingley Press, Lepage Bakeries, Liberty Mutual, Pionite Decorative Surfaces, Bates Collage and Procter & Gamble/Tambrands.

The future economic characteristic of the Lewiston/Auburn MSA Region will be varied. The cities of Lewiston and Auburn will continue to be a major service and employment center for a large portion of Western Maine. Outlying communities will be bedroom community for Lewiston and Auburn.

## ***Sabattus' Economy***

In the mid and late 19<sup>th</sup> century there was a good deal of manufacturing in Sabattus, originally known as Webster. In 1844, a sawmill and gristmill was constructed on the Sabattus River. Around 1860 mills for manufacturing of flannel and woolen goods were constructed. Some of these early mills were in production until the late 1981. More recently there was cellulose insulation and rubber shoe manufacturers. Today Sabattus is considered as a bedroom community meaning that most people leave town for employment rather working at jobs in Town.

In 2011 the Maine Department of Labor listed some 80 retail and service type businesses in Sabattus. These businesses range from automobile sales to well drilling. A large number of the businesses are construction related including drywall, excavation, plumbing and heating, and well drilling. Most of these businesses are small in relation to the number of people they employ. Some of the larger employers include St.Laurent & Sons, Glen Dube Excavation, Pat Cyr, Town of Sabattus, RSU #4 and Sabattus Federal Credit Union. Over the past five to ten years there have not been major changes in composition and type of businesses. Home occupations/home based businesses continue to be an important element of Sabattus' economy.

The economic significance of the traditional Sabattus Village has declined as has its overall physical condition. This has been in part due to newer service related businesses location adjacent to Route 126.

Consumer sales, which include building supplies, food stores, general merchandise, other retail, auto, and restaurant and lodging, are indicators Sabattus' economic characteristics. In 2010 there was \$7,389,500 in retail sales in Sabattus. This compares to \$10,533,330 in sales in Greene over the same period. The largest amount of sales is in auto, building materials and restaurant sectors.

### ***Sabattus Consumer Retail Sales (In thousands of dollars)***

<b>Year</b>	<b>Consumer Sales</b>	<b>Annual Percent Change</b>
2005	\$9,326.8	
2006	\$10,109.2	8.4%
2007	\$13,012.1	28.7%
2008	\$11,838.0	(9.0%)
2009	\$6,512.1	(45%)
2010	\$7,389.5	13.5%

Source: Maine State Planning Office

Over the planning period the economy of Sabattus will be based on services as it has in the recent past. There is interest to expand its economic base to provide more local employment opportunities and expand the Town's tax base. Exit 86 off the Turnpike is a new asset that will aid in economic expansion.

## ***Labor Force***

Most of those that live in Sabattus and work are leave town and travel to their work location. In 2000 most worked in Lewiston and Auburn. More recent information on where people work is not available. Information on the travel time to work is available for 2009. That information shows that about 790 workers spend 10-20 minutes traveling to work. This indicates that Lewiston and Auburn are still important places of employment. Almost as many, 750 workers, travel for more than 30 minutes to work indicated that further east and south for employment.

### ***Distribution of Sabattus Labor Force By Place of Employment 2000***

<b>Place of Employment</b>	<b>Number of Persons 2000</b>
<b>Sabattus</b>	<b>289</b>
Lewiston	885
Auburn	455
Bath	139
Freeport	79
Lisbon	76
Brunswick	48
Topsham	44
Other	
<i>TOTAL</i>	

Source: 2000 Census

In 2000 some 550 people traveled to work locations in Sabattus. Most of those were from Lewiston, Lisbon and Monmouth.

Sabattus' labor force increased by about 6% between 2005 and 2010, slightly more than that of Androscoggin County. The unemployment rate for Sabattus workers is higher than those of the County. The higher annual unemployment rate may reflect the number of individuals in the construction related industries.

**Average Annual Labor Force  
2005-2010**

	Sabattus		Androscoggin County	
	Labor Force	Unemployment Rate	Labor Force	Unemployment Rate
2005	2,721	5.0	56,795	4.9
2006	2,781	4.7	57,773	4.7
2007	2,814	5.0	58,297	4.6
2008	2,815	5.6	58,517	5.5
2009	2,852	8.9	58,039	8.5
2010	2,877	8.9	58,283	8.1

Source: Maine Department of Labor

Most Sabattus workers are employed in sales and office occupations followed by management and professional.

**Employment by Occupation  
2000-2009\***

Occupation	Sabattus		Androscoggin County	
	# of Workers	% of Total	# of Workers	% of Total
Agriculture & forestry	12	1%	360	1%
Construction, extraction & maintenance	335	14%	5,530	11%
Management, professional and related	621	26%	15,380	29%
Service	274	11%	8,590	15%
Sales & office	707	29%	14,430	28%
Production, transportation & material moving	457	19%	7,760	15%
TOTAL	2,406		52,067	

Source: American Community Survey Estimate-2010

Those in Sabattus that travel to work drive alone as do most Mainers. However, a greater percentage of workers car or van pool.

***Means of Transportation to Work  
2009***

<b>Type</b>	<b>Number</b>	<b>Percent/Sabattus</b>	<b>Maine/Percent</b>
Car, Truck, Van; Drove Alone	1,822	78%	78%
Car, Truck, Van; Carpooled	383	16%	10%
Walked & Other Means	65	3%	6%
Worked at Home	65	3%	5%
<b>TOTAL</b>	<b>2,335</b>		

Source: American Community Survey Estimate-2010

***Local and Regional Economic Development Plans***

At the present time the town does not have a formal economic development plan. There is interest from some to become more tourist orientated including eco/agriculture, snowmobiling and water related. Additional land near Turnpike Exit 86 is seen as ideal form commercial uses.

Sabattus is included in the 2010-2011 Comprehensive Economic Development Strategy for the Androscoggin Valley Economic Development District. The Strategy establishes the economic, transportation, and community planning direction for the Androscoggin Valley Economic District.

# **T** **RANSPORTATION**

## ***Findings and Conclusions***

- ❖ ***Sabattus has 15 miles of interstate, 8 miles of arterial highway, 10 miles of collector highways, and 37 miles of local roads.***
- ❖ ***There are four High Crash Locations in town.***
- ❖ ***The town does not have any kind of formal road surface management system in place.***

## ***Introduction***

The location of transportation routes is important to Sabattus' and the region's development patterns and its overall economic well-being. Sabattus' transportation system consists of urban and rural state, local and private roads, sidewalks and bridges, and transit systems. This multimodal system is extremely important to existing and future development characteristics and the economy, both at the local and regional levels.

## ***Transportation Planning***

Sabattus is part of the Androscoggin Transportation Resource Center (ATRC), which is the federally designated Metropolitan Planning Organization for the greater Lewiston/Auburn area. ATRC is responsible for planning the transportation system for the metropolitan area of Auburn, Lewiston, Lisbon and a portion of Sabattus.

ATRC was established by the Federal Aid Highway Act of 1962, and was designated to serve the urbanized area of Auburn, Lewiston and Lisbon. The ATRC area was expanded in 1980 to include the eastern part of Sabattus, from the Lewiston town line to Route 132, Pleasant Hill Road and Route 9. The town manager is a voting member of the ATRC Policy Committee and the Public Works Director/Road Commissioner is a voting member of the ATRC Technical Committee.

ATRC is responsible for planning the surface transportation network, including principal and minor arterials, collector roads, bridges, rail, public transit, and facilities for bicycling and walking. ATRC produces three key documents that are used to plan transportation improvements and programs in the metropolitan area. The first document is the 20-Year Transportation Plan, which sets the direction for the development of the metropolitan transportation system for the next twenty years. The second is the Transportation Improvement Plan (TIP), which is a four-year program of transportation projects that will be carried out in the ATRC area. In order for a proposed transportation project to be eligible for state or federal funding, it must be approved by ATRC and included in the TIP. The third document is the Unified Planning Work Program, which details the planning studies and data collection projects to be undertaken in a two-year time period.

***Sabattus Comprehensive Plan  
Adopted June 1, 2013***

ATRC is not directly responsible for design and construction of transportation projects, or in the operation and maintenance of the region's existing transportation infrastructure. Local municipalities and the Maine Department of Transportation perform those functions. Also, funding decisions for improvements on local streets, such as resurfacing or stop signs, are made at the municipal level, not by ATRC. ATRC actively seeks public input and participation in the transportation planning process.

Notable recent projects planned and prioritized by ATRC include the construction of Maine Turnpike Exit 86 and the reconstruction of Route 9 in Sabattus and Lisbon. Other noteworthy recent projects include a Walking Audit of sidewalks in Sabattus Village (2009) and rehabilitation of sidewalks in Sabattus Village (2011-2012).

## ***Highway Classification & Conditions***

The Maine Department of Transportation (MaineDOT) has classified highways based on functions within Sabattus as Interstate, Arterial, Major/Urban Collector, Minor Collector, or Local. Sabattus has 15.5 miles of Interstate highway, 7.6 miles of Arterial highway, 6.8 miles of Major/Urban Collector highway, 3.2 miles of Minor Collector highway, and 37.1 miles of Local public roads. Brief definitions of the highway functional classifications, as used by MaineDOT, are as follows:

**Interstate Highways:** The most direct, fastest route for north-south travel to destinations within Maine and New England. Interstate highways are limited-access, divided roads of at least four lanes designated by the Federal Highway Administration as part of the Interstate System. The Maine Turnpike, I-95, runs through Sabattus and is a toll road although there is no toll collection facility at the Sabattus exit (Exit 86).

**Arterial Highways:** The most important non-interstate travel routes in the state. These roads carry long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on Arterial highways. Center Road (Route 9) and Sabattus Road (Route 9/126, and Route 126) are Arterial highways.

**Collector Highways:** These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Major/Urban Collector highways in Sabattus include Crowley Road, Green Street, Grove Street, High Street, Main Street, Pleasant Hill Road, Pond Road, and Litchfield Road (Route 197). Bowdoinham Road is the only Minor Collector highway in Sabattus.

**Local Public Roads:** Local public roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local public roads.

Detailed examination of local road conditions is important and should be done on an annual basis. Inventorying road conditions allows the town to determine the physical condition of local roads which can help direct future investments and suggest the need for capital expenditures for reconstruction. Although the Public Works Department monitors roadway needs, the town does not have any kind of formal road surface management system in place currently. It is beneficial for the town to use a consistent tool with which to inventory and evaluate local road conditions to ensure that the roads do not deteriorate to an intolerable condition. A multi-year capital plan should be developed which identifies the priority for making investments in the town's local road network. Such a plan can prevent the local

highway budget from spiking in years when major road reconstruction is needed because the anticipated reconstruction costs are budgeted and spread out over a number of years.

## ***Highway Capacities***

MaineDOT maintains traffic volume data for selected roads in Sabattus. Typically, these counts are done every two or three years. However, data may not be available at all locations every two or three years because data collection points can change over time.

<b>Location</b>	<b>2001</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>
Route 9 (Center Road) southeast of Route 126 (Sabattus Road)	---	---	4310	4310
Route 9 (Center Road) southeast of Pleasant Hill Road	4140	---	7010	7310
Route 9 (Center Road) southeast of Maine Turnpike northbound ramps	---	---	---	4130
Route 9 (Center Road) northwest of Maine Turnpike southbound ramps	---	---	---	6650
Route 9 (Center Road) north of Bowdoinham Road	3230	3080	3180	3570
Route 9 (Center Road) south of Bowdoinham Road	6680	3300	3230	3690
Route 9/126 (Sabattus Road) northeast of High Street	8240	---	7400	7470
Route 126 (Sabattus Road) southwest of Route 9 (Center Road)	9330	---	8660	9680
Route 9/126 (Sabattus Road) east of Route 132 (Pond Road)	7660 (2002)	---	8390	8540
Route 9/126 (Sabattus Road) west of Route 132 (Pond Road)	8650 (2002)	---	---	7890
Route 126 (Sabattus Road) southwest of Main Street	---	---	9440	10880
Route 132 (Pond Road) north of Route 9/126 (Sabattus Road)	3480 (2002)	---	4130	4110
Route 197 (Litchfield Road) east of Route 9/126 (Sabattus Road)	2500	---	2440	2880
Bowdoinham Road east of Route 9 (Center Road)	2650	2550	2650	2620
Crowley Road east of Lisbon Road	4220	---	3680	3540
Crowley Road west of Lisbon Road	---	---	---	4710
Grove Street northwest of Crowley Road	3270	---	2890	2940
Pleasant Hill Road south of Route 9/126 (Sabattus Road)	2120 (2002)	---	3980	3810

Source: Maine Department of Transportation

Traffic volumes can change as the result of new development in a town or region, changes to the town's or region's economy, or significant changes to the transportation system. The traffic volume increases and decreases listed above can be attributed to changes in traffic flow as a result of the opening of Maine Turnpike Exit 86 in November 2004.

## ***Highway Improvement Plans***

The MaineDOT updates its Mid-Range Transportation Improvement Plan periodically. The purpose of the Mid-Range Plan is to provide a linkage between the policy-based 20-Year Transportation Plan, the project-based Biennial Capital Work Plan, regional planning and local planning. The current mid-range plan is the 2010-2015 Six-Year Plan, which identifies the following projects in Sabattus:

<b>Project ID Number</b>	<b>Road/Subject</b>	<b>Length</b>	<b>Project Description</b>
010017.00	Route 9 (Lisbon & Sabattus)	6.75 miles	Highway Reconstruction: Beginning 0.33 of a mile northerly of Route 196 and extending northeasterly 6.75 miles to the Maine Turnpike Overpass
Candidate # 43437	Green Street	0.61 miles	Sidewalk Reconstruction: Beginning at Main Street and extending 0.61 of a mile to the Greene town line. Project will include drainage work and curbing

The MaineDOT's 2012-2013 Biennial Capital Work Plan identifies the following three projects in Sabattus:

<b>Project ID Number</b>	<b>Road/Subject</b>	<b>Length</b>	<b>Project Description</b>
017317.00	Main Street	n/a	Sidewalk Reconstruction: 1) On Main Street, beginning at Route 126 and extending northeasterly 0.53 of a mile to High Street; 2) On High Street, extending 0.20 of a mile southeasterly to the Long Beach Road. Project will include drainage and curb work
019081.00	Pleasant Hill Road	0.38 miles	Highway Reconstruction: Beginning at Middle Road/Route 9 and extending northeasterly on Pleasant Hill Road for 0.38 of a mile to Old Upper Stage Road
019008.00	Route 9	n/a	Intersection Improvements: Located at the intersection of Route 9 and Pleasant Hill Road

The ATRC's 2012-2013 Unified Transportation Improvement Plan (UTIP) was approved by the ATRC Policy Committee on October 28, 2010. The amount of funding available for the 2012-2013 biennium is \$5,769,060. Projects approved to be funded were:

- Lewiston - Route 196 from the Lisbon Town Line to Westminster Street; (\$1,430,000)
- Auburn - Park Avenue from Lake Street to Mt. Auburn Avenue; (\$2,614,060)
- Lisbon - Route 125 from Route 196 to Huston Street; (\$725,000)
- Sabattus - The intersection of Pleasant Hill Road and Route 9, and a segment of Pleasant Hill Road; (\$1,000,000)

## ***Motor Vehicle Crash Data***

The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least \$1,000 damage or personal injury. A report entitled "Maine Accident Report Summary" provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of "Critical Rate Factor" (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as "High Crash Locations" (HCLs).

Based upon information provided by MDOT for the period January 1, 2008 to December 31, 2010, there were four High Crash Locations in Sabattus.

**MOTOR VEHICLE CRASH SUMMARY DATA – 1/1/08 through 12/31/10**

**HIGH CRASH LOCATION**

<b>Crash Location</b>	<b># of Crashes</b>	<b>CRF</b>
Intersection of Bowdoinham Road, Center Road & Middle Road	10	4.30
Intersection of Jordan Bridge Road, Middle Road & Pleasant Hill Road	8	2.93
Intersection of Pleasant Hill Road, Sabattus Road & Wales Road	9	2.40
Route 126 - Sabattus/Lewiston town line to Main St.	12	1.34

**Bridges**

There are 20 publically owned bridges in Sabattus. Two of these bridges are owned by the town, seven are owned by the state and maintained by MaineDOT, and eleven are owned by the Maine Turnpike Authority. The bridge inventory and classification system of public bridges in Sabattus has been established by MaineDOT. The following information has been provided by MaineDOT:

<b>Bridge Name</b>	<b>Capital/Maintenance Responsibility</b>	<b>Location</b>	<b>Length (Feet)</b>	<b>Substructure Condition</b>	<b>Superstructure Condition</b>	<b>Deck Condition</b>	<b>Culvert Condition</b>	<b>Inspection Date</b>
Maxwell School Road	Maine Turnpike Authority	Maxwell Road – 90.0 mile point	194	Satisfactory	Good	Fair	---	6/4/08
Curtis	Town	Curtis Brook Road – 100 feet south of Maine Turnpike	12	---	---	---	Good	6/18/09
Smith	MaineDOT	Bowdoinham Road – 2.0 miles east of Route 9	18	Poor	Fair	Fair	---	8/20/09
Grove Road/Maine Turnpike	Maine Turnpike Authority	Grove Street – 83.7 mile point	202	Good	Good	Good	---	5/29/08
Lisbon Road	Maine Turnpike Authority	Lisbon Road – 84.3 mile point	213	Good	Very Good	Satisfactory	---	5/29/08
Maine Turnpike (Northbound)	Maine Turnpike Authority	I-95 Northbound – 85.02 mile point	100	Satisfactory	Satisfactory	Fair	---	5/29/08
Route 9/Maine Turnpike	Maine Turnpike Authority	Middle Road/Route 9 – 86.1 mile point	216	Very Good	Very Good	Good	---	5/28/08
Furbush Road/Maine Turnpike	Maine Turnpike Authority	Furbush Road – 86.7 mile point	296	Poor	Satisfactory	Fair	----	5/29/08
Newbegin	Town	Pleasant Ridge Road – 1.0 miles east of Route 9	17	---	---	---	Fair	9/22/1986
Bowdoin Road	Maine Turnpike Authority	Marsh Road – 89.1 mile point	194	Very Good	Very Good	Good	---	6/4/08
Sabattus River	MaineDOT	Route 126 – 0.5 miles easterly of Lewiston	69	Good	Satisfactory	Fair	---	7/2/09

Bridge Name	Capital/ Maintenance Responsibility	Location	Length (Feet)	Substructure Condition	Superstructure Condition	Deck Condition	Culvert Condition	Inspection Date
Newbegin Culvert	Maine Turnpike Authority	Maine Turnpike – 85.79 mile point	16	Good	---	---	Good	4/13/06
Maxwell Brook	Maine Turnpike Authority	Maine Turnpike – 86.1 mile post	10	Good	---	---	Satisfactory	4/13/06
Maxwells	MaineDOT	Route 9 – 1.3 miles south of junction with Route 126	21	---	---	---	Very Good	7/9/09
Maine Turnpike (Southbound/ Sabattus River	Maine Turnpike Authority	Maine Turnpike (southbound) – 85.21 mile point	100	Satisfactory	Good	Fair	---	5/29/08
Bryants	MaineDOT	Crowley Road – 1.2 miles west of junction with Route 9	66	Fair	Satisfactory	Satisfactory	---	11/4/09
Lower	MaineDOT	Main Street – 0.3 miles north of junction with Route 126	36	Very Good	Good	God	---	7/2/09
Green Street	MaineDOT	Green Street – 0.4 miles north of Route 9	22	Good	Very Good	Very Good	---	7/9/09
Jordan	MaineDOT	Jordan Bridge Road – 0.7 miles south of junction with Route 9	90	Very Good	Very God	Good	---	7/2/09
Fisher Road	Maine Turnpike Authority	Fisher Farm Road – 87.5 mile point	294	Good	Good	Good	---	6/4/08

MaineDOT defines the Federal Sufficiency Rating of a bridge as “a numeric indicator of the overall value of the sufficiency of the bridge. A rating will be from 0 to 100 (100=best, 0=worst). Federal Sufficiency Rating is computed with a federally supplied formula using an array of condition and inventory data. The formula is used to identify bridges eligible for federal funding. Federal sufficiency rating includes both structural deficiencies as well as functional obsolescence. This rating gives an overall value of the sufficiency of the bridge. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, do not assume that a low sufficiency rating means the bridge could “fail”.

<b>Sabattus Bridge Sufficiency Rating</b>		
<b>Bridge Name</b>	<b>Year Built</b>	<b>Federal Sufficiency Rating</b>
Maxwell School Road	1955	60.8
Curtis	1955	99.9
Smith	1960	67.3
Grove Road/Maine Turnpike	1955	67.5
Lisbon Road	1955	64.5
Maine Turnpike (Northbound)	1955	77.2
Route 9/Maine Turnpike	1955	92
Furbush Road/Maine Turnpike	1955	41.8
Newbegin	1960	76.8
Bowdoin Road	1955	60.8

***Sabattus Comprehensive Plan  
Adopted June 1, 2013***

<b>Sabattus Bridge Sufficiency Rating</b>		
<b>Bridge Name</b>	<b>Year Built</b>	<b>Federal Sufficiency Rating</b>
Sabattus River	1951	54.8
Newbegin Culvert	1955	78.6
Maxwell Brook	1955	81.7
Maxwells	2003	95.3
Maine Turnpike (Southbound)/Sabattus River	1955	79.1
Bryants	1934	68.1
Lower	1978	99.4
Green Street	1987	98.9
Jordan	1995	98.9
Fisher Road	1955	69.5

The MaineDOT posts bridges that are in need of improvement. Posting typically involves establishment of maximum weight limitations that can affect truck routing. There are seven bridges in Sabattus that are posted due to “Underclearance Limits” but there are no bridges posted for weight limits. The seven posted bridges are: Maxwell School Road, Grove Street/Maine Turnpike, Lisbon Road, Route 9/Maine Turnpike, Furbush Road/Maine Turnpike, Bowdoin Road, and Fisher Road. Each of the posted bridges is owned by the Maine Turnpike Authority.

The Maine Turnpike Authority is in the process of replacing bridges along the northern portion of the Maine Turnpike over the next 30 years. Bridge rehabilitation and replacements are scheduled based on the Annual Inspection conducted by the Maine Turnpike Authority’s General Engineering Consultant. There are nine bridges over the Maine Turnpike in Sabattus, and the Maine Turnpike Authority will work with the town to evaluate the necessity of each of these bridges prior to scheduling their replacement or rehabilitation. The following is a brief description of the plans the Maine Turnpike Authority has currently for each bridge:

Grove Street Underpass: Rehabilitated in 1995, assume wearing surface/repair in 2020-25 timeframe & major rehab in 2038

Lisbon Road Underpass: Rehabilitated in 1996, assume wearing surface/repair in 2020-25 timeframe & major rehab in 2036

Sabattus River (Southbound): Recently completed in 2010- assume wearing surface replacement in 2030

Sabattus River (Northbound): Recently completed in 2010- assume wearing surface replacement in 2030

Furbush Road Underpass: Replacing in 2012, wearing surface again in 2042

Middle Road / Rte. 9 Interchange Underpass: Rehabilitated with Interchange- assume wearing surface/repair in 2030-35

Fisher Farm Road Underpass: Rehabilitated in 1994, assume wearing surface/repair in 2020-25 & major rehab in 2034

Marsh Road Underpass: Replaced new in 1996, assume wearing surface/repair in 2020-25

Maxwell Road Underpass: Will need major rehab in 2014-2015 timeframe, decision on replace or remove is needed in 2012

The MaineDOT has established a “Watch List” of bridges that could be subject to weight limitations in the future. Trucks are encouraged to avoid the bridges on the Watch List whenever possible because increased truck weights may hasten the need for posting. There are no bridges in Sabattus on the Watch List.

## ***Access Management***

In 2000, the Maine legislature adopted LD 2550, An Act to Ensure Cost Effective & Safe Highways in Maine. The purpose of this law is to assure the safety of the traveling public, protect highways against negative impacts on highway drainage systems, preserve mobility and productivity, and avoid long-term costs associated with constructing new highway capacity. The act is intended to conserve state highway investment, enhance productivity, manage highway capacity, maintain rural arterial speed, promote safety and conserve air, water and land resources.

The state's Access Management rule identifies a hierarchy of highway technical standards for state and state-aid highways located outside of urban compact areas: Basic Safety Standards, Mobility Arterial Standards and Retrograde Arterial Standards.

Basic Safety Standards apply to all public and private access onto state and state-aid highways, the alteration of existing driveways onto state and state-aid highways, and to changes in use on the property serviced by such existing driveways. Basic Safety Standards include sight distance, driveway width, corner clearance, turnaround area/parking, drainage standards, intersection angle/radius of edges, and double frontage lots.

Mobility Arterial Standards apply to rural arterial highways that have a posted speed limit of 40 M.P.H. or more and is part of an arterial corridor that carries an average annual daily traffic of at least 5,000 vehicles per day for at least 50% of its length, or is part of a Retrograde Arterial Corridor located between Mobility Arterials. Sight distance standards for Mobility Arterials are more restrictive than the Basic Safety Standards. Many of the Mobility Arterial Standards can be waived by MaineDOT. Route 126, from the Lewiston city line to the Wales town line, is a Mobility Corridor.

Retrograde Arterial Standards apply to Mobility Arterials where the access-related crash-per-mile rate exceeds the 1999 statewide average for Arterials of the same posted speed limit. Many of the Retrograde Arterial Standards can be waived by MaineDOT. Route 9/126 is a Retrograde Arterial.

The town should consider adopting access management standards with strict standards about waivers to protect and preserve local and state roads. Minimum sight distance requirements, drainage improvements, and width standards for new driveways can go far in protecting the mobility and safety of roads in Sabattus into the future.

## ***Aviation***

There are no public two airports in Sabattus. The closest publicly owned airport is the Auburn-Lewiston Municipal Airport in Auburn.

## ***Park & Ride Facilities***

There is one park & ride facility at Our Lady of the Rosary Catholic church on Route 126 and a GoMaine commuter lot at the town office on Route 9. There has been discussion over the about the need for another park & ride lot closer to Exit 86 of the Maine Turnpike.

In December 2007, the Maine Department of Transportation and Maine Turnpike Authority jointly published a report entitled *Maine's Park & Ride Lots: System Update 2007*, which is an update of the 2004 *Maine's Park & Ride Lots: Evaluation and Strengthening the System* report. The report inventoried the physical amenities available in or near the Sabattus lot, the physical condition of the lot, and percent

usage of the lot. The Sabattus park & ride lot is owned by the Church and has 29 commuter parking spaces. When the lot was inventoried for the 2007 report, 59% of the commuter spaces were in use.

In addition to the inventory of each park & ride lot in the state, a mail back survey card that was placed on the windshield of each vehicle parked in the lots. Thirty-five percent (35%) of the commuters at the Sabattus lot responded to the mail back survey.

Both the 2004 report survey and the 2007 report indicate that there were eight lots at which more than 50% of the respondents rated security as “below average”. The Sabattus lot is one of the eight. Several patrons requested that the police patrol the lots more frequently. The 2007 report recommends that MaineDOT and MTA should discuss Park & Ride security with local law enforcement, particularly at the eight lots where patrons expressed security concerns.

## ***Public Transportation***

Public transportation is a costly service and it is difficult to sustain long-term funding in rural communities. Western Maine Transportation Services, Inc. (WMTS) provides “paratransit” and deviated-fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Curb-to-curb (a.k.a. “paratransit”) and deviated-fixed-route services are available to the general public using the WMTS paratransit bus and minivan fleet. WMTS also provides human service transportation, including MaineCare (Medicaid) trips, to all destinations pre-approved by Maine DHHS. MaineCare transportation is provided both by the WMTS paratransit bus and minivan fleet, and by reimbursed volunteer drivers and Friends & Family self-driven rides which use private vehicles, depending on location and circumstances.

The types/purposes of rides provided by WMTS vary depending upon the rider’s needs. The greatest number of rides are for clinical appointments for both adults and children, including developmental services (e.g. day habilitation programs, speech therapy, occupational therapy, etc.). Other trip purposes include shopping, personal appointments (hair, banking, social service, legal, etc.), employment, adult education, entertainment, social and family engagements, and dining at restaurants and senior meal centers, during non-holiday weekdays.

Several not-for-profit agencies also provide transit services to clients and customers, including Community Concepts, Inc. These agencies are not considered to be public transit providers and may not be able to meet the needs of all residents who need transit services. Sabattus is served by Community Concepts volunteer drivers and the mileage reimbursement program primarily through MaineCare. Other sources of funding for Community Concepts include other DHHS programs, municipalities, schools, United Way, Child Development Services and other grants and fundraising. From July 1, 2010-June, 30, 2011, Community Concepts provided 4,731 rides to 108 Sabattus residents.

There has been interest expressed for the Lewiston/Auburn transit system to be extended to provide service to Sabattus.

## ***Sidewalks***

The Sabattus sidewalk system is limited to streets in Sabattus village. The town does not have an inventory of the sidewalks and their condition rating. Overall, the sidewalks are in need of repair or reconstruction. In the past, attempts were made to repair sidewalks by paving over the concrete slabs. In many locations, that pavement is now cracked or broken which presents safety issues for pedestrians. The Main Street sidewalk is under construction currently and the Green Street sidewalk is planned for reconstruction in the future. Future sidewalk improvements will be needed, including re-establishing curbs or delineating curbs, handicap accessibility in order to meet the requirements of the Americans with

***Sabattus Comprehensive Plan  
Adopted June 1, 2013***

Disabilities Act of 1990, as Amended, 42 U.S.C.A. § 12101 *et seq.* The town should consider applying for a Safe Routes to School grant to rebuild and extend the sidewalk from Main Street to the Sabattus Primary School.

In May 2009, ATRC conducted a Walking Audit of Sabattus village. The purpose of the Walking Audit was to identify the conditions, needs and opportunities for improving the pedestrian network in Sabattus village. The town viewed the Walking Audit as a way to encourage more pedestrian activity and redevelopment of the village.

Several hours of pre-audit work was conducted by ATRC prior to the Walking Audit. ATRC staff visited walked through Sabattus village and took photographs of Sabattus village which offered good and bad examples of a pedestrian-friendly environment. The pictures were then downloaded into a PowerPoint presentation which was used to educate workshop attendees about pedestrian facilities design, safety, education, and enforcement.

The Sabattus Town Manager distributed fliers throughout the community announcing the Walking Audit Workshop. The workshop lasted for four hours and included the PowerPoint educational presentation, a walking tour of Sabattus village, and a debriefing session that allowed participants to share what they observed during the walk.

The information contained in the Walking Audit report outlines priority projects towards making Sabattus village more pedestrian-friendly.

<b>Sabattus Crosswalks and Sidewalks</b>			
	<b>Issue/Community</b>	<b>Priority/Timeframe</b>	<b>Implementation</b>
1	Extend the sidewalk system up Elm Street past Princess Drive.	To be determined by Town	Town Manager
2	Extend the sidewalk system from No Name Pond Road at the Lewiston town line to Hemlock Street connecting to Elm Street.	To be determined by Town	Town Manager
3	Extend the sidewalk system from High Street up Long Beach Road to Sabattus Road (Route 126).	To be determined by Town	Town Manager
4	Improve the condition of the existing sidewalk network in Sabattus.	To be determined by Town	Town Manager
5	Paint crosswalks in Spring to maintain visibility or use durable material (e.g., thermal plastic).	To be determined by Town	Town Manager, Public Works
6	Install sidewalk with curbing on Hemlock Street and No Name Pond Road and Main Street	To be determined by Town	Town Manager
<b>Sabattus On-Road Facilities</b>			
	<b>Issue/Community</b>	<b>Priority/Timeframe</b>	<b>Implementation</b>
1	Continue Bike/Pedestrian path to extend up Main Street to Lisbon Road to No Name Pond Road to the existing path in Lewiston.	To be determined by Town	Town Manager
2	Pave shoulders to accommodate park lands off of Main Street	To be determined by Town	Town Manager, MaineDOT
3	Sign maintenance (i.e., replace or update)	To be determined by Town	Public Works, MaineDOT

## ***P*privately Owned Roads**

Over the past several decades there have been a number of subdivisions developed with privately owned roads. These roads have been maintained by the developer of the subdivision or the home owners of the subdivision. Some of these roads were never built to acceptable standards and/or have deteriorated into poor conditions. This situation has placed burdens on many property owners that have to use these roads.

# ***P***UBLIC FACILITIES AND SERVICES

## ***F***indings and Conclusions

- ❖ ***In 2010, the town achieved a recycling rate of 50.9% that amounted to approximately 560 tons.***
- ❖ ***Total enrollment figures between 2006/2007 and 2011/2012 reflect a slight drop (5%) in the total number of students from Sabattus attending RSU schools.***
- ❖ ***In 2010, the town achieved a recycling rate of 50.9% that amounted to approximately 560 tons.***

## ***I***ntroduction

An examination of Sabattus' public facilities and services and their current day capacities is an important element of the comprehensive plan. In addition, the future demands upon the town's public facilities and services must be addressed. This section presents an analysis of the current demands placed upon existing town facilities and services and also determines if public facility or service system additions and improvements will be needed to adequately meet demands of the forecasted population growth.

## ***P***ublic Water System

The Sabattus Water District was originally the Webster Water District formed in 1969 for the town of Webster. In 1978 the name was changed to the Sabattus Water District and in 1996 the Sabattus Sanitary District combined with the Sabattus Water District to become one with the District. It is now a division of the Sabattus Sanitary District. The Maine P.U.C governs the Water division.

The Water Division currently has 523 residential customers and 49 business customers. Current water rates are \$55.91 per quarter for 1200 cubic feet for a basic residential customer. The Town pays a percentage of the overall budget for fire protection that is determined by the P.U.C. through a standard formula and chart.

There are approximately eight miles of water mains and approximately 55 hydrants that serve the community. The original pump house is on Riley Road. was constructed in 1969 and engineered by Carroll E. Taylor and Associates out of Auburn, Maine. The District owns approximately 2.5 acres around the well. The pump is a vertical, hollow shaft, motor driven deep well turbine pump capable of delivering 250 gallons per minute. The well is an 18-inch gravel – packed well 49 feet deep. The pump's

on/off cycle is determined by the level in the reservoir. The reservoir is a 450,000-gallon concrete structure located on Walcroft Road. The District owns approximately 1.8 acres around the reservoir. This original well had been contaminated by storage of road salt by the State Department of Transportation and the Town. Once the levels of sodium exceeded State limits, it was determined a new well would need to be established. Samples have been continuously monitoring the well over the years and the sodium levels have dropped to acceptable limits. Riley Road is used primarily as a back-up well. It is exercised on a weekly basis. The pump house has a 30kw generator for standby power. The generator was not sized properly to handle the start-up load of the pump. Once the pump is started the generator will handle the pump. The District has a new replacement generator as part of their Capital Improvement Plan.

In 1976, a new well was designed by Carroll E. Taylor and Associates off of Marsh Road. The District owns approximately 38 acres around the well. Marsh Rd. has a 12- inch gravel-packed well approximately 60 ft. deep. It has a Gould's submersible pump capable of delivering 250 gallons per minute. The Marsh Road well is capable of yielding 1 million gallons per day. The current water pumped is approximately 150,000 gallons per day. There is no stand-by generator but does have a transfer switch that will accept our 40kw portable generator. The District is currently seeking estimates for a new stand-by generator.

The District's two groundwater supplies are subject to annual testing required by the State Drinking Water Program. Currently no disinfection is required. Sabattus has semi- hard water due to groundwater conditions. A consumer confidence report is sent out annually to all its customers that give a good description of the system and analysis of the water.

The District just revised its terms and conditions and were approved by the P.U.C. in January 2012. These documents state our rate and fee structures for disconnection procedures and a wide range of rules and regulations in which customers must follow. The District also has in place a wellhead protection plan to protect the wellhead area for any potential contamination from outside sources. The District will be working with the Town on trying to adopt and put in place some land use ordinances that will further protect the water sources for the town.

The same five member board serves the water division. There are two separate budgets and books for each department. The same personnel and staff do the related tasks. The Superintendent has the same basic responsibilities as so does the operators and office staff.

The water division encompasses a rather small area and is looking forward to growth to help with keeping rates at a reasonable rate. Any future expansion is subject to a hydraulic study and profile by the developers or contractors responsible for expanding the water and sewer infrastructure to assure adequate fire protection and pressures that are required. The District by law does not participate in any water main extensions. Therefore all costs are borne by the developer or contractor.

## ***Public Sewer System***

The Sabattus Sanitary District was formed in 1981 to treat the wastewater flow for the village of Sabattus and surrounding area. The District is a quasi-municipal entity and separate from the Town. The District has approximately 492 residential customers, which are billed quarterly and 49 businesses, which are billed monthly. A loan was approved through the FHA program for a 40 - year term. The collection system as well as the treatment plant was designed by the engineering firm Woodward and Curran of Portland, Maine.

The collection system consists of nine major grinder pump stations and 28 individual grinder pump stations. There are approximately seven miles of gravity sewer, and two miles of sewer force mains. These lines transport the flows to the wastewater treatment facility located at 22 Lisbon Rd. In 1990 a plant upgrade was completed because the original design had failed. The new upgrade was funded entirely by the Maine Department of Environmental Protection. In 1990, the plant upgrade was designed by Woodward and Curran and consisted of an extended aeration package plant. The average design flow is 120,000 gallons per day, with a peak design flow of 600,000 gallons per day. Current flows average approximately 75,000 gallons per day. Other design changes included removing the old ultraviolet lighting system, which was used as a final disinfectant to the polished effluent to kill bacteria prior to entering the outfall in Sabattus River. A new chlorination system was installed to replace the ultraviolet system, which uses chlorine to disinfect the effluent flow and ascorbic acid (vitamin c) is used to de-chlorinate the final effluent before discharging to the outfall. The treatment facility was and is pro-active with energy efficient motors and drives for their pumps and blowers. The treatment plant has a 30 kw standby generator to handle power outages. The generator will operate the pumps for incoming flows, but the generator will not operate the new upgrade. There is a transfer switch to accommodate a portable generator. The District will be putting into its capital improvement plan an upgrade for its generator to handle the entire plant.

The bio-solids are treated using two existing reed beds at the treatment facility. These beds were transformed in 1994 and 1998 from polishing beds that used to part of a six bed polishing system. With the new upgrade, the effluent was clean enough that all six beds were not necessary. Reeds were purchased from Osh-Kosh Wisconsin and planted in both beds. Beds are cleaned approximately every 10-15 years from an outside contractor. The process has worked extremely well. The District still has two licensed farms on which they used to spread lime - stabilized sludge. This was extremely labor intensive and costly as well with the prices of lime, fuel, etc... Septic tank sludge is disposed of at treatment plants.

The District is managed by a five member board of trustees, which are elected officials. The term of offices are for a three years. The board meets on a monthly basis. The annual budget is prepared by the Superintendent and staff for the boards review and approval. The District operates on a budget from January thru December. The Superintendent is responsible for budgeting, capital improvements, process controls and has direct supervision of office staff and the operators. There are currently two licensed operators, which operate and maintain the collection system, plant operations, laboratory testing, etc... The Superintendent and operators are all licensed through the Maine Department of Environmental Protection. and the State of Maine Drinking Water Program. The treatment plant and the water system are Grade II systems. The Sanitary District is licensed through the Department of Environmental Protection. with a five- year discharge permit. The latest permit issued was in November of 2011 and will be up for renewal in November of 2016.

The District operates on an annual budget that has a public hearing in December and is approved in December.

The Sanitary District does not have specific plans for system extensions. Should the system be extended it will be consistent with the policies contained in this Plan.

## ***Stormwater Management***

Sabattus is a Municipal Separate Storm Sewer System ((MS4) community meaning that the town must

take actions to control the introductions of pollutants into storm drainage systems. These are the requirements of the federal Water Pollution Control Act. To comply with state and federal requirements the town has adopted Non-Stormwater Discharge Ordinance and A Post-Construction Stormwater Management Ordinances. In addition there is an ongoing program of road side drainage ditch improvements.

## ***E*ducation**

Sabattus is a member of RSU # 4 along with Litchfield and Wales. Two of the RSU's schools are located in Sabattus. The Sabattus Primary School provides education from PK–grade 2 and the Oak Hill Middle School with grades 6-8. In Litchfield is the Libby-Tosier School, PK-grade 2 and the Carrie Ricker School, grades 3-5. All RSU students attend Oak Hill High School in Wales.

Total enrollment figures between 2006/2007 and 2011/2012 reflect a slight drop (5%) in the total number of students from Sabattus attending RSU schools. This trend can be in part due to the aging population, beyond child bearing age, and/or students attending private schools.

### ***School Enrollment Sabattus October 1<sup>st</sup>***

<b>Year</b>	<b>K-8</b>	<b>9-12</b>	<b>Total K-12</b>
2006/2007	499	269	768
2007/2008	485	260	745
2008/2009	502	242	744
2009/2010	500	256	756
2010/2011	516	233	749
2011/2012	489	244	733

## ***P*olice Department**

The Town of Sabattus Police Department offices are located in the Town Office facility at 190 Middle Road, Sabattus. The structure in which the facility is housed was constructed approximately 8 years ago. Routine maintenance of the facility will be required, but no major renovations should be necessary within the next 10 years. Reallocation of space within the Department should occur within the next 10 years to meet the Department's changing needs and mandated changes on Law Enforcement agencies.

The Police Department is currently staffed with a Chief of Police, Lieutenant, 4 full-time Patrol Officers and Dispatcher. The Department additionally utilizes four part-time Patrol Officers for special events and

patrolling open shifts. All Personnel comply with all State required training. The Department provides 24-hour coverage seven days a week and averages 5,200 calls for police service compared to 4,600 calls for service in early 2000s. This represents a 13% increase in calls for police service in the past decade with a reduction of police staffing by 25% over that same period. The current staffing levels will not meet the Town of Sabattus' needs within the immediate future. An additional supervisor is necessary to meet the community's needs and minimize civil liability for the Department and the Town of Sabattus. A budgetary review of requested staff increase is currently being conducted by elected officials. Should a supervisory position approved, the staffing level should meet the Department and community's needs for the next 10 years. That is unless a dramatic shift in drug enterprises relocates from Lewiston/Auburn region due to increased enforcement actions by Law Enforcement State Agencies. The current economic environment and projected State of Maine budgets minimize any increased enforcement actions within Lewiston/Auburn and minimizes the probability of displacing these enterprises.

Mutual Aid Agreements are maintained with Androscoggin County Sheriff's Office, Auburn Police Department, Kennebec County Sheriff's Office, Lisbon Police Department, Lewiston Police Department and Maine State Police.

Department personnel provide dispatch service Monday through Friday from 0800 hours to 1600 hours. Androscoggin County Sheriff's Department provides additional dispatching services for periods not covered by Department personnel. Androscoggin Sheriff's Department also provides the Department with Public Safety Answering Point (PSAP). The current services provided by the Androscoggin County Sheriff's Department will not meet the Department's need in the near future, unless extensive equipment upgrades occur. The Department must examine other viable options for additional dispatching services and PSAP responsibilities. The current services will not meet the Department's need in 10 years. Currently the Department has a fleet of four vehicles and cruisers are replaced on a rotating basis. The current rotation replaces a cruiser every two years. The rotation typically removes a four year old cruiser from the fleet, reduces the usage of the two year old cruiser to secondary patrol and the new cruiser becomes a primary patrol vehicle.

***Police Department Equipment  
2012***

<b>Equipment</b>	<b>Year</b>	<b>General Condition</b>
Police Cruiser/Crown Victoria	2011	Excellent
Police Cruiser/Crown Victoria	2009	Fair
Police Cruiser/Ford 150 Pick-Up	2009	Excellent
Chief of Police Cruiser/Ford Taurus	2006	Good

***Fire/Rescue Department***

The Fire/Rescue Department operates two stations. Station 1 constructed in 1971 is located at 72 Main Street in Sabattus Village. It houses three pieces of apparatus, consisting of one fire apparatus, one

forestry truck, and one utility vehicle and offices, meeting room, supply room and a backup dispatch communications. Station 2 is located at 42 Crowley Road in the southern portion of town and was constructed in 1990. Known as the substation it has two pieces of fire apparatus. This station has no running water or bathroom entities.

Station 1 is in fair condition. As the town continues to grow the fire department stations have not. Currently fire apparatuses have to be constructed to meet the building's interior space. As fire apparatus continue to increase size the town is limited in what can be purchased due to the current building size. Some of our mutual aid fire departments apparatus cannot fit within our fire stations. This has been a problem in the past during cold weather season along with wet rainy weather. The fire department questions the value to continue to invest in a station that it is outgrowing every year.

Station 2 is in a good condition. However this station has no running water or toilet facility. Space is limited for other fire equipment and there is no office space or meeting room. Station 2 is a complete shell of a building with apparatus in it. It is heated with oil but the rest of the town facilities heats with propane.

Both stations are without apparatus truck exhaust systems. This allows poisonous gas to filter throughout the buildings and permeates department personnel's gear and lungs potentially causing harm before they even respond on the emergencies. There is no adequate place to maintain the fire hose for washing and drying purposes. At the present time the department is forced to place drying hose on tarmac or within the fire station. This creates several areas of concern: no secured area, tripping hazard, an inadequate washing and drying for long usage.

Administration to oversee the day to day operations within the fire and rescue department consists of a Chief, an Assistant Chief an EMS Chief, a Captain, three Lieutenants, and safety officer. There approximately 35 volunteers.

The Department provides service to the entire town and maintains mutual-aid contracts with several towns in the Androscoggin County area. There is firefighter's per diem coverage six days a month mostly to maintain fire apparatus and equipment. EMS dispatching and transport services to hospitals are provided by United Ambulance Service. The fire department has a first responder program which allows the department to respond to various emergencies at the basic level. The department responds to approximately 170 emergency fire calls annually and some 300 rescue emergencies. Response time averages about four to six minutes.

The town has one reservoir consisting of 445,000 gallons of water. Hydrants system is maintained by Sabattus Sanitary District and consists of 50 hydrants located in the village areas giving us adequate fire protection. In outlying areas adequate water supply is less than desirable. Brooks, streams, rivers and ponds are used for drafting along with mutual aid. Homeowners residing outside hydrant district are at a disadvantage when fire emergencies take place.

Sabattus has a large lake along with ponds and numerous recreational trails. There is a high risk for potential emergencies. The fire department currently has no recreational vehicles for mitigating such emergencies. A motorboat, snowmobile and/or all-terrain vehicle would enhance response time water and other recreation related emergencies.

The current ISO rating conducted in 2000 is 6/9. Lower ISO rating numbers means more savings in insurance rate for taxpayers. There are several ways to lower this number.

- Changes in fire station locations
- New fire stations
- Adding more hydrants to non-hydrant area

- Expanding water systems
- More personnel
- Apparatus, Ladder apparatus
- Adequate mutual aid water supply

The services provided by the Fire Department are fair. There is always room for improvement. The department currently cannot adequately provide with 100% fire protection with our current equipment. With the community growing and larger homes being built along with several businesses, schools, and churches we are unable to aggressively perform fire ground operations with some equipment. Fire apparatus continue to age without any plans to refurbish or replace. There are no long-term goals for aerial apparatus or plans to provide recreational response vehicles. There are no plans for replacing Station 1.

### ***Fire Department Equipment 2010***

<b>Equipment</b>	<b>Type</b>	<b>General Condition</b>
Engine 2	1990 Ford C 750	Replace keep for spare
Engine 4	1980 Ford L 9000	Replace
Squad eight	1997 Ford Cutaway	Replace
Engine 6	2002 HME 1871-P	Good
Engine 5	2006 Ford F-450	Good

Currently there is no second or third EOC (Emergency Operations Center) in place for a major disaster. Along with no backup shelter if the primary one cannot be utilized. This shelter is not maintained for long term usage and is inadequately supplied.

## ***H*Health Services**

The fire department has a first responder program which allows the department to respond to various emergencies at the basic level. Full medical services are available in neighboring Lewiston and Auburn.

## ***P*ublic Works Department**

The Town's road infrastructure is maintained by the Public Works Department. This includes winter plowing/sanding, sand sweeping, replacement of culverts, ditching, and brush cutting. Major road reconstruction is contacted out to private firms. Department responsibilities include spring cemetery clean-up, public works ground and building maintenance, equipment repair and maintenance and other related projects. The Public Works Department staff includes the road foreman, two equipment operators, a truck driver/laborer and mechanic. Several part time employees are used for snow plowing and other projects.

The Public Works Department maintains its fleet of vehicles as well as those of the police and fire departments. The Town Garage is aging and is not large enough to repair larger vehicles. Long range plans call for a larger structure to park vehicles. The Department maintains a road improvement plan and capital investment plan.

## ***Solid Waste Disposal***

The Sabattus transfer and recycling station is located off the Pleasant Hill Road on a 2.9 acre site. The transfer and recycling station accepts any residential wastes. The site contains solid waste, recycling, demolition and brush areas. There is an extensive recycling program. Items recycled include all plastic #1-#7, paper, corrugated cardboard, tin/aluminum, glass, brush, leaves/grass clippings, metal, tires, furniture, universal waste (TV/computer monitors), white goods, wood, drywall/sheetrock and roofing shingles. The recyclables are sold or transferred to various commercial recycling companies in the region. In 2010, the town achieved a recycling rate of 50.9% that amounted to approximately 560 tons. Recycling is mandatory and participation is good.

Septage waste is pumped by private companies and transported primarily to the Lewiston-Auburn Water Pollution Control treatment plant in Lewiston.

Over the planning period the solid waste disposal and recycling facilities and programs will be adequate.

## ***Municipal Administrative Offices***

Administrative offices are located on Middle Road. Constructed in 2007 the k single-story structure provides office space for the town clerk, tax collector, town manager, police department, assessor and code enforcement officer. The town office includes a large meeting room in the basement where the selectmen, planning board, and other town boards and commissioners meet. The town meeting and other larger public meetings are held at the Oak Hill Middle School.

The town office is in good physical condition and will meet the needs of the town over the 10-year planning period.

## ***Administration***

The town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. These meetings provide citizens the opportunity to elect members of the Board of Selectmen and other elected positions to discuss local issues and vote on items of town business such as the budget, ordinances and bylaws.

There are five selectmen elected on a rotating basis who serve three-year terms. In addition to their responsibilities as Selectmen, they serve as assessors and overseers of the poor. The Selectmen appoint members of the various appointed boards and committees.

The Town Manager, who administers the day-to-day operations of town government, is hired by the Board of Selectmen. The manager also serves as the road commissioner.

# **F**ISCAL CAPACITY

## ***Findings and Conclusions***

- ❖ ***In 2010, land was assessed at \$87,850,600 and buildings at \$192,862,100 for a total value of \$280,712,700.***
- ❖ ***As of July 1, 2011 the Town had an outstanding debt of approximately \$896,600 associated with the Town Office Building.***
- ❖ ***The tax base over the next ten years will continue to be dependent on land and buildings.***

## ***Introduction***

A community's fiscal capacity refers to its ability to meet current and future needs through public expenditures. Over the next ten years, demands will be placed upon Sabattus' fiscal capacity to provide various Town services. In addition to day to day public services there may be needs for new or expanded public facilities and equipment and infrastructure for economic This Plan will make various recommendations requiring public investment. These recommendations must be considered in light of Sabattus' fiscal capacity.

## ***Revenues***

The largest source of revenue is real estate taxes. In 2010, land was assessed at \$87,850,600 and buildings at \$192,862,100 for a total value of \$280,712,700. Personal property was valued at 2,931,100. There was \$26,464,000 of tax exempt property. Other major consistent sources of revenues are intergovernmental revenues, excise taxes and charges for services and, miscellaneous.

The tax base over the next ten years will continue to be dependent on land and buildings.

**Valuation and Mil Rate  
Fiscal Years 2006-2010  
[Numbers Rounded]**

Fiscal Year	Town Valuation	Annual % Change	State Valuation	Mil Rate
2006	\$149,607,380	-	\$243,900,000	25.00
2007	\$269,315,530 <sup>1</sup>	-	\$261,050,000	14.50
2008	\$273,457,720	1.5%	\$286,050,000	12.59
2009	\$289,908,670	6.0%	\$295,500,000	12.58
2010	\$283,643,800	(2.2%)	\$290,350,000	14.15

<sup>1</sup>Revaluation completed

**Municipal Revenue  
Fiscal Years 2005-2009  
[Amounts Rounded]**

Fiscal Year	2006	2007	2008	2009	2010
Property taxes	\$3,727,720	\$3,8831,540	\$3,929,780	\$3,452,000	\$3,580,950
Excise taxes	\$713,880	\$716,360	\$709,170	\$672,130	\$689,080
Intergovernmental	\$4,372,530	\$44,755,870	\$4,930,730	\$5,345,470	\$613,370
Charges for services	\$143,660	\$174,760	\$303,350	\$396,240	\$160,580
Investment income	\$43,580	\$58,230	\$40,000	\$18,050	\$7,510
Other revenues	\$67,870	\$52,230	\$95,920	\$95,820	\$76,130
<b>TOTAL</b>	<b>\$9,069,230</b>	<b>\$9,612,100</b>	<b>\$10,009,000</b>	<b>\$10,453,370</b>	<b>\$5,127,620</b>

As of June 30, 2010 the town had approximately \$403,800 in capital improvement reserve accounts and \$456,700 in undesignated funds.

## ***Expenditures***

Total municipal expenditures vary from year to year. Some increases are the result of capital projects while others reflect needed increases in operation cost. Expenditures for education, public safety highways/bridges, government and county tax comprise the greatest amount on an annual basis.

In 2005, an Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels, better known as LD 1, was enacted. The goal of the law is to lower Maine's total state and local tax burden as compared to those of other states. This goal is to be achieved by placing limits on the growth of state and local governments. The law provides several formulas that constrain year-to-year increases of municipal property tax levies, county assessments and state General Fund appropriations. Each year a municipal commitment growth limit is calculated based on real personal income growth, population change and increases in real and personal property values attributed to new development and investments. Should the town budget exceed the commitment growth limit, a vote to exceed that limit is required of town meeting. Since the inception of LD 1, Sabattus' budgets have not exceeded the commitment growth limit.

**Expenditures  
Fiscal Years 2006 – 2010  
Sabattus Comprehensive Plan  
Adopted June 1, 2013**

**[Amounts Rounded]**

<b>Category</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
General Government	\$429,590	\$628,970	\$775,440	\$789,360	\$774,340
Public Safety	\$845,930	\$906,220	\$632,030	\$627,370	\$628,530
Highway/Bridges	\$528,930	\$465,660	\$460,610	\$762,650	\$428,250
Sanitation	\$222,340	\$220,960	\$175,490	\$224,670	\$170,830
Social Services	\$29,780	\$28,780	\$26,900	\$42,120	\$13,370
Recreation	\$10,522	\$10,440	\$14,070	\$5,130	\$14,820
CSD 95	\$1,094,460	\$1,094,460	\$1,287,560	\$1,183,101	-
Education	\$5,803,860	\$5,643,380	\$5,917,010	\$6,389,460	\$2,489,570
County Tax	\$224,400	\$224,400	\$238,290	\$246,420	\$260,530
Debt Service	\$240,890	\$237,500	\$136,580	\$136,580	\$114,320
Capital Improvements	\$25,600	\$77,150	\$38,960	\$88,530	\$73,690
Other	\$51,670	\$51,670	\$2,880	\$16,410	\$34,910
<b>TOTAL</b>	<b>\$9,540,990</b>	<b>\$9,907,930</b>	<b>\$9,705,840</b>	<b>\$10,971,360</b>	<b>\$5,003,150</b>

## ***Debt***

As of July 1, 2011 the Town had an outstanding debt of approximately \$896,600 associated with the Town Office Building. That loan will be retired in July 2025 based on the current amortization schedule. The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debts for schools, sewer, and water and special-district purposes are excluded. Based upon Sabattus' state valuation, the maximum debt under state law would be approximately \$43.4 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Sabattus has significant borrowing power.

## ***Capital Improvement Expenditure Funds***

Historically, most expenditures for capital improvements and equipment have been made on an as-needed basis determined by the annual budget process and raised through taxation at town meetings. Until recently there has been minimal use of capital reserve funding for major projects or equipment. Currently there is a reserve fund of approximately \$158,000 for a fire truck and fire equipment. The town has not developed or maintained a capital improvement plan. At this time one is in development however.

## ***Fiscal Capacity***

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed compared with the ability of the property tax base and other revenue sources to support such expenditures. In considering Sabattus' capacity to fund normal municipal services and capital projects two areas are important. First, are changes in valuation. A rate of the increase in valuation greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Secondly, Sabattus' does have significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon taxpayers. Since the inception of LD 1, Sabattus' budgets have not exceeded the commitment growth limit.

# **O** **UTDOOR RECREATION**

## ***Findings and Conclusions***

- ❖ ***Residents enjoy the outdoor recreation opportunities available in Sabattus.***
- ❖ ***The only public outdoor recreation facility owned and maintained by the town is Martin's Point Beach/Park.***
- ❖ ***In the future additional public recreation areas and trails need to be considered.***

## ***Introduction***

Outdoor recreation opportunities are important to residents Sabattus. The only town supported facility is Martin's Point Beach. The Sabattus Recreation Club is an active organization that provides many sports and recreation programs.

## ***Outdoor Recreation Facilities & Programs***

The only public outdoor recreation facility owned and maintained by the town is Martin's Point Beach/Park. Located off Lake Street it has boat access to Sabattus Pond and boat trailer parking, swimming facilities and picnic areas.

The Sabattus Recreation Club is a non-profit organization that functions with the help of volunteers. In addition to the Town of Sabattus it also serves Litchfield and Wales. The missions of the Club are to promote and support all the people of Sabattus and non-resident members, regardless of age, in the pursuit of recreational activities that allow the participants to better themselves, to enhance pride in community, to encourage participation by our youths and offer them beneficial alternative outlets for their energies and to work with Sabattus Board of Selectmen and other Town agencies and officials, as well as organizations, to plan and implement leisure time programs and facilities for both full and part time residents of Sabattus and non-resident members. The Club functions on donations with no direct financial support from the Town.

A broad range of indoor and outdoor sports and recreation activities are provided throughout the year. Fields used by the Club include those at the Oak Hill Middle School, the Pleasant Hill Fields and Bucky's Field. A field for playing field hockey would be a plus for the Club.



***Martin's Point Park***

In the future additional public recreation areas and trails need to be considered. These could include the water tower property and other currently privately owned properties.

Sabattus Disc Golf is a privately owned open to the public course. Located on approximately 100 acres on the Bowdoinham Road, it offers one nine-hole and two 18-hole courses.

## ***Hunting and Fishing***

Wildlife both of game and non-game species are plentiful in Sabattus. Hunting in the area follows the Maine hunting seasons. The game includes deer, rabbits, partridge, turkey and duck. Most private land owners have traditionally allowed public access, with permission, to their lands for hunting.

Sabattus Pond is the major water body in Sabattus. It is shared with the Towns of Greene and Wales. The Pond is a popular warm water sport fishery traditional for bass, perch and pickerel. There has been the stocking of Anadromous Alewife in the past. Northern pike, illegally introduction in the early 1990's, are attracting anglers in both the summer and winter fishing seasons. Additional public access for boats would improve fishing opportunities.

Loon Pond is a small (70 acres) and shallow (19 feet) pond. It has abundant habitat for warm water fish including smallmouth bass, white perch and chain pickerel. There is limited public access which limits its use. The nine foot deep 53 acre Southerland Pond supports a chain pickerel fishery and as with Loon pond access is limited.

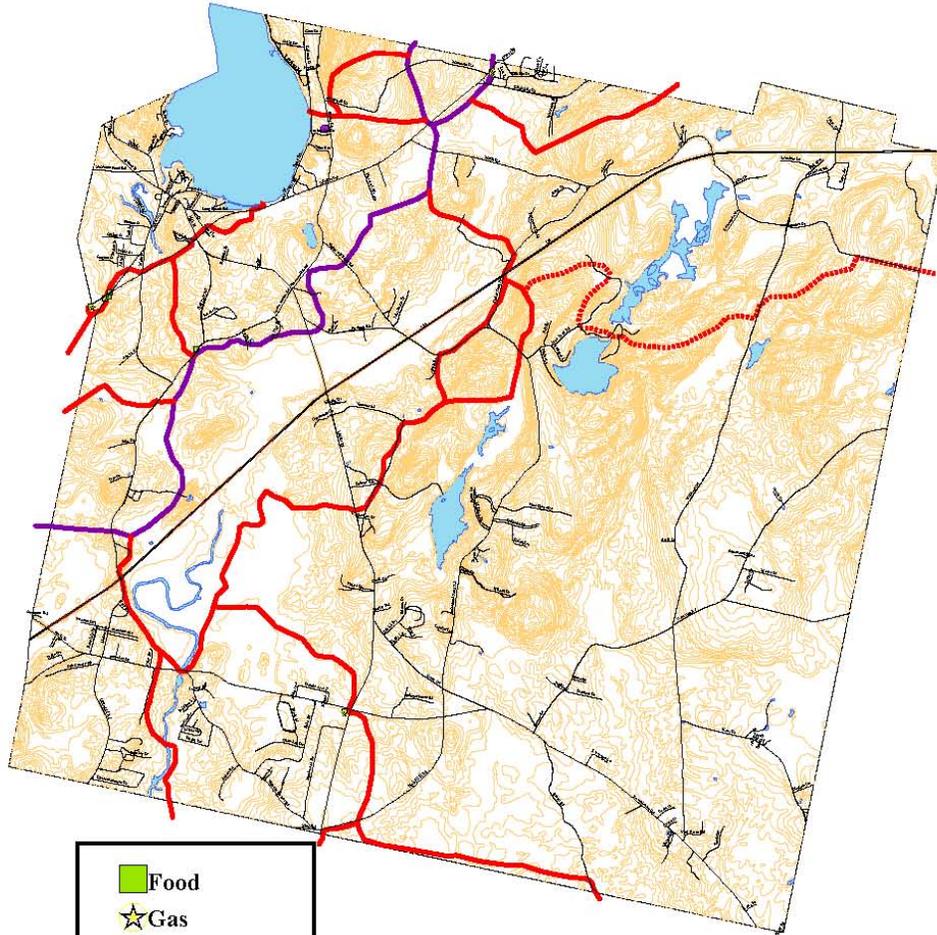
## ***Trail Systems***

The Sabattus Mountaineers Snowmobile Club maintains some 36 mile of trails including the portion of ITS 115 that passes through Sabattus. The trail system has 27 road crossings, 12 bridges, 21 gates and 17 intersections on some 78 privately owned land parcels. The town traditional supports the Club by earmarking at town meeting a portion of the snowmobile registration fees for their use.

## ***Camp Gustin***

Owned by the Pine Tree Council, BSA, Camp Gustin is located on approximately 100 acres along the shores of Loon Pond. It is considered as the most rustic camp owned by the Council. It has an open air permanent shelter and several latrines. In addition to troop camping it is used for cub rallies, camporees and day camps.

# Sabattus Mountaineers Trail System 2011



- Food
- ★ Gas
- Meeting Place
- TS 115
- Active Trail
- ⋯ Proposed Trail



# **W**ATER RESOURCES

## ***F***indings and Conclusions

- ❖ ***Sabattus Pond is listed on the Maine Department of Environmental Protection's Clean Water Act Section 303(d) list of Lakes that that do not meet State water quality standards.***
- ❖ ***As early as 1973, efforts have been taken to address the poor water quality of Sabattus Pond.***
- ❖ ***Mapping of sand and gravel aquifers indicates three high yield aquifers (yields of greater than 50 gallons per minute).***

## ***I***ntroduction

The Town of Sabattus has both surface and ground water resources that are important to its character. Sabattus Pond is the most visual water resource. It has had a long history of water quality concerns. The source of public water supply is from a sand and gravel aquifer.

## ***S***urface Water Resources

*Sabattus Pond* is the most predominant surface water resource. The pond which has a total surface area of 2,036 acres is shared with the Towns of Greene and Wales. Sabattus Pond covers 822 acres in Sabattus. It is relatively shallow with a maximum depth of 19 feet and a mean depth of 14 feet with a non-enhanced flushing rate of 1.52 times per year. The Pond has a long history of supporting excessive amounts of algae in the late summer. This is the largely the result of large amounts of nutrients, including phosphorus, from it watershed. These nutrients have accumulated in the Pond's bottom sediments.

Sabattus Pond is listed on the Maine Department of Environmental Protection's Clean Water Act Section 303(d) list of Lakes that that do not meet State water quality standards. Also, under the Maine Nonpoint Source Watershed Program Sabattus Pond and watershed is one of only 41 lakes in Maine that have the highest priority assigned for water pollution control efforts. The basis for the high priority is nuisance algal blooms and significant numbers of new home within the watershed. The greatest threat to water quality is development in the watershed and invasive species.

As early as 1973, efforts have been taken to address the poor water quality of Sabattus Pond. These have included actions by the Town of Sabattus, Department of Environmental Protection, Androscoggin Valley Council of Governments, Androscoggin Valley Soil and Water Conservation District, and the Sabattus Lake Association. There has been improvement to the Pond's water quality likely due to a combination of events including overall watershed improvements and late summer-fall outlet dam phosphorus laden

***Sabattus Comprehensive Plan  
Adopted June 1, 2013***

water releases. The outlet dam is owned by Sabattus and is operated by the Sabattus Dam Commission comprised of representatives of the Towns of Greene, Sabattus and Wales. No invasive plant species of been document in Sabattus Pond.

*Curtis Bog* is a 65 acres pond located north central portion of Sabattus. Today it is more of a wetland than open water area. There is no available water quality data available for the Pond.

*Loon (Spear) Pond* has a maximum depth of 19 feet, a mean depth of 14 feet and is approximately 70 acres in size. The water quality is reported to be average however there is no ongoing water quality monitoring. There are no known invasive aquatic infestations. Summer water quality (temperatures) precludes the survival of coldwater fish species. This is a somewhat remote pond with no shoreland development.

*Sutherland Pond* has a maximum depth of nine feet and a mean depth of six feet. This 51 acre pond is located the central portion of Town with little development around it. Water quality information is not available. Surface water temperatures reach 80° in the summer. There are no known invasive aquatic infestations.

*Sabattus River* flows from Sabattus Pond for some 10 miles to the Androscoggin River in Lisbon. The drainage area of the River is approximately 74 square miles. The River is deemed an Impaired River meaning it does not meet its water quality classification for dissolved oxygen and nutrient loading. From the outlet of Sabattus Pond to the Lisbon urban area it has an assigned water quality classification of C. Class C is the 4th highest classification and these waters must be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; agriculture; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation; navigation; and as a habitat for fish and other aquatic life.

River flows (minimum 2.5 cfs) are regulated by the outlet dam. The Town of Sabattus discharges approximately 0.12 MGD of treated wastewater to the River 0.9 miles below the Pond. The Maine Department of Environmental Protection has conducted studies on the water quality issues of the River.

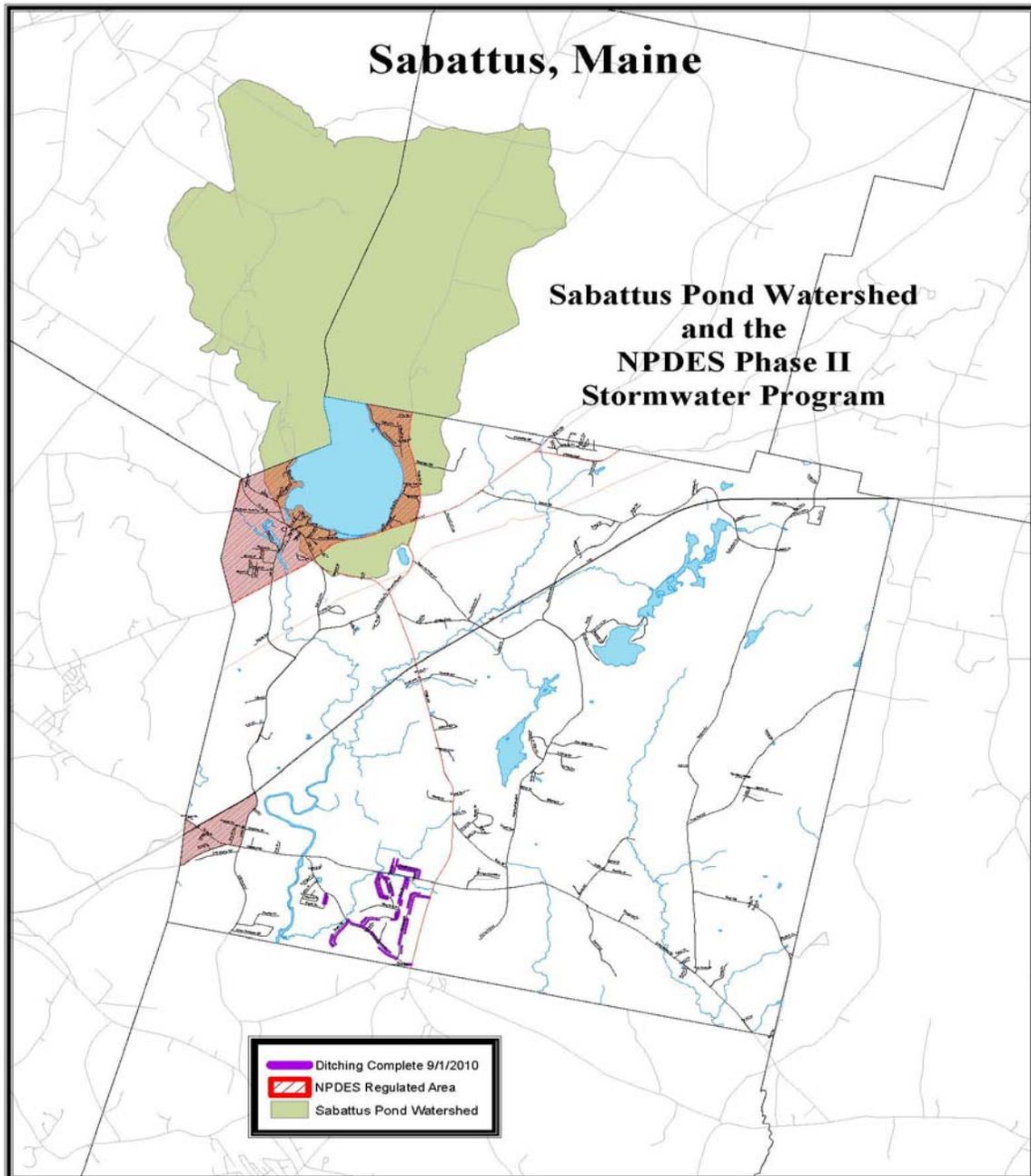
*Curtis Bog Brook* flows from Curtis Bog to Maxwell Brook. It has an assigned water quality classification of B, the 3rd highest classification. Class B waters must be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; agriculture; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation; navigation; and as habitat for fish and other aquatic life. The habitat must be characterized as unimpaired. The water shed of the Brook is largely undeveloped and comprised forestland.

*Maxwell Brook* originates in the north central part of Sabattus and flows south to the Sabattus River. Its watershed has both development and undeveloped portions. It has an assigned water quality classification of B.

*Sutherland Pond Outlet* flows from Sutherland Pond to Maxwell Brook. It has an assigned water quality classification of B and its watershed is largely undeveloped.

In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. The Ordinance has expanded its standards to other streams that do not meet the shoreland zoning definition of a stream. Subdivision review and site plan standards require the protection of both surface and groundwater resources.

As required by the Clean Water Act the town has enacted a Non-Storm Water Discharge Ordinance. The Ordinance prohibits unpermitted or unallowed storm water discharges to the storm drainage system. In addition to the Non-Storm Water Discharge Ordinance a Post-Construction Storm Water Management Ordinance has been adopted. The purpose of the Ordinance is to reduce storm water runoff rates and volumes, soil erosion and non-point source pollution.



The quality of water in a lake or pond depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus.

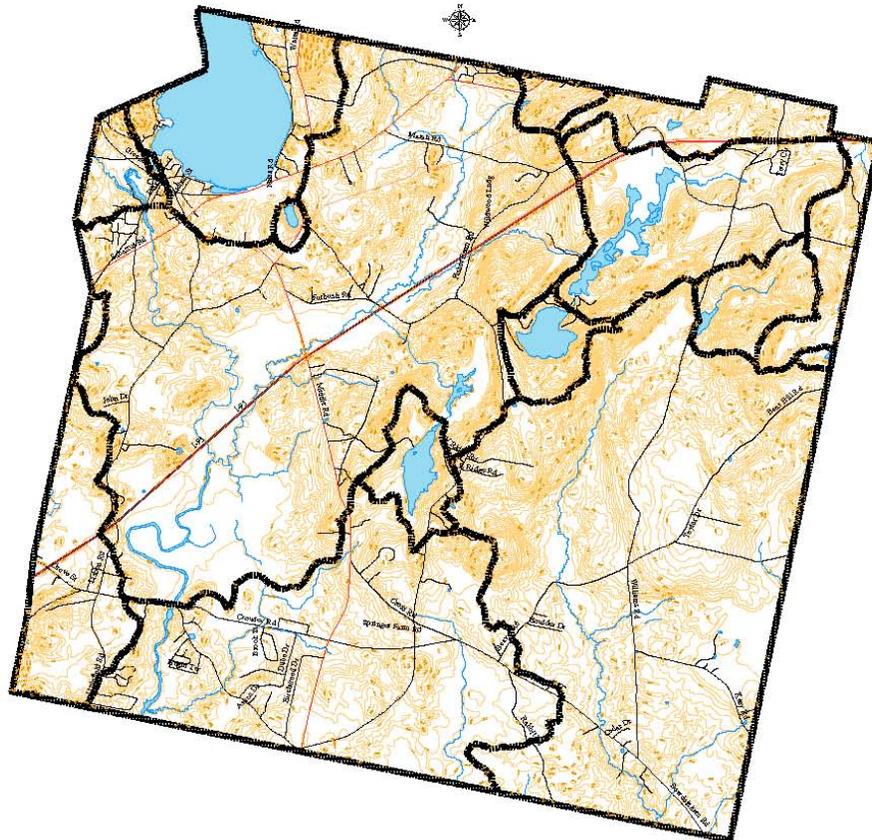
To control phosphorus, the Maine Department of Environmental Protection has calculated the amount of additional phosphorus that would produce a 1 part per billion (1 ppb) increase in each pond's phosphorous concentration. The methodology results in the following table of allowable phosphorus loading to the various ponds with watersheds in Sabattus.

	Drainage Area in Sabattus (acres)	Area Available for Development (acres)	Growth Factor	Area Likely to be Developed (acres)	Pounds of Phosphorus Allowed from Sabattus	Water Quality Category <sup>1</sup>	Level of Protection <sup>2</sup>	Acceptable Increase in ppb concentration	Phosphorus Allocation (#/acre) <sup>3</sup>
Curtis Bog	1,045	595	.25	149	9.72	Mod-sen	m	9.72	.053
Loon Pond	190	180	.25	45	2.4	mod-sen	m	2.40	.053
Sabattus Pond	565	365	.25	91	5.29	Poor-restore	m	2.65	.029
Sutherland Pond	227	215	.25	54	2.18	mod-sen	m	2.18	.041

Source: Maine Department of Environmental Protection (DEP), Watershed Division 11/8/2010

- <sup>1</sup> Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.  
Mod-sen (Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments).  
Poor-restore (Poor/Restorable- Supports algal bloom-restorable).
- <sup>2</sup> Medium level of protection.
- <sup>3</sup> Lake Watershed Load Allocation represents pounds (lbs) phosphorus per acre per year allocated to Sabattus' share of watershed per parts per billion (ppb).

# Sabattus, Maine Watersheds



## ***Groundwater Resources***

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers. Wells in sand and gravel aquifers yield from 10 gallons per minute (gpm) up to 2,000 gpm, while wells in fractured bedrock generally yield from 2 to 25 gpm.

A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent melt-water rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick.

Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. In most cases, the flow path of ground water through the aquifer is from the valley walls towards a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

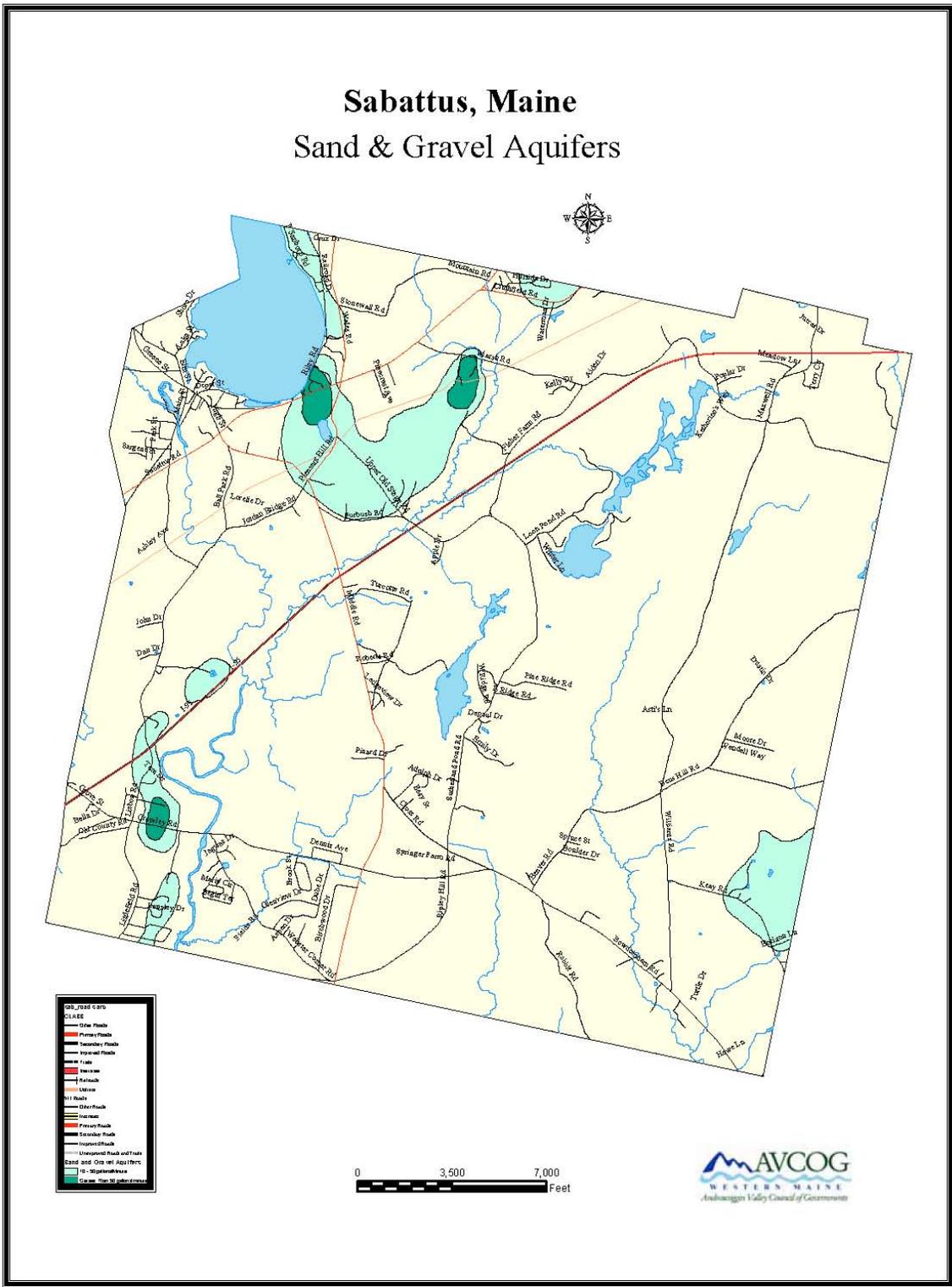
Mapping of sand and gravel aquifers published by the Maine Geological Survey indicates three high yield aquifers (yields of greater than 50 gallons per minute) and seven low yield aquifers (yields of up to 50 gallons per minute). The two town's public water supply wells are located in high yield sand and gravel aquifers. The primary well located on Marsh Road has a capacity of 1,000,000 gallons per day. It is currently pumping approximately 150,000 gallons per day. The Riley Well located on the Riley Road was the original source of water. The use of this well was discontinued because of high levels of sodium as the result of the storage of road salt. Today the Riley Well is a backup source as the level of sodium has been reduced to acceptable levels.

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses.

Contamination of both sand and gravel aquifers and bedrock wells is possible. Common ground water contaminants include petroleum products, hazardous materials, failing septic systems and road salt. Studies have indicated that there are potential sources of pollution near the public water supply wells.

There have been minimal land use regulations enacted to protect ground water resources. The subdivision ordinance requires a lot size of 80,000 square feet when a subdivision is located on a sand and gravel aquifer. The site plan review ordinance contains general groundwater protection standards and regulations of sand and gravel pits.

# Sabattus, Maine Sand & Gravel Aquifers



# **N**ATURAL RESOURCES

## **F**indings and Conclusions

- ❖ ***The natural resources of Sabattus are important to its residents. Their degradation would have lasting impacts on its character.***
- ❖ ***The town has not taken non-regulatory measures to protect its natural resources.***

## **S**etting

Sabattus is located in southeast Androscoggin County and is bordered by City of Lewiston and the Towns of Bowdoin, Greene, Lisbon and Wales. The town has a total area of approximately 27 square miles with 26 square miles of land and one square mile of water.

## **T**opography

Topography relates to the general land form of an area. Often a locale may be referred to as mountainous, hilly or flat. Knowledge of the topographic characteristics of a community is important because of its influence on development, scenic views and aesthetics.

There are two factors that are important when topography is considered - relief and slope. Relief refers to the height of land forms above sea level and relative to surrounding land forms. Sabattus' local relief, or the difference between the highest and lowest point, is approximately 480 feet. The highest elevation is 660 feet above sea level in northwest Sabattus (Sabattus Mountain) and drops to 180 as the Sabattus River flow into Lisbon.

Slope or the amount of rise and fall of the earth surface in a given horizontal distance presents limitations to various land activities including development and forestry. Generally, as slopes become steep, construction and other land use activities are more difficult and the potential for environmental degradation increases. Areas with less than 20 percent slope generally do not present the engineering problems associated with development on slopes of greater than 20 percent. Approximately 30 percent of the land area has slopes in excess of 20 percent. The majority of these steeper slopes are located in the northwest part of Sabattus.

## **S**oils

Soils are a basic resource of extreme importance to the use and development of a community's land. They are the underlying materials upon which roads, buildings, sewage waste disposal, and forestry occur. Land use activities which occur upon or in soils which are unsuitable for the proposed use will face

increased costs associated with development, construction, and annual maintenance and may cause environmental degradation.

Soil mapping indicates the primary soil types in Sabattus include Hollis, Peat and Muck, Hartland, Hinckley, Saco, Belgrade and Charlton. The Hollis series consists of well drained, shallow glacial till. Peat and Muck is made of organic materials and occurs in depressions. The Hinckley series is deep, excessively drained glacial outwash. The Saco series occurs just above the normal high water level and is very poorly drained. Belgrade is moderately to well drained and occurs in depressions and drainage ways. Charlton soils are deep, well drained and are formed in glacial till

## ***Wetlands***

Wetlands are important natural resources for several reasons. They perform valuable ecological functions including shoreline stabilization, water storage for flood control, recharging ground water supplies, and natural treatment of contaminated waste waters. In addition, wetlands provide habitat for many species of game and non-game wildlife. Wetlands are characterized by wetland hydrology, soil types, and hydrophytes (wetland plants) which are used in wetland identification.

The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify wetlands as small as two acres in size. While there are numerous small wetland areas found through the low land areas of Sabattus, there are several significant wetland systems. The largest is associated with the Maxwell Brook and the Sabattus River, along and south of I 95, around Curtis Bog and along Barker Brook south of the Bowdoinham Road.

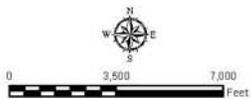
Under the Shoreland Zoning Law open freshwater wetlands of ten acres or more require shoreland zoning. There are 15 wetland areas in Sabattus that require zoning under the Shoreland Zoning Law. Under the current shoreland zoning standards wetlands that are considered as significant waterfowl and wading bird habitats are no longer required to have a resource protection designation. There are five wetlands that are considered as significant waterfowl and wading bird habitats in Sabattus. The Shoreland Zoning Ordinance was amended in 2009 to comply with the minimum State shoreland zoning standards.

Wetlands have different functions and some have more than one. The functions of wetlands in Sabattus have been identified and mapped. These functions include: runoff/floodflow alteration/erosion control/sediment retention; plant/animal habitat; finfish habitat; and cultural value. These wetlands are important natural features in Sabattus. Nine wetland systems have three functions, four two functions five one function.

# Sabattus, Maine Wetlands



711 Roads	
[Symbol]	Other Roads
[Symbol]	Interstate
[Symbol]	Primary Roads
[Symbol]	Secondary Roads
[Symbol]	Improved Roads
[Symbol]	Unimproved Roads and Trails
sab_roads arc	
CLASS	
[Symbol]	Other Roads
[Symbol]	Primary Roads
[Symbol]	Secondary Roads
[Symbol]	Improved Roads
[Symbol]	Trails
[Symbol]	Interstate
[Symbol]	Railroads
[Symbol]	Highways
[Symbol]	National Wetlands Inventory
[Symbol]	Course



## ***Wildlife***

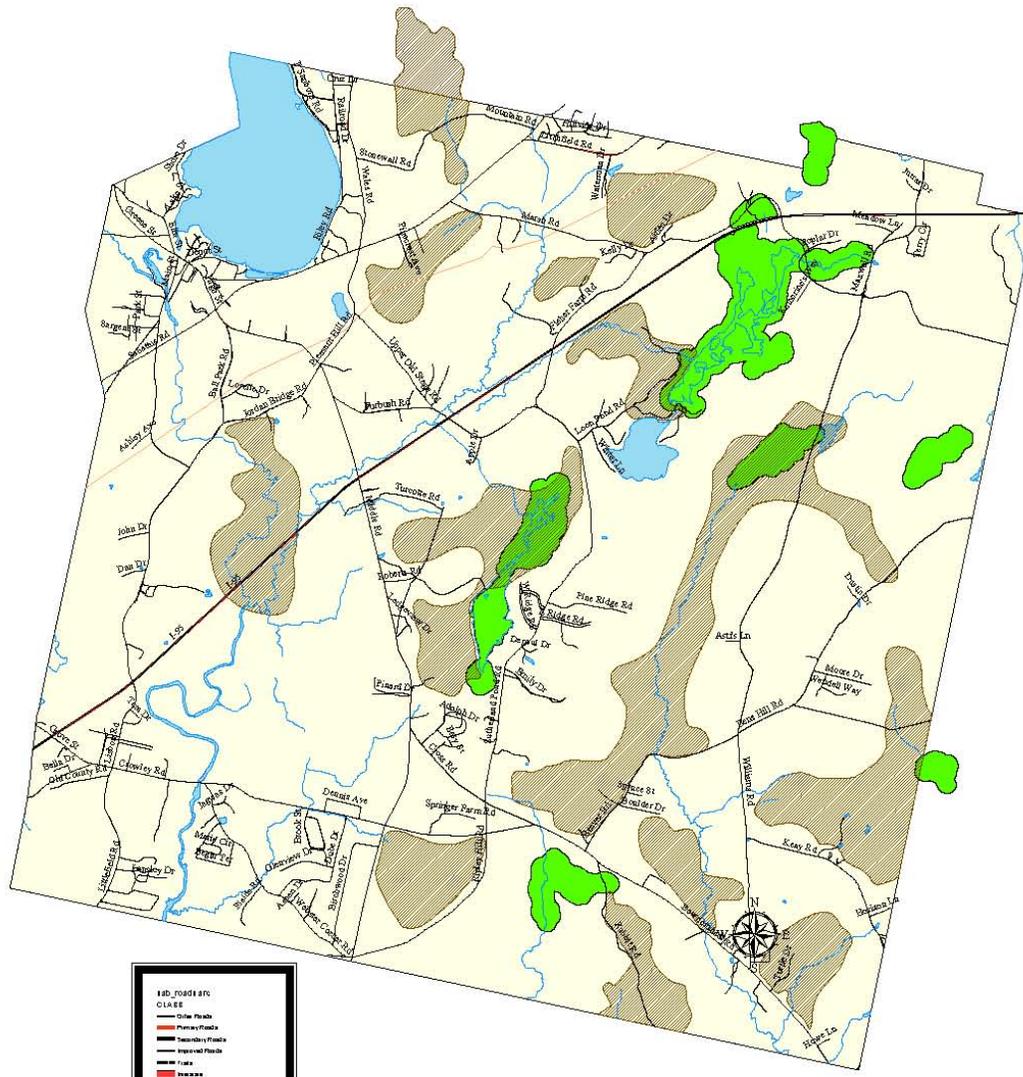
Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land, and thus are directly dependent on the land base for habitat. Although there are many types of habitats important to our numerous species, there are three which are considered critical: water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, and deer among others. Each wetland type consists of plant, fish and wildlife associations specific to it. Five wetland areas in Sabattus have been rated by the Maine Department of Inland Fisheries and Wildlife as having high or moderate waterfowl and wading habitat value.

Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, as well as maintenance of water temperatures critical to fish survival. Much riparian habitat exists in Sabattus.

While deer range freely over most of their habitat during spring, summer and fall, deep snow cover (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas commonly known as deer yards or deer wintering areas can vary from year to year or within a given year but most are traditional in the sense that they are used year after year. The Maine Department of Inland Fisheries and Wildlife has mapped deer wintering areas in Sabattus. Based on that mapping there are 13 deer wintering areas in Sabattus covering significant portions of the Town. The two largest are along Fisher Brook and west of Southerland Pond. Except for those areas that fall under shoreland zoning, there are currently no local regulations or programs to maintain their value.

# Sabattus, Maine Wildlife Habitat



LAP_F0081.ATG	
CLASS	
[Symbol]	Other Fields
[Symbol]	Pasture Fields
[Symbol]	Secondary Fields
[Symbol]	Improved Fields
[Symbol]	Forest
[Symbol]	Water
[Symbol]	Highway
[Symbol]	Utility
[Symbol]	Wetland
[Symbol]	Clear Wetland Areas
[Symbol]	Wetland and Riparian Buffer Zones



Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. There are two types of undeveloped habitat blocks in Sabattus. The first and most common in Sabattus are forested blocks that are less than 300 feet from other non-forested habitat or less than 500 acres. These blocks contain a greater edge to interior habitat ratio. The second type is forested blocks greater than 300 feet from other non-forested habitat and greater than 500 acres. Both types of these undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, and fisher.

There are two large, greater than 500 acre, and undeveloped areas in Sabattus. They are located on the east and west side of Southerland Road. One area is 2,030 acres and the other 1,030 acres. New development that encroaches into these undeveloped blocks will reduce the habitat values.

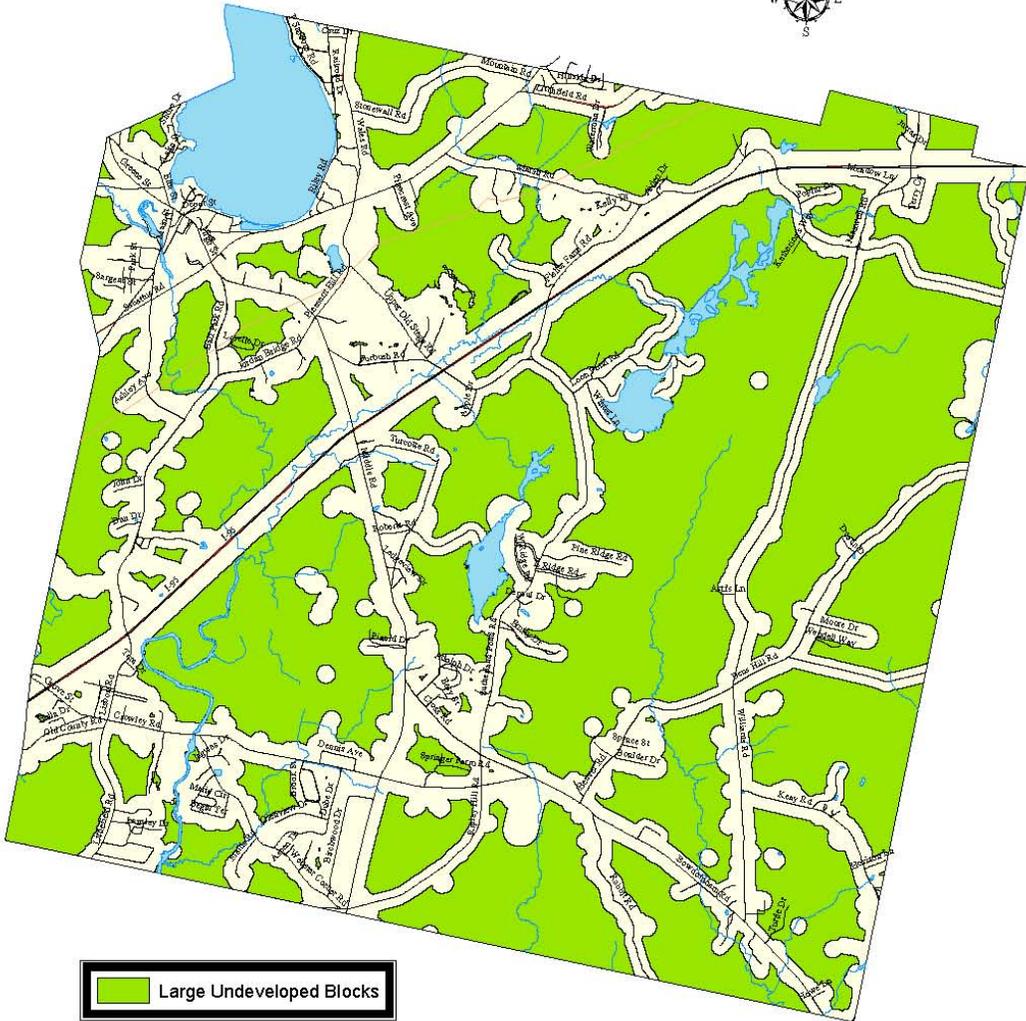
While the critical areas meet the specific needs of certain wildlife species and are necessary for survival, they alone cannot support adequate populations of wildlife. A variety of habitat types ranging from open field to mature timber are necessary to meet the habitat requirements of most wildlife species throughout the year. Since different species have different requirements of home ranges, loss of habitat will affect each in different ways ranging from loss of individual nesting, feeding, and nesting sites to disruption of existing travel patterns.

Generally, loss of this habitat will not have an immediate negative impact on wildlife populations; however, the cumulative loss will reduce the capacity of an area to maintain and sustain viable wildlife population.

There are no known rare, threatened or endangered wildlife species or rare or exemplary plants and natural communities in Sabattus.

# Sabattus, Maine

## Large Undeveloped Habitat Blocks



Source: 2010 Beginning with Habitat Data



# Fisheries

Sabattus Pond is the major water body in Sabattus. It is shared with the Towns of Greene and Wales. The pond has a total surface area of 1,962 acres with a maximum depth of 19 feet. The Pond is a popular warm water sport fishery traditional for bass, perch and pickerel. There has been the stocking of Anadromous Alewife in the past. Northern pike, illegally introduction in the early 1990's, are attracting anglers in both the summer and winter fishing seasons. Loon Pond is a small (70 acres) and shallow (19 feet) pond. It has abundant habitat for warm water fish including smallmouth bass, white perch and chain pickerel. The nine foot deep 53 acre Southerland Pond supports a chain pickerel fishery.

## Scenic Landscape Assessment

As an element of the Comprehensive Plan, scenic landscape assessment was conducted. Several areas based on a rating system were identified. No areas were identified as having outstanding scenic values.

### Scenic Landscape Assessment Sabattus, Maine 2011

<p>Location of View: Long Beach at Rt 126 # on Map: 1</p> <p>Distance of View: 2 miles: From the shore of long beach on the south side of Sabattus Pond you can see Sabbattus Mountain and over Sabattus Pond Points: 2</p> <p>Unique Features: Lake in foreground, mountain to east, waterfront community to west. Points: 1</p> <p>Accessibility: Rt. 126 offers a place to pull over to park off the road Points: 3</p> <p>Negative Components: Common view for Maine Rater: Cassandra Quintal Total Points: 6</p>		
<p>Location of View: Pleasant Hill Cemetery # on Map: 2</p> <p>Distance of View: 5-10 miles: Looking south you can see rolling hills and valleys Points: 3</p> <p>Unique Features: Rolling Hills Points: 1</p> <p>Accessibility: One can easy see this view from anywhere in Pleasant Hill Cemetery Points: 3</p> <p>Negative Components: Buildings and road in lower foreground. Rater: Cassandra Quintal Total Points: 5</p>		
<p>Location of View: Martins Point Beach # on Map: 3</p> <p>Distance of View: 1 mile: Looking East over Sabattus Pond to Sabattus Mountain Points: 1</p> <p>Unique Features: Water in foreground, mountain in background. Points: 2</p> <p>Accessibility: Viewed from the west shore of Sabattus Pond at the Public Beach Points: 3</p> <p>Negative Components: Common view for Maine Rater: Cassandra Quintal Total Points: 5</p>		
<p>Location of View: Old Lisbon Rd at Jordan Bridge Rd # on Map: 4</p> <p>Distance of View: Less than 1 mile: From the Old Lisbon Rd looking south over farm fields Points: 1</p> <p>Unique Features: Rolling field landscape in foreground Points: 1</p> <p>Accessibility: Can pull off to side of road but no designated parking area. Points: 1</p> <p>Negative Components: Common view for Maine Rater: Cassandra Quintal Total Points: 3</p>		
<p>Location of View: Lisbon Rd at 95 overpass # on Map: 5</p> <p>Distance of View: ~2 miles: Looking east over valley to rolling hills Points: 2</p> <p>Unique Features: Rolling hills and valley Points: 1</p> <p>Accessibility: Can pull off to side of road but no designated parking area. Points: 1</p> <p>Negative Components: I95 slicing view Rater: Cassandra Quintal Total Points: 2</p>		

## ***P*rotection of Natural Resources**

The natural resources of Sabattus are important to its residents. Their degradation would have lasting impacts on its character.

The town does not have town wide zoning and uses shoreland, subdivision and site plan review ordinances to review development proposals. These ordinances contain basic performance standards relating to surface and ground water quality and protection of significant wildlife habitat. The town has not taken non-regulatory measures to protect its natural resources but the possibility of conservation easements and coordination with the Androscoggin Land Trust will be considered.

# **A**GRICULTURE & FOREST RESOURCES

## ***Findings and Conclusions***

- ❖ ***There are five dairy farms, one beef farm and two produce farms in Sabattus.***
- ❖ ***The number of acres of cropland in the Farmland Tax Program is second only to Auburn in Androscoggin County.***
- ❖ ***Forest or woodlands cover as much as 70% of the land area in Sabattus.***

## ***Introduction***

Agriculture and forest lands support the Region's economy and help create a rural character in portions of Sabattus.

## ***Agricultural Resources***

In 2007, Androscoggin County had 378 farms with the average farm size of 135 acres. Since 2002 the number of farms increased from 334 to 378 but the average farm size decreased from acres 167 to 135 acres. The primary agricultural products in the county are eggs, dairy, forage, corn for silage, and apples. Twenty-six farms in the County had sales of \$250,000 or more in 2007 and 270 had less than \$10,000 in sales.

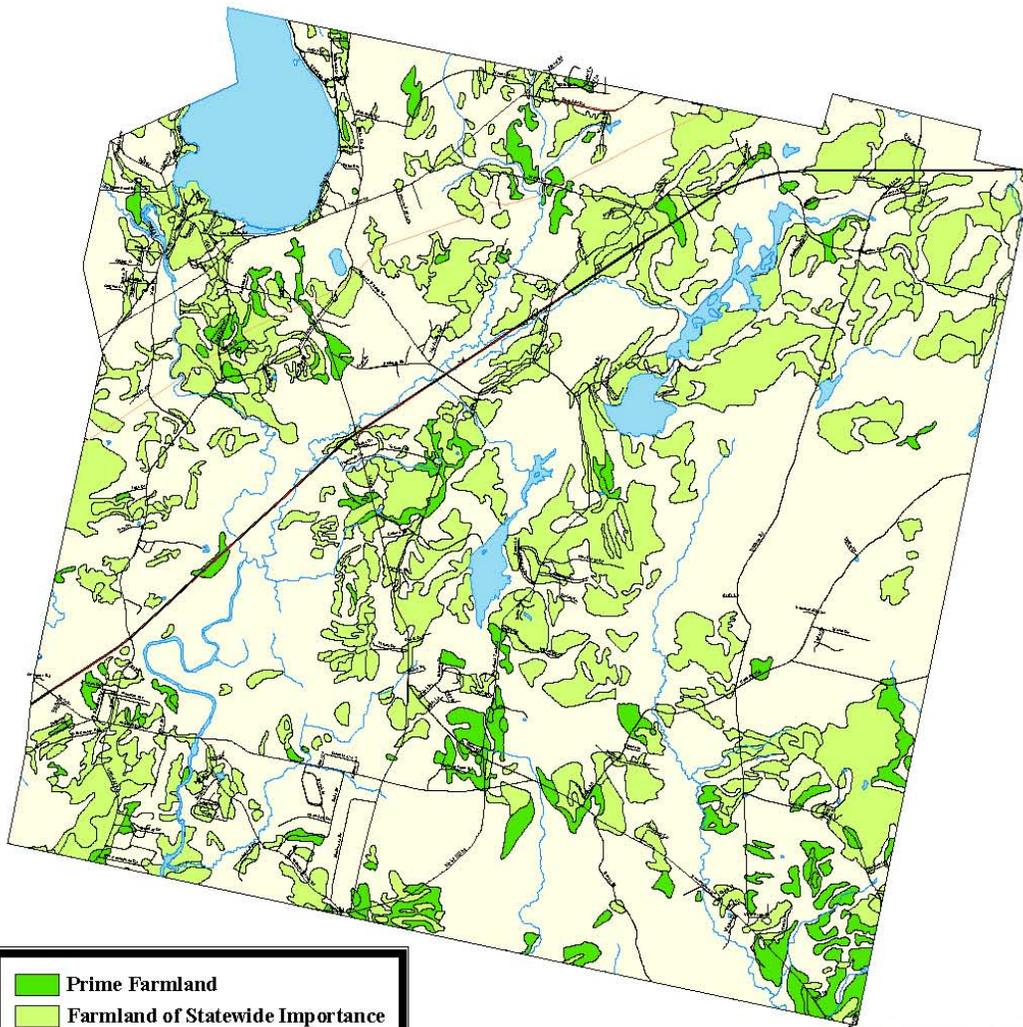
Commercial agriculture is still an important to the economy and character of Sabattus. There are five dairy farms, Vashalay Farm, Fisher Farms, Waterman Farms, Curran Farm and Davis Farm a beef farm, Sourground Farm and two produce farms, Willow Pond Farm and Jillson Farm. Other land in Sabattus is used by farm owners outside of Sabattus and by others to bale enough hay to pay taxes and/or supplement their incomes. While over the past 30 years there has been much residential development it has not greatly impacted commercial farming operations. People of Sabattus support local agriculture by purchasing locally grown produce.

Both prime farmland soils and farmland soils of statewide importance exist in Sabattus. Some of these areas of soils are used for agricultural purposes, some are forested and other areas have been developed as non-agricultural uses.

In 2010 there were 44 parcels totaling 2,090 acres registered under the Farm Land Tax Program. These acres were comprised of 1,323 acres of cropland and 764 acres of woodland. The amount of cropland in the Farmland Tax Program is second only to Auburn in Androscoggin County. Auburn had 1,349 acres. Since 1988 there has been a greater interest in the Farmland Tax Program by Sabattus landowners as in 1988 there was no land registered under the program.

# Sabattus, Maine

## Prime Farmland Soils

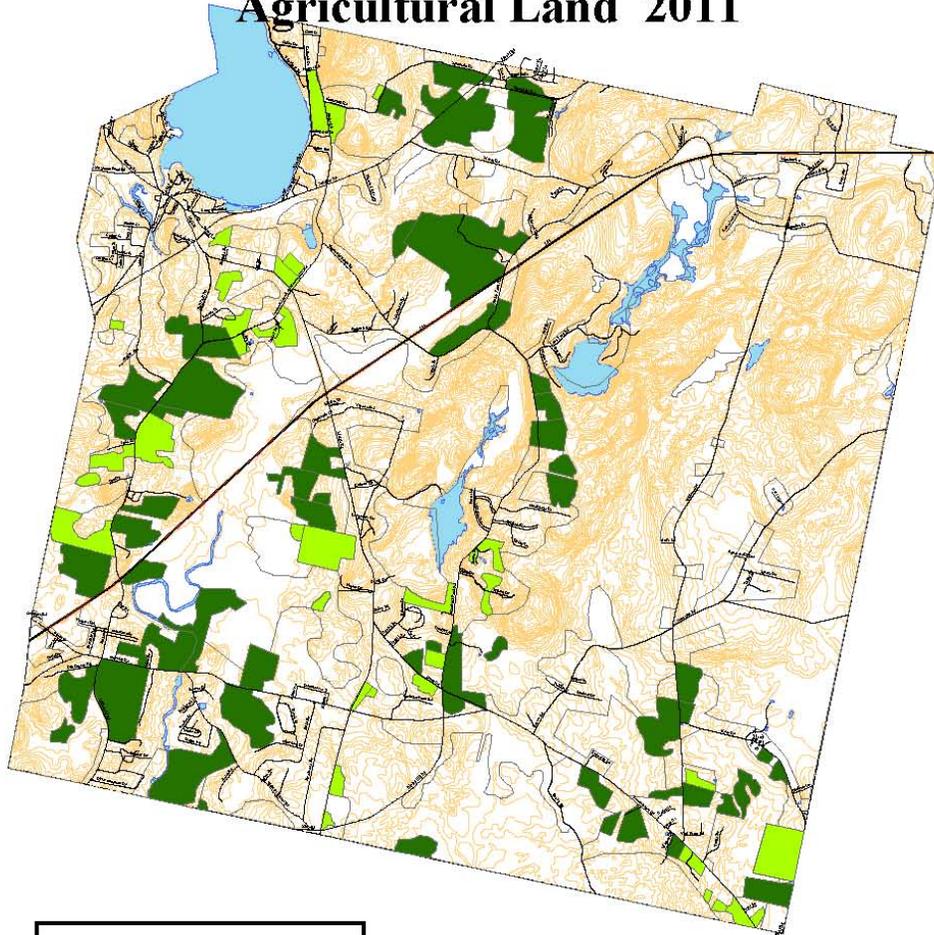


Prime Farmland  
Farmland of Statewide Importance

Map Prepared September 2011



# Sabattus, Maine Agricultural Land 2011



**Sabattus\_Agricultural\_Land\_2011**  
**Type**  
■ Ag within last 20 Years  
■ Current Agricultural Land  
□ Forestry



## ***F*orest Resources**

Forest or woodlands cover as most of the land area in Sabattus. Large unbroken areas of forestland are found from the Wales/Sabattus line west to the Turnpike. In 2010, there were 1,780 acres in 20 parcels classified under the Tree Growth Tax Law. The number of acres in the Tree Growth Tax Law Program has increased significantly since 1988 when there was 770 acres enrolled on six parcels. However, the average parcel size has decreased from about 130 acres in 1988 to 90 acres in 2010. The Maine Forest Service reports that between 1991 and 2010 there were 160 timber harvests on 4,510 acres of land in Sabattus. Selective harvest accounted for 3,325 acres of all timber harvest and the average harvest area was 27 acres. Timber harvests that resulted in a change in land use totaled 160 acres.

Forests in Sabattus support the region's wood product industries, protect water quality and are major factors in the town's rural character. The most significant threats to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices.

# ***E***XISTING LAND USE

## **F**indings and Conclusions

- ❖ ***There are approximately 1,600 acres actively managed for agricultural purposes.***
- ❖ ***The most significant land use trend over the past 20-30 years has been sprawling residential development.***
- ❖ ***It is expected that some 100 to 200 acres of land will be needed for new residential development depending on densities or the size of lots over the 10-year planning period.***

## ***I***ntroduction

A major element of the comprehensive plan is an analysis of the use of land and development patterns. By analyzing past and present development patterns, we can gain insights into community functions, understand spatial relationships, examine past and current priorities, and set future direction. Current land use patterns and future development trends are cornerstones in the development of policies and strategies which will direct future development characteristics of the community.

## ***W***oodland/Forest Land Use

The majority of Sabattus' land area is forested. Of the approximately 16,650 acres of land in Sabattus, it is estimated that 9,050 acres is primarily forested. Large unbroken areas of forestland are found from the Wales/Sabattus line west to the Turnpike. In 2010, there were 1,780 acres in 20 parcels classified under the Tree Growth Tax Law. The number of acres in the Tree Growth Tax Law Program has increased significantly since 1988 when there was 770 acres enrolled on six parcels. In addition to the land in the Tree Growth Program there are 760 acres of woodland in the Farmland Tax Program.

The amount of woodland/forest land use has been is stable in recent years. Over the past twenty years some has been changes to residential land use.

## ***A***gricultural Land Use

Commercial agriculture is still an important to the economy and character of Sabattus. There are five dairy farms, Vashalay Farm, Fisher Farms, Waterman Farms, Curran Farm and Davis Farm a beef farm,

**Sabattus, Maine  
Woodland/Forest Land 2011**



Sourground Farm and two produce farms, Willow Pond Farm and Jillson Farm. Other land in Sabattus is used by farm owners outside of Sabattus and by others to bale enough hay to pay taxes and/or supplement their incomes.

In 2010 there were 44 parcels totaling 2,090 acres registered under the Farm Land Tax Program. These acres were comprised of 1,323 acres of cropland and 764 acres of woodland. The amount of cropland in the Farmland Tax Program is second only to Auburn in Androscoggin County. Auburn had 1,349 acres. Since 1988 there has been a greater interest in the Farmland Tax Program by Sabattus landowners as in 1988 there was no land registered under the program.

Based in information provided by the Comprehensive Planning Committee there are approximately 1,600 acres actively managed for agricultural purposes. In addition there is another 450 acres that was used for agriculture in the past 20 years that is inactive today but could be reestablished for agricultural uses. Other agricultural land has been converted to residential uses.

### ***Commercial Land Use***

Land used for commercial land uses is found primarily along Sabattus Road (Route 126) from the Lewiston line to the Main Street intersection, at the intersection of Sabattus Road and Middle Road (Route 9), at the intersection of Sabattus Road and Litchfield Road, and Middle Road near Exit 86.

### ***Village Land Use***

Sabattus Village includes the area of Main Street, Greene Street and High Street. Here are found the fire station Sabattus Primary School, the former Webster Rubber Plant several small business and residential structures. There are limited amounts of land available for future growth in the traditional village area. Village type development has expanded south to Middle road with the recent construction of the post office and credit union.

### ***Residential Land Use***

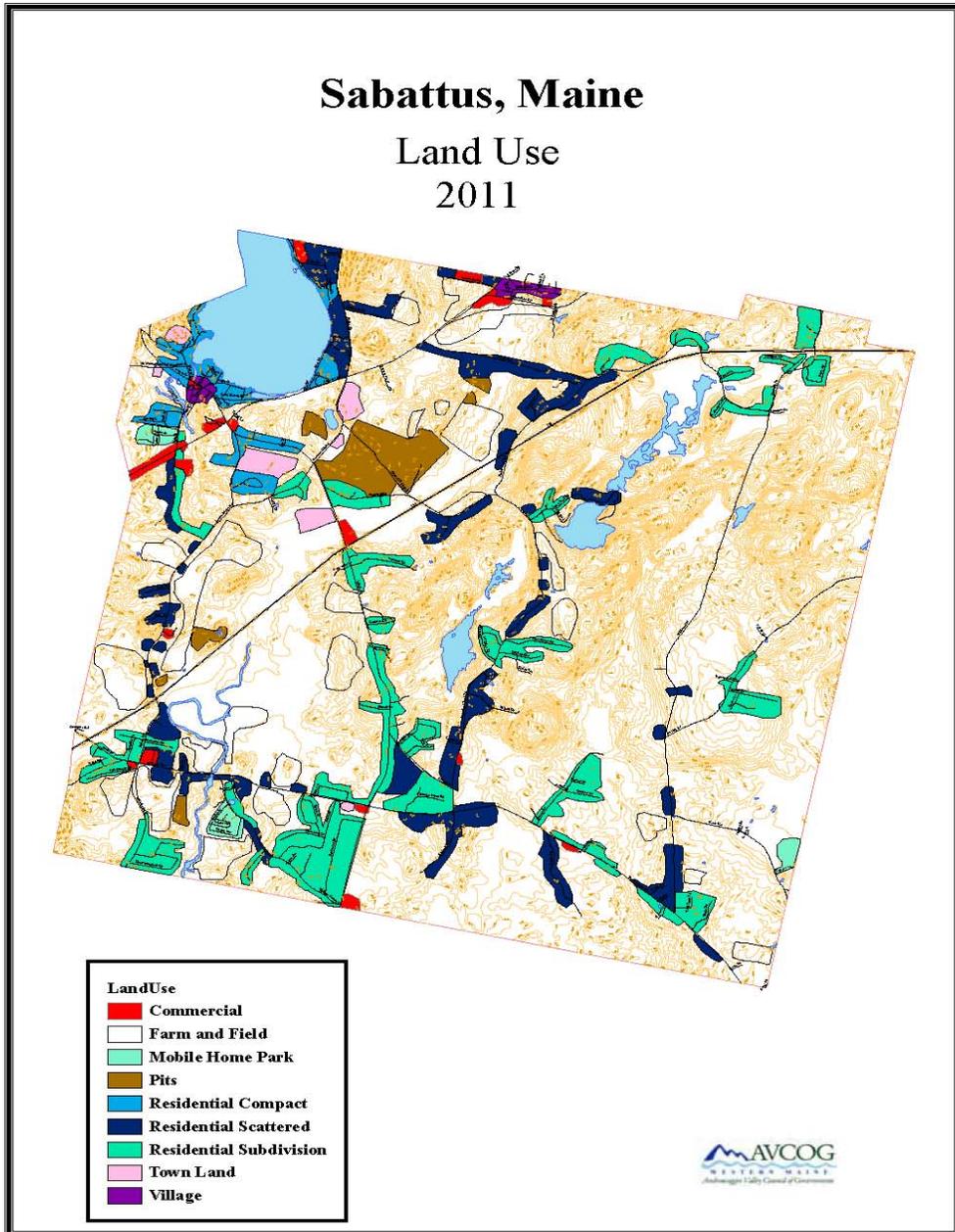
Since 1970 there has been a 320% increase (1,640 units) in new housing units in Sabattus. This level of housing development has had the most visual impact on land use characteristics in the town. This is due to the sprawling nature of residential growth over the 40 years. Residential development patterns in Sabattus can be placed into one of four categories: compact residential, mobile home park residential, subdivision residential, and scattered residential.

Compact residential land uses are found primarily in and around Sabattus Village, the east shore of Sabattus Pond and Middle Road to Pleasant Hill Road. Some of this residential land use type is early development practically in Sabattus Village where lot sizes are as small as 4,500 square feet. Newer compact development is on Middle Road. Much of the area is served by public water and/or sewer.

There are several larger mobile home parks in Sabattus. They were developed in the late 1970's and 1980's. Other residential developments appear as mobile home parks but lots are owned by the home owners.

Subdivision residential includes those areas which are approved for subdivision development whether or not lots have been built on. Over the past 30 years there has been significant residential subdivision development. Areas that have seen most of this type of land use include Middle Road and the south west section of the Town.

Scattered residential development is defined as low density, less than one dwelling per acre and not part of a post 1970 subdivision. This type of residential land use is found along most town roads.



## ***Land Use Trends***

The most significant land use trend over the past 20-30 years has been sprawling residential development. Since 1970 there have been approximately 1,640 new residential structures-a 320% increase. This development has generally been throughout the town but most southwestern part-well away from most public facilities and services.

From 2004-2011 there have been 20 subdivisions approved with a total of 190 lots. Several of the subdivisions were expansions of previously approved subdivisions. Most of the subdivisions were located in and/or adjacent to existing residential areas.

### ***Approved Subdivisions 2004-2011***

<b>Subdivision</b>	<b>Year</b>	<b>#lots</b>	<b>Map #</b>	<b>Lot #</b>	<b>Street Name</b>
Springer Farm	2004	12	2	59	Springer Farm
Shy Beaver	2005	9	3	24	Turtle Drive
Constance Heights Landing	2005	14	8	15-4	Wildwood
Maxwell Rd	2005	4	8	39	Maxwell Road
Pine Ridge Phase 5	2005	4	5	39	Pine Ridge Ext.
York Farm	2005	5	3	8	York Farm Road
Ball Park Phase 1	2006	5	4	34	Lorelie Drive
Katherine's Way	2007	11	8	37	Katherine's Way
Taylor Drive	2007	11	6	9	Taylor Drive & Wendell Way
Ball Park Phase 2	2007	7	4	34	Lorelie Drive
Autumn Ridge Road	2008	16	5	18A	AutumnRidge
Aiden Drive	2008	17	8	25	Aiden Drive
Tara Drive	2010	6	1	33	Tara Drive
Davis Pit	2010	4	1	12-1	Littlefield Road
Lansley Drive	2010	5	1	8	Lansley Drive
East Ridge Ext	2010	11	5	39	East Ridge Road
Josh Crowley Drive	2010	10	19	57	Rte132/Access
Woodside Acres	2010	17	4	30	& Olivia Drive Woodside Drive
Ball Park Phase 3	2010	16	4	37	Lorelie Drive
Temple Woods Phase 3	2011	5	2	8	Evergreen Lane & Coyote Run

Commercial development has not been great but that which that has occurred has been attracted to Route 126 because of traffic volumes. There has been a decline in land used for active agriculture. Some has been converted to residential uses any other left idle

To manage the location and character of new development ordinance modernization will be needed. These may include zoning provisions in part to aid in attracting new businesses.

## ***Land Use Ordinances-Regulations***

The most recent complete comprehensive planning program in Sabattus was in 1991. That Plan was not adopted by the Town and was found to be inconsistent with the requirements of the Growth Management Law. Prior to the 91 planning effort a plan was prepared in 1986. There is no town-wide zoning ordinance and mobile home parks are allowed throughout the Town. To management development there is a subdivision ordinance, site plan review ordinance, shoreland zoning ordinance, floodplain management ordinance and residential growth ordinance. Other land use related ordinances in a Non-Stormwater Discharge Ordinance and a Post-Construction Stormwater Management Ordinance. These ordinances manage stormwater in the urban area to control surface water pollution as required by federal and state laws. To administer these ordinances there is a seven member planning board and full time code enforcement officer. The capacities of those involved in planning and land use regulation has been adequate in most instances. However, it is believed that professional planning assistance would be beneficial to the future of Sabattus.

### ***Subdivision Ordinance***

The current Subdivision Ordinance was adopted in 2007. In addition to the review criteria contained the State Subdivision law it has additional standards. It requires lot in subdivisions of 20,000 square feet if serves by public water or sewer and 40,000 square feet if not. For subdivision lots located on a mapped sand and gravel aquifer 80,000 feet per lot is required.

### ***Site Plan Review Ordinance***

Sabattus has had a site plan review ordinance for many years. It is used by the planning board to review and approve nonresidential development. It has minimal performance standards for the planning board to base decision on.

### ***Shoreland Zoning Ordinance***

In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. The Ordinance has expanded its standards to other streams that do not meet the shoreland zoning definition of a stream.

### ***Floodplain Management Ordinance***

The Town participates in the National Flood Insurance Program and has enacted a Floodplain Management Ordinance. The Ordinance complies with the requirement of the National Floodplain Management requirements. The Ordinance is administered by the Planning Board. In 2011 there were seven flood insurance policies in force. There has been \$8,140 in flood lose payouts since 1978.

### ***Residential Growth Ordinance***

In 2001 the Town enacted a Residential Growth Ordinance that limits an annual increase in year round dwelling units to 36. It also sets limits for stick built (22) and mobile homes (16). Since 2001 there have been 113 (40%) permits issued for stick built homes and 165 (60%) permits issued for mobile homes. During the 10 years the Residential Growth Ordinance has been in effect there has been an average of 28 growth permits issued per year.

### ***Minimum Lot Size and Set Backs***

Lots served by the public sewer system are required to be a minimum of 20,000 square feet with a 100 foot minimum road frontage. Non sewerred lots require a minimum of 40,000 square feet and a minimum of 200 feet of road frontage. For lots that are located on the sand and gravel aquifer and not sewerred a minimum of 80,000 square feet is required. Front setbacks from a road right-of-way are a minimum of 25 feet and side and rear 10 feet.

### ***Land Needed for Future Growth***

To estimate land needed for future growth considerations must be given to anticipated population growth, the nature of potential types of commercial type development that can be attracted, the desired character of Sabattus and the natural land constraints to development. Some of this information is contained in sections of the plan that discuss population, housing, economy and critical natural resources.

Major natural land constraints to development in Sabattus include wetlands, hydric soils, floodplains and slopes. Although these constraints exist there is a sufficient land base without these natural constraints to accommodate additional growth anticipated during the 10-year planning period.

Current population projections indicate a moderate in year round population through 2022 and a demand for approximately 150 to 200 new housing units for this population over the same period. It is expected that some 100 to 200 acres of land will be needed for new residential development depending on densities or the size of lots over the 10-year planning period.

Commercial/business land uses takes up a small amount of land in Sabattus. Because of the proximity of Auburn and Lewiston and their retail a services business minimal new commercial development is expected to serve population growth. There is interest by the Town in attacking new business that would increase its tax base from primarily residential. Suitable land near transportation systems and public infrastructure will be necessary among other things to accomplish this.

***05.15.13-JAM***