

## *Chapter 3*

# *The Jurisdiction*

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The Commission’s jurisdiction encompasses 10.4 million acres of Maine. The area extends across northern Maine to the New Hampshire border in the west, to the Canadian provinces in the north and south to the rocky shores of Downeast Maine. It also includes a collection of townships, towns and plantations in inland southern central Maine, as well as coastal island communities, and uninhabited islands. Known historically as Maine’s wildlands, this vast landscape is the largest block of undeveloped forestland in the Northeast — larger than Massachusetts and Connecticut combined. While forestry and recreation remain the dominant uses, the jurisdiction is largely undeveloped and parts of it remain relatively inaccessible. It is largely free of the state routes and populous communities that intersperse the nearest comparable area, New York State’s six million acre Adirondack Park.

The jurisdiction is a unique natural area with a distinct character. Links to the past remain strong, and the area’s natural resources continue to shape its use and value in the future, with forestry and recreation remaining dominant uses. While much of the land is actively managed for timber, many areas are left undisturbed for 10 to 80 years at a time. Its clean air and water, diverse natural communities and abundant wildlife draw thousands of seasonal residents and outdoor enthusiasts each year.

### *3.1 Physiography*

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The jurisdiction is a quietly spectacular land of high mountains, vast forests, swift streams and major rivers, expansive lakes and jewel-like ponds, and a host of unique natural areas. Despite the signs of human activity evident in settlements, logging roads, harvested areas and skid trails, the natural world remains the dominant presence here, and its features have long played an important role in the state's cultural and economic heritage.

The area spans several physiographic regions and encompasses lands of considerable physical diversity, including coastal lowlands and islands, river valleys, rolling hills, mountains and a broad plateau. The terrain ranges from relatively flat to mountainous with elevations generally above 600 feet. Mount Katahdin, a major landmark in central Maine, marks the northern extremity of the Appalachian Mountain chain which stretches northeast across the state from the New Hampshire border. These mountains occupy the western part of the jurisdiction and are flanked to the north by a region of rolling hills, which encompasses the watersheds of the St. John and Allagash rivers. An open, gently rolling landscape dominates northeast and central areas of the jurisdiction and includes some good farming soils. To the southeast, small mountains parallel the Downeast coast, presenting a marked contrast to coastal lowlands.

Water is abundant in the jurisdiction. Over 21,000 miles of rivers and streams flow through the area, including the headwaters of most of the state's large rivers. Some of the larger rivers — the Penobscot, Kennebec, Androscoggin, and St. John — have important historic and cultural values because of their roles in settlement and the economy. For centuries, these rivers served as the lifelines of interior settlements, provided transport for raw materials and supplied unlimited power to industry. Today, they continue to provide hydropower, as well as fisheries habitat and recreational opportunities. The extensive river systems in the jurisdiction are generally the most pristine in the state and provide some of the best remote canoeing experiences in the Northeast.

Past glacial activity has left the jurisdiction with a profusion of lakes. Over 2,600 lakes and ponds dot the landscape, providing a total of more than 622,000 acres of surface water. These water bodies range from ponds of less than an acre to Moosehead Lake, the state's largest lake spanning 75,470 acres. The vast majority of these lakes has excellent water quality and are a significant recreational resource. The jurisdiction contains a diverse array of lakes, but the most highly treasured are its remote ponds — inaccessible, undeveloped lakes that offer a remote recreational experience which is not easily found in the Northeast.

The forest, covering over 95% of the jurisdiction, is central to the region's history, economy and way of life and is its defining characteristic. The soils and climate are well suited to growing trees. Spruce-fir and northern hardwoods are the dominant forest types, both of which are valuable for the manufacture of paper, lumber and other wood products. The jurisdiction serves as the "wood basket" for the state's timber industry. The forest is also valued for many other reasons, including recreation, wildlife habitat, watershed protection and biodiversity.

## 3.2 *Early Settlement*

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The region was first inhabited by Native Americans and many of its features bear the names given to them by these first residents — Passadumkeag, Nesowadnehunk, Caucomgomoc, Mooselookmeguntic, Chesuncook. European explorers came in the 17th century to cut the white pine of coastal areas. Since that time, natural resources have dominated the history of Maine's more remote regions. The first settlements were simply isolated outposts producing fish, fur and timber for distant markets. It was presumed that, once timber and other resources had been utilized, the northern reaches of the state would eventually be settled for agriculture, but agricultural settlement largely bypassed the jurisdiction for a variety of reasons. Northern Maine's harsh winters and short growing season discouraged many potential settlers, and the discovery of rich soils in the west lured many settlers from the east. Agricultural settlements advanced southward from the St. Lawrence River Valley but, with the exception of settlements in Aroostook County, were slowed by establishment of the U.S.-Canadian border in 1842 by the Webster-Ashburton Treaty.

While these factors discouraged agricultural settlement, the development of the paper-making process using wood cellulose in 1867 precipitated the rise of forest management, which, with the existing pattern of large land holdings, solidified the region's attractiveness for natural resource utilization. Since that time, forest management has remained the dominant use of land, as well as the backbone of the Maine economy.

Settlement patterns in the region are closely linked to resource utilization. The earliest settlements were located along rivers used to transport timber. Later, the paper-producing companies established themselves near the major rivers — convenient sources of power — on the edge of the vast wood supply. Development did not spread much beyond these one-factory towns. Since most land was held in large ownerships and the rivers provided a mode of transport for logs, there was little impetus for developing roads and other infrastructure that might have spurred settlement.

### *3.3 Development and Land Use Patterns*

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The jurisdiction today continues to be distinguished by a lack of public roads and infrastructure. A handful of state routes pass through sections of the jurisdiction, but none passes through the heart of it. Nevertheless, the region has become more accessible over the years. The first dramatic change came with the construction of logging roads in the 1960s and 1970s as use of the rivers for log transport was phased out. Thousands of miles of haul roads have been constructed since 1971, many of which are maintained on a permanent basis. These roads opened up areas that were previously accessible only by canoe or by foot.

The publication of maps showing the region's extensive logging road network has further increased accessibility and public use. Some roads are gated or blocked to prevent their use by recreationists, although a majority are open to the public. Thousands of people now use these roads to take advantage of the wide variety of recreational opportunities, including fishing, hunting, hiking, camping, whitewater canoeing and rafting, snowmobiling and skiing. Water-related recreation and associated shoreline development are increasing along with other forms of recreation, such as downhill skiing and motor home camping.

The most common form of development in the jurisdiction is residential development. Types of residential development include primitive hunting camps, seasonal cottages, second homes and year-round residences. The overall density of residential development in the jurisdiction is roughly one dwelling per square mile. Historically, year-round housing has been concentrated in plantations, towns and townships on the edge of the jurisdiction near job and population centers. Seasonal housing has been concentrated near lakes and other high-value recreational resources.

Few commercial or industrial facilities are located in the jurisdiction, as nearby towns generally provide services and employment. Much of the commercial development in the area is recreation-based: sporting camps, campgrounds, ski areas, rafting operations and other businesses supporting recreational activities. Some general services such as gas stations and general stores also exist. Most industrial development in the jurisdiction is related to wood production.

## 3.4 *Civil Divisions*

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### 3.4.A MINOR CIVIL DIVISIONS

Three different types of minor civil divisions exist within the jurisdiction: townships, plantations and towns. The majority (420) are "unorganized" townships. Townships have no form of local government. Property taxation is administered by the state, and services normally provided by local government are funded by the state and contracted for by state and county government.

While towns and plantations have the right to administer land use controls, some have chosen to remain within the Commission's jurisdiction and authority. There are currently 32 plantations and eight organized towns in the jurisdiction (Table 2). Most are located near the edge of the jurisdiction. Plantations are similar to towns in terms of organization and procedures, but their responsibilities and authority are more limited in scope. The eight towns presently within the jurisdiction all organized in the years after LURC was established in 1971. Town government in these communities is no different from other Maine towns, except that jurisdiction over land use remains with the Commission until such time as these towns, individually, opt to assume local control.

Portions of twelve different counties are located in the jurisdiction. The bulk of the jurisdiction is within eight counties: Aroostook, Penobscot, Somerset, Piscataquis, Washington, Franklin, Oxford and Hancock Counties. Single plantations or townships are located in Lincoln, Knox, Sagadahoc and Kennebec Counties. In the unorganized townships, county governments provide or coordinate a number of basic services, including road maintenance and public safety.

The jurisdiction's boundaries are not static. Since its creation in 1971, more than two dozen townships, plantations, and towns have moved out of or into the Commission's jurisdiction through the processes of organization or deorganization. Since 1971, four minor civil divisions have been added to the jurisdiction through deorganization and ten minor civil divisions have gained local control. In addition, portions of several unorganized territories were annexed by adjacent towns (Table 3). This ebb and flow of the jurisdiction's boundaries is likely to continue in the future.

*Table 2 – Towns and Plantations within the Commission’s Jurisdiction*

**PLANTATIONS IN THE JURISDICTION**

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<p><b>Aroostook County</b>                  Cary Plt.                  Cyr Plt.                  Garfield Plt.                  Glenwood Plt.                  Macwahoc Plt.                  Moro Plt.                  Nashville Plt.                  Oxbow Plt.                  Reed Plt.                  Saint John Plt.                  Winterville Plt.</p>	<p><b>Franklin County</b>                  Coplin Plt.                  Dallas Plt.                  Rangeley Plt.                  Sandy River Plt.</p> <p><b>Knox County</b>                  Matinicus Island Plt.</p> <p><b>Lincoln County</b>                  Monhegan Island Plt.</p>	<p><b>Oxford County</b>                  Lincoln Plt.                  Magalloway Plt.</p> <p><b>Penobscot County</b>                  Carroll Plt.                  Drew Plt.                  Seboeis Plt.                  Webster Plt.</p> <p><b>Piscataquis County</b>                  Kingsbury Plt.                  Lake View Plt.</p>	<p><b>Somerset County</b>                  Dennistown Plt.                  Highland Plt.                  Pleasant Ridge Plt.                  The Forks Plt.                  West Forks Plt.</p> <p><b>Washington County</b>                  Codyville Plt.                  Grand Lake Stream Plt.</p>
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**TOWNS IN THE JURISDICTION**

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<p><b>Aroostook County</b>                  Hamlin                    Hammond</p>	<p><b>Hancock County</b>                  Osborn</p>	<p><b>Penobscot County</b>                  Chester (2,800 ac.                  portion)                  Lakeville                  Mount Chase</p>	<p><b>Piscataquis County</b>                  Beaver Cove</p> <p><b>Washington County</b>                  Baring</p>
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*Table 3 – Summary of changes to the boundaries of the jurisdiction (due to organization, deorganization and annexation of minor civil divisions)*

**MINOR CIVIL DIVISIONS REMOVED FROM THE JURISDICTION  
(EFFECTIVE DATE OF LOCAL CONTROL OR ANNEXATION)**

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**Aroostook County**

Town of Allagash (local control, 1983)  
 Town of Caswell (local control, 1999)  
 Town of New Canada (local control, 1980)  
 Town of Wallagrass (local control, 1988)  
 Town of Westmanland (local control, 1981)

**Franklin County**

Sugarloaf Township (annexed by Town of Carrabasset Valley, 1977)

**Hancock County**

Town of Frenchboro (local control, 1981)  
 Town of Great Pond (local control, 1981)

**Lincoln County**

Town of Somerville (local control, 1978)

**Penobscot County**

Portions of TA R7 WELS and T1 R7 WELS (annexed by Town of Millinocket, 1995)

**Piscataquis County**

Portion of Cove Point (annexed by Town of Greenville, 1994)

**Somerset County**

Brighton Plantation (local control 1990-1992, 1995)  
 Town of Caratunk (local control, 1980)

**MINOR CIVIL DIVISIONS ADDED TO THE JURISDICTION  
(EFFECTIVE DATE OF DEORGANIZATION)**

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**Aroostook County**

Benedicta Township (deorganized 1987)

**Franklin County**

Madrid Township (deorganized 2000)

**Penobscot County**

Greenfield Township (deorganized 1993)

**Washington County**

Centerville Township (deorganized 2004)

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## 3.5 *Communities*

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### 3.5.A COMMUNITIES WITHIN THE JURISDICTION

Within the jurisdiction, there are a number of communities with significant year-round or seasonal populations and distinct characteristics. These communities exist mostly within the organized towns and plantations in the jurisdiction, but several are in unorganized townships. Most are located on the edge of the jurisdiction, close to population centers, and dependent on larger towns or the county to provide services such as waste removal, education and fire control. These communities are usually traditional rural communities or recreational communities closely associated with large bodies of water and other natural resources.

Most traditional rural communities, such as Oxbow, originate from settlers' lots. Although heavily dependent on services from nearby organized towns, these communities have a strong sense of community and pride.

The economies of these small towns are based on forest products, agriculture and related services, and do not generally involve large industries. There is a secondary reliance on provision of services to hunters, anglers, snowmobilers and other recreationists. Up to about 1950, men worked on logging crews during the winter, on the farm during the summer and trapped or guided in the fall. Since that time, farms have steadily disappeared, employment has shifted more toward the forest products industry and more residents are driving to nearby population centers for jobs.

Most of the jurisdiction's recreational communities are located near lakes and other water bodies. Rockwood Strip Township and Lake View Plantation are two typical examples. Much of the housing in these communities is seasonal and the local economies are geared to providing goods and services to seasonal residents and visitors. Many of the jurisdiction's recreational communities are long-established summer enclaves, but there are variations. For example, the area in the vicinity of The Forks and West Forks Plantations has an established seasonal community but, since the 1980s, has become a focal point for the commercial whitewater rafting industry. A number of rafting-related businesses are now located on the main state route running through the area. Several communities located near downhill skiing areas have housing and businesses geared to winter visitors. And increased interest in other winter recreational activities, such as snowmobiling, ice fishing and ski touring, has resulted in extended seasons in many traditional summer communities.

### 3.5.B COMMUNITIES NEAR THE JURISDICTION

A number of communities adjacent to the jurisdiction exert a strong influence on surrounding towns, plantations and unorganized townships within the jurisdiction. These communities provide jobs, goods and services to outlying areas, and a number serve as important gateways to the North Woods. While each of these communities has its own unique characteristics, most fall into one of three broad categories: (1) regional population/employment center, (2) smaller population/employment center, or (3) regional recreational center.

Millinocket and Lincoln are typical regional population/employment centers. Both have populations over 5,000 people, and offer a full range of local and regional services. Paper mills have historically been the major employer and economic base in these communities, but the trend is toward more economic diversity, including

tourism. Surrounding areas within the jurisdiction sometimes serve as bedroom communities to these centers and provide residents of these towns with recreational opportunities.

Ashland and Patten are examples of smaller population/employment centers adjacent to the jurisdiction. These towns have populations in the 1,000 to 2,000 range and economies based primarily on forest products. While not large enough to serve as significant regional job centers, these towns function as service hubs to more remote parts of the jurisdiction. These rural communities still retain much of the character of farming communities. Houses are spread out along the public roads, the communities generally have no "downtown," and few services are available beyond convenience store/gas stations, a post office, church and town hall. The populations of these communities have remained stable or declined in the last 50 years. There are fewer working farms and more hunting camps, but still relatively few "second homes" because of the absence of water-based recreation and distance from population centers.

Rangely and Greenville are typical regional recreational centers. In these communities, recreation is a primary part of the economy. The communities provide lodging, flying services, guide services, supplies, equipment rentals, outfitting services and other amenities that promote and support recreation. Other industries, such as forest products, also support the economies of these communities. The year-round populations of these communities are in the range of 1,000 to 2,000 each, but their seasonal populations — and that of surrounding areas within the jurisdiction — can swell dramatically during the summer. While summer is clearly the busiest season, recreational opportunities are available through all four seasons to varying degrees.

### THE JURISDICTION'S RESIDENTS: A PROFILE

Natural resources are the backbone of the economy in both rural and recreational communities in the jurisdiction. They are also responsible for the area's attractiveness and appeal and are frequently the reason many residents choose to live there. This strong desire to live in these often-isolated communities necessitates creativity with respect to the means of making a living. Both the landscape and the climate have shaped the character of those who live there. Generally speaking, residents have a strong physical, emotional and spiritual relationship with the outdoors, and the cool temperatures and long winters foster independence, self-reliance and endurance.

#### Population

The U.S. Census year-round population estimate for the jurisdiction in 2005 was 12,461. This represents a very low overall population density — less than one person per square mile — but the population is distributed unevenly. The majority of this population exists in plantations, towns and townships adjacent to organized towns. Many townships have no permanent residents.

Population growth for the jurisdiction overall has been slow but stable — about 5% per decade between 1970 and 2000. By region, this growth has varied widely. The jurisdiction's population in the Western Mountains and Moosehead areas grew by 14% between 1990 and 2000. The jurisdiction's population in the Downeast area grew by 7% while the jurisdiction's population in Aroostook County decreased by less than 1%. In general, the population in the jurisdiction is projected to continue growing.

## Demographics

The demographic composition of the jurisdiction's year-round population is changing. In comparing statistics from 1990 to 2000, the following trends are evident:

- The population is growing older. The jurisdiction holds more middle aged to early-retiree aged individuals than the rest of the state. Approximately 37% of the jurisdiction's residents are under the age of 35, while 58% are between the ages of 35 and 64.
- Households are getting smaller. In 2000, the average household in the jurisdiction was comprised of 2.38 persons, a decrease from 2.89 persons in 1990. Decreases in average household size are projected to continue for the foreseeable future.
- The population is becoming better educated. In 2000, nearly 80% of the jurisdiction's population over age 25 had a high school diploma and 19% had a college degree. In 1990, only 66% had a high school diploma and 9% had a college degree. However, the percentage of the population with a post-secondary school education is generally lower than the state as a whole.
- Home ownership rates are very high. In 2000, 87% of the households in the jurisdiction owned their homes, compared to 72% in the state as a whole.
- Household income is generally less than that in the state as a whole. In 2000, nearly 60% of households earned less than \$35,000, compared to 47% in the state as a whole. The majority (two-thirds) of household income in the jurisdiction came from wages and salaries. The next largest components of household income came from self-employment income (11%), social security income (9%), and retirement income (7%). Households in the jurisdiction rely more on self-employment, social security and retirement income than households in the state as a whole.
- A large number of households live below the poverty level. In 2000, approximately 15% of households in the jurisdiction had incomes below the poverty level, compared with 10% for the state as a whole.
- The jurisdiction's residents are most likely to work in the education, health and social services sector (22% of workers held a job in this sector in 2000), followed by manufacturing (15%); retail and wholesale (13%); construction (10%); natural resources (9%); and art, entertainment and recreation (8%). Compared to statewide figures, residents of the jurisdiction are more likely to work in the natural resources and construction industries.

### *3.6 Regional Data*

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For the purpose of providing more detailed information on the jurisdiction's physical and demographic characteristics, it is helpful to view the jurisdiction as being comprised of seven data regions: (1) Interior, (2) Aroostook, (3) Western Mountains, (4) Moosehead Lake, (5) Central, (6) Downeast Lakes, and (7) South and Islands.

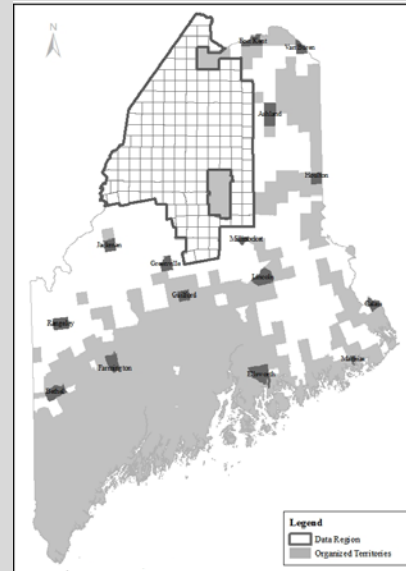
### 3.6.A THE INTERIOR DATA REGION

The Interior data region is the largest and generally most remote of the jurisdiction's areas. Encompassing approximately 40% of the jurisdiction, the Interior is comprised of northern parts of Somerset, Piscataquis and Penobscot Counties, as well as most of Aroostook County except for populated areas to the east and north. The area is characterized by a landscape of largely uninterrupted forest stretching from the boundaries of Baxter State Park to the Town of Allagash in the north and the Canadian border in the west. Few public roads traverse the area. Geographically, this area is an unbroken expanse that is viewed by many as the true "North Woods."

The character of the Interior is rooted in natural resources and remoteness from population centers. It is an area of millions of acres of largely undeveloped commercial forestland. Included within its boundaries are two of the most famous wild rivers of the Northeastern United States — the Allagash and the St. John. It surrounds Baxter State Park and includes many other areas valued for their backcountry recreational appeal.

The year-round population has decreased significantly in recent decades, while the number of housing units increased by 8%. More than 90% of housing units in this area are used seasonally. The area has also experienced dramatic changes in land ownership. The Great Northern holdings were sold to more than ten different land owners and conservation groups invested in fee ownership and conservation easements on large tracts of land in the area.

#### THE INTERIOR DATA REGION: A PROFILE



- 4,163,000 acres (40% of jurisdiction), including northern Somerset, Piscataquis and Penobscot Counties, as well as most of Aroostook County.

#### Population

- Population is scattered.
- 123 permanent residents (2005).
- 39% population decline from 1990 to 2005.
- Population is projected to decline at a moderate rate in the future.

#### Housing Units (1990 to 2000)

- 8% growth (1,309 to 1,411). In 2000, the housing stock accounted for approximately 7% of the jurisdiction's total housing stock.
- 90% of housing units are seasonal units (the highest of all areas in the jurisdiction and accounting for 9% of total seasonal units in the jurisdiction).
- Housing units tend to be older, and few have full kitchens or plumbing facilities.
- Number of year-round units grew faster than the number of seasonal units.
- Housing units are very small, averaging 3.2 rooms per unit (versus an average of 4.3 rooms per unit for the jurisdiction as a whole).

#### Demographic Characteristics (2000)

- Population tends to be comprised primarily of middle age and senior age groups, with few younger children.
- There is a lower poverty rate than in Maine as a whole.
- Residents are more likely to work in the manufacturing industry.

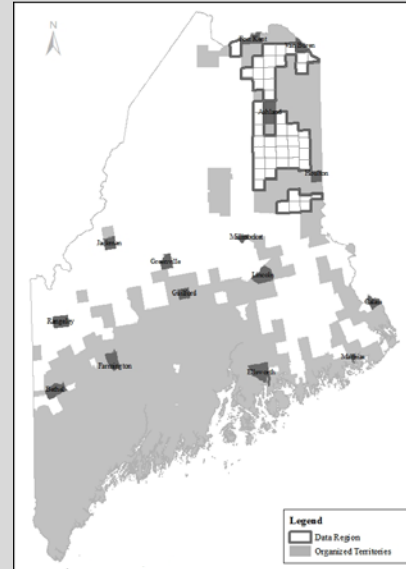
### 3.6.B THE AROOSTOOK DATA REGION

The Aroostook data region includes land in eastern Aroostook County surrounding the population centers of Fort Kent, Presque Isle, Caribou and Houlton. The area is accessed by Route 1 in the east, Route 11 in the west, and Interstate 95 in the south.

The landscape reflects the area's agrarian roots. Eastern portions of Aroostook County are dominated by wide open spaces of farmland that produce potatoes, broccoli and peas, among other crops. This area is home to people of diverse cultural backgrounds, including Micmacs and Maliseets, and French-Acadians who were among the first Europeans to settle in the area.

The Aroostook area has experienced modest population and housing stock change in recent decades. Most of this change occurred near service center communities or along road corridors. While the population decreased, the number of housing units increased by 11% between 1995 and 2005. The year-round population is projected to remain stable given current economic conditions.

#### THE AROOSTOOK DATA REGION: A PROFILE



- 1,145,000 acres (11% of jurisdiction), including land in eastern Aroostook County that surrounds the population centers of Fort Kent, Presque Isle/Caribou, and Houlton.

#### Population

- Population is concentrated between Van Buren and Caribou; south of Houlton; and around Long, Square, Eagle, and St. Froid Lakes in the north.
- 3,153 permanent residents in 2005.
- 1% population decline from 1990 to 2005.
- Stable population is projected in the future.

#### Housing Units (1990 to 2000)

- 11% growth (2,582 to 2,857). In 2000, the housing stock accounted for approximately 15% of the jurisdiction's total housing stock.
- 53% of housing units are seasonal units (the fewest of all areas in the jurisdiction).
- Seasonal units are clustered largely around Eagle, Square, and Long Lakes.
- Approximately 40% of new residential dwellings are near water bodies.

#### Demographic Characteristics (2000)

- 32% of population is older than 55.
- Low poverty rate.
- Residents are more likely to work in professional, educational, or retail industries.

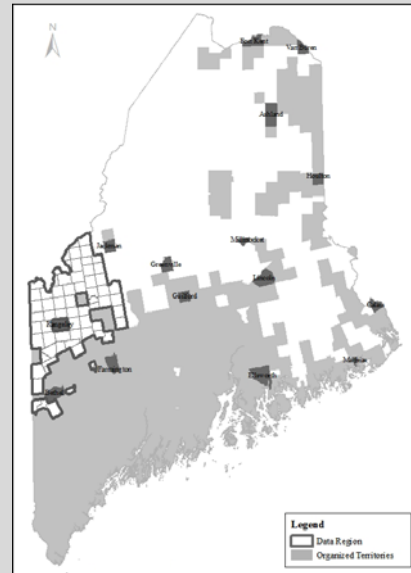
### 3.6.C THE WESTERN MOUNTAINS DATA REGION

The Western Mountains are located in the southwest portion of the jurisdiction, and include the Rangeley Lakes and Carrabassett Valley areas. The area is comprised of large portions of Oxford and Franklin Counties and shares its western border with New Hampshire and Canada. The area is accessible by several routes including Routes 4, 17 and 27.

The Western Mountains area is known for its outstanding natural resources, including a variety of exceptional lakes, rivers and mountains. The area has numerous large lakes, including Rangeley, Mooselookmeguntic, Richardson and Aziscohos. It also has most of Maine's highest mountains, including Bigelow, Saddleback, Sugarloaf, Kibby and Redington, many of which are traversed by the Appalachian Trail. This combination of outstanding natural resource values makes the Western Mountains area an historically popular recreation destination.

The multi-recreational nature of the area has made it particularly attractive for residential and recreational development. It is not surprising that the Western Mountains area is one of the fastest growing areas in the jurisdiction and holds the largest year-round population. Most of the growth has been along the edge of the jurisdiction and near the Town of Rangeley. The year-round population is projected to grow rapidly.

#### THE WESTERN MOUNTAINS DATA REGION: A PROFILE



- 1,470,355 acres (14% of jurisdiction), including lands from central Oxford County north through Franklin County. The southern boundary skirts Rumford, Farmington and Skowhegan.

#### Population

- Year-round population tends to be clustered around organized communities along the southern boundary of the area, including Rangeley, Kingfield and Carrabassett Valley/Eustis.
- 2,635 permanent residents in 2005.
- 21% population growth from 1990 to 2005.

#### Housing Units (1990 to 2000)

- 21% growth (3,278 to 3,973). In 2000, the housing stock accounted for approximately 21% of the jurisdiction's total housing stock.
- 70% of housing units are seasonal units.
- Number of year-round housing units grew at a faster rate than the number of seasonal housing units.
- Seasonal housing units are scattered throughout the area, but concentrated around Rangeley, Flagstaff, and Bethel.
- Housing units are large relative to the rest of the jurisdiction, averaging 4.9 rooms.

#### Demographic Characteristics (2000)

- The age profile of the area matches the jurisdiction as a whole.
- Home values are high (13% are worth more than \$200,000).
- Residents are more likely to work in arts, entertainment, and recreation industries.

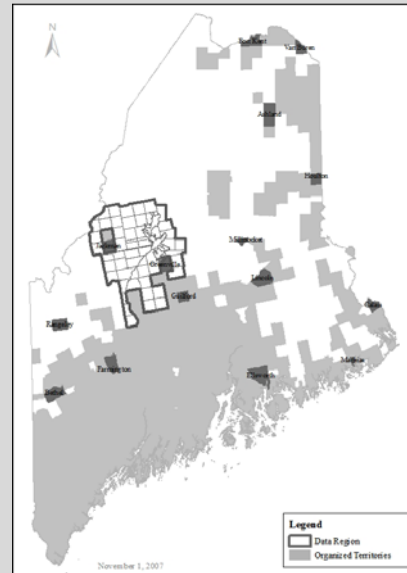
### 3.6.D THE MOOSEHEAD LAKE DATA REGION

The Moosehead Lake data region encompasses most of Somerset and Piscataquis Counties and surrounds the Towns of Jackman and Greenville. The area's focal point is Moosehead Lake, Maine's largest water body. The area is accessible by several state routes, including Routes 6/15 and 201.

Located at the doorstep of Maine's North Woods, the Moosehead Lake area is steeped in history. Henry David Thoreau explored the area in the mid-1800s. A century ago, visitors arrived by train and summered at the grand hotels on the shores of Moosehead Lake to escape the heat, noise and crowds of city life. The mid-1900s brought the flourishing logging industry, when steamships towed huge booms laden with logs down the length of Moosehead Lake. Today, the area continues to attract many recreationists, who are drawn to the area's outstanding natural and cultural resources, such as Mount Kineo, the headwaters of the Kennebec River and numerous other high-value lakes, rivers and mountains.

Like the Western Mountains area, the Moosehead Lake area is one of the fastest growing areas in the jurisdiction. Most new growth has occurred along the Route 201 corridor and on the shores of Moosehead Lake. The year-round population is projected to continue growing and seasonal housing development is projected to accelerate.

#### THE MOOSEHEAD LAKE DATA REGION: A PROFILE



- 1,220,995 acres (12% of jurisdiction), including most of Somerset and Piscataquis Counties. Surrounds the communities of Jackman and Greenville.

#### Population

- Year-round population tends to be close to roads along Routes 201 and 6/15, as well as along the shores of Moosehead Lake.
- 1,187 permanent residents in 2005.
- 14% population growth from 1990 to 2005.

#### Housing Units (1990 to 2000)

- 18% growth (3,082 to 3,629). In 2000, the housing stock accounted for approximately 19% of the jurisdiction's total housing stock.
- 81% of housing units are for seasonal use.
- Number of year-round housing units grew faster than the number of seasonal housing units.
- Seasonal units are scattered throughout the area, but concentrated around Rockwood Township, Greenville, along Route 201, and around the shores of Moosehead Lake.
- Housing units tend to be newer (23% were built in the 1990's).

#### Demographic Characteristics (2000)

- The age profile of the area is older than the jurisdiction as a whole (18% of residents are over 65 years).
- Household incomes are more likely to be from self-employment, property (interest, dividends, rent), social security, and retirement income.
- Home values are high (9% are worth more than \$200,000).
- Relatively small household size (70% are 1-2 person households).

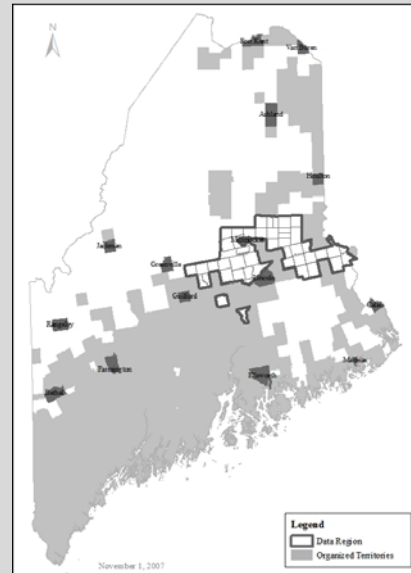
### 3.6.E THE CENTRAL DATA REGION

The Central data region includes land from Elliottsville Township near Dover-Foxcroft to the Towns of Millinocket and Lincoln, and the Canadian border, to the east. The area surrounds the population centers of Millinocket and Lincoln. Interstate 95 and Route 1 intersect the area.

The character of the Central area is closely tied to its remarkable landscape. The area's main attractions include the West Branch of the Penobscot River, numerous high-value lakes and its reputation as the "gateway" to Mount Katahdin and Baxter State Park. The area also has deep ties to the forest products industry. In fact, Millinocket — the Central area's major service center — was established around the Great Northern Paper mill in the early 1900s.

The Central area has experienced modest population and housing stock change in recent decades. The population grew by 5% and housing units grew by 12%. Much of the change occurred near Millinocket and in the exurbs of Lincoln. This area has a large number of high-speed, long-distance road corridors and has experienced a rapid increase in the number of residents that commute to jobs within 10 miles of the jurisdiction – a trend that could increase in the future. The year-round population is projected to grow modestly, largely due to a projected increase in the number of residents living in the jurisdiction and commuting to work outside of the jurisdiction. Seasonal housing unit development is projected to continue growing faster than year-round housing.

#### THE CENTRAL DATA REGION: A PROFILE



- 1,082,000 acres (11% of jurisdiction), including southern Piscataquis, Penobscot and Aroostook Counties, and northern Washington County. Reaches east from Dover-Foxcroft to the Canadian border near Vanceboro.

#### Population

- The population is concentrated in Argyle and Orneville Townships to the south, and is scattered along collector roads throughout the area near Springfield, Topsfield, Danforth, Sherman Mills, Mattawamkeag, and Millinocket.
- 3,068 permanent residents in 2005.
- 5% population growth from 1990 to 2005.

#### Housing Units (1990 to 2000)

- 3% growth (3,636 to 3,766). In 2000, the housing stock accounted for approximately 22% of the jurisdiction's total housing stock.
- 6% of housing units are for seasonal use.
- Number of seasonal housing units grew at a faster rate than the number of year-round housing units.
- Seasonal units are clustered around lakes near Brownville, Millinocket, and Mattawamkeag.
- Housing units tend to be older (most units were built before 1980).

#### Demographic Characteristics (2000)

- The age profile of the area is younger than the jurisdiction as a whole, with more younger families and fewer seniors.
- Very high owner-occupancy rate (92% of all households are owner-occupied).
- Relatively low house values (86% below \$100,000).
- High poverty rate (16% of residents live below the poverty level).
- Residents are more likely to work in manufacturing, natural resource, and transportation industries.

### 3.6.F THE DOWNEAST LAKES DATA REGION

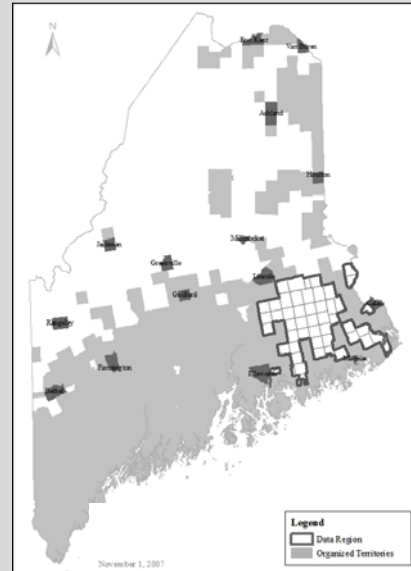
The Downeast Lakes data region is a distinct area comprised of large portions of Washington County and portions of Hancock County. Only two minor civil divisions – Trescott and Edmunds Townships – have frontage on the coast within the Downeast area. The area is encompassed by Route 1 to the south and east, Route 6 to the north, and Interstate 95 to the west. Route 9 traverses the area.

A unique combination of geology, natural forces and climate have combined to produce an area of unparalleled natural resources and values. Lakes abound with names like Pocumcus, Wabassus and Sysladobsis, reminiscent of the area's Indian heritage. Stands of white birch, eastern hemlock and white pine attest to the economic importance of the natural resources that first drew settlers hundreds of years ago. Today, the forest and fisheries continue to sustain the unique community in and around Grand Lake Stream Plantation. This community has more Registered Maine Guides than any place in Maine. These professionals provide a vital link between visitors and the complex ecosystem of lakes, marshes, woodlands, bogs and their wildlife in an area scientists recognize as one of unmatched biodiversity.

The Downeast area has experienced modest population and housing stock change in recent decades. The number of residents has increased by 10% and the number of housing units increased by 37%. Much of the change occurred in Lakeville Plantation, around Beddington, and near Lubec. More than half of new homes were built near water bodies.

The year-round population is expected to remain stable given current economic conditions and seasonal housing unit activity is projected to continue expanding at current rates.

#### THE DOWNEAST LAKES DATA REGION: A PROFILE



- 1,169,000 acres (11% of jurisdiction), including lands in Hancock and Washington counties.

#### Population

- The population is concentrated along the Route 1 corridor between Lubec and Dennysville, near Calais, along the Route 179 corridor, in Greenfield and in Grand Lake Stream Plantation.
- 2,146 permanent residents in 2005.
- 10% population growth from 1990 to 2005, second largest population growth in the jurisdiction.

#### Housing Units (1990 to 2000)

- 37% growth (2,191 to 3,009), the highest in the jurisdiction. In 2000, the housing stock accounted for approximately 14% of the jurisdiction's total housing stock.
- 67% of housing units are for seasonal use.
- Number of seasonal housing units grew at a faster rate than the number of year-round housing units.
- Seasonal housing units are scattered throughout the area, with clusters around Grand Lake Stream Plantation, Pleasant Lake, Nictous Lake and Aurora.

#### Demographic Characteristics (2000)

- The area has more younger residents and fewer seniors than the jurisdiction as a whole.
- Household incomes are more likely to be from wages and salaries.
- Home values are relatively low (80% are worth less than \$100,000).
- Approximately one-fifth of the population lives below the poverty level, the highest in the jurisdiction.
- The area has the largest average household size.
- Residents are more likely to work in construction and education/health/social services industries.

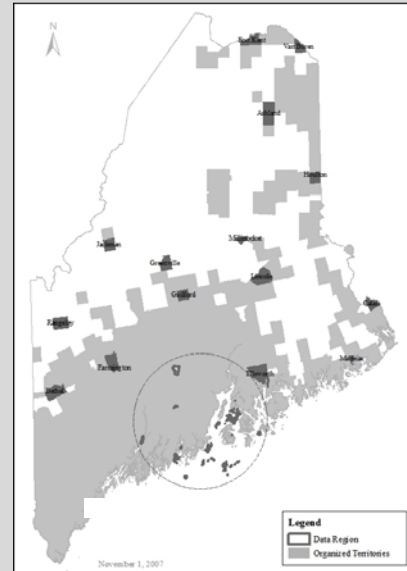
### 3.6.G THE SOUTH AND ISLANDS DATA REGION

The South and Islands area includes a diverse collection of offshore coastal islands, as well as townships that are surrounded by organized towns and thus isolated from the remainder of the jurisdiction. Collectively, this area makes up less than 1% of the jurisdiction. The interior lands are located in Kennebec, Sagadahoc, Lincoln, Knox and Hancock Counties. Examples include Unity Township in Kennebec County and Hibberts Gore in Lincoln County. The roughly 300 coastal islands included within this area are widely scattered: the southernmost islands are located west of Bristol, the northernmost in the Lubec area. Monhegan and Matinicus Plantations and Criehaven Island are the largest communities in this area and dominate the population and demographic statistics of the South and Interior area.

The nature of this area is quite different from the rest of the jurisdiction. The jurisdiction's coastal islands are characterized by an isolated landscape possessing an array of distinctive recreational, cultural and natural resource values. The self-contained communities of Matinicus, Monhegan and Criehaven, for instance, represent a unique coastal landscape with a strong fishing influence. The scattered inland townships are shaped in part by the various organized towns which surround them.

The South and Islands area has experienced a year-round population decline of 25% — mostly the result of declining island populations. Concurrently, the number of housing units in this area has increased by 19%. In the next decade, the year-round population of this area is projected to continue declining, while housing unit development is projected to increase modestly.

#### THE SOUTH AND ISLANDS DATA REGION: A PROFILE



- 16,000 acres (less than 1% of jurisdiction), including coastal islands and interior lands within Kennebec, Sagadahoc, Lincoln, Knox, and Hancock counties. None of the geographies within this area are adjacent to each other — they are either surrounded by communities outside of the jurisdiction or water.

#### Population

- 111 Permanent residents in 2005.
- 25% population decline from 1990 to 2005.
- Most of the year-round residents live on Matinicus and Monhegan islands.
- Population is projected to decline modestly in the future.

#### Housing Units (1990 to 2000)

- 19% growth (244 to 290). In 2000, the housing stock accounted for approximately 2% of the jurisdiction's total housing stock.
- 64% of housing units are seasonal units.
- Number of seasonal units grew faster than number of year-round units.
- Housing units tend to be older (nearly 70% were built before 1940).
- Housing units are larger than other areas (average housing unit size of 5.0 rooms).

#### Demographic Characteristics (2000)

- Population tends to be between ages 18 and 44, with few children.
- Average household size is very low (1.88 persons per household).
- Nearly one-half of household income is from self-employment.
- Residents are more likely to work in natural resource, construction, and art/entertainment industries.