

# ***Comprehensive Plan***



***Hebron, Maine***

***Adopted—March 21, 2015***

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# ***I***ntroduction

The purpose of the comprehensive plan is to define what the people of Hebron want for Hebron's future. The desires were identified through a public visioning session and questionnaires and are therefore based on wide public input. It is thus an extremely important public document. It is to be used by town officials, boards, committees and organizations over the ten year planning period. The Plan suggests general directions, recognizing that specific details will require further efforts. However, the Plan should be considered a living document, meaning that it will require review and revisions as Hebron changes over time. The Plan is, however, intended to guide any future changes in the Town's land use regulations, as required by law, so that they will reflect the goals and policies of this Plan. The discussions of capital needs and spending priorities are intended as general guides, not specific proposals. The Plan is also a requirement for many grants the Town or other groups may wish to apply for.

For many towns, the process of planning, that is the conversation about the town and its future, can be as important as the plan itself.

The Plan was developed by a committee of local citizens appointed by the selectmen. They spent more than a year discussing what makes Hebron such a special place and what needs to be done in the future to keep it that way. The committee listened to many people as the plan was developed. What they heard is reflected throughout the Plan.

This Plan will replace the Comprehensive Plan adopted in 1983. Those familiar with the 1997 Plan will find this Plan to be much bolder, in that it attempts to put forth a detailed program to guide Hebron over the next ten years.

The Plan is presented in several parts. They include a Vision for Hebron, background information, policies, action strategies, and regional coordination.

## ***V***ision for Hebron

*If you are to read only one part of the Plan please let it be the Vision for Hebron.* The Vision talks about the character and special places in Hebron, current trends, and finally Hebron's vision for the future. It sets the tone for the remainder of the Plan. The Vision for Hebron was the result, in part, from public meeting where people told the Committee what they liked about Hebron and what the future should hold for the Town.

## ***B***ackground Information

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, its infrastructure, its services, and, its natural features. To provide that factual base information about Hebron and surrounding areas was collected, organized, and analyzed. Areas considered in the background information related to historic, cultural, and, archaeological resources, population, economy, housing/affordable housing, transportation, water resources, natural resources, agriculture and forestry, outdoor recreation, public facilities and services, fiscal capacity, and land use and development patterns.

In the background information there are several forecasts for the 10-year planning period. These include population growth and housing demand. Such forecasts were based upon past trends and accepted forecasting techniques.

The background information is intended to be a snapshot of Hebron based on the best information available in 2010-2014. Communities are dynamic places and thus the background information 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 Hebron and provides the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

## ***Policies and Action Strategies***

The most important elements of the comprehensive plan are the goals, policies and action strategies which the community adopts. They present the directions the community will take to achieve its vision for the future and address issues identified in the background information. Policies are statements of direction the community desires to take, and action 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 and actions that the community may take based on the public input given during the development of the Plan.

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

Following each background information topic area are the goals, policies and action strategies relating to the topic. State planning rules require each comprehensive plan to include minimum policies and action strategies. These required policies and action strategies have, in some cases, been revised to reflect Hebron's needs. They are identified as policies necessary to address State of Maine Goals. Action strategies necessary to address State of Maine Goal are in *italic* type.

There are also policies and actions strategies identified as Hebron's own policies and strategies. These are included to address needs specific to Hebron and to aid in the achievement of the Vision for Hebron.

The Hebron Comprehensive Plan Committee thoroughly considered each and every one of the policies and action strategies and assessed its implications. In addition, it relied heavily on what the residents of Hebron told the Committee at public session August 2014. 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 Hebron over the next 10 years.









***Based in part on Town Visioning Session Held on August 27, 2014.***

### ***Character and Special Places***

Small town atmosphere, outdoor recreation opportunities, a great place to raise kids, and slow growth are some of the important characteristics liked by those that live in Hebron. There is a good mix of townspeople that include natives, longtime residents that will likely always be considered “being from away”, more recent transplants and faculty and students at Hebron Academy. People here generally feel safe and comfortable in Hebron unlike those in many larger communities. The Hebron Station School and caring neighbors help define the social character of Hebron. Large tracts of undeveloped land owned by the same families for many years that the public has enjoyed the use of, large house lots, homes set back from roads and a local post office help to create the small town atmosphere that residents have come to appreciate. Not “much” land has been sold for development that has helped retain Hebron’s character. Residents also like that Norway/Paris, Lewiston/Auburn and Portland are close by. Hebron is about half way between the coast and western mountains making their accessibility easy.

Hebron is still a small Maine town. People work hard, support their neighbors, maintain their homes and take pride in their small share of Maine’s natural beauty. For the most part municipal facilities and government are working well, with knowledge that changes will be needed in the future. There is a favorable tax rate.

Some say that all physical aspects of Hebron are special places and important to those who reside in Hebron. With that, then, there are several “extra special” physical places. These include Marshall Pond with undeveloped shorelands that provides a quiet place for paddling and viewing nature, the large unbroken Streaked Mt. area that provides many outdoor recreation opportunities, Bog Brook for trout fishing and the sanatorium land on the Greenwood Mt. Road with its fields and breathtaking views.

Hebron is known nationally and internationally as the location of Hebron Academy. Few Maine small towns have such recognition. The Academy is the focal point of the beautiful village of Hebron.

### ***Current Trends***

Hebron has seen steady growth in population over the last 30 years. This has been contrary to some nearby communities such as Buckfield, Oxford and Paris. New residents have come to Hebron for a number of reasons including those identified the Character and Special Places above. More younger people, some with children, than older people are calling Hebron home. This can be seen by that fact that Hebron’s median age is about 33 and Oxford County’s is 41. Over the next 10 years Hebron’s population is expected to grow but at a slower pace than in the past and reach some 1,720 by the year 2025. The importance of Norway, Oxford and Paris as places of employment has decreased in recent years. No longer do most people work in manufacturing jobs but jobs in education, health and social services. Workers are traveling further to places such as Auburn, Lewiston and Portland.

Along with population growth has been an increase in new homes. About 160 have been added since 1990. Most have been tucked away around town, not impacting rural character. When homes are for sale many are affordable to the average income family.

### ***Hebron's Vision for the Future***

In the future, Hebron will still be a small town that people want to live in because of its natural environment, a great place to raise their children, a safe and comfortable atmosphere and a manageable tax burden. Many will leave town each day to go to their jobs but look forward to returning to their home-Hebron.

The history of the town will be maintained through efforts of the historical society. Historic places and architecture will have been retained particularly in Hebron Village. This will be by the Academy retaining its unique architecture and residential property owners considering the Village character in renovations to their properties. Commercial development will be compatible with the Village character guided by ordinance standards.

Hebron 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. There will be recreational activities including organized sports, walking, running, snowmobiling and hunting that bring all to the great outdoors found in Hebron. People will still appreciate access to private lands.

The “extra special” physical places will still exist. 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 mostly by their owner's free will or other non-regulatory methods. New growth and development will be of Hebron “quality,” meaning that there will be separation between homes and setbacks from roads that retain our rural character. The exception will have been in village locations where things are “closer together”.

Commercial development that has been drawn to areas along Route 119 because of its traffic volumes will be an asset, in the sense that goods and services are being provided and supplement the tax base. Liabilities, such as traffic congestion, architectural compatibility and signage, will have been avoided by regulatory provisions prepared and adopted long before the beginning of any commercialization.

There will be land that is or can be farmed. Those who wish to purchase land suitable for farming will have been able to do so at reasonable cost because of minimal demand for residential development.

The sanatorium land on Greenwood Mt. will be publically owned either by the State or the Town and its agricultural, forest and scenic values retained. Informational kiosks will explain the history of the sanatorium for both locals and visitors.

State and town roads will be in such condition that they are safe to travel and maintained at reasonable cost. Traffic that uses State roads, particularly Route 119, will not have created unsafe conditions for travelers, pedestrians and bicyclists or to the environment as the result of chemical spills. Actions will be undertaken to manage traffic through the Village and the Hebron Academy campus so it is a safe and pedestrian friendly area. Local roads will be maintained and reconstructed based on public policy and available dollars.

Hebron's local economy will be much like it is today. There will be small service-providing business, most conducted out of the owner's home, barn or garage. Technology based businesses will have grown. The Academy's influence on the economy will be important.

Public facilities and services will be provided to meet the needs without excessive tax rates. Fire protection and other services needed by the community may be provided on a regional basis. The administration of town government will reflect demands and capacities Hebron Station School and Hebron Academy will be focal points of Hebron. The Academy and Town will have a relationship that benefits both.

A new generation of town officials including selectmen, planning board and fire department volunteers will have stepped forward to supplement or replace those that have for many years helped make Hebron the town that it is. The new generation will help Hebron achieve its vision for the future. Most of all Hebron will continue to be the “ideal town” with caring people that are safe and proud to live here.



***View from Greenwood Mountain Road***



# **H**istoric & Archaeological Resources

## **F**indings and Conclusions

- ❖ ***Sturtevant Hall, on the Hebron Academy campus, is listed in the National Register of Historic Places.***
- ❖ ***There are countless miles of stonewalls throughout the countryside of Hebron, and they contribute significantly to the rural character of the Town.***
- ❖ ***Hebron has enacted minimal local standards for the protection of historic resources.***

## **H**istorical Overview

Hebron's history dates back to the late-1700s. Since the early days of the Town's development, many of the historic resources have been destroyed or lost. Although much of Hebron's history has been visually lost, there remain individual structures, sites, and areas which are reminders of the Town's heritage. As the Town undergoes change, these reminders of Hebron's past are invaluable. Hebron's history is today preserved by the Hebron Historical Society.



### **A Brief Outline of Hebron's History**

In 1777 the General Court (legislature) of Massachusetts granted to Alexander Shepard, Jr., of Newton Massachusetts, the territory included approximately in the bounds of the present towns of Hebron and Oxford in return for an accurate map of the Province of Maine. His map was accepted and in 1779, the



Court confirmed the grant. A road laid out in 1774 by the proprietors of No. 4, now Paris, from New Gloucester to No. 4, was greatly improved in 1779. Shepard was to settle ten families in ten years.

The first settlers came at this time, the very first being John Greenwood. He and others were veterans of the American Revolution, then four years old. Thus was formed the Plantation of Shepardsfield.

The first school, a private one, was established in 1789. In 1791, the leading citizens petitioned for a town charter, which was granted March 6, 1792, with the name "Hebron" assigned instead of the name "Columbia" that had been requested. The first town meeting was held at the dwelling of Asa Bearce, and John Greenwood was chosen Town Clerk and a member of the first Board of Selectmen.

Hebron Academy opened September 3, 1805. The Academy's first endowments were a gift of 150 acres of land from Andrew Craigie, who had purchased most of what is now Oxford, and a grant from the General Court of a half-township in the area that became Monson.

The First Church erected its first meeting house in 1820. In the same year, (1820) Maine achieved statehood. Oxford County was established in 1805, with Paris as the shire town.

It was a long and tedious journey from one side of town to the other; in 1829, the larger or southwestern part was set off as the Town of Oxford. The boundary was established as the west shore of Marshall Pond and its streams.

The population of the combined town at the first census, 1790, was 530; by 1800, this had increased to 981; in 1810, there were 1,211 inhabitants; in 1820, there were 1,727; and in 1830, there were 2,029. Hebron alone counted 915 souls in 1830 and 1840 a maximum of 945, after which there was a decline.

### **Nationally Significant Historic Structures**

There is one building in Hebron currently listed in the National Register of Historic Places. It is the Sturtevant Hall, on the Hebron Academy campus and was placed on the Register in September, 1977.



### **Regionally Significant Historic Structures**

The descriptions of significant historic buildings were taken from Randall H. Bennett's book, Oxford County Maine: A Guide to Its Historic Architecture, published by the Oxford County Historic Resource Survey, 1984. That survey had as its major goal to compile the most significant historic architecture in Oxford County dating before 1930.

Hebron, like many communities in Oxford County, has numerous historic structures which contribute to the character of the community. Most of the historic buildings in Hebron possess nineteenth century architecture showing some influence of Colonial Revival design.

Hebron Village contains a cluster of historic buildings dating back to the nineteenth century, including Hebron Academy which contributes significantly to the character of the Village. There are three buildings on the Hebron Academy campus which contribute greatly to the setting of Hebron Village: Sturtevant Hall, Lepage Center of the Arts, and Halford Hall. Also located in Hebron Village is the Hebron Trading Company, located on Route 119, which has been owned and maintained by Hebron Academy since 1928.

Another historic structure in Hebron Village is the Barrows House, located just north of the junction of Route 119 and Station Road, which was the home of Deacon William Barrows, the founder of Hebron Academy. The house is a Federal Style brick home and is one of the finest examples of its kind.

The Hebron Community Baptist Church, further north on Station Road, began under a Baptist congregation formed in August of 1791. The Hebron church is an interesting example of changing tastes in ecclesiastical architecture set in a rural Maine context.

Other historic structures are located throughout Town. One of these is the Packard-Cushman Farmstead situated on Hebron Center Road between Routes 119 and 124. This home was constructed in 1780 and is a well-preserved example of an early Hebron farmstead.

The East Hebron Baptist Church is the second Baptist church in Hebron. The country church is located atop a hill in the eastern-most part of Town, and because of its location the church's congregation has also been well represented by citizens from Buckfield, Turner, and Auburn. Although the church has gone through many repairs, it still retains its original rural Maine character.

### **Other Historic Resources**

There are countless miles of stone walls throughout the countryside of Hebron, and they contribute significantly to the rural character of the Town. There is concern in the community that as development encroaches into these areas, the walls will be destroyed.

There are also a few of the old district school houses left in Town, including the Moody Library, as well as old road beds and old building foundations.

## ***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 no known prehistoric sites in Hebron and no professional archaeological surveys have been completed. The Commission has indicated that areas in need of archaeological survey prior to ground disturbance are limited to the Bog Brook valley and Marshall Pond.

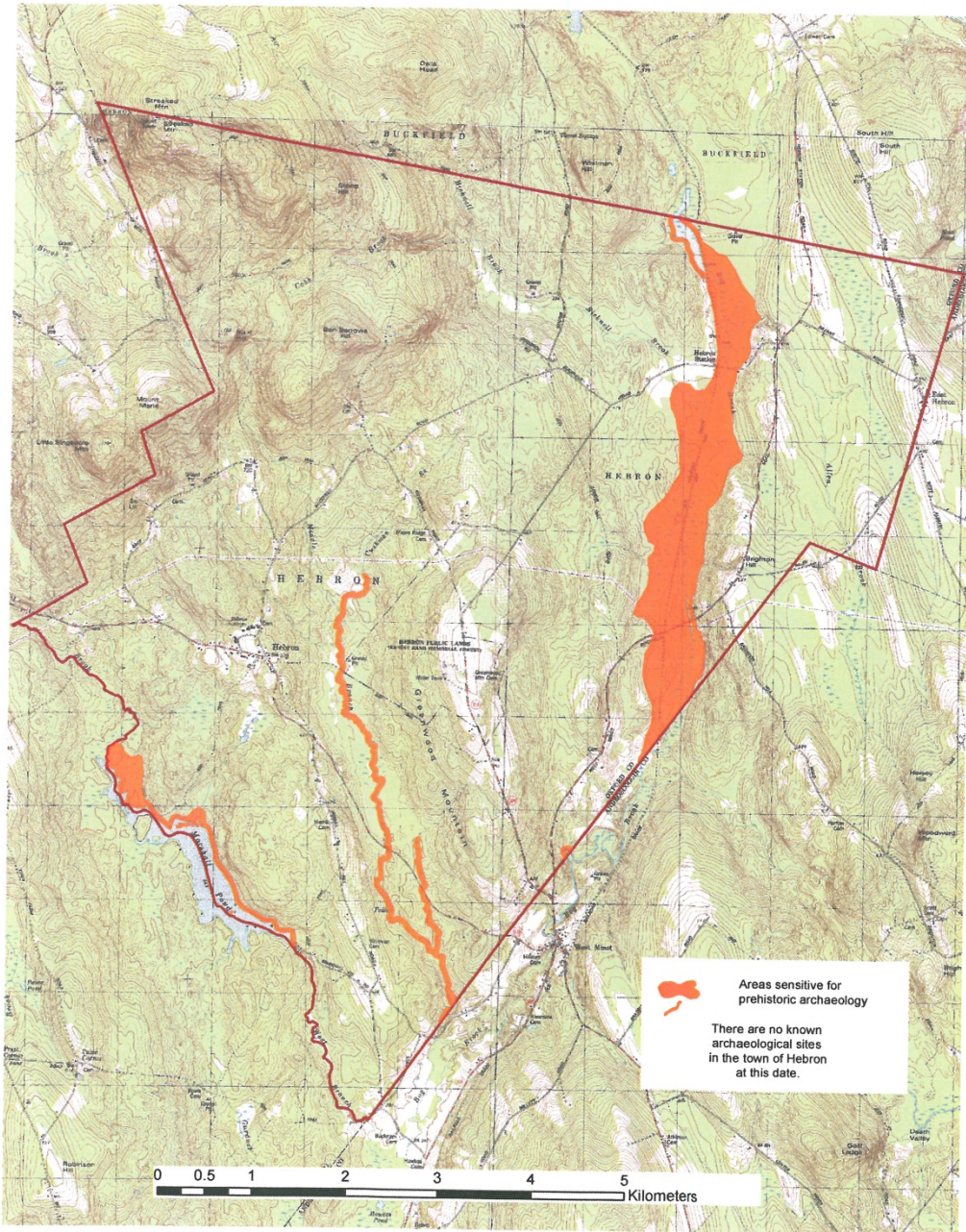
No historic archaeological sites have been documented and no professional surveys for historic archaeological sites have been conducted to date in Hebron. Future archaeological survey should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18<sup>th</sup> and 19<sup>th</sup> centuries.

## ***Protection of Historic and Archaeological Resources***

Hebron has enacted minimal local land use standards for the protection archaeological and historic resources in subdivision regulations. In addition there are additional standards contained in the Shoreland Zoning and Floodplain Management Ordinances. There are no provisions for the protection of archaeological and historic resources other than for land/structures to be subdivided or within shoreland areas.

**Areas Sensitive for  
Prehistoric Archaeology\* in  
Hebron**  
information provided by  
Maine Historic Preservation Commission  
September 2012

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



# **H**istoric & Archaeological Resources

## **Goals, Policies, Action Strategies & Implementation Responsibilities**

### **Introduction**

Hebron has historic resources, including buildings at Hebron Academy that are major factors in the Town's character. They need to be retained for future generations.

### **State of Maine Goal that the Plan needs to address:**

To preserve the State's historic and archaeological resources.

<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
Protect, to the greatest extent practicable, the significant historic and archaeological resources in Hebron...	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.	Historical Society	Short Term & Ongoing
	Prepare amendments to land use related ordinances, that for known historic archeological sites and areas sensitive to prehistoric archeology, would 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.	Planning Board	Short Term
	Amend Subdivision Regulations to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their development review process.	Planning Board	Short Term



<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own policies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Identify and maintain the values of those structures, sites and areas that possess architectural characteristics of historical importance and/or possess historical significance.	Develop and maintain a listing of historic structures and sites, and develop an educational program for owners of such properties in techniques to maintain historic values.	Historical Society	Mid Term
	Identify and seek to register those historic and archeological resources suitable for listing on the National Registers of Historic Places.	Historical Society	Mid Term & Ongoing
Maintain the historical architectural values of Hebron Village	Develop ordinance provisions that establish exterior design standards for new residential commercial and institutional building in Hebron Village.	Planning Board	Mid Term
Retain the historical information of the Sanatorium Property	Coordinate with the Bureau of Public Lands to install informational kiosks at the Sanatorium Property	Historical Society	Mid Term

***Maine Sanatorium-Women's Cottage***





# **P**opulation Characteristics

## **F**indings

- ❖ ***The year-round resident population of Hebron increased from 532 in 1970 to 1,240 in 2010-a 133% increase.***
- ❖ ***It is expected that the 2025 year-round resident population for Hebron will be in the range of 1,400-1,450.***
- ❖ ***In 2012 the largest number of households (99 or 23%) was in the \$50,000 to \$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, Hebron can be prepared for population change, anticipate future demands for community services and land use changes.

## **P**opulation Trends

The year round resident population of Hebron grew from 532 in 1970 to 1,240 in 2010-a 133% increase. Year round resident population does not include students residing on the Hebron Academy Campus during the academic year. When students at the Academy are included the 2010 population was approximately 1,420. Over the period the decade of the 1980's saw the greatest increase in year round resident population, 32%. The 70's, 90's and 2000's had 25% , 20% and 18 % increases respectively. The percent of population growth in Hebron between 2000 and 2010, 18%, was the greatest of the surrounding communities of Buckfield, Minot, Oxford, Paris, and Turner.

**Year Round Resident  
Population Change  
1970 – 2010**

Town	1970	1980	1990	2000	2010 <sup>(1)</sup>	% Change 2000-2010	% Change 1970-2010
<b>Hebron</b>	<b>532</b>	<b>665</b>	<b>878</b>	<b>1,053</b>	<b>1,240</b>	<b>18%</b>	<b>133%</b>
		<b># increase 133</b>	<b># increase 213</b>	<b># increase 175</b>	<b># increase 187</b>		
		<b>% change 25</b>	<b>% change 32</b>	<b>% change 20</b>	<b>% change 18</b>		
Buckfield	930	1,330	1,570	1,720	2,010	16%	116%
Minot	920	1,630	1,160	2,250	2,610	16%	184%
Oxford	1,890	3,140	3,710	3,960	4,110	4%	117%
Paris	3,740	4,170	4,490	4,790	5,180	8%	39%
Turner	2,250	3,540	4,320	4,970	5,730	15%	155%
Oxford County	43,460	48,970	52,600	54,760	57,830	6%	33%

Source: U.S. Census

<sup>(1)</sup> Prior to the 2010 Census students residing on the Hebron Academy Campus during the academic year were not included in the population count.

The increase in population has been primarily due to in-migration rather than natural increase. Population change as the result of people moving into Hebron is in-migration, whereas natural increase in population is derived from the number of births minus the number of deaths over a specific period. From 2002-2013 the natural increase in population has averaged seven per year; 13 births per year and seven deaths. This indicates that people moving to Hebron have accounted for the majority of the population increase over the past 10 years.

**Births and Deaths  
Hebron  
2002-2013**

Year	Births	Deaths	Natural Increase
2002	7	5	2
2003	9	6	3
2004	13	4	9
2005	19	11	8
2006	12	8	4
2007	16	6	10
2008	20	3	17
2009	13	7	6
2010	12	7	5
2011	11	6	5
2012	14	9	5
2013	9	6	3
Total	155	78	77

Source: State of Maine Office of Policy & Management & Town of Hebron  
The American Community Survey has estimated the 2013 total population to be approximately 1,560. This number would include students residing on the Hebron Academy Campus. Year round resident population in 2013 is estimated in the 1,300- 1,325 range.

## ***Age Distribution***

Based on available US Census information the total population, including students residing on the Hebron Academy Campus, Hebron's population in 2010 was younger than that of Oxford County and the State. Not including the Academy population, it is believed that Hebron's population is still younger than all of Oxford County but not to the degree reported by the Census.

### ***Age Distribution Total Population Hebron 2000-2010***

<i>Age Group</i>	<i>2000</i>		<i>2010</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Under 5	56	5.3%	93	6.6%
5-9	60	5.7%	90	6.4%
10-14	109	10.4%	103	7.3%
15-17	63	6.0%	136	9.6%
18-19	19	1.8%	100	7.1%
20-24	60	5.7%	51	3.6%
25-44	334	31.7%	341	24.1%
45-64	279	26.5%	402	28.4%
65+	73	6.9%	100	7.1%
TOTAL	1,053		1,416	
Median Age	37.4		33.4	

Source: U.S. Census

### ***Population Distribution by Age Total Population 2010***

<i>Age Group</i>	<i>Hebron</i>		<i>Oxford County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Under 5	<b>93</b>	<b>6.6%</b>	<b>2,976</b>	5.1%
5 - 9	<b>90</b>	<b>6.4%</b>	3,167	5.5%
10-14	<b>103</b>	<b>7.3%</b>	3,600	6.2%
15-17	<b>136</b>	<b>9.6%</b>	2,583	9.3%
18-19	<b>100</b>	<b>7.1%</b>	1,405	2.4%
20-24	<b>51</b>	<b>3.6%</b>	2,692	4.5%
25-44	<b>341</b>	<b>24.1%</b>	12,861	22.2%
44-64	<b>402</b>	<b>28.4%</b>	18,715	32.4%
65+	<b>100</b>	<b>7.1%</b>	9,843	17.0%
TOTAL	<b>1,416</b>		57,833	
Median Age	<b>33.4</b>		41.2	

Source: U.S. Census

## ***Educational Attainment***

According to the 2012 American Community Survey, Hebron had a higher percentage than Oxford County of its population 25 years of age and older with Associate and Bachelors degrees. This level of education is reflected in the higher median household income of those that live in Hebron.

### ***Educational Attainment 2012 (Persons 25 years and older)***

<i>Educational Attainment</i>	<i>Hebron</i>	<i>Oxford County</i>
	<i>Percent</i>	<i>Percent</i>
Less than 9th grade	<b>2.4%</b>	4.2%
9th to 12th grade, no diploma	<b>6.0%</b>	6.9%
High School Graduate or Equivalency	<b>39.5%</b>	44.6%
Some college, no degree	<b>19.6%</b>	19.0%
Associate Degree	<b>10.5%</b>	7.1%
Bachelor's Degree	<b>16.0%</b>	11.9%
Graduate or Professional Degree	<b>6.0%</b>	6.3%

Source: American Community Survey Estimate

## ***Occupation of Residents***

The occupations of the greatest number of workers in Hebron are in education, health care and social services, followed by manufacturing. These occupations indicate the bedroom nature of Hebron as most of these job locations are not in Hebron.

***Employment by Occupation  
2012***

<b>Occupation</b>	<b>Hebron</b>		<b>Oxford County</b>	
	<b># of Workers</b>	<b>% of Total</b>	<b># of Workers</b>	<b>% of Total</b>
Agriculture & Forestry	8	1.1%	699	2.6%
Construction	66	8.9%	2,429	9.5%
Manufacturing	104	14.0%	3,489	13.6%
Wholesale Trade	21	2.8%	459	1.8%
Retail Trade	77	10.3%	3,489	14.4%
Transportation, Warehousing & Utilities	20	2.7%	1,023	4.0%
Information	8	1.1%	285	1.1%
Finance, Insurance & Real Estate	51	6.8%	1,168	4.6%
Professional, Scientific, Management & Administrative	90	12.2%	1,615	6.3%
Educational, Health Care & Social Services	173	23.2%	6,207	24.3%
Arts, Entertainment, Recreation & Food Services	55	7.4%	2,276	8.9%
Other Services except Public Administration	14	1.9%	1,296	5.1%
Public Administration	58	7.8%	964	3.8%
Employed persons 16 years and over	745		5,565	

Source: American Community Survey

***Income***

Hebron's 2012 median household income was above that of Oxford County. In 2012 the largest number of households (99 or 23%) was in the \$50,000 to a \$75,000 income bracket. This is likely the reflection of two worker households. Six percent of families in Hebron had incomes in 2011 that was below the poverty level.

***Median Household Income  
2012***

<b>Hebron</b>	\$53,750
Buckfield	\$48,930
Minot	\$73,170
Oxford	\$37,910
Paris	\$35,490
Turner	\$72,720
Oxford County	\$41,430

Source: American Community Survey



## ***Seasonal Population***

Hebron has a non-traditional seasonal population. Usually when seasonal population is considered it is related to second home development or a tourist based economy. This is not the case in Hebron. Seasonal population in Hebron is associated with Hebron Academy. In 2013 the Academy had an enrolment of 165 resident students up from approximately 120 in 1990. Resident students reside on the Academy campus from September through May. Additionally there are a number facility and staff that reside on campus during the academic year.

Because the Academy is primarily self-contained, the towns dependence on and services to related to its population is small. However, Academy employees/staff comprise a significant portion of the Hebron Volunteer Fire Department roster.

## ***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. Hebron's natural increase in population (the number of births minus deaths) totaled 77 from 2002-2013. This information indicates in migration has been somewhat of a greater factor than natural increase in recent estimated population growth.

The 2025 year-round population projection prepared by State of Maine Office of Policy & Management for Hebron is approximately 1,720. This projection has been determined to be excessively high because the students residing on the Hebron Academy Campus are a component in the projections. 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 2025 year-round resident population for Hebron will be in the range of 1,400-1450.



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

- ❖ ***Between 2000 and 2013, the number of housing units increased by some 160, or 32%, in Hebron.***
- ❖ ***The Maine State Housing Authority reports that 13% of households in Hebron could not afford the median priced home in 2010.***
- ❖ ***Over the 10-year planning period, there will be a demand for 150 additional housing units.***

## ***I*ntroduction**

Housing characteristics within a community are 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 Hebron and surrounding communities grew at various rates during the 1990's, Buckfield (23%), Minot (43%), Oxford (8%), Paris (10%) and Turner (16%). Hebron had an increase of 77 housing units or a 23% gain.

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. Between 2000 and 2013, the number of housing units increased by some 80 or 17% in Hebron. This rate of growth was lower than surrounding communities except for Oxford and Paris. From 2008 through 2013, which has been a slow period for new housing development in much of Oxford County, there were a total of 41 new dwelling units constructed or placed in Hebron. These included 28 stick built, 10 mobile homes, one modular and one duplex.

**Number of Housing Units  
1990-2000-2013**

<b>Town</b>	<b>1990</b>	<b>2000</b>	<b>2013</b>
<b>Hebron</b>	<b>333</b>	<b>410</b>	<b>490</b>
Buckfield	633	715	848
Minot	578	824	977
Oxford	1,781	1,926	2,029
Paris	1,945	2,142	2,444
Turner	1,707	1,977	2,527

Source: 1990-2000 U.S. Census  
2012 American Community Survey Estimates  
Town of Hebron

***Type of Housing Unit***

Based on the 2012 American Community Survey the single family home comprises about 77% of the Town's overall housing supply. Mobile homes account for 20% of the housing stock. This is a small shift from 2000 when single family home comprised 80% of the overall housing stock. This compares to 74% and 10% in Oxford County respectively.

Seasonal or second home development is very small portion of the housing stock in Hebron It is estimated that are less than 10 seasonal or second homes.

***Distribution of Total Housing Units by Type  
2000-2012***

<b>Type of Housing Unit</b>	<b>Number-2000</b>	<b>Percent of Total-2000</b>	<b>Number-2012</b>	<b>Percent of Total-2012</b>
Single-family	330	80.5%	365	76.4%
Mobile Home	65	15.9%	96	20.1%
Multi-family	15	3.7%	17	3.6%
<b>TOTAL</b>	<b>410</b>		<b>478</b>	

Source: American Community Survey Estimates-2012

## ***Owner/Renter Patterns***

As with most rural communities, most housing is owner occupied. This trend will continue through the 10-year planning period.

### ***Distribution of Occupied Housing Units by Tenure 2012***

	Owner		Renter		Total
	Number	Percent	Number	Percent	
<b>Hebron</b>	<b>416</b>	<b>94.8%</b>	<b>23</b>	<b>5.2%</b>	<b>439</b>
Oxford County	17,685	77.1%	5,336	22.9%	43,467

\*American Community Survey Estimates-2012

## ***Housing Conditions***

The Plan does not include a detailed housing conditions survey, the reason being that, although scattered substandard housing exists in Hebron, it was not deemed a significant planning issue. 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 Hebron's' older homes are in excellent condition and are assets to the community.

Sixty-two percent of homes were built on or after 1980. The early 1980's was the beginning of residential energy efficiency concerns. Homes constructed prior to 1980 may need greater maintenance and energy efficiency upgrading.

### ***Age of Housing Stock Hebron 2013***

Year Structure Built	Number	Percent
2010 or later	29	5.9%
2000-2009	88	18.0%
1990-1999	99	20.2%
1980-1989	112	22.9%
1970-1979	71	14.5%
1960-1969	12	2.5%
1950-1959	0	0.0%
1940-1949	0	0.0%
1939 or earlier	79	16.1%
<b>TOTAL</b>	<b>490</b>	

Source: American Community Survey Estimates

## ***Subsidized Housing Units***

In 2011 there were no subsidized housing units in Hebron reported by the Maine State Housing Authority. Community Concepts has a number of housing programs for low and moderate income households in Oxford County. Their programs have been used for affordable housing in Hebron.

## ***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 has sufficient money left over to pay for other living necessities. It is generally accepted that a homeowner should not spend more than 28%-33% of income for housing costs 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 Hebron was affordable to the median income household in Hebron during the years between 2004 and 2009. However, this is not the case for the median income household in the Bridgton-Paris Labor Market Area Housing Market because of the lower median household income. 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 13% of households in Hebron could not afford the median priced home in 2010. This compares to 49% for the Bridgton-Paris Labor Market Area Housing Market Area that includes Hebron.

<b><i>Hebron 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>
2004	1.24	\$120,000	\$51,890	\$41,680	\$149,390
2006	1.11	\$144,950	\$55,400	\$49,970	\$160,680
2009	0.87	\$198,500	\$58,4330	\$67,410	\$162,070

Source: Maine State Housing Authority

A review of listings of single family homes on the Maine Statewide MLS in February 2014 found seven single family homes listed for sale. The median asking price was \$126,950 . This priced home would be affordable to the median income household in both the Bridgton-Paris and Lewiston-Auburn Labor

Market Area Housing Markets. However, lower income households may be placed out of the housing market.

Rental housing can be important in meeting the needs for affordable/work force and elderly housing. There are few rental opportunities in Hebron. In 2012, the American Community Survey reported 12 renter occupied housing units in Hebron with a median rent of \$779 per month.

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

The town does not have a zoning ordinance that would impact the development of affordable housing. The Land Use Ordinances requires a minimum lot size of 120,000 square feet with a buildable envelope of at least 200 feet in depth and 200 feet in width.

## ***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.

Hebron's population is expected to reach approximately 1,720 by the year 2025. Based upon an average household size of 2.7 persons in the year 2025, there would be a demand for 150 additional housing units. However, regional economic conditions and changing housing consumer characteristics can change this projected level of housing growth. New housing will be primarily single family.

# ***H*ousing/Affordable Housing**

## ***Goals, Policies & Action Strategies***

### ***I*ntroduction**

Housing opportunities and affordability are important to the growth of Hebron. As the Town's population ages, housing needs will change.

### ***S*ate of Maine Goal that needs to be addressed:**

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

<b><i>Policies necessary to address State of Maine Goal</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
Support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.	Participate in a regional affordable housing coalition to address regional affordable and workforce housing needs if such is needed.	Selectmen	Ongoing
Ensure that land use controls encourage the development of quality affordable housing, including rental housing	On a biennial basis, prepare for the planning board a report about the value of newly constructed/placed residences, which will allow the planning board to assess whether at least 10% of new homes are affordable. If the assessment indicates that there is an inadequate supply of affordable housing, develop strategies to address the need.	Code Enforcement Officer & Planning Board	Ongoing
	Review the Land Use Ordinance to determine if the addition of at least one accessory apartment per residential structure is allowed. If not prepare amendments to allow such subject to site suitability.	Planning Board	Short Term
	Prepare amendments to the Subdivision Regulations to decrease lot size but retain the density, setbacks and road widths in order to make housing less expensive to develop.	Planning Board	Short Term
	Identify areas suitable for mobile home parks, pursuant to Title 30-A Sec. 4358 (Regulation of Manufactured Housing), that do not include environmentally sensitive areas, or areas not currently accessed by adequate public roads.	Planning Board	Mid Term
<b><i>Hebron's own policies</i></b>	<b><i>Action strategies to address Hebron's own policies</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
That the elderly have opportunities to age in place.	Seek options for elderly to afford to stay in their homes or in Hebron  Assess the need to amend land use ordinances to remove provisions that can discourage development of elderly housing projects	Selectmen	Ongoing
Assure that residential development is constructed safely and energy efficiently.	Administer and enforce the Building Code	Code Enforcement Officer	Ongoing





## ***Findings and Conclusions***

- ❖ ***The regional economy has changed from goods producing to service providing.***
- ❖ ***Most employed residents leave Hebron each day to work in the Lewiston/Auburn and Norway/Paris areas and beyond.***
- ❖ ***Over the 10-year planning period the local economy will continue to be based on Hebron Academy and small, in number of employees, service type businesses.***

## ***Regional Economy***

Hebron is connected with two regional economies, mostly to Lewiston/Auburn and to a lesser extent to Norway/Paris. Lewiston/Auburn, the second largest urban area in the State, is the location of many large employers (200+) in the health services, retail, telemarketing, and manufacturing sectors. Many Hebron workers travel there for employment. The Norway/Paris economy is no longer dependent on manufacturing of wood products and leather and has moved to a service provider base.

Major employers in Lewiston/Auburn include Central Maine Medical Center, St. Mary's Regional Medical Center, Androscoggin Home-Care-Hospice, Maine Department of Human Services, TD Bank, Liberty Mutual, and White Rock Distilleries, Walmart, Proctor & Gamble, Pionite Decorative Surfaces, Royal Continental Mills, Lepage Bakeries, and Geiger Bros. In the Norway/Paris area major employers include Bancroft Contracting, Maine Machine Products, New Balance, Keiser Industries, Stephens Memorial Hospital, Maine Veteran's Home, Market Square Health Care, SAD 17, Community Concepts, Norway Bankcorp, Norway Savings Bank, Walmart, Hannaford and Oxford Casino.

## ***Hebron's Economy***

Hebron's early economy was based on subsistence farming. Some of these farms were able to sell produce to a wider market made possible, in part, by the Buckfield Branch Railroad, built about 1860. Unlike many rural communities in the region, Hebron lacked a major source of water to power mills. For a time the outlet of Marshall Pond powered saw, shingle and pail mills, which have long disappeared. In 1880 there were some 600 people living in Hebron. During the late 1800s and early 1900s people began moving to larger communities seeking employment. By 1960 the population had dropped to 465 after the closing of the Western Maine Sanatorium.

In addition to farming, institutional uses have played and continue to be a significant factor in Hebron's economy. From 1904 to 1959, the Western Maine Sanatorium, on Greenwood Mountain, treated tuberculosis patients. At times some 100 people were employed. Hebron Academy, founded in 1804, has been the major employer over the years and continues to be today. In 2013 approximately 60 people that lived in Hebron were employed at the Academy. The Academy has an annual operating budget of

approximately \$14 million. The Hebron Station School is the second largest employer with a staff of approximately 20.

Today the economy of Hebron is that of a bedroom community. Most employed residents leave Hebron each day to work in the Lewiston/Auburn and Norway/Paris areas and beyond. They also acquire most goods and services outside of Hebron. There is a number of businesses, most small in number of employees, that provide goods and services to Hebron's residents and beyond. The Center for Workforce Research and Information lists 25 businesses in Hebron. Some of these are conducted out of the owner's home or a stand-alone building, while others travel to work locations. Construction related businesses (excavation, heating and electrical), automotive related, and personal services are the most common businesses.

The Town's people seem satisfied with its role as a bedroom community and associated economic activity. To date there has been no formal economic strategy defined. The lack of infrastructure, major transportation corridors (highways), small population base, and Lewiston/Auburn and Norway Paris close by hinders a major economic expansion. Over the 10-year planning period the local economy will continue to be based on Hebron Academy, small service type businesses and telecommuters.

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## ***Labor Force***

Between 2000 and 2008 labor force participation was steady, increased significantly between 2008 and 2010 and has since then remained steady. The increase (35%) in the labor force between 2000 and 2010 is reflective of the population growth (35%) over the period.

<b>Hebron</b>	<b>2000</b>	<b>2008</b>	<b>2010</b>	<b>2012</b>	<b>2013</b>
<b>Total Civilian Labor Force</b>	<b>664</b>	<b>686</b>	<b>899</b>	<b>898</b>	<b>898</b>
<b>Employed</b>	<b>647</b>	<b>653</b>	<b>830</b>	<b>836</b>	<b>847</b>
<b>Unemployed</b>	<b>17</b>	<b>33</b>	<b>69</b>	<b>62</b>	<b>51</b>
<b>Unemployed Rate (%) Hebron</b>	<b>2.6</b>	<b>4.8</b>	<b>7.7</b>	<b>6.9</b>	<b>6.7</b>
Unemployed Rate (%) Maine		5.4	8.2	7.2	6.7
Unemployed Rate (%) Lewiston-Auburn LMA		5.5	8.5	7.3	6.4
Unemployed Rate (%) Bridgton-Paris LMA Maine Dept of Labor		7.0	9.9	8.8	7.8

In 2012 the greatest number of workers, 23%, was employed in the education, health and social services followed by manufacturing (14%) , and professional, scientific, management and administration (12%). By comparison in 1980 most workers were employed in manufacturing (27%), professional occupations (24%), and education and health services (15%).

### ***Employment by Occupation 2012***

<b>Occupation</b>	<b>Hebron</b>		<b>Oxford County</b>	
	<b># of Workers</b>	<b>% of Total</b>	<b># of Workers</b>	<b>% of Total</b>
Agriculture & Forestry	<b>8</b>	<b>1.10%</b>	699	2.60%
Construction	<b>66</b>	<b>8.90%</b>	2,429	9.50%
Manufacturing	<b>104</b>	<b>14.00%</b>	3,489	13.60%
Wholesale Trade	<b>21</b>	<b>2.80%</b>	459	1.80%
Retail Trade	<b>77</b>	<b>10.30%</b>	3,489	14.40%
Transportation, Warehousing & Utilities	<b>20</b>	<b>2.70%</b>	1,023	4.00%
Information	<b>8</b>	<b>1.10%</b>	285	1.10%
Finance, Insurance & Real Estate	<b>51</b>	<b>6.80%</b>	1,168	4.60%
Professional, Scientific, Management & Administration	<b>90</b>	<b>12.20%</b>	1,615	6.30%
Educational, Health Care & Social Services	<b>173</b>	<b>23.20%</b>	6,207	24.30%
Arts, Entertainment, Recreation & Food Services	<b>55</b>	<b>7.40%</b>	2,276	8.90%
Other Services except Public Administration	<b>14</b>	<b>1.90%</b>	1,296	5.10%
Public Administration	<b>58</b>	<b>7.80%</b>	964	3.80%
Employed persons 16 years and over	<b>745</b>		5,565	

Source: American Community Survey

## ***Work Location: Hebron Residents***

For a rural community with a population of about 1,400, there is a significant number of workers that live in and work in Hebron. These are mostly self-employed persons and those at work at Hebron Academy. While the most recent available information is somewhat dated (1980-2000), the greatest number of workers continue to travel to Lewiston and Auburn to work.

### ***Resident Work Locations 1980-2000***

<b><i>Where Hebron Residents Worked</i></b>	<b><i># of Hebron Residents Working at the Location-1980</i></b>	<b><i>Percentage of Total Resident Workers-1980</i></b>	<b><i># of Hebron Residents Working at the Location-2000</i></b>	<b><i>Percentage of Total Resident Workers-2000</i></b>
<b>Hebron</b>	<b>68</b>	<b>23%</b>	<b>160</b>	<b>26%</b>
Auburn	61	20%	100	16%
Lewiston	61	20%	85	14%
Minot	6	2%	21	3%
Norway	16	5%	47	8%
Paris	14	5%	35	6%
Poland	4	1%	22	4%
Other	60		143	
<b>Total Workers</b>	<b>290</b>		<b>613</b>	

U.S. Census

While information on resident work locations is no longer collected by the Census, travel time to work is. This information indicates the time in minutes workers that do not work at home travel to their place of employment.

### ***Travel Time to Work 2012***

<b><i>Time in Minutes</i></b>	<b><i>Number</i></b>	<b><i>Percent</i></b>
Less than 10	61	9%
10-24	278	43%
25-39	183	28%
40+	127	20%

American Community Survey

Of those workers that travel to Hebron for employment (approximately 90 in 2000) come from Auburn, Lewiston and Norway.

## ***Economic Development Incentive Districts***

There are no economic incentive districts currently in place in Hebron, nor is there an anticipated need in the near future.

## ***Regional Economic Development Plans***

Hebron is included in the 2013 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.

## ***Conclusions***

Over the 10-year planning period the local economy will continue to be based on Hebron Academy and small, in number of employees, service type businesses. The economic well-being of Hebron's residents is largely dependent upon the economies of Lewiston/Auburn and Norway/Paris. However, growing population brings with it more local economic development opportunities and options to expand the local tax base.

## ***ECONOMY***

### ***Goals, Policies, Action Strategies & Implementation Responsibilities***

## ***Introduction***

Hebron's local economy is based primarily on small, service providing business, most conducted out of the owner's home, barn or garage and Hebron Academy. As the population increases additional service type businesses are expected.

***State of Maine Goal that the Plan needs to address:***

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

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
Support the type of economic development activity appropriate to Hebron desires and reflects its role in the region.	Prepare ordinance standards to reflect the desired scale, design, intensity, and location of commercial/industrial type development.	Planning Board	Short Term
Coordinate with regional economic development organizations and surrounding towns as necessary to support desired economic development.	Participate in regional economic development planning efforts.	Selectmen	Ongoing
If necessary, make financial commitments to support desired economic development.	Include in the Capital Investment Plan needed funds for public improvement to support economic development activities.	Selectmen	Ongoing
<b><i>Hebron's own policies</i></b>	<b><i>Action strategies to address Hebron's own policies</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
That future commercial types of development are in suitable locations to minimize traffic hazards and impacts on residential properties.	Prepare ordinance standards to identify locations of commercial development	Planning Board	Mid Term
Continue to allow appropriate home occupations and cottage industries.	Only assess the need for the regulation of home occupations and cottage industries in the event that nuisances are created.	Planning Board	Ongoing





# ***P***ublic Facilities and Services

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

- ❖ ***Since 2007, total public school enrollment has remained fairly consistent reaching high of 213 in 2010.***
- ❖ ***Accessible and adequate water supplies to fight fires are a concern of the Fire Department.***
- ❖ ***In the future the first selectman may not have the time available to undertake current Town administration responsibilities.***

## ***I***ntroduction

An examination of Hebron's 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 considered. This section presents an analysis of 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 privately owned Hebron Water Company operates the water system originally developed to serve the Hebron Academy campus. Today it still provides water to the Academy and some 25 customers and fire hydrants in Hebron Village. The source of water is Halls Pond in neighboring Paris. The water system is adequate to meet current and anticipated future demands. There are no known plans by the Company to expand the system.

All other water supplies in Town are from private wells.

## ***S***ewerage/Septage Disposal

All sewage disposal in Hebron is by means of individual subsurface wastewater disposal (septic) systems. Septage from septic tanks is pumped by private haulers and treated at area wastewater treatment facilities.

## ***S***tormwater Management

Stormwater is managed by ditches and not pipes in Hebron. There is an ongoing program of roadside drainage ditch improvements.

## ***Public Education***

Hebron belongs to School Administration District (SAD) # 17 that includes the towns of Harrison, Norway, Otisfield, Oxford, Paris, Waterford and West Paris. The Hebron Station School that opened to students in 2002 contains grades pre k-6. Most public school students from Hebron in grades 7-12 attend Oxford Hills Middle School and Oxford Hills Comprehensive High Schools.

Since 2007, total public school enrollment has remained fairly consistent reaching high of 213 in 2010. The school enrollment numbers are reflective of the younger median age of Hebron residents. Some school aged children attend private schools, including Hebron Academy, or are home schooled.

### ***Public School Enrollment Hebron October 1<sup>st</sup>***

<b>Year</b>	<b>K-6</b>	<b>7-8</b>	<b>9-12</b>	<b>Total K-12</b>
October 1, 2007	122	23	54	199
October 1, 2008	111	30	43	184
October 1, 2009	117	36	48	201
October 1, 2010	128	35	50	213
October 1, 2011	122	36	52	210
October 1, 2012	119	28	58	205
October 1, 2013	119	24	60	203

Source: Maine Department of Education



***Hebron Station School***

## ***Law Enforcement***

Law enforcement is provided by the Oxford County Sheriff's Department and the Maine State Police. Dispatching is provided by the Oxford County Sheriff's Department in Paris and State Police Troop B headquarters in Gray. These services are paid through the County Tax Assessment and other taxes which are paid to the State of Maine. The Maine Department of Inland Fisheries and Wildlife's Game Wardens provide services to Hebron as well. Current law enforcement is considered adequate, except for speed limit enforcement on Routes 119 and 124. There are no expected changes needed over the 10-year planning period.

## ***Fire Department***

Hebron is served by a volunteer fire department with a roster of approximately 20. A portion of the roster is from staff at Hebron Academy. Central Station, or the Burnham Road Station, is located in Hebron Village. Constructed in 1948 of wood frame and cement blocks and has two bays and on the second floor meeting space for up to 125 persons. Recent improvements include bathroom and kitchen facilities and a washer and dryer to clean turn-out gear. Central Station will meet the needs over the 10-year planning period.





***Central (Burnham) Station***

The Bruno Station location on Station Road was erected in around 2000. The metal structure has two bays and, with the installation of a generator, will meet the needs over the 10-year planning period.



***Bruno Station***

The Fire Department operates with four pieces of rolling equipment. With the exception of Engine 1, that will need to be replaced during the 10-year planning period, rolling equipment is adequate.

***Fire Department Equipment  
2014***

<b>Equipment</b>	<b>Type</b>	<b>General Condition</b>
Engine 1	1996 Ford-1,250 gpm pumper	Replace in next 10 years
Engine/Tanker 2	2006 International-1,250 gpm pumper	Good
Forestry/ Engine 3	Ford	Good
Squad 4	2004 Ford	Good

Not unlike most volunteer fire departments, recruitment and training fire fighters is an ongoing concern. The participation of Hebron Academy personnel in the department is beneficial. The department has mutual aid agreements with neighboring communities.

Accessible and adequate water supplies to fight fires are a concern of the department. Other than the hydrants in the Village, water must be obtained for surface sources. Presently there only three dry hydrants accessible in the winter.

***Emergency Medical/Rescue Services***

Emergency medical/rescue services are provided by The Paramedic Alliance for Community Emergencies (PACE), that is a department of the Stephens Memorial Hospital in Norway. PACE provides 24/7 coverage. Hebron pays no fees for the service. It is expected that the services of PACE will be adequate over the planning period. Stephens Memorial Hospital in Norway is the nearest full service medical facility. Specialized medical needs are met by facilities in Lewiston and Portland.

***Public Works Department***

The Town's road infrastructure is maintained by the Public Works Department. This includes winter plowing and sanding, replacement of culverts, ditching, and brush cutting. Major road reconstruction is contracted out to private firms. Staff includes three full time employees and on-call drivers as needed.

The Town Garage is located at Hebron Station and has space to park one truck. The remainder of the equipment is parked outside of the Garage. Over the planning period there will be a need to enlarge the garage and replace a plow truck, back hoe and loader.

In 2014 a new sand/salt shed was constructed which has the capacity to store approximately 2,800 yards.

## ***Solid Waste Disposal***

The Town of Hebron owns and operates a solid waste transfer and recycling facility, located on the Goodrich Road. The Transfer Station has one wood-frame structure for the collection of tires, and another one for use by the staff. It has four green boxes for municipal solid waste collection, a compactor truck, and a universal waste storage area. These wastes are hauled to approved disposal facilities.

Containers provided for the recyclables include: steel (otherwise known as tin) cans – food and other cans that are magnetic, glass, newspapers/magazines, High Density Polyethylene (HDPE) #2 plastic bottles such as milk jugs, detergent bottles, some personal care bottles, corrugated cardboard and mixed paper including junk mail and boxboard. In addition there is a container for the collection and shipment of CRT's, and for the shipment of fluorescent bulbs, mercury containing devices and ballasts.

The facilities and equipment at the transfer station should be adequate for the 10-year planning period. The exception would be if single sort recycling is implemented as the result of regional implementation of single sort.





## ***Municipal Administrative Offices***

The Town Office is located in Hebron Village in the former Hebron Elementary school that was given to the Town when the new Hebron Station School opened. Renovations were completed in 2006, converted the former two room school house to a well-functioning town office. There is space for the town clerk/tax collector, the selectmen's office and meeting room for town boards and committees. The town meeting and other larger public meetings are held at the Hebron Station School or the Central Fire Station.

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



***Hebron Town Office***

## ***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 to vote on items of town business such as the budget, ordinances and bylaws.

There are three selectmen elected on a rotating basis, serving 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. At the first meeting of the Board of Selectmen after the annual town meeting, the selectmen elect a Chairman for the year.

The Chairman serves as a type of administrator that oversees the day-to-day operations of town government. While this has worked well in the past because the Chairman has had the time and



knowledge to serve in such capacity, this may not be true in the years ahead. This is because in the future Chairman may not have the time available to undertake the responsibilities or the knowledge to do so. A professional administrator will likely be needed.

## ***Moody Library***

The Moody Library was the former one room school house known as the Brighton Hill District School. It was purchased from MSAD #17 by the Town with a stipulation that it be used by the Moody Library as its home. Annual appropriations at Town Meeting support the library which is overseen by the Friends of Moody Library.

## ***Communications***

Electricity is provided by the Central Maine Power transmission system and is adequate to meet demands. Cellular telephone service is available. Cable service is not available throughout the town due to the low density of development.

## ***P*ublic Facilities and Services**

### ***Goals, Policies, Action Strategies & Implementation Responsibilities***

#### ***Introduction***

Public facilities and services are important to the residents of Hebron. They must continue to meet demands in a cost effective manner.

#### ***State of Maine Goal that the Plan needs to address:***

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

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
Efficiently meet identified public facility and service needs.  Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Selectmen	Short Term & Ongoing
	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Selectmen	Ongoing
	Encourage Hebron Water Company to coordinate any future service extensions with the Future Land Use Plan.	Selectmen	Ongoing

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
	Explore options for regional delivery of local services.	Selectmen	Ongoing
<b><i>Hebron's own policies</i></b>	<b><i>Action strategies to address Hebron's own policies</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
Effectively manage town government.	Assess options available to provide management of town affairs that may include a Town Administrator or Town Manager for Hebron or one shared with other towns.	Selectmen	Mid Term
That cable service is available to those who want it.	Maintain open dialog with cable company(s)	Selectmen	Ongoing
That adequate water supply is available for firefighting.	Develop and implement a dry hydrant location and installation plan.	Fire Department	Short Term
	Prepare amendments to Subdivision Regulations to require provisions for firefighting water supplies.	Fire Department & Planning Board	Short Term
	Consider amending the Building Code to require sprinkler systems in new residential structures.	Fire Department, Code Officer & Planning Board	Mid Term



# **F**iscal Capacity

## **F**indings and Conclusions

- ❖ ***In 2013, land was assessed at \$36,403,700 and buildings at \$80,634,800 for a total value of \$117,038,500.***
- ❖ ***As of December 31, 2013 the Town had an outstanding debt of approximately \$223,000.***
- ❖ ***The tax base over the next ten years will continue to be dependent on land and residential property.***

## **I**ntroduction

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 Hebron's 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. This Plan will make various recommendations requiring public investment. These recommendations must be considered in light of Hebron's fiscal capacity.

## **R**evenues

The largest source of revenue is real estate taxes. In 2013, land was assessed at \$36,403,700 and buildings at \$80,634,800 for a total value of \$117,038,500. Personal property was valued at \$137,300. There was \$27,844,900 of tax exempt property. Other major consistent sources of revenues are intergovernmental revenues (\$112,750 in 2013), excise taxes (\$202,190 in 2013), and charges for services.

The property valuation has been below the rate of inflation since 2009 as has the rate of increase in the of the mil rate. The tax base over the next ten years will continue to be dependent on residential property and land.

**Valuation and Mil Rate  
Fiscal Years 2009-2013  
[Amounts Rounded]**

<b>Fiscal Year</b>	<b>Town Valuation</b>	<b>Annual % Change</b>	<b>State Valuation</b>	<b>Mil Rate</b>
2009	\$88,798,500		\$84,050,000	11.45
2010	\$90,184,100	1.6%	\$84,800,000	11.45
2011	\$91,342,700	1.3%	\$86,200,000	12.25
2012	\$90,754,100	(0.6%)	\$82,800,000	12.70
2013	\$91,363,799	0.7%	\$82,500,000	12.70

***Municipal Revenue  
Fiscal Years 2009-2013  
[Amounts Rounded]***

<b>Fiscal Year</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Taxes	\$1,192,930	\$1,238,850	\$1,274,400	\$1,319,290	\$1,350,490
Intergovernmental	\$121,880	\$86,370	\$113,050	\$101,800	\$112,750
Charges for services	\$1,580	\$5,890	\$12,600	\$19,050	\$9,800
Investment income	\$5,020	\$1,320	\$1,365	\$1,650	\$4,660
Misc. revenues	\$6,900	\$2,200			\$35,000
<b>TOTAL</b>	<b>\$1,328,320</b>	<b>\$1,348,750</b>	<b>\$1,401,410</b>	<b>\$1,441,780</b>	<b>\$1,512,700</b>

***Expenditures***

Total municipal expenditures vary from year to year. Some increases are the result of major capital expenditures, which over the past five years have been for plow trucks. Expenditures for education, public works, general government, sanitation (solid waste disposal) and county tax comprise the greatest amounts on an annual basis. The largest increases in expenditures between 2009 and 2013 were County tax and overlay (110%) and education (26%). While there have been these increases, the mil rate has increased only from 11.45 to 12.70.

***Expenditures  
Fiscal Years 2009 - 2013  
[Amounts Rounded]***

<b>Category</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
General Government	\$132,140	\$138,460	\$213,410	\$177,920	\$139,980
Public works	\$398,880	\$326,520	\$369,050	\$353,620	\$307,510
Public safety	\$48,920	\$40,790	\$44,120	\$3,160	\$50,270
Sanitation	\$89,840	\$87,750	\$87,450	\$82,170	\$83,390
Health, welfare & culture	\$7,440	\$9,660	\$9,580	\$14,930	\$9,960
Recreation	\$200	\$200			
Education	\$480,940	\$494,570	\$526,170	\$561,590	\$604,730
County tax & overlay	\$54,840	\$56,440	\$61,210	\$65,070	\$115,260
Debt service	\$79,460	\$73,520	\$53,010	\$53,010	\$28,770
Capital outlay			\$20,380		\$171,770
<b>TOTAL</b>	<b>\$1,230,990</b>	<b>\$1,245,789</b>	<b>\$1,384,210</b>	<b>\$1,309,480</b>	<b>\$1,529,530</b>

## ***Debt***

As of December 31, 2013 the Town had an outstanding debt of approximately \$223,000. This debt is associated with purchases of two plow trucks in 2010 and 2013. The loans will be retired in July 2018 based on the current amortization schedule. Hebron's proportional share of the Regional School Unit #17 is approximately 3.4% or \$543,180 of the District's outstanding debt of \$15,790,000. At this time Oxford County has no debt outstanding.

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. As of December 31, 2013, the amount of outstanding was equal to 0.25% of property valuation.

Based upon Hebron's state valuation, the maximum debt under state law would be approximately \$12.4 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Hebron has significant borrowing power.

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

As of December 31, 2013 the town had approximately \$79,800 in the committed capital projects fund. These were \$49,800 in the sand and salt shed account and \$30,000 in the future fire truck account. In addition \$25,250 for revaluation was assigned to special reserve funds.

## ***Fiscal Capacity***

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education and public works, 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 Hebron's 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, Hebron 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.



# ***F***iscal Capacity and Capital Investment Plan

## ***Goals, Policies, Action Strategies & Implementation Responsibilities***

### ***Introduction***

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.

**State of Maine Goal that the Plan needs to address:**

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

<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
Finance existing and future 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.	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectmen	Ongoing
<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own policies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Plan for major public capital expenditures with a Capital Improvement Program.	Implement the capital investment plan by developing a capital improvement program.	Selectmen & Department Heads	Short Term
	Review and/or update the capital improvement program annually or biennially.	Selectmen & Department Heads	Ongoing

**Capital Investment Plan**

Listed below are the significant capital investments which are expected over the next ten years, as 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  
2015-2025**

Item	Year	Priority	Estimated Cost	Probable Funding Source
Town Garage Addition	2016-2018	High		CR,RF
Truck (wheeler) & Plow Works	2016-2018	Medium	\$180,000	CR,RF,B
Backhoe	2018	Medium	\$100,000	CR,RF
Loader	2019	Medium	\$120,000	RF,B
Replace Fire Engine # 1	2020-2025	Low	?	RF,B
Railroad Bed Easements		Medium	?	G,D
Agricultural Land Easements		Medium	?	G,D
Streaked Mt. Area Conservation Easements		Low	?	G,D

**NOTES:**

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

# **T**ransportation

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

- ❖ ***Hebron contains approximately 34 miles of public roads.***
- ❖ ***Route 119, with an average annual daily traffic volume of 3,580, is the most travel road in Hebron.***
- ❖ ***In 2014 approximately \$375,000 was appropriated for the summer and winter road accounts***

## ***I***ntroduction

The pattern of transportation routes in Hebron is a result of historical growth in Town--it will also influence the location of future growth. Roads were originally created to connect the small settlements in the area and, over time, they have been widened, straightened, and otherwise improved to carry increasing amounts of traffic. In turn, however, these road improvements have made more traffic possible, and have been [at least indirectly] responsible for additional growth. Consequently, the pattern of transportation routes in Hebron today will help shape how and where growth and development are likely to occur in the future.

Hebron Academy and Hebron Station School are the largest traffic generators in Hebron during their academic years. Other than those, there are only a few small businesses that generate local traffic.

Hebron contains approximately 34 miles of public roads, which has only increased by approximately two miles in the past 30 years. The town has total maintenance (summer and winter) of about 23 miles and summer maintenance two miles. MaineDOT maintains Routes 119 and 124 for about a total of nine miles.

In addition to public roads there is a number of private roads or roads not maintained by the town or State. These roads generally access only few residential properties not only carrying residential traffic, but also delivery and service vehicles and rescue and fire trucks. It is not known whether many of the roads that are not publically maintained have been discontinued or abandoned. The status of these roads needs to be determined in relation to public easements and/or public use.

There are many more miles of private/wood roads that access the undeveloped portions of town.



## ***Highway/Road Capacities***

MaineDOT maintains traffic volume data for selected roads in Hebron. 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. Traffic volumes can change as the result of new development in a town or region or as a result of changes to the town's or region's economy.

Route 119, with an average annual daily traffic volume of 3,580, is the most traveled road in Hebron. Daily traffic increased by approximately 40% between 2001 and 2011. This increase is can be attributed to changes in commuter patterns and a route to avoid Routes 121 and 26 to the Norway/Paris areas and beyond. It should be expected that traffic on Route 119 will increase over time as Route 26 in Oxford becomes more congested as the result of development. Route 119 passes through Hebron Village and bisects the Hebron Academy campus. The volume of traffic and its speed is a safety concern for pedestrians that must cross the road. Anticipated increases in traffic volume will further increase such concerns.

Route 124 traffic volumes decreased minimally from 2001 and 2011. Again this is likely the result of changing commuter patterns to places of employment.

In recent years there has been increase in traffic volume on Station Road associated with the Hebron Station School that opened in 2002. Over the 10-year planning period both State and local roads will have the capacity to meet anticipated demands.

***Average Annual Daily Traffic Volume  
2001-2011***

<b>Location</b>	<b>2001</b>	<b>2011</b>
Route 119 (Paris Rd) at Station Rd.	2,540	3,580
Route 124 (Buckfield Rd.) at Allen Brook	1,340	1,250
Station Rd. at Bog Brook	670	710
Station Rd. at Sodom Rd.	420 <sup>(2008)</sup>	660

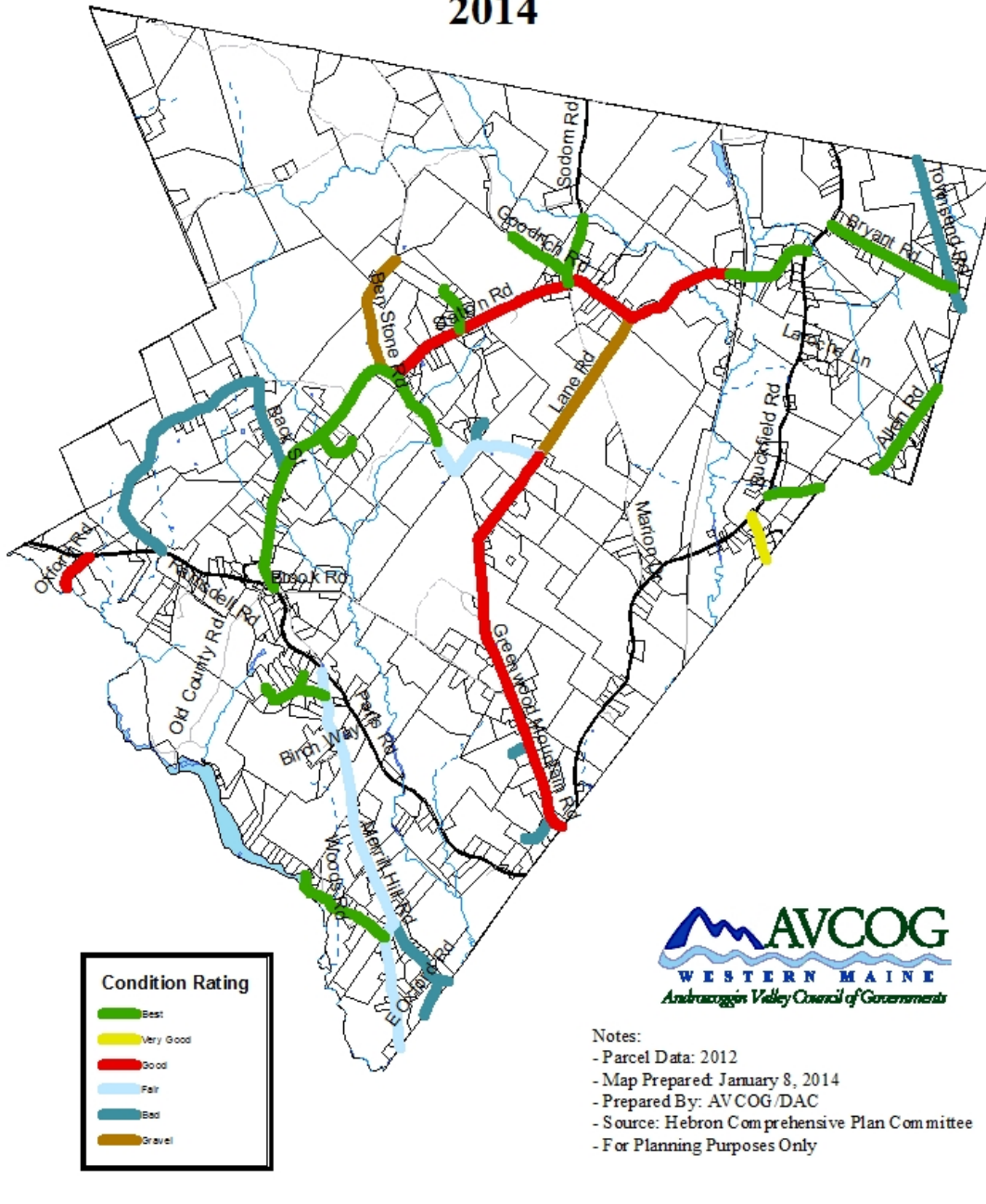
Source: Maine Department of Transportation

***Public Road Conditions***

A 2014 visual condition assessment of roads maintained by the town found the most miles of road are in the best to good condition. Merrill Hill Road and a portion of Hebron Center Road are in fair condition. Back Street, Townsend and Sturtevant Hill Roads are in bad shape and need to be redone. In 2014 approximately \$375,000 was appropriated for the summer and winter road accounts.

# Hebron, Maine

## Town Maintained Road Condition Ratings 2014



## ***Bridges***

There are seven publicly owned and maintained bridges in Hebron or in part in Hebron. The MaineDOT owns and maintains six and the Dunham Bridge over Dunham Brook is owned and maintained by Town of Oxford and Hebron. Most bridges/culverts in the MaineDOT inventory system are in good to very good condition.

### ***Hebron Bridge Classification and Inventory***

<b>Bridge Name</b>	<b>Owner/Maintainer</b>	<b>Structure Class</b>	<b>Length (Feet)</b>	<b>Substructure Condition</b>	<b>Superstructure Cond.</b>	<b>Deck Cond.</b>	<b>Culvert Cond.</b>	<b>Inspection Date</b>
Fuller Brook	MaineDOT	Minor Span on State Aid Road	10	N.A.	N.A.	N.A.	Satisfactory	2013
Middle Branch	MaineDOT	Minor Span on State Aid Road	13	N.A.	N.A.	N.A.	Good	2013
Brighton Hill	MaineDOT	Bridge on Town Way or State Aid Road	41	N.A.	N.A.	N.A.	Very Good	2012
Bicknell	MaineDOT	Bridge on Town Way or State Aid Road	25	Good	Satisfactory	Satisfactory	N.A.	2012
Hebron Station	MaineDOT	Minor Span on Town Way	13	N.A.	N.A.	N.A.	Replaced 2014	Replaced 2014
Bicknell Brook	MaineDOT	Bridge on Town Way or State Aid Road	40	Very Good	Very Good	Very Good	N.A.	2011
Dunham	Oxford/Hebron		8	N.A.	N.A.		Good	1986

Source: MaineDOT

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

The Maine Department of Transportation (MaineDOT) 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 MaineDOT for the period January 1, 2010 to December 31, 2012, there was one location in Hebron with a CRF greater than 1.00 and eight or more crashes. While the MaineDOT does not identify the curve on Route 119 south of the Central Fire Station as a High Crash Location (HCL) there are frequent crashes there.

## *Motor Vehicle Crash Summary Data – 2010-2012*

<b>Crash Location</b>	<b># of Crashes</b>	<b>CRF</b>
Intersection of Brighton Hill and Buckfield Roads	10	1.08

The most frequent types of crashes in all of Hebron are deer strikes, rear end/sideswipes, intersection movements and run-off road.

### ***Street Construction Standards***

Street construction standards are included in the Subdivision Regulations. This results in that there are no specific standards for construction on streets that are not to be located in a subdivision. However, should a private road be proposed for town acceptance Ordinance provisions require it meet the standards for subdivision streets. The street construction standards for subdivision streets meet acceptable design standards and if constructed to the standards will result in quality streets.

### ***Access Management***

In 2000, the Maine legislature adopted “An Act to Ensure Cost Effective & Safe Highways in Maine”. This law’s intent 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 state’s Access Management Rule identifies a hierarchy of highway technical standards for state and state-aid highways located outside of urban compact areas. In Hebron the Access Management Rule applies to Routes 119 and 142.

The Subdivision Regulations and the Driveway Ordinance include some access management standards. These standards include minimum sight distances and limits on driveway entrances.

### ***Sidewalks and Parking***

Hebron has no public sidewalks or parking facilities at this time, although there is a small amount of sidewalk on the Hebron Academy campus. Over the 10-year planning period there will not be a need for public sidewalks or parking facilities.

### ***Bicycle Routes***

There are no formal bicycle facilities/routes in town. Routes 119 and 124 are not well suited to bicycling.

### ***Aviation***

The Oxford County Regional Airport is located about 5 miles away in Oxford. The Lewiston/Auburn Municipal Airport approximately 10 miles away in Auburn.

### ***Public Transportation***

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 using 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.

Hebron is also 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.

## ***Regional Transportation Plans***

The MaineDOT maintains several transportation plans including the Statewide Long-Range Transportation Plan, the Statewide Transportation Improvement Program and the Biennial Capital Work Plan.

The Statewide Transportation Improvement Program is a four year, federally required, transportation capital improvement program. It identifies federal funding for scheduled transportation projects receiving Federal Highway Administration funding. There are no projects identified in Hebron for the 2014-2017 period. The MaineDOT Work Plan for the 2014-2016 period also does not identify any projects.

The 2011 Androscoggin Valley Council of Governments Regional Strategic Transportation Investments Plan has identified projects to connect local trail networks to regional systems. This could provide opportunities for Hebron.







**Goals, Policies & Action Strategies**

***Introduction***

The public road system, to a great extent, determines future development patterns. To maintain the local system, Hebron spends a large amount of money, second only to education. In looking toward the future consideration needs to be given to the use of roads and their maintenance.

***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.

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.

<b><i>Policies necessary to address State of Maine Goal</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
<p>Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.</p> <p>Safely and efficiently preserve or improve the transportation system.</p> <p>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.</p> <p>Meet the diverse transportation needs of residents (including</p>	<p>Develop and continue to update a prioritized improvement, maintenance, and repair road improvement plan for town roads.</p>	Selectmen	Short Term & ongoing
	<p>Participate in regional and state transportation planning efforts.</p>	Selectmen	Ongoing
	<p>Enact/amend local ordinances as appropriate to address or avoid conflicts with:</p> <p>a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);</p> <p>b. State access management regulations pursuant to 23 M.R.S.A. §704; and</p> <p>c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.</p>	Planning Board	Mid Term
	<p>Enact or amend ordinance standards for subdivisions and for public and private roads as appropriate in order to foster transportation-</p>		

<b><i>Policies necessary to address State of Maine Goal</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
<p>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).</p> <p>Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.</p>	<p>efficient growth patterns and to provide for future street and transit connections.</p> <p>Participate in regional and state transportation planning efforts.</p>	<p>Planning Board</p> <p>Selectmen</p>	<p>Mid Term</p> <p>Ongoing</p>
<b><i>Hebron's own policies</i></b>	<b><i>Action strategies to address Hebron's own policies</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
<p>Ensure that Route 119 thru Hebron Village is safe and pedestrian friendly.</p>	<p>Monitor, with Hebron Academy, pedestrian safety in Hebron Village.</p> <p>If pedestrian safety becomes a concern request the MaineDOT to assess and implement improvements to Route 119 in Hebron Village.</p>	<p>Selectmen</p> <p>Selectmen</p>	<p>Annually</p> <p>As Needed</p>
<p>Manage development served by below standard public roads to maintain public safety, and minimize increases in road improvement and maintenance costs.</p>	<p>Amend the subdivision regulations to include provisions that subdivisions proposed to be accessed by roads closed to winter maintenance and/or roads deemed to be inadequate to carry the traffic associated with subdivisions be prohibited unless road improvements are undertaken by the subdivider.</p>	<p>Planning Board</p>	<p>Short Term</p>
<p>That roads with public easements are identified.</p>	<p>Undertake a study to determine roads that have been abandoned or discontinued and if public easements were retained.</p>	<p>Selectmen</p>	<p>Short Term &amp; Ongoing</p>

# **O** *utdoor Recreation*

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

- ❖ ***Residents enjoy the outdoor recreation opportunities available in Hebron provided by private land owners.***
- ❖ ***The Minot-Hebron Athletic Association and Oxford Hills Athletic Boosters organize athletic activities.***
- ❖ ***Changing large land ownership characteristics could alter traditional opportunities.***

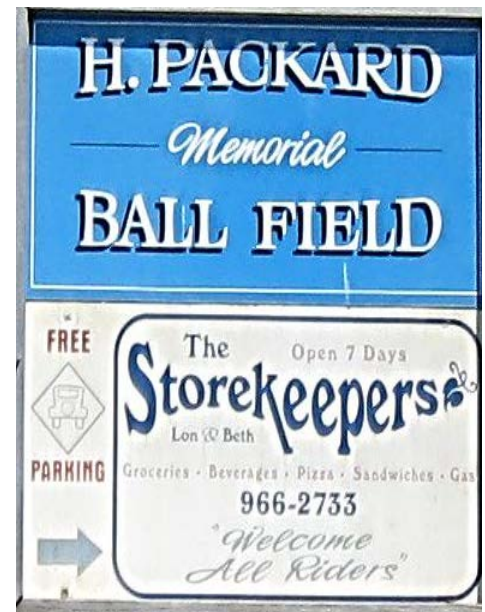
## ***I*** *ntroduction*

Outdoor recreation opportunities are important to the residents of Hebron.

## ***P*** *ublic Outdoor Recreation Areas*

The Town owns a very small parcel with about 50 feet of shore frontage that provides boat access site to Marshall Pond. Parking is limited (perhaps for three vehicles with trailers) and road has limited areas for turning around. The site appears to be adequate for the current level of use.

In 2014 the Town began a discussion to purchase Storekeepers Field (Packard's Field) at Hebron Station. Currently privately owned, the field is used for base softball and soccer games. At the Hebron Station School there is a playground ball field, multi-purpose/soccer field and nature trail.



## ***Minot-Hebron Athletic Association & Oxford Hills Athletic Boosters***

Currently, the Town of Hebron does not have a Recreation Committee. The all-volunteer, Minot-Hebron Athletic Association and Oxford Hills Athletic Boosters organize children's, teens' and adults' athletic activities. Basketball, baseball, softball, soccer and football programs are offered by the organizations. Outdoor games are played at the Minot Community Park, Hebron Station School and Storekeepers fields.

## ***Public Open Space***

Hebron Public Lands, or Ernest Rand Memorial Forest, (the former Western Maine Sanatorium grounds), is the only public, open space located within Hebron. It was granted as public lands in 1966 and is located in the center of Town on Greenwood Mountain. The area includes 266 acres of woodland, 123 acres of fields, 10 acres of orchard, and 10 acres of building site. Management authority lies with the Maine Bureau of Public Lands, and its management objectives are to manage the woodland resources for timber products and to maintain the agricultural land in production. Should the State ever decide to dispose of the property, there is a desire within the Town to purchase the Rand Forest and to use it as a Town recreation area.

## ***Private Outdoor Recreation Areas/Facilities***

While most of the recreational opportunities in Hebron arise from informal access to private lands, there are several resources in Town which provide recreation opportunities to area residents.

***Hebron Pines RV & Golf*** is a camping area and golf course. The campground has 24 sites for both tent and RV's. Amenities include 30 amp power, dump station, swimming pool and rec hall. During the camping season music concerts and other events open to the paying public are offered.

The nine hole regulation golf course is open to the public

***Hebron Academy*** offers outstanding outdoor recreational facilities. Dwyer Fields complex includes



soccer, football, field hockey, lacrosse fields, baseball and softball diamonds and six lane track. Allen Field doubles as both an NCAA regulation-size soccer field and an additional lacrosse field. There six tennis courts and a multi-terrain trail system for running, walking, mountain biking snowshoeing and

cross country skiing. The facilities may be used for non-Academy related activities according to the Academy's use policies.

## ***Snowmobile Trail System***

There is large snowmobile trail system in Hebron including a portion of ITS 89 that is maintained by the Bouncing Bogies Snowmobile Club. The Club meets about once a month from September through March. Though club membership has dropped, state wide snowmobiling itself has continued to be one of Maine's major sources of Winter recreational revenue, supporting thousands of local business throughout the Winter months.

The Club seeks permission from the landowners to use trails passing over their private property each year. It is never assumed that a landowner will just automatically allow sleds on their land. They have the right to close off a trail passing over their property at any time. Keeping a strong connection with landowners is a vital part of keeping the sport alive and safe. Through the generosity of about 53 landowners and the volunteer efforts 39 miles of trails are maintained within the town limits. About one third of the trail system includes ITS89 (part of the Intrastate Trail System) picking up at Marshall Pond from the town Oxford and connecting on the old Rail Road bed into Buckfield reaching as far North as Canada. The Club owns four grooming machines, each with a drag to maintain the trails. Two are Tuckers, one is a modified S10 pick up and the last is an workhorse Polaris Widetrack sled. The Club buys its own insurance to cover the equipment and the club members while working on the trails. Funding to operate comes from sled registration money paid into the Town of Hebron and voted at each Town meeting to be disbursed to the Club; reimbursement from the Trail Maintenance Grant from the Department of Agriculture, Conservation and Forestry; and fundraising via dues, selling local trail maps, and donations.



## ***Railroad Bed***

The former Buckfield Branch Railroad bed runs from West Minot through Hebron and onto Buckfield. In Hebron the bed is privately owned except for a small section north of Hebron Station which is part of a 60 acre parcel owned by the Town. Shortly after entering Buckfield the bed lies on land in the Virgil Parris Forest Preserve owned by the Western Foothills Land Trust. The bed can offer many recreational opportunities including, walking, snow shoeing and snowmobiling with owner permission.

Because of the recreation value to not only Hebron, but by other communities, the connectivity of the bed should be retained and be available for use in the future.

## ***Hunting and Fishing***

Wildlife, both of game and non-game species, are plentiful in Hebron. Hunting in the area follows the Maine hunting seasons. The game includes deer, bear, rabbit, partridge, turkey and duck. Most private land owners have traditionally allowed public access, with permission, to their lands for hunting. While game species are found in many areas of Hebron one of the most hunted is the almost 8,000 acres, is located in the northwest portion of Hebron and crosses into Buckfield and Paris. It is located between the Station Road and Route 117 in Buckfield and includes Ben Barrows Hill, Owls Head, Stone Hill, and Streaked Mountain. Streaked Mountain is owned by private landowners, which does not guarantee its private use to local residents. Hebron, and the adjoining communities with which it shares Streaked, should pay careful attention to the Mountain to assure its use as a recreation resource.

Marshall Pond provides a warm water fishery that includes small mouth bass, white perch, chain pickerel and hornpout. The pond is 142 acres with a maximum depth of 41 feet although most of the Pond is less than 20 feet. Summer surface temperatures reach 77° and 50°+ near the bottom.

Of Maine's 31,800 miles of flowing water, some 21,000 are considered to be brook trout habitat. The brook trout's basic requirements are cool, clean, well-oxygenated water and suitable spawning, nursery habitat. A number of brooks in Hebron meet these requirements including Bog Brook, Bicknell Brook and, Middle Branch. Bog Brook provides the habitat necessary for a native brook trout fishery and is a popular fishery.

## ***Future Outdoor Recreation Opportunities***

For years, the residents of Hebron have enjoyed all sorts of recreation benefits by using privately-owned lands. However, because of increasing vandalism and other abuses, more land is being posted "no trespassing" by the owners. For the most part, there are no formal arrangements which assure the public of future access to these resources. It is expected that without a deliberate effort by interested parties to secure formal access to traditional recreation areas, these may eventually be lost to use by the public.



**Goals, Policies, Action Strategies & Implementation Responsibilities**

***Introduction***

Outdoor recreation opportunities are important to both residents and visitors to Hebron. Most public recreation opportunities in town is non facility orientated taking place in woods and on waters. The town’s natural environment and woodlands are conducive to these activities and private land owners traditionally allowed public access to their lands. The future outlook for this traditional outdoor recreation is not clear. Changing large land ownership characteristics could alter traditional opportunities.

Regional outdoor recreation opportunities are extensive.

***State of Maine Goal that the Plan needs to address:***

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

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
Maintain/upgrade existing and/or develop new recreational facilities as may be necessary to meet current and future needs.	Seek input from the Minot Hebron Athletic Association and other interested parties as to current and future outdoor recreation facility needs. Develop a recreation plan to meet current and future needs that includes ways of addressing the identified needs.	Selectmen	Mid Term
Retain priority open space areas for recreational use as appropriate.	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Bouncing Bogies, Western Foot Hills Land Trust & Hebron Academy	Ongoing
Maintain and improve, if demand indicates, Marshall Pond’s public access and work with nearby property owners to address concerns.	Work with the Western Foot Hills Land Trust or other conservation organizations to pursue opportunities to protect important open space or recreational land, practically in the Streaked Mt. area.	Selectmen	Ongoing
	Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property including information on Maine’s landowner liability law regarding recreational or harvesting use.	Bouncing Bogies & Town Office	Ongoing



<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
	Monitor the level of use at the public access a Marshall Pond.	Selectmen	Ongoing
<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own policies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Retain the Ernest Rand Memorial Forest land as a public outdoor recreation area.	Maintain open communication with the Bureau of Public Lands, monitor management plans and be prepared to acquire such land in the event of State transfer.	Selectmen	Ongoing
Ensure that residents of Hebron continue to enjoy use of Hebron Academy's recreational facilities.	Maintain open communication with Hebron Academy concerning use of recreation facilities and attempt to resolve issues.	Selectmen	Ongoing
Retain opportunities for public use for the railroad bed.	Seek conservation easements and/or other methods to provide of future recreation uses of the railroad bed.	Selectmen	Ongoing



***Hebron Academy Athletic Fields***

## ***Findings and Conclusions***

- ❖ *Bog Brook and its tributaries are only one of five systems assigned a class “A” water quality that drain to the entire length of the Little Androscoggin River.*
- ❖ *In Hebron the greatest threats to the continued good quality of all surface waters is from non-point sources, caused by improper land management/forestry practices that create erosion of soil.*

## ***Introduction***

Water resources both surface and ground are important in Hebron. Most residents obtain drinking water from ground water wells. Surface water provide recreation opportunities. Maintaining high quality water is important for the future of Hebron.

## ***Surface Waters***

***Marshall Pond:*** Hebron shares Marshall Pond with the neighboring Town of Oxford. The pond is 142 acres with a maximum depth of 41 feet and a mean depth of 11 feet. Summer surface temperatures reach 77° and 50°+ near the bottom. Water quality data for the Pond is not available. As of 2013 there were no known invasive aquatic infestations. There is not significant shoreland development; in fact, the Pond shoreland has remained somewhat isolated and undeveloped. The greatest threats to the quality of water in Marshall Pond are from non-point sources, particularly phosphorus carried by erosion within the watershed, and invasive aquatic plants. Subdivision regulations include phosphorus export limits. Marshall Pond provides a warm water fishery that includes small mouth bass, white perch, chain pickerel and hornpout



***Marshall Pond***

***Bog Brook:*** One of the three major drainages in Hebron Bog Brook drains the eastern portion of the Town. Its source is large wetland area in Buckfield and Hebron and flow southerly through mostly undeveloped areas into Minot and Mechanic Falls to its confluence with the Little Androscoggin River. Bog Brook has a total drainage of 48 square miles. Tributaries include Allen, Bicknell and Cobb Brooks. Bog Brook and its tributaries are classified “A” under the State of Maine Surface Water Classification System. Under that System an “A” classification is the second highest assigned to rivers and streams. Bog Brook and its tributaries are only one of five systems assigned “A” that drain to the entire length of the Little Androscoggin River.





***Bog Brook at Hebron Station***

***Middle Branch:*** Originating on the slopes of No 4 Hill Middle branch drains the central portions of Hebron. Its major tributary is Cushman Brook and joins Bog in Minot. Middle Branch and its tributaries are classified “B” under the State of Maine Surface Water Classification System. Under that System a “B” classification is the third highest assigned to rivers and streams.

***Dunham Brook/West Branch:*** Dunham Brook flows from Halls Pond in Paris to Marshall Pond. The outlet of Marshall Pond forms the West Branch that flows through undeveloped areas to Bog Brook in Minot. Dunham/West Branch and its tributaries are classified “B” under the State of Maine Surface Water Classification System.

The quality of water in a lake or pond depends on the condition of the land in its watershed. There 1,576 acres of Marshall's Pond watershed in Hebron and 1,561 acres in Oxford. Mud Pond in Turner has 378 acres of its watershed in Hebron. 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.

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. One part per billion change in the lake's phosphorus concentration can lead to algae blooms.

**Pre Acre Phosphorus Allocations**

<b>Lake Name</b>	<b>Water Quality Category<sup>1</sup></b>	<b>Direct Drainage Area (Acres)</b>	<b>Lake Load Allocation (lbs/ppb/yr)<sup>2</sup></b>
Marshall Pond	Moderate / Sensitive	1,578	0.031
Mud Pond	Moderate / Sensitive	378	0.036

Source: Maine Department of Environmental Protection (DEP), Watershed Division,

<sup>1</sup> Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.

Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments.

<sup>2</sup> Lake Watershed Load Allocation represents pounds (lbs) phosphorus allocated to Hebron's share of watershed per parts per billion (ppb).

In Hebron the greatest threats to the continued good quality of all surface waters is from non-point sources caused by improper land management/forestry practices that create erosion of soil that carry phosphorus, stormwater runoff from roads and increases in temperature as the result of shoreline vegetation removal.

A Shoreland Zoning Ordinance has been adopted and is administrated by a certified code enforcement officer. In 2013 the planning board began working on amendments to the Shoreland Zoning Ordinance and will incorporate the most recent guidelines when adopted by the Board of Environmental Protection. The highway department uses best management practices to minimize erosion and sedimentation.



## ***Ground Water***

Ground water is water 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.

### ***Sand and Gravel Aquifers***

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 meltwater 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. Commonly, the flow path of ground water through the aquifer is from the valley walls toward 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.

Sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground water after dissolving in water. As water infiltrates from the ground surface and goes down through the unsaturated zone above the water table, the soil, sands and gravel act as a filter and remove some contaminants. The degree of filtration depends on the thickness of the unsaturated zone above the water table, and the kind of contaminants. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water. There are no public drinking water supplies located in mapped and sand gravel aquifers.

Mapping of sand and gravel aquifers by the Maine Geological Survey indicates several significant aquifers associated with the Bog Brook.

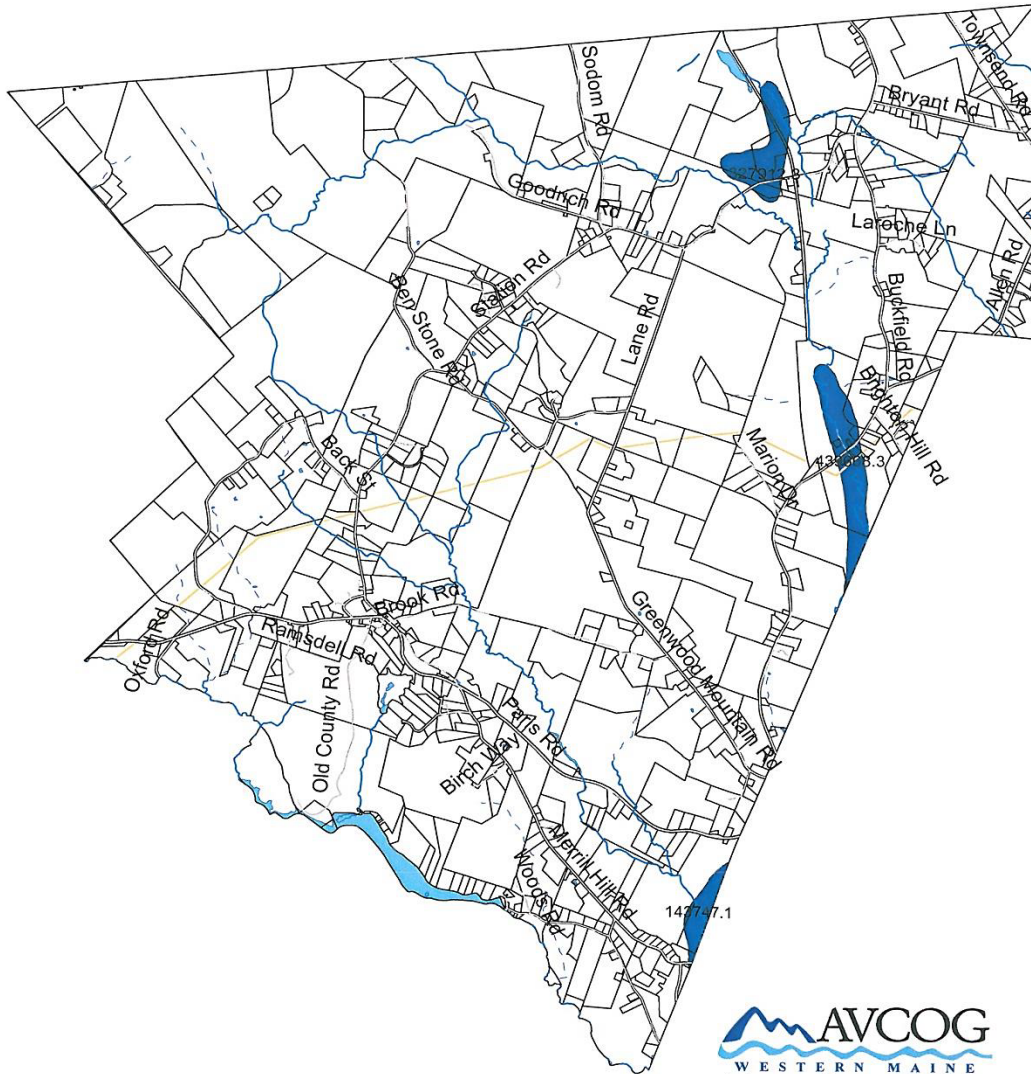
### ***Bedrock Aquifers***

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 substances, failing septic systems, and road salt.



# Hebron, Maine Sand & Gravel Aquifers



Property Parcels-2012



**For Planning Purposes Only  
April 2014-JAM**



**Introduction**

Surface and ground water resources are important to Hebron. Their protection is important to the town's future.

**State of Maine goal Plan 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.

<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
<p>Protect surface water resources from pollution and improve water quality where needed.</p> <p>Protect water resources in growth areas while promoting more intensive development in those areas.</p> <p>Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.</p>	<p>Prepare amendments to land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:</p> <p>Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA §420-D and 06-096 CMR 500 and 502).</p>	Planning Board	Short Term
	<p>Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</p>	Planning Board	Short Term
	<p>Coordinate with the Towns of Oxford and Paris for regional phosphorus allocations for Marshall Pond.</p>	Planning Board	Short Term
	<p>Coordinate with the Towns of Minot and Turner for regional phosphorus allocations for Mud Pond in Turner.</p>	Code Enforcement Officer	Short Term & Ongoing
	<p>Maintain signs at Marshall Pond boat landing regarding the dangers aquatic invasive species and ways to prevent introduction.</p>	Planning Board	Short Term
	<p>Assess the need for preparing amendments to land use ordinances, as applicable, to incorporate low impact development standards.</p>	Code Enforcement Officer	Ongoing
	<p>Encourage landowners to protect water quality. Provide local contact information at the town office for water quality "best management practices" from resources such as the Natural Resource</p>	Selectmen & Highway Dept.	Short Term & Ongoing

<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
	<p>Conservation Service, Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</p> <p>Prepare, adopt, provide training, and utilize water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's employees and contractors.</p>		
<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own strategies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Maintain the high water quality of Bog Brook	Prepare amendments to the Shoreland Zoning Ordinance to increase the shoreland zoning buffer from 75' to 250' adjacent to Bog Brook	<b>Planning Board</b>	Short Term



# **N**ATURAL RESOURCES

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

- ❖ *Marshall Pond, Bog Brook, the Streaked Mountain area and Sanatorium land are considered to be locally significant natural resource areas.*
- ❖ *Bog Brook provides the habitat necessary for a native brook trout fishery.*
- ❖ *Degradation of the natural resources would have lasting effects on the character of the town.*

## ***S***etting

Hebron is located in southeastern Oxford County, Maine, and is bordered by five other towns. These neighboring towns include Turner and Minot (in Androscoggin County), and Oxford, Paris, and Buckfield (all in Oxford County). The area of Hebron is 23.12 square miles, or 14,796 acres, making it one of the smallest towns in Oxford County.

The climate of Hebron is marked by severe winters and moderate summers. The average temperature in the summer months (June through August) is 66.5 °, and in the winter months (December through February) is 19.5 °. The average annual temperature is 44.0°. Precipitation averages 44 inches per year, and average annual snowfall is approximately 90 inches.

## ***T***opography

Topography, or "the lay of the land", can influence not only the views in Town and the general, natural aesthetics of the area, but also where and how development may occur. Two factors are considered here: relief and slope.

The general height of land, or relief, above both sea level and other surrounding areas varies throughout Hebron. Local relief ranges from higher than 1750 feet above sea level at the top of Streaked Mountain in the northwest corner of Town, to lower than 250 feet above sea level at the southern corner of Town where the West Branch (which is the boundary between Hebron and Oxford) flows into Minot.

Generally speaking, there are three physiographic areas of Town:

- 1 an area of high, steep hills--dominated by Streaked Mountain--in the northwest quarter of Town which drains southerly and easterly;
- 2 a string of high, steep-sided, flat-topped hills--including Greenwood Mountain--running northwest to southeast through the center of Town;
- 3 two areas of low, gently-rolling hills and valleys, some containing sizeable wetlands--one area lies east of the areas described in 1) and 2) above, and the other area lies south of the area described in 1) above and west of the area described in 2) above.

The amount of rise and fall of the ground in a given horizontal distance, or slope, presents various limitations to development and other land use activities. Generally, as slopes become steeper, construction is more expensive, roads and services are more difficult and expensive to construct and maintain, and the potential for environmental degradation increases. As was the case with relief, slope also varies throughout Hebron. In general, most of the areas of steep slope run in sinuous strips in a north-south direction along the sides of hills. There are some areas, however, where steep slopes are more concentrated, including Streaked Mountain, Stone Hill, Ben Barrows Hill, Number 4 Hill, Mount Marie, Little Singepole Mountain, Greenwood Mountain, Brighton, Hill, and the slopes around Marshall Pond. This pattern was created by the intense scouring action of the ice sheet, which melted away approximately 12,000 years ago.

## ***Soils***

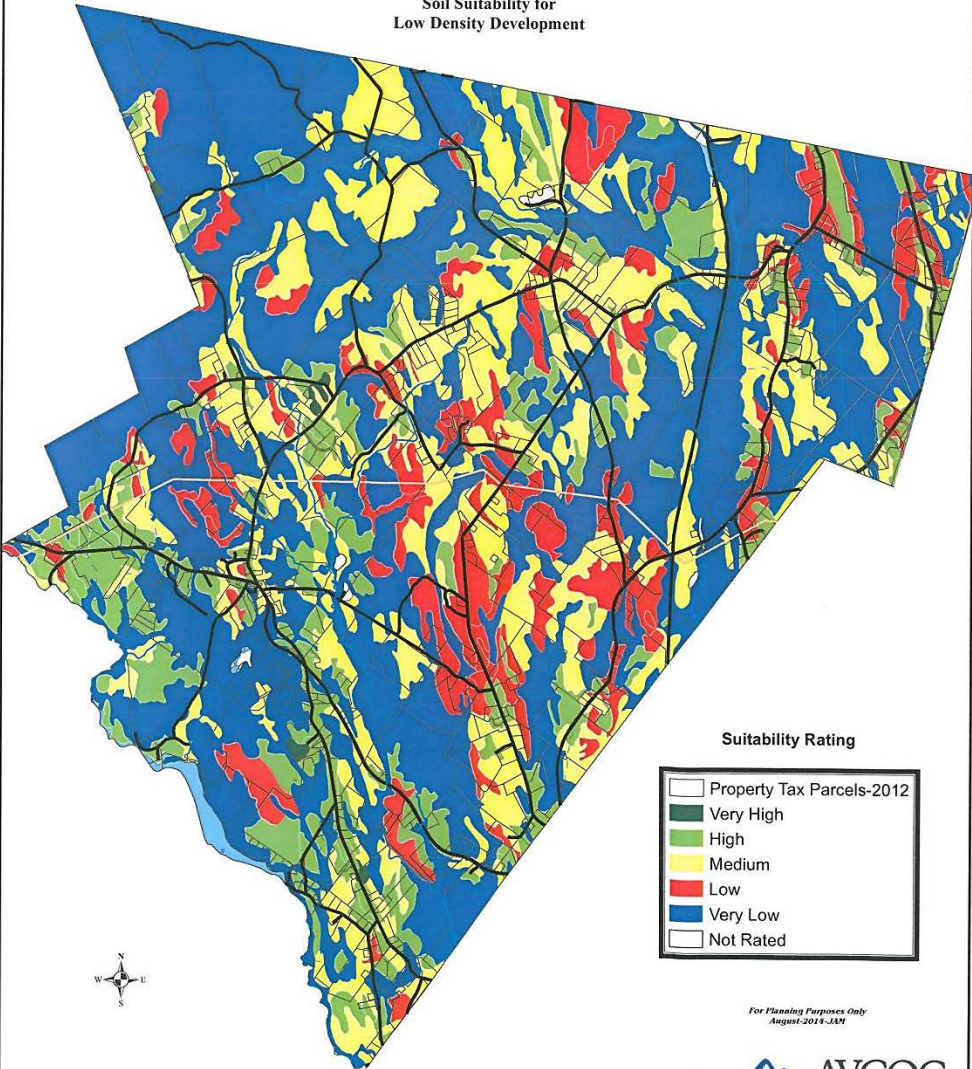
Soils are a basic resource of extreme importance to the use and development of a community's land. They are the underlying materials upon which roads, buildings, sewer and waste disposal, and agriculture and other industries occur. Development which occurs upon or in soils which are unsuitable for the proposed use will almost certainly face increased development, construction, and annual maintenance costs, and cause environmental degradation.

The General Soil map published by the Soil Conservation Service now known as the Natural Resource Conservation Service identifies three soil unit in Hebron. These are Skerry-Dixfield-Becket, Lyman-Tunbridge-Monadnock, and Rumney-Podunk-Medomak. The Skerry-Dixfield-Becket unit soils are mainly on the northwest-facing side slopes of till ridge in the uplands. The Lyman-Tunbridge-Monadnock unit soils are generally on large glaciated ridge tops, and mountains. The Rumney-Podunk-Medomak unit soils are along floodplains of rivers and streams.

Soils suitability for low density development, based on drainage characteristics, has been developed by the Natural Resource Conservation Service, and these should be consulted for general interpretation of Hebron's soils. Of course, specific applications for development approval should contain a more definitive assessment of the site's soil suitability.

# Hebron, Maine

Soil Suitability for  
Low Density Development



2014

*For Planning Purposes Only  
August 2014-July 2015*



## ***Floodplains***

A floodplain is the flat expanse of land along a river or shoreline covered by water during a flood. Under the Federal Insurance Program, the 100-year floodplain is called the flood hazard area. During a flood, water depths in the floodplain may range from less than a foot in some areas to more than 10 feet in others. However, regardless of the depth of flooding, all areas of the flood plain are subject to the requirements of the Flood Insurance Program. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream and some land area adjacent to its banks. The areas of Hebron susceptible to flooding are along the banks of the Allen, Bog, Durham Brooks and Middle Branch. Most of the floodplains are in undeveloped areas along these brooks.

Hebron participates in the National Flood Insurance Program which allows owners of property that is in the 100-year floodplain to purchase flood insurance. The town has also enacted floodplain management standards.

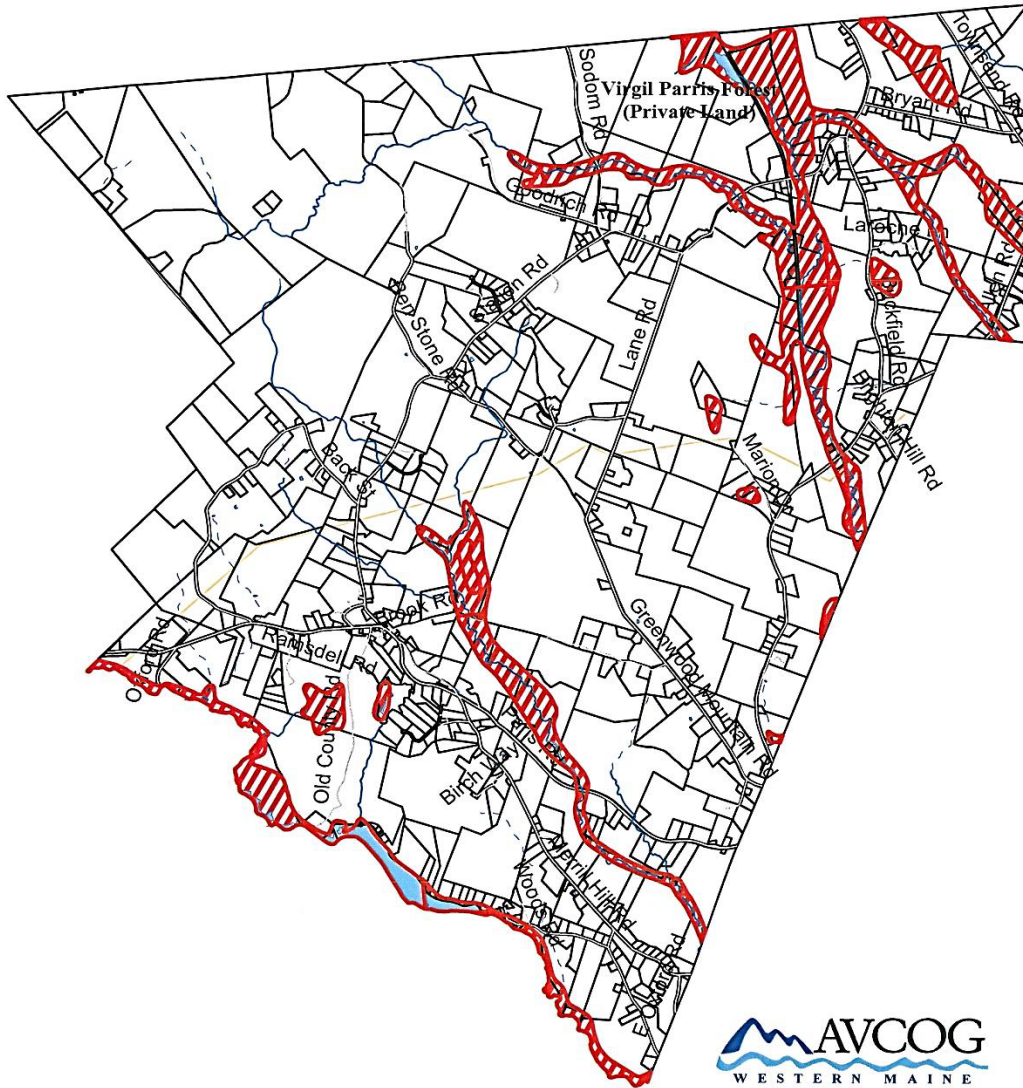
In 2014, there were no flood insurance policies issued in Hebron. Since 1978, there have been no claims.

## ***Wetlands***

Wetlands are often underestimated, and overlooked, but they are nevertheless extremely important natural resources. They provide temporary storage of large amounts of storm water runoff, helping to reduce flooding; they filter the water which flows through them, by chemical and biological action, increasing its natural purification; they control the effects of erosion by filtering silt and organic matter; they provide breeding, feeding, and resting habitats for many species of game and non-game wildlife--mammals, fish, birds, reptiles, and amphibians; they offer important habitat for certain plants and insects; and for more than a few people, wetlands offer unique recreational opportunities. Even the slight alteration of a wetland can seriously impact its natural function, and these benefits are difficult and expensive to regain. In late 2013 some 1,500 gallons of heating oil leaked from the Hebron Station School into adjacent wetlands. Recovery of the leaked oil was undertaken but the effects to the wetland are in question.



# Hebron, Maine 100-Year Floodplains



Property Parcels-2012



*For Planning Purposes Only  
April 2014-JAM*



The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify non forested and forested wetlands as small as two acres in size. Significant wetland areas in Hebron include:

The upper end of Marshall Pond;

Along Middle Branch southeast of the Village area between Route 119 and Greenwood Mountain;

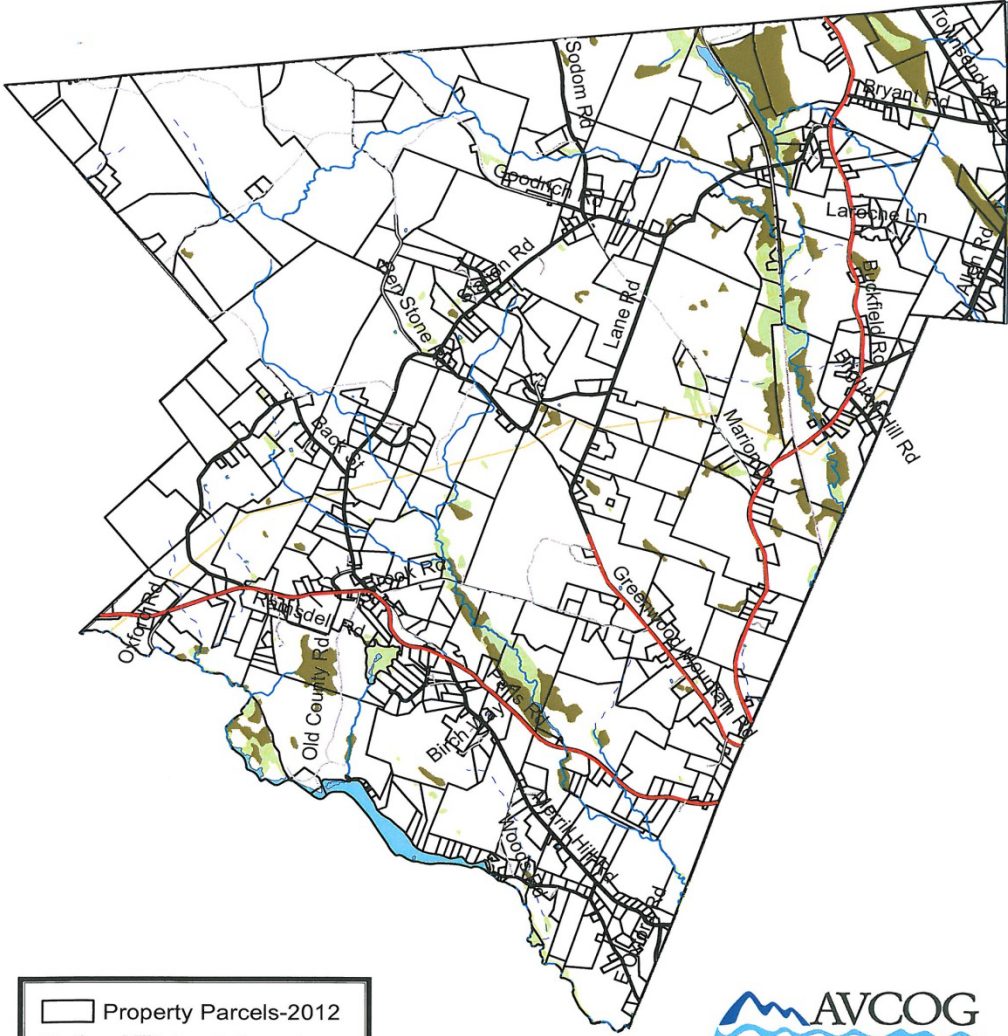
Much of the floodplains along Bog Brook; and




Lowlands southwest and northwest of East Hebron

Under the Shoreland Zoning Law open freshwater wetlands of ten acres or more require shoreland zoning. There are nine wetland areas in Hebron that require zoning under the Shoreland Zoning Law. In 2013 the Planning Board began the process of updating the Shoreland Zoning Ordinance to comply with recent law and rule changes.

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

# Hebron, Maine Freshwater Wetlands



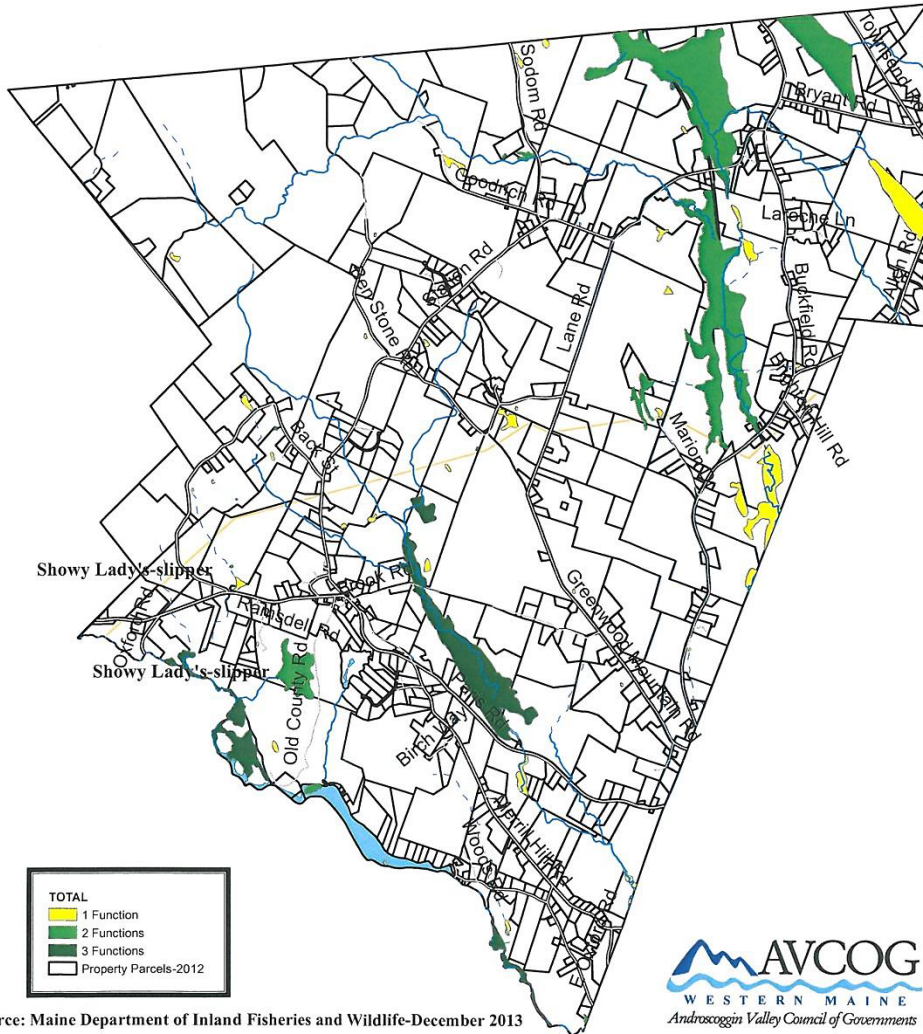
	Property Parcels-2012
<b>National Wetlands Inventory</b>	
	Non-Forested
	Forested



*For Planning Purposes Only  
April 2014-JAM*

Source: National Wetland Inventory

# Hebron, Maine Wetland Functions



Source: Maine Department of Inland Fisheries and Wildlife-December 2013



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April 2014-JAM*

## ***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 Hebron have been rated by the Maine Department of Inland Fisheries and Wildlife as significant habitats for inland waterfowl/wading birds.

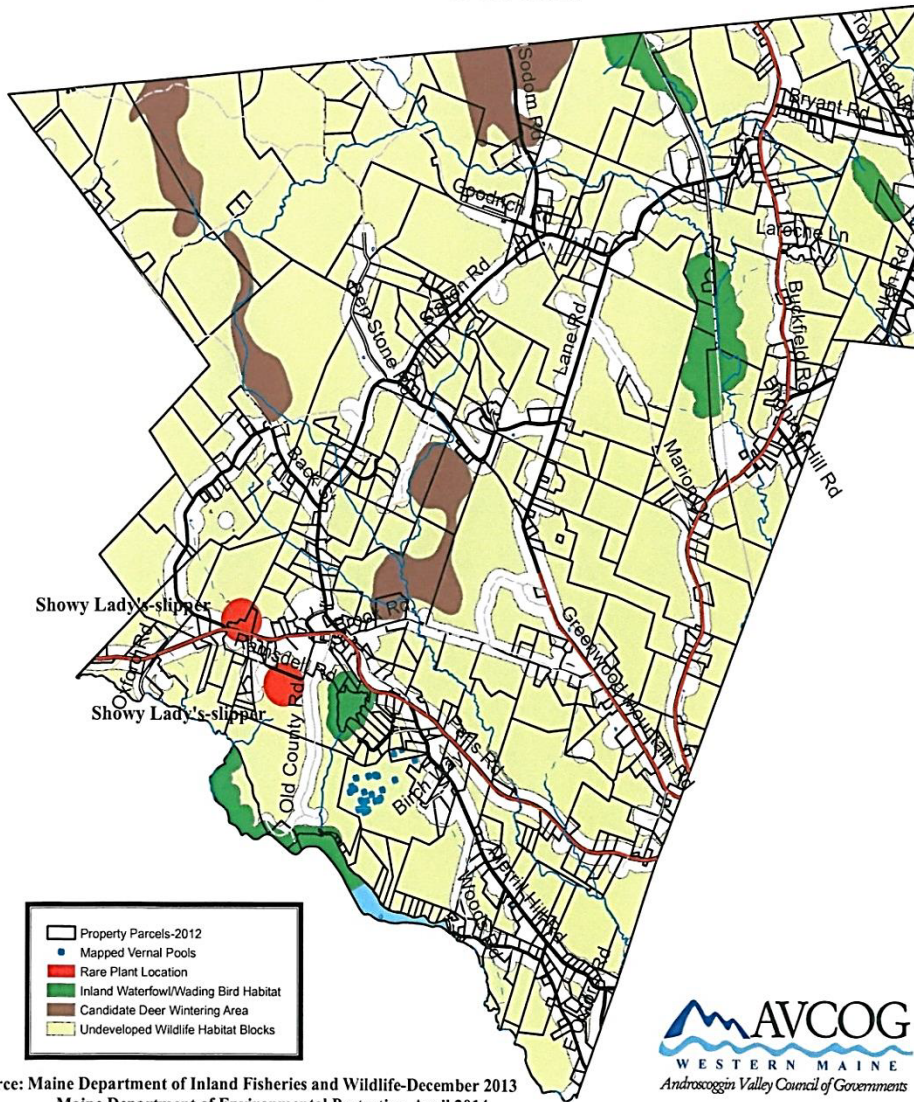
Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along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

While deer range freely over most of their habitat during spring, summer and fall, deep snow cover 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 candidate deer wintering areas in Hebron. These candidate areas are possibly use by deer during periods of deep snow and cold temperatures. To determine the value of these areas requires on-site investigation by the Department. Based on that mapping there are four candidate deer wintering areas in Hebron. Except for those areas that fall under shoreland zoning, there are currently no local regulations or programs to maintain their value.

Large undeveloped habitat blocks are relatively undisturbed habitat conditions required by many Maine's species. These blocks 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. Habitat connectors provide necessary opportunities for wildlife to travel between preferred habitat types in search of food, water, and mates. There several large undeveloped blocks in Hebron and shared with adjoining towns. The largest, almost 8,000 acres, is in the northwest portion of Hebron and crosses into Buckfield and Paris. It is located between the Station Road and Route 117 in Buckfield and includes Ben Barrows Hill, Owls Head, Stone Hill, and Streaked Mt.



# Hebron, Maine Wildlife Habitat & Rare Plant Location



Source: Maine Department of Inland Fisheries and Wildlife-December 2013  
Maine Department of Environmental Protection-April 2014



*For Planning Purposes Only  
April 2014-JAM*

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.

## ***Fisheries***

Marshall Pond provides a warm water fishery that includes small mouth bass, white perch, chain pickerel and hornpout. The pond is 142 acres with a maximum depth of 41 feet although most of the Pond is less than 20 feet. Summer surface temperatures reach 77° and 50°+ near the bottom.

Of Maine's 31,800 miles of flowing water, some 21,000 are considered to be brook trout habitat. The brook trout's basic requirements are cool, clean, well-oxygenated water and suitable spawning, nursery habitat. A number of brooks in Hebron meet these requirements including Bog Brook, Bicknell Brook and Middle Branch. Bog Brook provides the habitat necessary for a native brook trout fishery.

## ***Rare Threatened and Endangered Plants***

*Cypripedium reginae*, Showy Lady-slipper, considered a rare and threated plant has been documented in 52 towns in Maine including Hebron. It is the largest and showiest of the lady's slippers. They take about 15 years to reach flowering age, which explains why they are slow to reappear after colonies have been dug up.

## ***Quarries***

The Mt. Rubellite and Hibbs Quarries are located in Hebron. Feldspar, gemstone, mica, tin and niobium have been found at the sites.

## ***Locally Significant Natural Areas***

The Comprehensive Plan Committee identified two locally significant natural resource areas. These areas exhibit natural resource values and are important to the residents of Hebron. The northwest portion of Town is largely undeveloped and consists of large parcels of forest land. The area is a favorite for hunters, hikers, and naturalists. Streaked Mountain, Ben Barrows Hill, Stone Hill, No. 4 Hill, Mount Marie and Little Singeple Mountain make-up this significant natural resource area.

Marshall Pond, shared with neighboring Town of Oxford, is tucked away in largely undeveloped portions of both Towns. The 142 acre pond has limited shoreline development. It has a warm water fishery and the large wetland area at its north is significant waterfowl and wading bird habitat. A Large parcel of land adjacent to the Pond on the Oxford side is under a conservation easement and Hebron Academy owns some 400 acres on the Hebron side of the Pond. The Pond provides a quiet place for paddling and viewing nature.



### ***Marshall Pond***

## ***Scenic Resources***

Our feelings about the quality of our lives, the communities in which we live, and the places where we work and visit are strongly influenced by how the landscape looks. This Plan recognizes that people enjoy places more when those places provide high-quality visual experiences, and it seeks to protect visual resources as the Town's landscape is developed and changed.

Hebron is endowed with a number of outstanding scenic views, and these resources are among the most important qualities which residents and visitors use to describe the Town. The topography of the area, and the roads and trails which traverse it, provide many striking views--some of local landmarks, and



some of distant ones, including the White Mountains. Also, the community's architectural character--whether in the Village or in the rural areas--is an important scenic quality.

During the drafting of a comprehensive plan in 1990, which was not adopted, , a number of significant scenic vistas were identified by the Comprehensive Planning Committee and by residents and land-owners (via the Community Survey and public forums). In the development of this Plan the Committee reviewed and revised the work done in 1990. Although many areas throughout Hebron were felt to be generally scenic, the following list is representative of the most significant.

**Significant Scenic Vistas in Hebron**

View #	Scenic Site	Location	View
1	Geodetic Marker	Little Singepole	White Mtns., Bridgton
2	Deacon's Ledge	Mt .Marie	L/A, Eastern Reaches
3	Western Maine Sanitorium Grounds	Greenwood Mountain Road	White Mtns., Streaked, Singepole, Pleasant Mtn, Memorial Park, Rangeleys
4	Railroad bed, Portland and Oxford Central Railroad	Storekeepers to South Pond and to West Minot Station	Recreation greenway for snowmobiling, hiking, biking, running, etc.
5	Greenwood Mountain	Before descent to Lane Road	Hebron, Rangeley Mtns.
6	Brighton Hill	Moody Library	Hebron, Rangeley White Mtns
7	Hebron Station Road	Steven's A-Frame	Streaked, Owls Head
8	Marshall Pond	Marshall Pond	Islands
9	Hebron Academy	Stanley Office Building	Mt. Washington, Singepole

Source: Hebron Comprehensive Planning Committee, and other residents of Hebron, 1990





*View from Greenwood Mountain Road*

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

Degradation of the natural resources would have lasting effects on the character of the town. These could include the loss of wildlife habitats, natural community and/or scenic quality due to new development. Over the 10-year planning period it is not expected that residential or commercial development will be a significant threat to natural resources. One type of development, grid scale wind energy, could impact natural resources. While at this time there is no known interest in such development, there is poor to marginal potential for grid scale wind energy.

Through ordinances, floodplain management, shoreland zoning, and subdivision ordinances, the town regulates land use activities. In 2013 the planning board began working on amendments to the Shoreland Zoning Ordinance and will incorporate the most recent guidelines when adopted by the Board of Environmental Protection. In addition the Floodplain Management Ordinance provides protection when development projects are proposed in the 100-year floodplain. Subdivision Regulations adopted in 2011 included open space subdivision provisions that allow, but do not require, proposed subdivisions be designed to conserve open space and important natural resources. Other provisions of the Regulations include scenic locations and significant wildlife habitat protection. Except for shoreland areas, 100-year floodplains and subdivision development, there are no locally administered standards or regulations for natural resource protection or conservation.

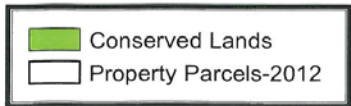
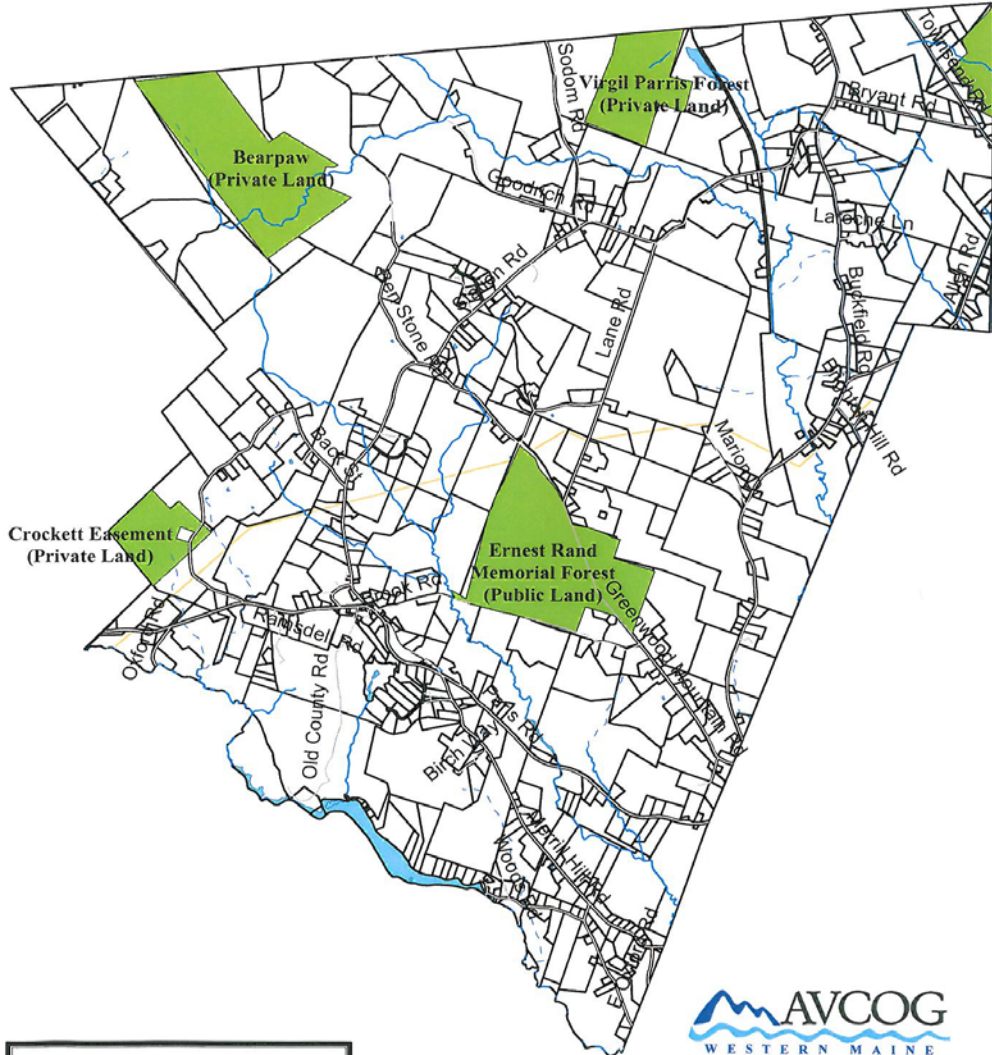
The Western Foothills Land Trust is active in Hebron and the Oxford Hills Region. The Trust protects farmlands, wetlands, forestlands, unique, natural resources and open space. The 1,230 acre Virgil Parris Forest is owned by the trust and is located in both Buckfield and Hebron. The Crockett Easement consists of some 110 acres and is held by the Western Foothills Land Trust. The property contains the tallest American chestnut tree in Maine and perhaps in the country. The Trust can be an important player in conserving other natural resources in Hebron.

Hebron Public Lands, or Ernest Rand Memorial Forest (the former Western Maine Sanatorium grounds), is the only public, open space located within Hebron. It was granted as public lands in 1966 and is located in the center of Town on Greenwood Mountain. The area includes 266 acres of woodland, 123 acres of fields, 10 acres of orchard, and 10 acres of building site. Management authority lies with the Maine Bureau of Parks and Lands, and its management objectives are to manage the woodland resources for timber products and to maintain the agricultural land in production. The land has public access, and in 2014 the Bureau of Parks and Lands reported that there are no anticipated changes to current management goals.

There two other conserved parcels in Hebron. One is the Keene-Whitman Memorial Forest located in both Hebron and Turner. This 126 acre donated in 1996 to the New England Forestry Foundation. Today a conservation easement is held by the Androscoggin Land Trust and the Lake Auburn Watershed Commission. The Bearpaw parcel located in the area of Streaked Mountain and Stone Hill in held by the Nature Conservancy for conservation and wildlife.

# Hebron, Maine Conserved Land

Keene-Whitman  
Memorial Forest  
(Private Land)



*For Planning Purposes Only  
April 2014-JAM*

## ***Goals, Policies, Action Strategies & Implementation Responsibilities***

### ***Introduction***

The Town’s natural resources are important to those that live in Hebron. Their conservation will be important to the future of the Town.

### ***State of Maine goal Plan 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

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Implementation Responsibility</i></b>	<b><i>Time Frame</i></b>
<p>Conserve critical natural resources in the community.</p> <p>Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.</p>	Review and prepare amendments as needed to ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Planning Board	Short Term
	Prepare amendments to land use ordinances that ask 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.	Planning Board	Short Term
	(1) Prepare amendments to land use ordinances that 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.	Planning Board	Short Term
	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.	Planning Board	Short Term & Ongoing
	Pursue public/private partnerships to protect critical and important natural resources, such as through purchase of land or easements from willing sellers.	Western Foothills Land Trust Assessors/Town Office	Ongoing Short Term & Ongoing

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Implementation Responsibility</i></b>	<b><i>Time Frame</i></b>
	Distribute or make available information about current use tax programs and applicable local, state or federal regulations to those living in or near critical or important natural resources.		
<b><i>Hebron's own policies</i></b>	<b><i>Action strategies to address Hebron's own strategies</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
Recognize the Streaked Mt. area as a local and regional important open space and natural resource.	Seek conservation easements or other land owner participation methods to retain the open space and natural resource values of the Streaked Mt. area.	Selectmen, Western Foot Hills Land Trust & Nature Conservancy	Short Term & Ongoing
Maintain fishery and wildlife resources through habitat preservation or enhancement.	Retain the Shoreland Zoning Ordinance provisions that place wetlands regulated by the Mandatory Shoreland Zoning Act and the land area within 250 feet horizontal distance from the upland edge in a resource protection district if the wetland has been assigned a significant wildlife value.	Planning Board	Short Term & Ongoing
	Prepare amendments to the Shoreland Zoning Ordinance to increase the shoreland zoning buffer from 75' to 250' adjacent to Bog Brook.	Planning Board	Short Term
	Prepare amendments to street construction standards relating to culvert design, installation and maintenance so not to impede fish/wildlife passage.	Planning Board	Short Term
	Adopt and utilize culvert design, installation and maintenance so not to impede fish/wildlife passage	Road Commissioner	Short Term & Ongoing
Conserve scenic view locations from permanent degradation that would alter town character.	Prepare amendments to the Subdivision Regulations and include in a Site Plan Review Ordinance to contain provisions that request an assessment of the impact upon identified scenic sites and views by proposed development. Grant the Board authority to require proposed development that is found to impact identified scenic sites and views to minimize negative impacts caused by such development.	Planning Board	Short Term
Maintain the natural resource values of the Sanitorium land	Retain open communication with the Bureau of Public Lands , monitor management plans and be prepared to acquire such land in the event of State transfer.	Selectmen	Ongoing



# **A**GRICULTURE & FOREST RESOURCES

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

- ❖ *Over the past 30 years the importance of agriculture to the local economy and landscape has decreased*
- ❖ *In 2012, there were 4,860 acres in 51 parcels classified under the Tree Growth Tax Law.*

## ***I***ntroduction

Agriculture and forest lands support the Region's economy and help create the rural character in much of Hebron.

## ***A***gricultural Resources

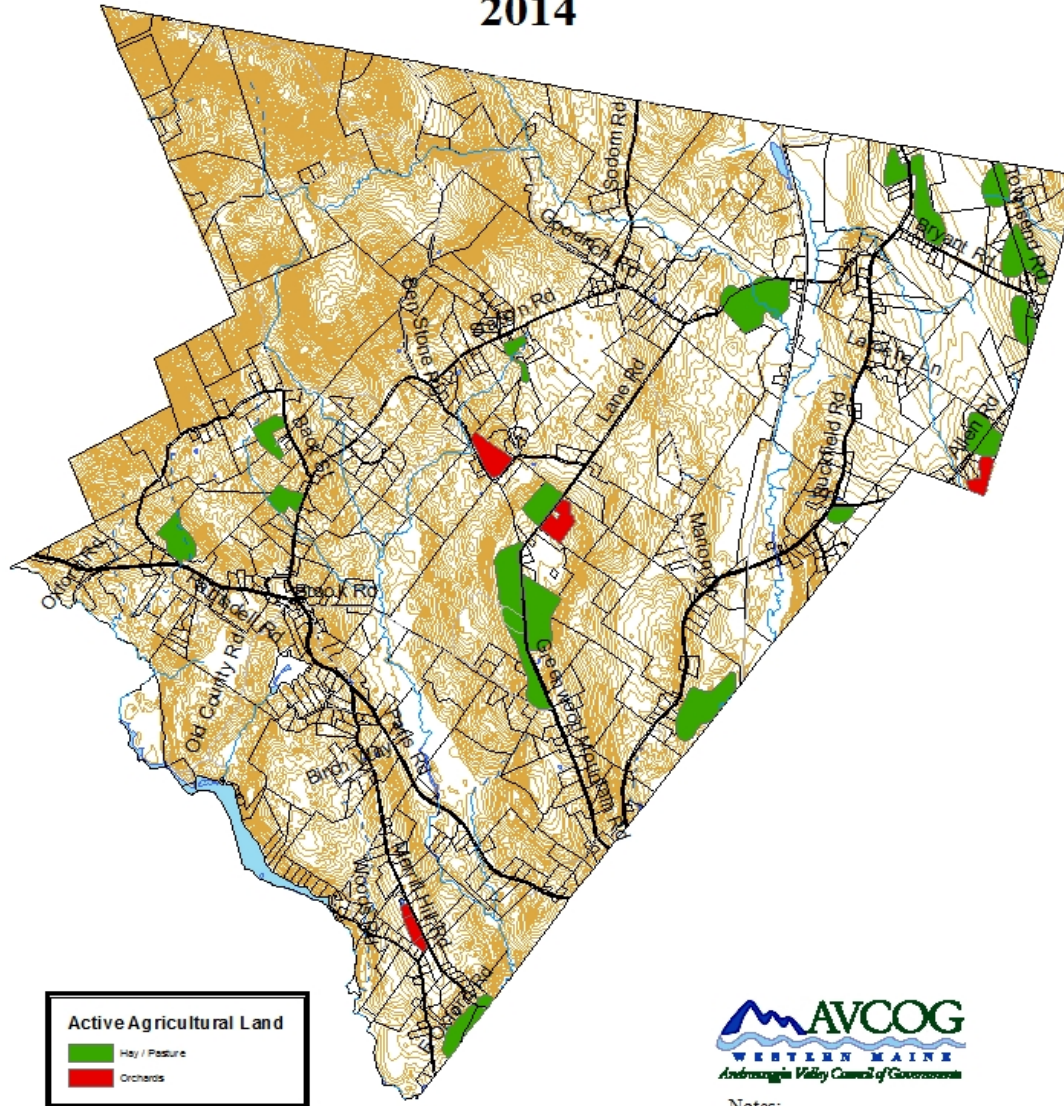
In 2012, Oxford County had 551 farms, up from 545 in 2007, with the average farm size of 137 acres. Land I farms increased from 68,700 acres in 2007 to 75,200 acres in 2012. The top three value of sales by community were vegetables including potatoes; nursery, greenhouse, floriculture, and sod; and milk from cows.

Over the past 30 years the importance of agriculture to the local economy and landscape has decreased. Once noted for its apple orchards, seven in 1992, there are three remaining today. Two are for commercial crops and the other a “pick your own”. For the most part the orchards gone have been abandoned rather than converted to house lots. Today there are no dairy farms found in Hebron, There is one beef farm. There are a number of fields leased to others or used by owners for hay. These are primarily found along Greenwood Mountain Road, Townsend Road, Station Road, and Route 124/Bryant Road. Maple sap collection and syrup production is a growing agricultural activity in Hebron.



In 2013, there were six parcels totaling 154 acres registered under the Farm Land Tax Program. These holdings comprised 119 acres of cropland and 35 acres of woodland. In 2005, there was no land registered under the program

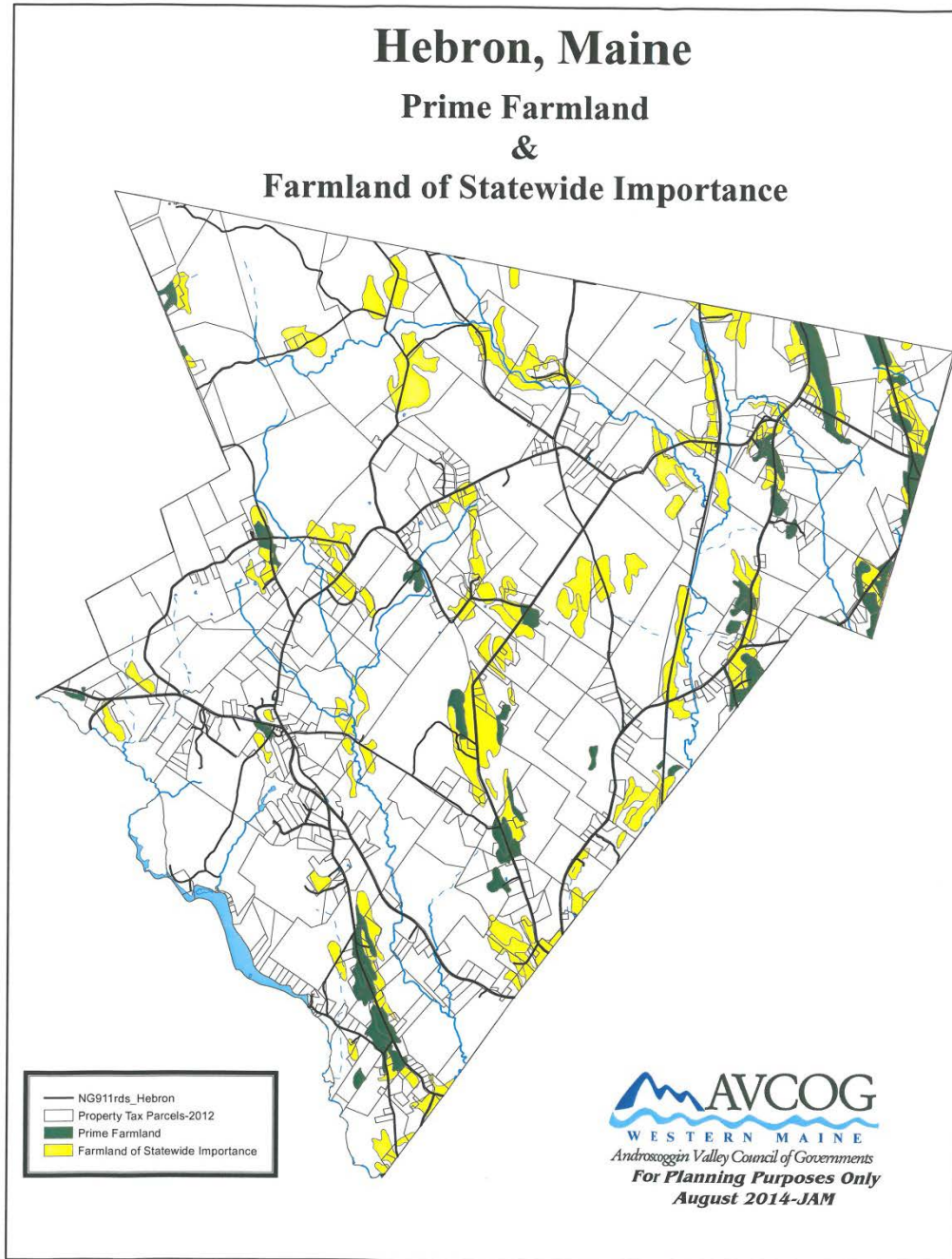
# Hebron, Maine Active Agricultural Land 2014





Another aspect of farming that has become more prevalent in recent years is small or hobby farm operations. They provide a source of second income for some residents. Residents support agriculture through by local produce.

Both prime farmland soils and farmland soils of statewide importance exist in Hebron. Some areas of these soils are used for agricultural purposes, some are forested, but few of these areas have been developed that would not allow for agricultural use in the future.



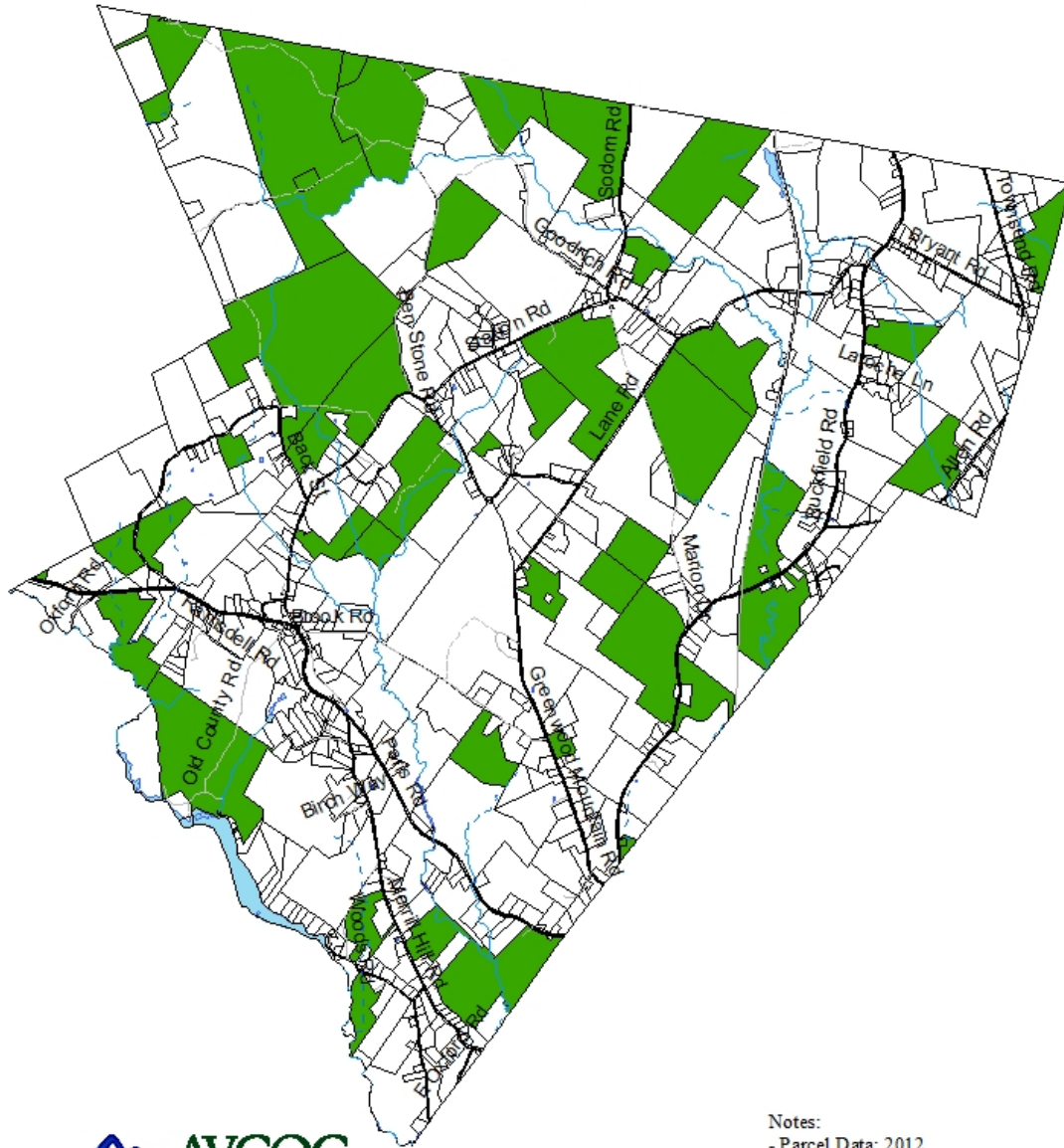
## ***F*orest Resources**

Of the approximately 14,800 acres of land in Hebron, it is estimated more than 10,000 acres is primarily held for growing trees. These lands provide numerous benefits. Direct economic benefits are derived when timber is harvested for logs, pulp, firewood or other uses. Woodlands can provide indirect values through recreational opportunities, wildlife habitat, protection of water quality, and rural characteristics.

Large unbroken areas of forestland are found the northwest portion off town that includes Streaked Mountain, Ben Barrows Hill, Stone Hill, No. 4 Hill, Mount Marie and Little Singepole Mountain. This area connects to unbroken forest tracts in Buckfield that in total are more 7,700 acres in size. Other large areas of forests are between Route 124 and Lane/Greenwood Mountain Road (1,700 acres) and west of Route 119 (900 acres). In 2012, there were 4,860 acres in 51 parcels classified under the Tree Growth Tax Law. The number of acres in the Tree Growth Tax Law Program has increased since 1988 when there was 3,190 acres enrolled on 35 parcels. There are two parcels of greater than 450 acres enrolled. In addition to the land in the Tree Growth Program there are 735 acres of woodland in the Farmland Tax Program. The Maine Forest Service reports that between 1991 and 2010 there were 299 timber harvests on 10,720 acres of land in Hebron. Selection harvest accounted for 9,670 acres of all timber harvest and the average harvest area was 35 acres. Timber harvests that resulted in a change in land use totaled 140 acres. 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. There has been the transfer of larger parcels of commercial forest lands but to date not for development purposes. There are no local regulations for timber harvesting except in shoreland areas.

The Western Foothills Land Trust is active in Hebron in the protection of forestlands. The 1,230 acre Virgil Parris Forest is owned by the Trust and is located in both Buckfield and Hebron. The Crockett Easement held by the Trust consists of some 110 acres. Hebron Public Lands, or Ernest Rand Memorial Forest includes 266 acres of woodland is managed for timber products. There two other conserved parcels in Hebron. One is the Keene-Whitman Memorial Forest located in both Hebron and Turner. This 126 acre donated in 1996 to the New England Forestry Foundation. Today a conservation easement is held by the Androscoggin Land Trust and the Lake Auburn Watershed Commission. The Bearpaw parcel located in the area of Streaked Mountain and Stone Hill in held by the Nature Conservancy for conservation and wildlife.

# Hebron, Maine Land in Tree Growth 2012



Notes:  
- Parcel Data: 2012  
- Map Prepared: January 8, 2014  
- Prepared By: AVCOG/DAC  
- For Planning Purposes Only

# **A**griculture & Forest Resources

## *Goals, Policies, Action Strategies & Implementation Responsibilities*

### *Introduction*

Fields and forests provide economic return to owners and define the character of Hebron. Their continued existence is important to the town’s future.

### *State of Maine Goal that the Plan needs to address:*

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

<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
<p>Safeguard lands identified as prime farmland or capable of supporting commercial forestry.</p> <p>Support farming and forestry and encourage their economic viability.</p>	Consult with the Maine Forest Service district forester if ever any land use regulations pertaining to forest management practices are considered.	Planning Board	As Needed
	Consult with Soil and Water Conservation District staff if ever any land use regulations pertaining to agricultural management practices are considered.	Planning Board	As Needed
	Amend subdivision regulations and include in a site plan review ordinance standards to require commercial or subdivision developments in the rural area maintain areas with prime farmland soils for future agricultural use to the greatest extent practicable.	Planning Board	Short Term
	Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	Selectmen/ Assessors	Ongoing
	Include in ordinances provisions that encourage land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, and pick-your-own operations.	Planning Board	Short Term & Ongoing
	Include agriculture, commercial forestry operations, and land conservation that supports them in local	Androscoggin Valley Council of Governments	Ongoing



<i>Policies necessary to address State of Maine Goals</i>	<i>Action strategies necessary to address State of Maine Goals</i>	<i>Responsibility</i>	<i>Time Frame</i>
	or regional economic development plans.		
<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own strategies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Maintain a land base that can be utilized for future agriculture production at reasonable cost.	(2) Seek conservation easements or other land owner participation methods to retain a land base that can be utilized for future agriculture production at reasonable cost.	Selectmen, Western Foot Hills Land Trust & Maine Farmland Trust	Short Term & Ongoing





# **E**XISTING LAND USE CHARACTERISTICS

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

- ❖ ***Almost all residential development in Hebron has occurred in a scattered pattern along the major roads.***
- ❖ ***The most significant land use trend over the past 20-30 years has been the decline in land used for active agriculture.***
- ❖ ***It is expected that some 500 acres of land will be needed for new residential development over the next 10 years.***

## ***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 the future development characteristics of Hebron.

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

The majority of Hebron's land area is forested. Of the approximately 14,800 acres of land in Hebron, it is estimated more than 10,000 acres is primarily held for growing trees. Large unbroken areas of forestland are found the northwest portion off town that includes Streaked Mountain, Ben Barrows Hill, Stone Hill, No. 4 Hill, Mount Marie and Little Singepole Mountain. This area connects to unbroken forest tracts in Buckfield that in total are more 7,700 acres in size. Other large areas of forests are between Route 124 and Lane/Greenwood Mountain Road (1,700 acres) and west of Route 119 (900 acres). In 2012, there were 4,860 acres in 51 parcels classified under the Tree Growth Tax Law. The number of acres in the Tree Growth Tax Law Program has increased since 1988 when there was 3,190 acres enrolled on 35 parcels. There are two parcels of greater than 450 acres enrolled. In addition to the land in the Tree Growth Program there are 735 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 changed to residential land use and some reverted from agricultural uses to forest land.



## ***Agricultural Land Use***

Today agricultural land in Hebron is used primarily for hay and pasture with smaller amounts for apple orchards. Stands of maple trees are tapped for sap. The land area for agricultural purposes has declined over the last 20 years. Some loss of land used for agriculture has been the result of conversion to residential uses, but the main reason has been the discontinuance of active agriculture use. These lands are reverting to woodlands and in some cases, bush hogged to retain open areas. It is estimated that there some 1,500-1,700 acres are in active agricultural uses.

Most land use for hay and pasture is located in the in the eastern portion of town where the topography and soils are more suitable. Fields are located along the Buckfield, Allen, Townsend, and Station Roads. Orchards are found along the ridges in the western portions of town including along Merrill Hill, Greenwood Mountain, and Hebron Center Roads.

In 2013 there were six parcels totaling 154 acres registered under the Farm Land Tax Program. These acres were comprised of 119 acres of cropland and 35 acres of woodland.

## ***Commercial Land Use***

There are no concentrated areas of commercial land use in Hebron. Small commercial and home businesses are location along the Station, Paris and Buckfield Roads. Over the 10-year planning period there will not be a demand for new concentrated areas for commercial use.

## ***Industrial Land Use***

While in the early days of Hebron there were industrial type uses such saw, shingle, and pail mills they have long disappeared. Today there is no use of land that can be considered as industrial except for gravel extraction and rock crushing. Over the 10-year planning period there will not be a demand for new concentrated areas for commercial use.

## ***Village Land Use***

There are three areas in Hebron that are a referred to as villages: Hebron, East Hebron and Hebron Station. Hebron Village is the largest of the three and the one that looks like a traditional village area. It is centered around the 50-acre Hebron Academy campus. In addition there is the post office, town office, fire station, the historical society building, several residential businesses and a cemetery.



***Hebron Village***

East Hebron was much more of village 130 years ago than today. It straddles the town lines of both Hebron and Turner. Its landmarks include the East Hebron Baptist Church and a converted grange hall.

Hebron Station became a village area as the result of a stopping place for the Buckfield Branch Rail Road, later to become the Rumford Falls and Buckfield Rail. There was a passenger station and other rail related buildings. Today there is a convenience store, town highway garage, several residential structures, and Hebron Station Elementary School in Hebron Center.



***Hebron Station***

## ***Residential Land Use***

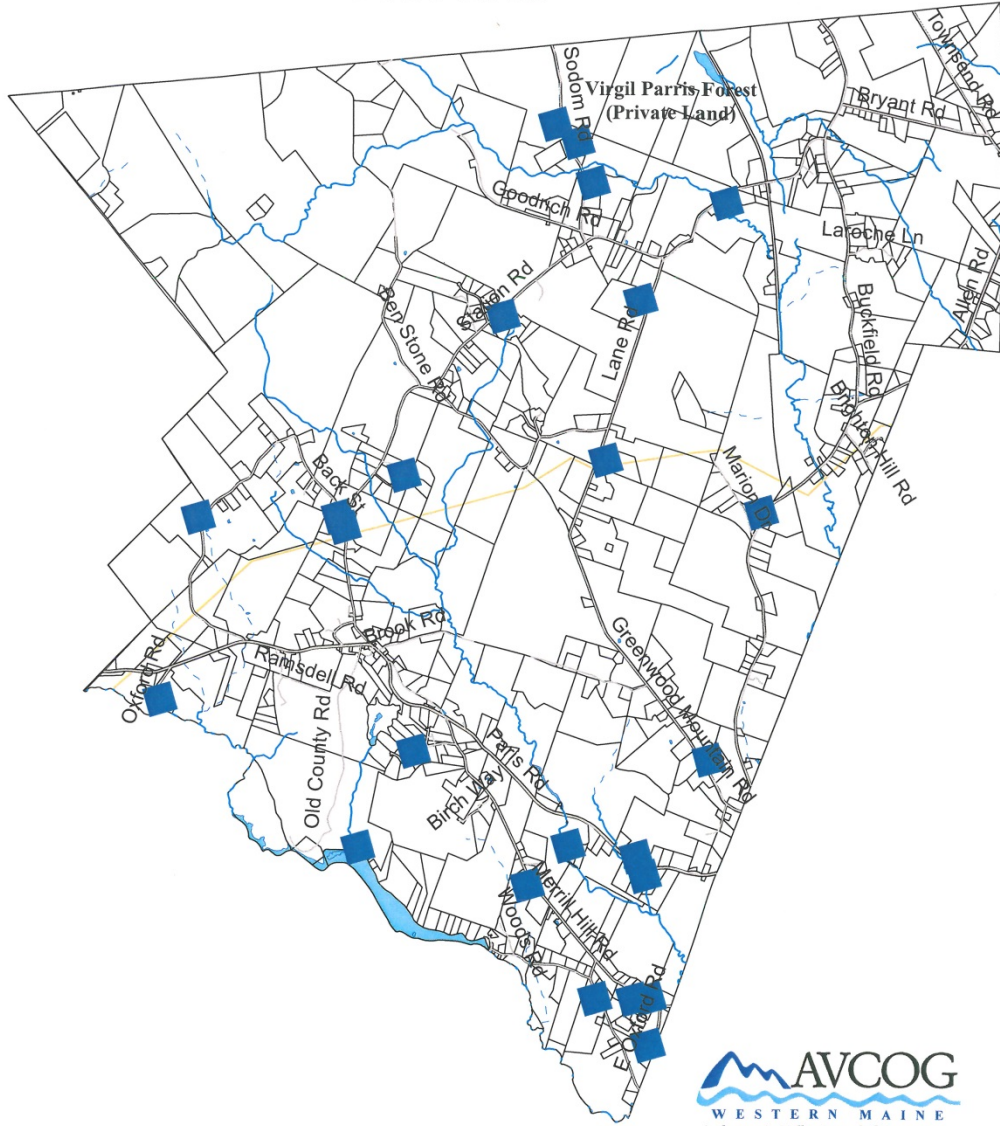
In 2013 it is estimated that there were approximately 500 residential buildings in Hebron. This is an average of one residential building for each 30 acres of total land area. Almost all residential development in Hebron has occurred in a scattered pattern along the major roads in town. These include Marshall Pond Road, Merrill Hill Road, Route 119, Back Street, Buckfield Road, Bryant Road, and Greenwood Mountain Road. There have been a few subdivisions that included new roads including Hope Hill Drive, Maple Lane and Mineral Drive.

From 2008 through 2013, which has been a slow period for new housing development in much of Oxford County, there were a total of 41 new dwelling units constructed or placed in Hebron. These included 28 stick built, 10 mobile homes, one modular and one duplex.



# Hebron, Maine

## Location of New Residential Buildings 2010-2013

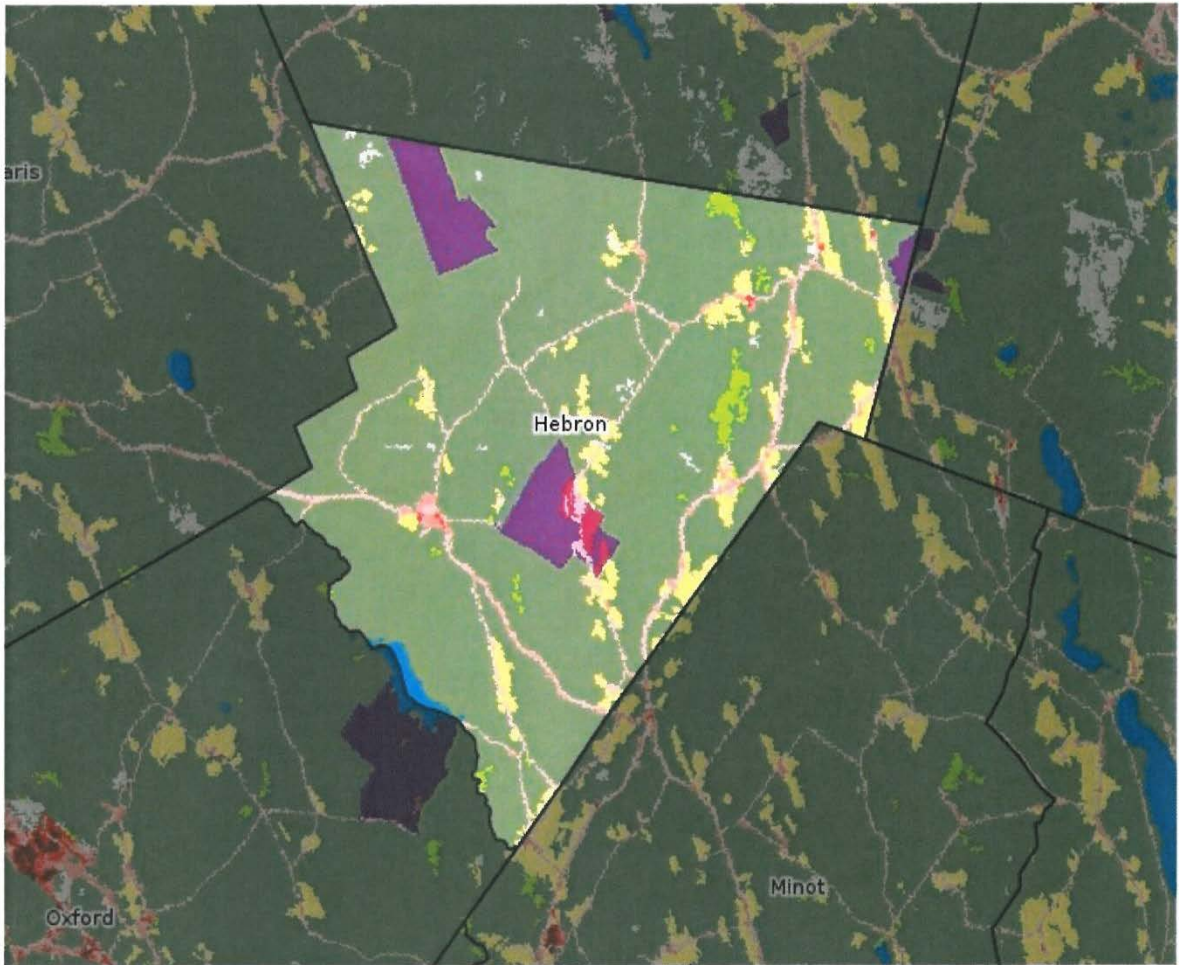


<span style="color: blue;">■</span>	Location of New Residential Buildings 2010-2013
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Property Parcels-2012

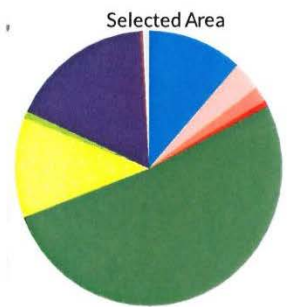


*For Planning Purposes Only  
July 2014-JAM*

**General Land Use Patterns  
2008**



	Selected Area	
Water	1,664 acres	11.49%
Developed, Open Space	499 acres	3.45%
Developed, Low Intensity	272 acres	1.88%
Developed, Medium Intensity	93 acres	0.64%
Developed, High Intensity	9 acres	0.06%
Forest	7,483 acres	51.66%
Agriculture	1,704 acres	11.76%
Wetlands	122 acres	0.84%
Conserved Forest	2,477 acres	17.10%
Conserved Agriculture	8 acres	0.06%
Conserved Wetlands	45 acres	0.31%
Conserved Other	9 acres	0.06%
Other	97 acres	0.67%



## ***Land Use Trends***

The most significant land use trends over the past 20-30 years have been the decline in land use for active agricultural uses and the addition of 150 new residential buildings.

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

The most recent comprehensive plan was adopted in 1983. This plan identifies five ‘Community Goals’.

- Maintain the rural character of Hebron
- Preserve the existing attributes of the town which create the rural character which include agricultural land, open space and wildlife habitat.
- Provide the necessary services to the residents of the community in such a manner as to not overburden the tax payers.
- Maintain the town as a place where its residents can live in safety and children can grow and develop in a climate of wholesomeness.
- Assure that future development does not harm the social and natural environment.

In the early 1990’s a comprehensive plan was developed under the then new Growth Management Program. That plan was not adopted by town meeting voters in 1992.

To management development there is in minimum lot requirement of 120,000 square feet, subdivision regulations, shoreland zoning ordinance, floodplain management ordinance and driveway ordinance. To administer these ordinances there is an appointed seven member planning board and part time certified code enforcement officer. The capacities of those involved in planning and land use regulation has been adequate.

### **Subdivision Regulations**

The current Subdivision Regulations were adopted by the Planning Board in 20110 and most recently amended in 2011. In addition to the review criteria contained in the State Subdivision law, it has additional standards including street construction specifications

### **Shoreland Zoning Ordinance**

In 2013 the planning board began working on amendments to the 1994 Shoreland Zoning Ordinance and will incorporate the most recent guidelines when adopted by the Board of Environmental Protection. Shoreland lots are required to be minimum of 120,000 square feet with a minimum of 200 feet of shore frontage.

## **Floodplain Management Ordinance**

The Town participates in the National Flood Insurance Program and has enacted a Floodplain Management Ordinance. The Ordinance complies with the requirements of the National Floodplain Insurance Program. The Ordinance is administered by the Code Enforcement Officer. In 2014, there were no flood insurance policies issued in Hebron. Since 1978, there have been no claims.

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

The minimum size for lots upon which structures are to be placed is 120,000 square feet with a buildable envelope of at least 200 feet in depth and 200 feet in width. The minimum setback from roads is 35 feet the 20 feet from other lot lines.

## ***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 Hebron and the natural land constraints to development. Some of this information is contained in sections of the plan that discuss population, housing, economy and natural resources.

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

Current population projections indicate a moderate growth in year round population through 2025 and a demand for approximately 150 new housing units for this population over the same period. It is expected that some 500 acres of land will be needed for new residential development based on current minimum lot size requirements.

Commercial/business land uses takes up a small amount of land in Hebron. Over the planning period there will not be demand for large areas for commercial development

## ***Land use & Future Land Use Plan***

### ***Goals, Policies, Action Strategies & Implementation Responsibilities***

#### ***Introduction***

How the town develops in the years ahead will define character and the cost of providing municipal services.



***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.

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Implementation Responsibility</i></b>	<b><i>Time Frame</i></b>
<p>Coordinate land use strategies with other local and regional land use planning efforts.</p> <p>Support the locations, types, scales, and intensities of land uses desired as stated in the Vision for Hebron.</p> <p>Support the level of financial commitment necessary to provide needed infrastructure in growth areas.</p> <p>Maintain efficient permitting procedures, especially in growth areas.</p> <p>Protect critical rural areas from the impacts of development</p>	<p>Assign responsibility for implementing recommended ordinances and ordinance amendments to the Planning Board.</p>	<p>Selectmen</p>	<p>Short Term</p>
	<p>Prepare amendments to current land use ordinances and consider the 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.</p>	<p>Planning Board</p>	<p>Short Term &amp; Ongoing</p>
	<p>Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.</p>	<p>Selectmen</p>	<p>Ongoing</p>
	<p>Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in this Future Land Use Plan.</p>	<p>Selectmen</p>	<p>Ongoing</p>
	<p>Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</p>	<p>Planning Board</p>	<p>Short Term &amp; Ongoing</p>
	<p>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.</p>	<p>Selectmen</p>	<p>Ongoing</p>
	<p>Track new development by type and location and prepare an annual report.</p>	<p>Code Enforcement Officer</p>	<p>Short Term &amp; Ongoing</p>
	<p>Periodically (at least every five years) evaluate implementation of this plan as outlined in the Plan Evaluation element.</p>	<p>Code Enforcement Officer</p>	<p>Mid Term &amp; Ongoing</p>

<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own policies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Encourage the location of new residential development to minimize conflicts with agriculture and forestry now and in the future.	Amend the Subdivision Regulations to encourage that building envelopes be shown on subdivision plans proposed for Rural Areas. The building envelope should not include more than 40 percent of the lot and avoid tops of ridge lines, and open fields, but rather be located on the edges of fields or in wooded areas where possible and feasible.	Planning Board	Short Term
Ensure that future residential development is located in environmentally suitable areas.	Amend ordinances to require the design of new residential development to protect natural resources.	Planning Board	Short Term

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

### ***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 Hebron. 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 Hebron" and the following:

- The desire to retain the pattern of low density residential development
- The desire to retain large undeveloped areas including the Streaked Mt. area.
- The desire to maintain the historic resource value of Hebron Village.
- The desire to avoid the negative effects of commercial growth adjacent to Route 119.
- The desire to manage development so that Hebron's valued characteristics including farmland, natural resources, scenic 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 that the location and type of development does not result in demands for new public roads or improvements to existing public roads, and to be compatible with the natural/environmental constraints of the land.
- The desire to maintain the high quality of Hebron's own natural resources and those it shares.

- The desire to maintain a flexible land use regulation system that protects the character of Hebron while not over regulating private landowner rights.

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 Hebron and policies contained in this Plan. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the 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 regulations and land use ordinance. 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 any future land use management ordinance. During the development of ordinances and ordinance amendments, the public will be given ample opportunity, through public meetings and hearings, for input.

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

Significant resource areas are those areas in Hebron 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, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with 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 Hebron 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 and State-wide Standards for Timber harvesting in Shoreland Areas.

## **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 Hebron 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 high or moderate value water fowl and wading bird habitat. Other wetlands, through standards contained in Shoreland Zoning Ordinance, Site Plan Review and Subdivision Regulations 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 in the Marshall and Mud Pond watersheds 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.

## **Wildlife Habitat**

Wildlife, both game and non-game, is valued by both residents and visitors to Hebron. 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 regulation standards that conserve their resource values.

## **Steep Slopes**

Development, including new roads that would serve structures, should avoid areas of two or more contiguous acres with sustained slopes of 20 percent or greater. Standards in the subdivision regulations and land use ordinance would be added that require such development to undertake engineering to minimize negative results from development on these slopes.

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

## **Woodland/Rural Area**

The purpose of the Woodland/Rural Area is to achieve the element of the Town's vision that seeks to retain undeveloped areas consisting of large tracts of open space that maintain scenic views, wildlife habitats and other related important assets. The purpose of this area is to maintain land used, or that could be used for commercial forest land, while allowing compatible concurrent

land uses. Commercial forest land contributes to local and regional economies. It helps define the character of Hebron, help protect surface water quality and provide areas for wildlife. Much of these lands lack accessibility by public roads.

The Woodland 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.

Primary land uses will be agriculture, forestry and other land uses requiring rural locations and low density residential concentration. 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 /density per residential dwelling will be a minimum of 120,000 square feet. Residential subdivision will be developed to limit encroachment upon commercial 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 very low density pattern of development.

In addition conservation easements or other land owner participation methods to retain the property open space and natural resource values of this Area will be sought.

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

### ***Rural Residential Area***

The purpose of the Rural Residential Area is to achieve the element of the Town's vision that seeks new growth and development to be of Hebron “quality”, meaning that there will be separation between homes and setbacks from roads that retain the current rural character.

The primary land uses are agriculture, woodland and single family residential. Other non-intensive land uses including public and semi-public are appropriate with site plan review. Commercial uses associated agricultural and forests resources, outdoor recreation, neighborhood stores, services and home businesses/occupations are also appropriate in these areas.

New residential subdivisions that will have lots accessed by high traffic volume public roads, including Route 124, 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 will be designed so their driveway entrances maximize site distances.

Lot size /density per residential dwelling will be a minimum of 120,000 square feet. The minimum lot size/ density per residential dwelling will be less for elderly housing projects.

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

### ***Village Areas***

Three historic village areas are identified within Hebron, Hebron Village, Hebron Center, and East Hebron. Two of these villages, Hebron Village and Hebron Center, will be important in the future of Hebron.

**Hebron Village** is the cultural center of both Hebron and beyond. Hebron Academy is the focal point that brings some 250 students from many states and countries and more than 50 staff members to the Village. The campus of some 1,500 acres contains structures that are important examples of architecture from a variety of nineteenth century styles. In addition to the Academy the post office, town office, churches, historical society building and residential homes are located here. The Hebron Water Company provides drinking water to the Academy, several homes and rents fire hydrants to the town.

The purpose of the Hebron Village Area is to achieve the element of the Town's vision that seeks historic places and architecture to be retained particularly in Hebron Village by the Academy retaining its unique architecture, residential property owners considering the Village character and, commercial development compatible with the Village character. A mixture of land uses suited to this Village location will be encouraged. These uses include Academy related, residential, public and small commercial.

Development standards to be included in ordinances will be flexible to provide for continuation and expansion of traditional activities. Site Plan Review standards for non-residential development can be used to determine compatibility of new development with existing uses. Such standards will consider architectural compatibility, traffic and access, noise, and signage. A pedestrian environment and scale will be promoted.

Consideration will be given to reducing the current minimum lot area requirement of 120,000 square feet to allow development on lots more reflective current sizes.

**Hebron Station** has become an important village area once again as the result of the construction of the Hebron Station School that opened in 2002. In addition to the school the only neighborhood store and gas pumps in Hebron are here. There is a fire station nearby, land that could be developed and the railroad bed.

In the future Hebron Center could be much more of a village than today. Appropriate uses would be residential including mobile parks, business, and public and recreational. Development standards to be included in ordinances will be flexible to provide for 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 include traffic, noise, and lighting. A pedestrian environment will be promoted when appropriate. .

Consideration will be given to reducing the current minimum lot area requirement of 120,000 square feet to allow for a more village type environment.

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

### **Route 119 Corridor Area**

Route 119 with an average annual daily traffic volume of 3,580 is the most traveled road in Hebron. Daily traffic increased by approximately 40% between 2001 and 2011. This increase is can be attributed to changes in commuter patterns and a route to avoid Routes 121 and 26. For the most part today development adjacent to Route 119 is residential, except as it passes through Hebron Village. In the future non-residential development may be drawn to this corridor because

of traffic volumes and demands for goods and services.

The purpose of the this Area is to achieve the element of the Town's vision that commercial development that has been drawn to areas along Route 119 because of its traffic volumes will be an asset. An asset in the sense that goods and services are being provided and supplements the tax base. Liabilities, such as traffic congestion, architectural compatibility and signage will have been avoided.

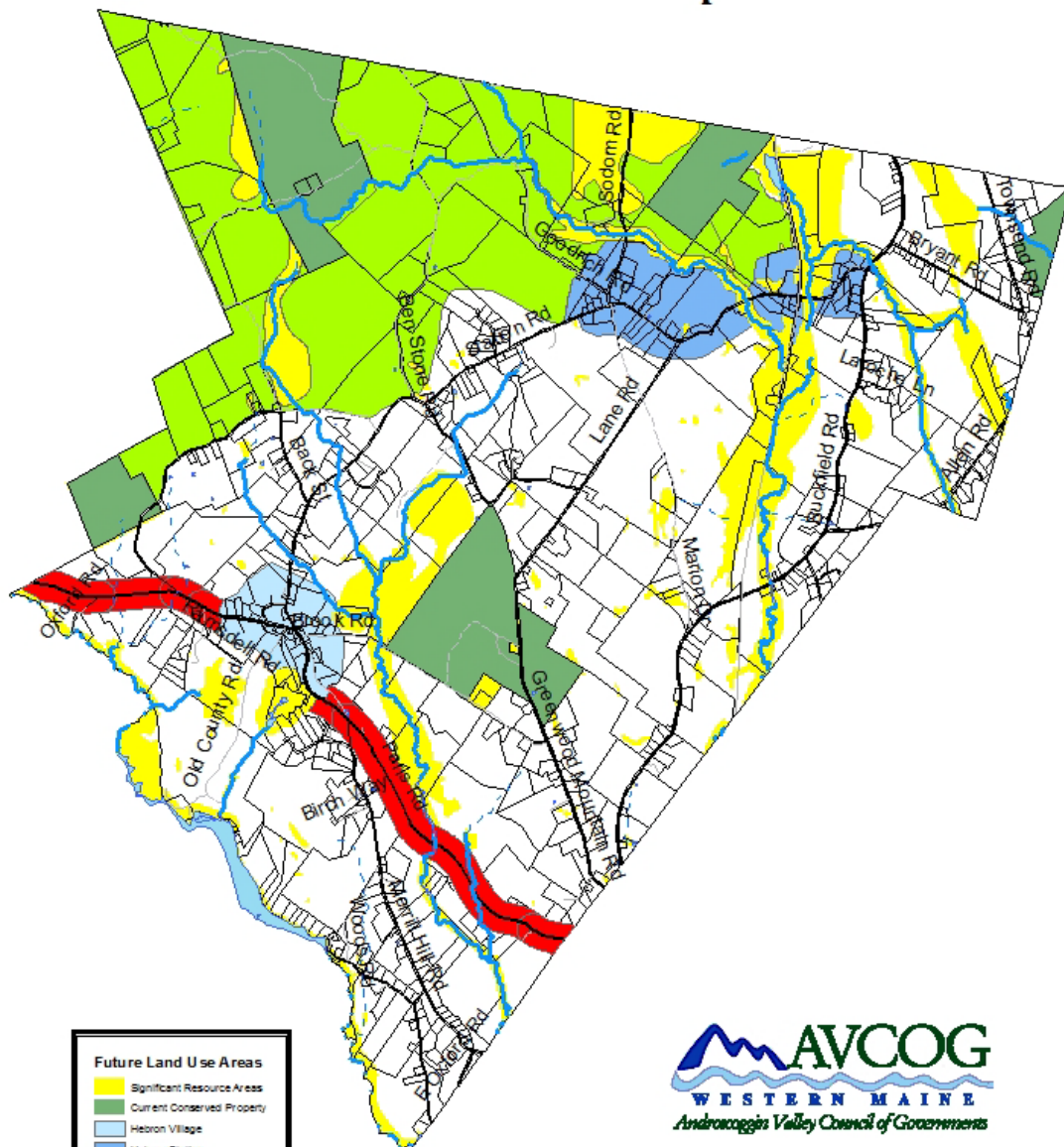
The primary land uses are residential development including single family. Other non-intensive land uses including public and semi-public are appropriate with site plan review. Commercial uses would be allowed provided they do not conflict with the primary functions, impact residential uses and lead to a commercial strip. Commercial uses will be managed through a Site Plan Review Ordinance to avoid the detrimental effects of commercial strip development.

Limiting the number of curb cuts per use is a primary technique as well as standards relating to signage, landscaping and building design. Lot size will be a minimum of 120,000 square feet.

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



## Hebron, Maine Future Land Use Map



Future Land Use Areas	
<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span>	Significant Resource Areas
<span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span>	Current Conserved Property
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span>	Hebron Village
<span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span>	Hebron Station
<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span>	Route 119 Corridor Area
<span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span>	Rural Residential Area
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span>	Woodland/Rural Area



Notes:  
 - Parcel Data: 2012  
 - Map Prepared: January 8, 2014  
 - Prepared By: AVCOG/DAC  
 - For Planning Purposes Only

# **R**EGIONAL COORDINATION PROGRAM

## ***Introduction***

The Town of Hebron 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 various policies contained in this Plan, and the review of neighboring towns' comprehensive plans, the following regional issues have been included in the Regional Coordination Program.

### **Planning Issues**

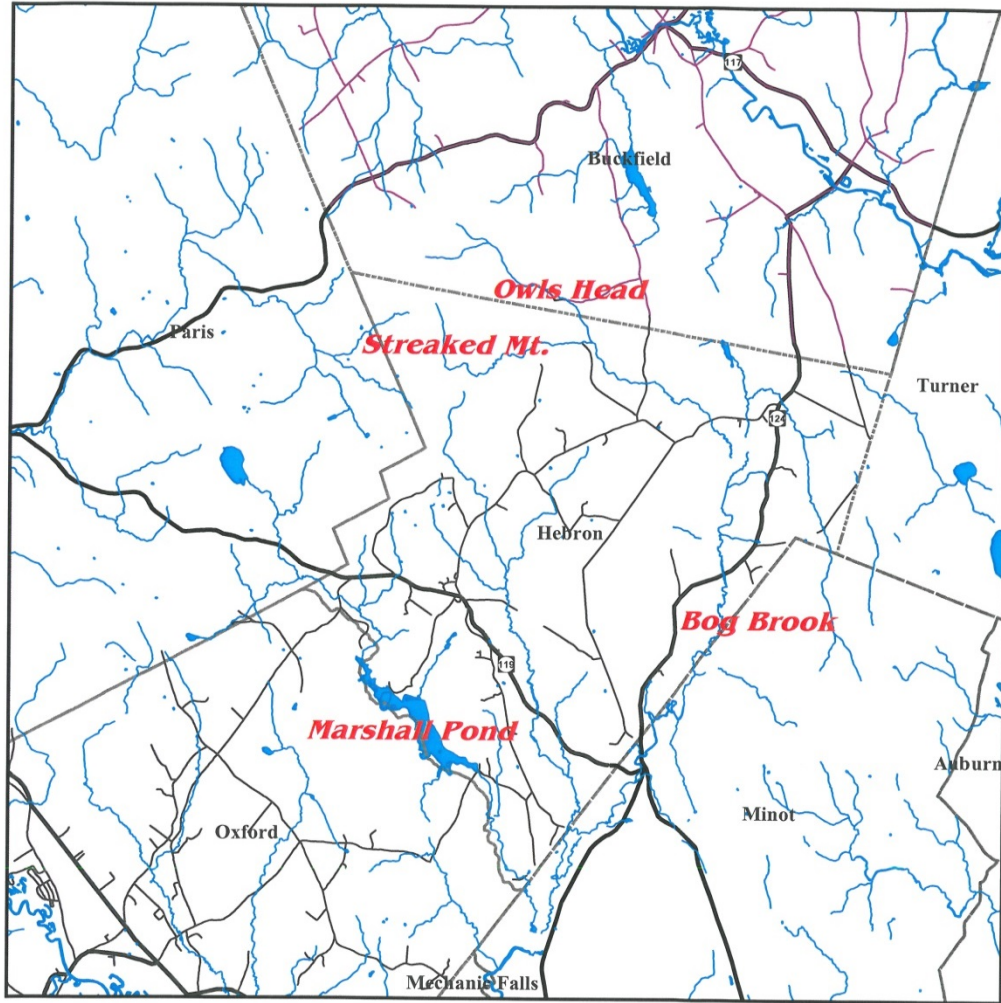
- ❖ Open space/natural resource conservation
- ❖ Surface water resources
- ❖ Joint municipal service delivery
- ❖ Economic Growth and Development
- ❖ Land use compatibility

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
<i>Coordinate with regional economic development organizations and towns as necessary to support desired economic development.</i>	<i>Participate in any regional economic development planning efforts.</i>	Selectmen	Short Term & Ongoing
<i>Encourage and promote adequate workforce housing conditions to support the community's and region's economic development.</i>  <i>Encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.</i>	<i>Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</i>	Selectmen	Short Term & Ongoing

<b><i>Policies necessary to address State of Maine Goals</i></b>	<b><i>Action strategies necessary to address State of Maine Goals</i></b>	<b><i>Responsibility</i></b>	<b><i>Time Frame</i></b>
<i>Efficiently meet identified public facility and service needs.</i>	<i>Explore options for greater regional delivery of municipal services.</i>	Selectmen & Town Departments	Short Term & Ongoing
<i>Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.</i>	<i>Actively participate in regional and state transportation efforts.</i>	Selectmen	Ongoing
<i>Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.</i>	<i>Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.</i>	Planning Board & Selectmen	Ongoing
<i>Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.</i>	<i>Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.</i>	Planning Board	Ongoing
<i>Support farming and forestry and encourage their economic viability.</i>	<i>Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.</i>	AVCOG	Ongoing
<i>Provide recreational facilities and programs on a regional basis as necessary to meet current and future needs.</i>	<i>Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.</i>	School, Snowmobile Club & ATV Club	Ongoing
	<i>Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</i>	Selectmen & Planning Board	Ongoing
<i>Coordinate Hebron's land use strategies with other local and regional land use planning efforts.</i>	<i>Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</i>	Planning Board & Code Officer	Ongoing
<i>Finance existing and future facilities and services in a cost effective manner.</i>	<i>Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.</i>	Selectmen & Department Heads	Ongoing

<i>Hebron's own policies</i>	<i>Action strategies to address Hebron's own policies</i>	<i>Responsibility</i>	<i>Time Frame</i>
Recognize the Streaked Mt. /Owls Head area as an local and regional important open space and natural resource.	<p>Seek conservation easements or other land owner participation methods to retain the open space and natural resource values of the Streaked Mt. /Owls Head Area.</p> <p>Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts to retain the open space and natural resource values of the Streaked Mt. /Owls Head Area.</p>	<p>Selectmen, Western Foot Hills Land Trust &amp; Nature Conservancy</p> <p>Planning Board</p>	<p>Ongoing</p> <p>Short Term</p>
Recognize Marshall Pond and its shorelands as an regional important open space and natural resource.	<p>Coordinate with the Towns of Oxford and Paris for regional phosphorus allocations for Marshall Pond.</p> <p>Seek conservation easements or other land owner participation methods to retain the open space and natural resource values surrounding Marshall Pond.</p>	Planning Board	Ongoing
Recognize Bog Brook as an important regional natural resource and cold water fishery.	Consider the protection and development of Bog Brook in the context of other town's decisions.	Planning Board	Ongoing

# Regional Important Open Space & Natural Resource



*For Planning Purposes Only  
August 2014-JAM*

# *P* LAN 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, rural areas and significant resource areas (critical resource areas).

Amount of significant resource areas (critical resource areas) protected through acquisition, easements or other measures.

The status of implementing the strategies of 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 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 Land Use and Future Land Use Plan have 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 significant resource areas (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.





# *P*UBLIC PARTICIPATION SUMMARY

**Comprehensive Plan Committee:** The Selectmen appointed a six member committee to oversee the development of the comprehensive plan. The committee began meeting on a monthly basis in December 2013 and continued until the plan was ready for town meeting action.

**Public Visioning Session:** On August 27, 2014 the committee sponsored a visioning session.

**Public Hearing:** A public hearing was conducted on January 28, 2015.

**Use of Media:** Press releases were provided to local media. Newspaper covered visioning session. Notices of all meetings were posted at the Town Office, and plan drafts were made available there for review.

**Comprehensive Plan Committee:** Mike Crowley, Josh Hounsell (vice chair), Peg Rearick, John Slattery, Zack Tufts, and Gino Valeriani (chair).

**Committee Advisor:** John Maloney, AVCOG