

ZONING PETITION

for Petitions to Rezone to Most Subdistricts

WHO MAY USE THIS PETITION?

Any state or federal agency, any county or municipal governing body, or the property owner or lessee may petition the Land Use Planning Commission (Commission or the LUPC) for the adoption or amendment of land use subdistrict boundaries. In certain instances, a prospective owner or lessee may petition for a rezoning, as well.

This Zoning Petition form may be used for most rezonings, except: petitions to rezone to, or amend a, Resource Plan Protection (P-RP) Subdistrict, whether for a concept plan or a resource plan, requires use of a different form.

WHEN IS A ZONING PETITION NECESSARY?

A zoning petition is required when someone seeks to change the zoning (land use subdistrict) of an area in the Commission's jurisdiction. Rezoning are usually proposed by landowners who wish to use their land in a manner that is not allowed in the existing land use subdistrict. Most commonly, landowner-initiated zoning petitions propose to rezone land to one of several development subdistricts. For further details on the Commission's land use subdistricts and standards, refer to Chapter 10 of the Commission's Rules, [Land Use Districts and Standards](#).

IS THIS THE ONLY APPROVAL I WILL NEED FOR MY PROJECT?

If your project requires the land to be rezoned, then the development will require a two-step approval process: (1) rezoning approval, followed by (2) permit review and approval (e.g., development, subdivision, or Site Location of Development (Site Law) permit). At the zoning petition pre-application meeting, staff can discuss the advantages and disadvantages of submitting the zoning petition and permit application consecutively, in a two-step process, or simultaneously. The applicant, however, ultimately decides whether a consecutive or simultaneous application process best fits its goals and timeline.

REQUIRED PRE-APPLICATION MEETING

A pre-application meeting with LUPC staff is required prior to submission of a zoning petition. Staff can help you understand the applicable submission requirements and Commission review process. A pre-application meeting typically involves the petitioner, the petitioner's project manager or consultant(s) (if any), and members of the LUPC permitting and/or planning staff. A pre-application meeting is critical because it:

- Encourages information exchange about the proposed rezoning early in the planning stages so the petitioner is best positioned to submit a proposal that meets its objectives and satisfies the Commission's review standards;
- Helps the petitioner understand the rezoning process and the petitioner's responsibilities in this process;
- Helps the petitioner understand the site review process so that the petitioner may structure the rezoning proposal to best accommodate the planned development or use.

Suggested materials to bring to the pre-application meeting:

- This form (*NOTE: while this form does not need to be completed prior to the pre-application meeting, please review the form in order to help identify any questions you may have*);
- Topographic map, or current LUPC zoning map, showing the location of the area proposed for rezoning;
- Brief project description, including the petitioner's general goals regarding type and amount of development (e.g., residential [number and types of residential lots and/or units]; commercial/industrial [nature of use and approximate square footage]; etc.); and
- A Commission Land Use Guidance Map for the area.

Suggested topics for discussion during the pre-application meeting:

- Whether the intended uses are allowed within the proposed subdistrict;
- The review standards the Commission applies when evaluating all zoning petitions;
- If rezoning to a Development Subdistrict is proposed, the extent and nature of any existing development near the area proposed for rezoning;
- Whether development review by DEP may be required and a pre-application meeting with that agency is advisable; and
- Any other questions you may have regarding this form and the rezoning process.

NOTE: The Commission (and not staff) ultimately decides whether to approve or disapprove zoning petitions. A pre-application meeting does not involve substantive review. However, as noted above, the pre-application meeting will be valuable to you and facilitate a timely review process. Call the [LUPC office that serves your area](#) to schedule an appointment.

Pre-application Meeting with the Commission:

In some cases, a petition to rezone may be complex or present a unique set of factors not previously considered by the Commission. In these instances, a pre-application meeting with the Commission may be helpful to the prospective petitioner in developing the zoning petition. A pre-application meeting with the Commission is an opportunity for the prospective petitioner to describe the proposal and for individual Commissioners to ask questions and identify potential issues that the petitioner may choose to address in the zoning petition. A pre-application meeting, however, is informal in that the Commission makes no formal findings-of-fact or conclusions. Additionally, no formal vote or action is taken during a pre-application meeting. If you have met with staff for a pre-application meeting and/or participated in a site visit with staff, and you believe a pre-application with the Commission would be beneficial, contact the [LUPC office that serves your area](#) to discuss coordinating a pre-application meeting with the Commission.

BEFORE YOU BEGIN...

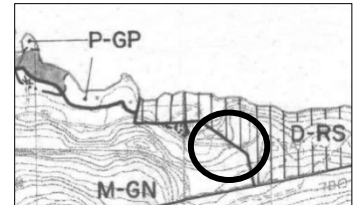
There are some important questions that you should consider before spending time or resources preparing a zoning petition. These questions will be discussed at the pre-application meeting:

- **What is the current zoning of the project area?**

You may obtain a full-size copy of a LUPC Land Use Guidance Map free of charge for the township, town or plantation in which your property is located by contacting the LUPC. Locate your property on the map and identify all the subdistricts (zones) that apply to your lot. *For instance, the circled area on this LUPC map includes two subdistricts: General Management (M-GN) and Residential Development (D-RS).*

If your proposal is located in a prospectively zoned area as listed in Section 10.08,C of the Commission's Rules, contact the [LUPC office that serves your area](#) prior to completing this zoning petition form.

The LUPC's subdistricts can also be viewed on the Commission's Zoning and Parcel Viewer, at http://mapserver.maine.gov/conservation/lupc_master.php.



- **Are soil conditions within the area proposed for rezoning suitable for development?**

The soil scientist whom you hire to map soils on your property can advise you about whether the soils are suitable for the type of development you envision. Please note that several exhibits (including the soil suitability analysis and phosphorus control) require information that must be provided by a soil scientist. You may save time and expense if you discuss these requirements with your soil scientist *prior to* soils mapping.

Does your petition propose a Development Subdistrict?

- **Is the area proposed for rezoning near development that is comparable in nature and scale to the use(s) proposed?**

There can be negative impacts of inappropriately located development. These impacts include the loss or reduction of productive forest land, conflicts between incompatible uses, degradation of natural and scenic resources, loss of recreational opportunities, ineffective economic development / negative impacts to the economy, and negative fiscal impacts on communities and taxpayers. To avoid these impacts, the Commission promotes orderly growth adjacent to existing developed areas, particularly near organized towns and established settlements. The principle that new development should be located near existing development is referred to as the "adjacency" principle, and the Commission has generally interpreted adjacency to mean that most rezoning for development should be no more than one mile by road from existing, compatible development, i.e., existing development of similar type, use, scale, and intensity to that being proposed.

It is recommended that you evaluate your property to determine whether it is within a mile of development that is comparable to what you propose and discuss the proximity of compatible development with the LUPC staff at the pre-application meeting. Also see item 13 of the zoning petition form.

- **If the rezoning is for a subdivision, are you aware of the LUPC's requirements regarding subdivision layout and design?**

The Commission requires that subdivisions be designed to "harmoniously fit into the natural environment" and "cause no undue adverse impact on existing surrounding uses." Well-planned projects that apply an integrated planning approach – ones which conserve natural resources, protect sensitive resources, preserve undeveloped open space, and are otherwise well sited – have the greatest potential of providing harmonious, compatible development in accordance with the Commission's standards.

The recommended method for designing harmonious, compatible development is to begin the design process by gathering information about the natural features present within the project area as well as the uses and resources that surround the project area. Before laying out preliminary subdivision lot lines, map the important features of your land (e.g., steep slopes, scenic vistas and ridge lines, wetlands, streams and other water bodies, poor soils, important plant communities and wildlife habitats, historic landmarks, existing structures etc. – see Exhibit D-1 for details). Then look beyond your property lines and identify the characteristics of the surrounding area (i.e., identify the type and scale of land uses and the nature of natural resources surrounding your property). Use this information as a guide, and design your subdivision to: (1) avoid impacts to sensitive natural features on your property; (2) maximize the amount of undeveloped open space; and (3) fit the uses and resources of the surrounding area.

You are not required to have a final site design during the rezoning process, but you should know enough about your site to ensure that the area proposed for rezoning can meet your objectives, as well as the Commission's standards.

Refer to Section 10.25,Q,3 within Chapter 10 of the Commission's Rules, [Land Use Districts and Standards](#) or speak with staff for more details regarding the Commission's layout and design requirements for subdivisions.

- **If the rezoning is for development or a subdivision, are you aware that DEP's Site Law requirements may apply?**
Generally development involving more than 3 acres of impervious area (e.g., roads, parking, buildings, etc.) and subdivisions involving 15 or more lots on a parcel of 30 acres or more may be subject to DEP permitting under the Site Law; however, the DEP must make the determination of whether Site Law permitting is required.

HOW LONG WILL IT TAKE FOR THE COMMISSION TO ACT ON THIS PETITION?

Please be aware that petitions to rezone often are more complex than many of the other types of proposals reviewed by the Commission and only the Commission (and not its staff) may make the final decision on a zoning petition. It may take several months for the Commission to complete its review. By law, the Commission must either schedule a public hearing, the notice of which must be posted for 2 to 3 weeks prior, or the petition must be posted for public comment. The Commission must act upon that petition to rezone within 90 days after the public hearing or within 90 days of the end of the public comment period.

WHAT IF MY PROPOSAL DOES NOT MEET THE CRITERIA FOR APPROVAL?

After reviewing your petition, LUPC staff will contact you if they believe the proposal is not approvable as presented. Staff will then work with you to help you understand your options, including whether you might be able to modify your proposal in a manner that still achieves your project goals and satisfies the Commission's rezoning standards. In general, you always have the following options:

1. Amend your proposal and petition to better address the approval criteria (it will be placed on-hold until the amendment is submitted); or
2. Withdraw your petition; or
3. Proceed with Commission review of your petition as originally submitted. All petitioners have the opportunity to directly address the Commission and present their proposal. In the event your petition is denied by the Commission, you will have an opportunity to appeal that decision to Superior Court.

WHERE CAN I GET HELP TO COMPLETE THIS PETITION?

Call the [LUPC office that serves your area](#) and ask to speak to a regional representative (see below for office locations and contact information). Also, go to the LUPC website at www.maine.gov/dacf/lupc/ to browse through our rules and regulations, recent publications and newsletters, Commission meeting agendas, and other valuable information.

MAILING YOUR PETITION

Submit your completed petition and all required attachments, including the appropriate application fee, exhibits and supplements (see the Instructions for details) to the LUPC office serving your area.

<u>AUGUSTA OFFICE</u>	<u>ASHLAND OFFICE</u>
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	<i>Serving most of Aroostook County and northern Penobscot County</i> 45 Radar Road Ashland, ME 04732-3600
Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439	Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184
<u>BANGOR OFFICE</u>	<u>EAST MILLINOCKET OFFICE</u>
<i>Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area</i> 106 Hogan Rd, Suite 8 Bangor, ME 04401	<i>Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County</i> 191 Main Street East Millinocket, ME 04430
Tel. (207) 215-4685 Tel. (207) 592-4448 FAX (207) 941-4222	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243
<u>GREENVILLE OFFICE</u>	<u>WILTON OFFICE</u>
<i>Serving Somerset County and most of Piscataquis County</i> 43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	<i>Serving Franklin County and Oxford County</i> 932 US Route 2 East Wilton, ME 04294
Tel. (207) 695-2466 Tel. (207) 731-4398 FAX (207) 695-2380	Tel. (207) 670-7492 OX Tel. (207) 670-7493 FR

📌 A pre-application meeting is required prior to submission of zoning petitions. The best time for the pre-application meeting is after you have basic information about the area proposed for the rezoning and intended project, yet before you fully invest the time and resources needed to complete this form. Our staff can assist by explaining the requirements associated with a zoning petition. Should you wish, the LUPC staff are happy to have a second pre-application meeting just before you submit your petition to help ensure your petition is complete. Call the LUPC office that serves your area to schedule an appointment.

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For office use:

	ZP		\$	
Tracking No.		Permit No.		Fee Received

Zoning Petition

for Petitions to Rezone to Most Subdistricts

⚠ If you propose to rezone any portion of your land area to a Resource Plan Protection (P-RP) Subdistrict, STOP HERE!
You cannot use this form. Contact the LUPC office that serves your area if you have questions.

1A. PETITIONER INFORMATION.

Petitioner Name(s) Naomi Kirk-Lawlor		Petitioner Title <i>(if representative of a corporation, etc.)</i> Senior Planner	
Daytime Phone 207-287-4936		FAX <i>(if applicable)</i>	
Mailing Address 22 State House Station		Email <i>(if applicable)</i> naomi.e.kirk-lawlor@maine.gov	
Town Augusta	State Maine	Zip Code 04333-0022	

1B. AGENT INFORMATION. (If applicable)

Agent Name(s)		Daytime Phone	FAX <i>(if applicable)</i>
Business Name			
Mailing Address		Email <i>(if applicable)</i>	
Town	State	Zip Code	

2. PETITIONER AND/OR AGENT SIGNATURES.

Petitioner: All persons, or authorized representatives of corporations, listed on the deed(s), lease(s) or sales contract as owners or lessees of the property must read the following statement and sign below.

- If an Agent is listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this petition.
- If an Agent is not listed above, I have personally examined and am familiar with the information submitted in this petition, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this petition is complete with all necessary exhibits. The information in this petition is a true and adequate depiction of what currently exists on, and what is proposed at, the property. I understand that I am ultimately responsible for complying with all regulations, conditions and limitations of any petitions and permits issued to me by the Commission.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection" just prior to the application form)

- I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.
- I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

The person(s) signing below must demonstrate that they have a legal right to apply for this petition, either as the petitioner or via a legal agreement or other written contract with the petitioner. (See Exhibit B).

Petitioner Signature _____ **Date** _____

Agent: All agents listed above must read the following statement and sign below.

I understand that I am hereby authorized by the above-listed petitioner to act as their legal agent in all matters relating to this zoning petition. I have personally examined and am familiar with the information submitted in this petition, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this petition is complete with all necessary exhibits. I understand that if the petition is incomplete or without any required exhibits that it will result in delays in processing the petition. The information in this petition is a true and adequate depiction of what currently exists on, and what is proposed at, the property. I certify that I will provide any final action by the Commission on this petition and associated conditions to the petitioner. I will ensure that the petitioner understand that they are ultimately responsible for complying with all regulations, conditions and limitations of any petitions and permits issued by the Commission as they regard this property.

If the petitioner has not signed above, the petition must include legal documentation designating the agent listed above as a representative of the petitioner in matters such as these. (See Exhibit B).

Agent Signature _____ **Date** _____

3. PROPERTY LOCATION. Provide the following details about your property location. Tax plan and lot numbers are listed on your property tax bill. Book and page numbers are listed on your deed. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Township, Town or Plantation: Atkinson Township (entire township)	County: Piscataquis County
<p> If your property is located in one of the following Prospectively Zoned Plantations or Townships, please contact the LUPC office that serves your area prior to completing this form: Adamstown Twp., Dallas Plt., Lincoln Plt., Magalloway Plt., Rangeley Plt., Richardsontown Twp., Sandy River Plt., Township C, Township D, or Township E.</p>	
Tax Information <i>(check tax bill)</i> Map: _____ Plan: _____ Lot: _____ Map: _____ Plan: _____ Lot: _____ Map: _____ Plan: _____ Lot: _____	Deed or Lease Information <i>(check deed or lease)</i> Book: _____ Page: _____ Lease #: _____ Book: _____ Page: _____ Lease #: _____ Book: _____ Page: _____ Lease #: _____
Lot size <i>(in acres, or in square feet if less than 1 acre)</i>	Lot Coverage <i>(in square feet)</i>
All Current Zoning on Property <i>(check the appropriate LUPC map)</i>	Current Zoning at Development Site
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1 _____ Frontage _____ ft. Road #2 _____ Frontage _____ ft.	Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot: Waterbody #1 _____ Frontage _____ ft. Waterbody #2 _____ Frontage _____ ft.
<p> Provide, as EXHIBIT A, a location map. See page iv of the instructions for more detail regarding this exhibit.</p> <p> Provide, as EXHIBIT B, your deed, lease or easement. See page iv of the instructions for more detail regarding this exhibit.</p>	

4. PROJECT DESCRIPTION. Provide a brief summary of your proposal, including a general description of the project, including proposed development, number of lots (if applicable), roads, and land use activities.

Please see attached Zoning Petition Document.

Proposed Zoning. List all proposed zoning designations (contact the [LUPC office that serves your area](#) if you have questions).

If your proposal includes rezoning lands to or from one of the following subdistricts, be sure to provide as **EXHIBIT G**, the necessary documentation, data, and/or maps that support the proposed change:

<input type="checkbox"/> Aquifer Protection (P-AR) Subdistrict;	<input type="checkbox"/> Fish and Wildlife Protection (P-FW) Subdistrict;
<input type="checkbox"/> Soil and Geology Protection (P-SG) Subdistrict; or	<input checked="" type="checkbox"/> Wetland Protection (P-WL) Subdistrict

See page v of the instructions for more detail regarding this exhibit.

Proposed Project Name (if applicable)
 Establishment of Zoning in Atkinson Township due to Municipal Deorganization

5. **ACREAGE.** Specify the acreage proposed for rezoning under "Acres to be Developed." If your petition to rezone is intended for subsequent subdivision, specify the acreage proposed to be retained by the petitioner under "Retained Acres." Specify the total amount of contiguous land area that is owned or leased by the petitioner within the township, town or plantation of the project area under "Total Contiguous Acres." "Total Contiguous Acres" should equal the sum of "Acres to be Developed" and "Retained Acres."

Acres to be Rezoned / Developed ~25,000 acres	Retained Acres / Acres to retain current zoning n/a	Total Contiguous Acres ~25,000 acres
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6. **SITE CONDITIONS.** Describe in detail the present condition of your property and areas to be rezoned, including the nature of any water frontage (rocky, sandy, wooded, cleared, etc.); the general slope and topography of the ground (flat, steep, percent slope, etc.); existing vegetation; the history of vegetation clearing and timber harvesting activities; hydrologic features, including whether portions of the site are subject to flooding or ponding; special natural features, such as rare or unique plants or plant communities; and other natural and cultural conditions.

Water Frontage: Please see Exhibit G1
Slope and Topography: Please see Exhibit G1
Existing Vegetation: Mixed Forest types exist throughout the township.
Hydrologic Features: Please see Exhibit G1 and Exhibit O6
Wetlands: Please see Exhibit G1
Special Natural Areas: Please see Exhibit G1 and Exhibit G2
Natural and Cultural Conditions: Please see Exhibit M, Exhibit O1, Exhibit O2, and Exhibit O3

7. **CURRENT USE OF PROPERTY.**

How has your property been used over the past ten years?

Residential Residential with home occupation Commercial or industrial
 Undeveloped / Forestry Public or institutional Other: Atkinson Twp includes all uses

8. **EXISTING STRUCTURES AND DEVELOPMENT.** Please list any structures or development on your property, such as roads, residences, accessory structures, driveways, trails and/or other uses.

Type of use or structure (dwelling, garage, driveway, commercial, recreation, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	Stream River or	Wetland	Ocean
Please see Zoning Petition Document and Exhibit O1									

9. PETITIONS TO REZONE TO A MANAGEMENT OR PROTECTION SUBDISTRICT.

If your petition proposes to rezone to a Management or Protection Subdistrict please complete item 9; If NOT, continue to item 10. Describe how the proposed new subdistrict designation is more appropriate for the protection and management of existing uses and resources within the affected area.

Please see attached Zoning Petition Document

10. FLOOD AREA ZONING.


 See page ii of the instructions for additional information for, and explanation of, each question.

- a. Is any portion of the area proposed for rezoning located within: i) a mapped P-FP (Flood Prone Area Protection) Subdistrict, ii) a mapped FEMA (Federal Emergency Management Agency) flood zone, or iii) an unmapped area prone to flooding?..... YES NO


If you are unsure whether your property is in a mapped P-FP Subdistrict contact the LUPC office that serves your area or review the official zoning map. If you are unsure whether your property is in a mapped FEMA flood zone, first check whether your property is in one of the townships listed on page ii of the instructions and, if so, contact the LUPC office that serves your area.

If you answer NO to 10.a, above, go to Section 11.

If you answer YES to 10.a, above, please continue to items 10.b through d. Note that more than one of the following may apply.

 Note, if this petition proposes to leave unchanged the P-FP or mapped FEMA flood zone, yet proposes to add or change other zoning designations, be aware that in the P-FP Subdistrict:

- some uses may require specific limitations or design requirements; or
- subsequent permitting procedures may require that you hire a licensed land surveyor, engineer or architect who is authorized to certify elevation information.

 See page ii of the instructions for illustrations of items c through e.

- b. Does this petition propose to remove any part of a mapped P-FP Subdistrict?..... YES NO
- c. Does this petition propose to affect any areas in a mapped FEMA flood zone?..... YES NO
- d. Does this petition propose to add a mapped P-FP Subdistrict?..... YES NO

If you answer YES to 10 b, c, or d above, be sure to provide the necessary information as EXHIBIT E. See page v of the instructions for more detail regarding EXHIBIT E.

Unless advised otherwise by the LUPC staff, **if your petition only proposes to rezone land areas to a Management or Protection Subdistrict you may STOP HERE, but**, be sure to review and include the exhibits and supplements required by previous items and by the checklist included before the instructions. However, **if your petition proposes to rezone land areas to a Development Subdistrict, please continue and complete the rest of this zoning petition form.**

11. PUBLIC AND COMMUNITY SERVICES.

Service / feature	Name of provider / facility	Distance (in miles) from site:
Ambulance	Please see Deorganization Procedure, Section 6, pg. 14	(see Exhibit L)
Education	Please see Deorganization Procedure, Section 2	(see Exhibit L)
Fire	Please see Deorganization Procedure, Section 6, pg. 13	(see Exhibit L)
Police	Piscataquis County Sheriff's Department (Dover Foxcroft)	7 miles
Solid waste disposal (during construction: construction debris, stumps, brush, asphalt and pavement products)	Please see Deorganization Procedure, Section 6, pg. 13	
Solid waste disposal (after construction, if different)	Same	
Public water supply (if applicable)	n/a	
Public wastewater (if applicable)	n/a	
Public road	Please see Deorganization Procedure, Section 6, pg. 10-12	
Service center	Dover Foxcroft	7 miles
Electric utilities	Emera Maine	
Phone utilities	n/a	

Provide as **EXHIBIT L**, either: i) a letter from each service provider confirming the facility's availability and capacity to provide the necessary services to the proposed development; OR ii) only in cases where the rezoning is for legally existing development, provide notice of the rezoning proposal to each service provider and provide, as **EXHIBIT L**, proof of such notice. All zoning petitions intended for residential development must submit such exhibits for education services, regardless whether the dwelling units are anticipated to be seasonal or year-round dwellings. See page vi of the instructions for more detail regarding this exhibit.

Public services, such as those identified above, are commonly provided by a municipality, or in the case of much of the unorganized territories, these services are provided or contracted for, by the county. In some cases, service centers may provide some of these public services. Service centers are identified by the Department of Agriculture, Conservation and Forestry's Municipal Planning Assistance Program. A partial listing of those near the Commission's jurisdiction includes: Ashland, Augusta, Bethel, Bingham, Brewer, Bridgeton, Calais, Caribou, Dexter, Dover-Foxcroft, Eastport, Ellsworth, Farmington, Fort Kent, Greenville, Guilford, Houlton, Jackman, Limestone, Lincoln, Machias, Madawaska, Mars Hill, Mexico, Milbridge, Millinocket, Newport, Norway, Orono, Pittsfield, Presque Isle, Rangeley, Rumford, Van Buren. For a more complete listing, check with the Municipal Planning Assistance Program at www.maine.gov/dacf/municipalplanning/index.shtml.

12. ACCESS TO SITE.

- a. Starting with the closest public road, then each successive road, provide the following information about each existing road that will be used to access the area proposed for rezoning.

Road name	Public or private? (if private, complete the rest of this row)	Owner name	Length and travel width of road	Right-of-way width	Type of wearing surface
Please see Exhibit L					

If access to your site is limited as part of your deed, lease, easement or other covenants, be sure to include a copy of such restrictions or provisions as part of **EXHIBIT B**. See page iv of the instructions for more detail regarding this exhibit.

- b. If the site can only be accessed by water during any part of the year, identify and describe the parking and boat launching facilities at or

near the site and on the mainland. When addressing this item be sure to: i) provide a map or clear description of the locations of the facilities, identify their owner(s), and describe the capacity and any use restrictions of the facilities; and ii) describe how construction equipment and materials will access the site (e.g., will barges be utilized, and if so are there suitable areas for conveyance).

! Submit answers to Items 13 through 21 on separate 8½ x 11 inch sheets of paper.

13. SURROUNDING USES.

- a. Describe existing uses surrounding the area proposed for rezoning (e.g., within one mile). Identify the types of uses in this area, such as commercial forest, farmland, seasonal residential, year-round residential, commercial uses, and/or other uses.
- b. Provide a detailed list of existing uses in the area, including the number and type of residences (e.g., seasonal vs. year-round), the type and scale of commercial enterprises, and other relevant details.

14. ANTICIPATED IMPACTS.

Projects may have positive and/or negative impacts on surrounding areas.

- a. Describe possible positive impacts the rezoning would have on the surrounding land, resources, and uses in the community or area. If describing economic benefits, distinguish between short- and long-term benefits.
- b. Describe possible negative impacts the rezoning would have on the surrounding land, resources, and uses in the community or area.

15. CONSISTENCY WITH COMPREHENSIVE PLAN.


Some of the Commission goals and policies, as contained in the [Comprehensive Land Use Plan](#), are designed to guide the location of new development to appropriate areas. Read the goals and policies found in Chapter 1 of the *Comprehensive Land Use Plan* and describe how the proposed rezoning will be consistent with the Plan's policies. Be as specific as possible with regard to individual goals and policy statements. (The Comprehensive Land Use Plan can be viewed or downloaded from the LUPC website at www.maine.gov/dacf/lupc/plans_maps_data/clup/index.html; or CD or paper copies are available at the Commission's Augusta office.)

- a. One of the policies encourages "orderly growth within and proximate to existing, compatibly developed areas – i.e., existing development of similar type, use, occupancy, scale and intensity to that being proposed." This policy is referred to as the "adjacency" principle. The Commission generally has applied the adjacency principle to mean that most rezoning for development should be no more than a mile by road from existing, compatible development. Refer to pages 62 and 128 of the *Comprehensive Land Use Plan* for further information. Drawing upon the information provided in item 13 provide, with as much detail as possible, an explanation of how the proposed rezoning is consistent with the adjacency principle.
- b. Identify and discuss any other goals and policies of the *Comprehensive Land Use Plan* that support your zoning petition.

16. SHORELAND DEVELOPMENT.

If the site is adjacent to any lakes or ponds, explain how your proposal fulfills each of the following statements:

- a. The intended activity will not adversely affect any significant or outstanding natural and cultural resource values identified in the Commission's Wildland Lakes Assessment (list the significant or outstanding values for the pertinent lake or pond).
- b. The intended activity will not have an undue adverse impact on water quality, alone or in conjunction with other development.
- c. The intended activity will not have an undue adverse impact on traditional uses, including non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture.
- d. The intended activity will not substantially alter the diversity of lake-related uses available in the area.
- e. Adequate provision can be made to maintain the natural character of shoreland.
- f. The intended activity is consistent with the management intent of the affected lakes classification.
- g. Where development on a lake may be limited for water quality or other reasons (such as subdivision or development within a P-AL or P-GP2 Subdistrict), proposed development on each land ownership does not exceed its proportionate share of total allowable development.


 Refer to Appendix C of Chapter 10 of the Commission's Rules, [Land Use Districts and Standards](#) for a list of lakes and their related natural and cultural resource value ratings, and refer to Appendix C of the Commission's *Comprehensive Land Use Plan* for more information regarding the management intent of each classification.

17. SUBDIVISION OR DEVELOPMENT ZONING PROPOSAL.

If your proposed rezoning is for a subsequent subdivision or development proposal, you must provide information in response to the following items concerning whether the land for which rezoning is petitioned is likely to be suitable for the proposed use. Should your zoning petition be approved, the Commission will require more detailed information in your subsequent permit application.

- a. **Harmonious Fit:** Describe what measures will be taken to fit the proposal into the existing surroundings. Include any special considerations given to siting, design, size, coloring, landscaping or other factors which will lessen the impact of the proposal on the surroundings.
- b. **Scenic Impacts:** Describe what measures will be taken to minimize impacts of the proposed new or expanded land use on the scenic quality of the area. Consideration should be given particularly to visibility from roads used by the public and visibility from water bodies.
- c. **Wildlife Habitat:** Describe what measures will be made to minimize impacts of the proposed new or expanded land use on wildlife habitat including birds and water fowl? Consideration should be given particularly to riparian zones along waterbodies.

- d. Sufficient Land Area: Describe how, or provide sufficient evidence that, the area proposed for rezoning is of sufficient size and configuration to accommodate: (1) the proposed use / development, including but not limited to subdivision lots that could meet design standards, structures, parking, wastewater disposal, water supply, stormwater management, etc.; (2) likely phosphorus control and stormwater management areas and infrastructure; and (3) a modest amount of extra land area to provide appropriate flexibility during subsequent development review and construction processes. While subdivision plats are informative at this stage, they are not required; if provided staff will only consider them to be conceptually representative.



 Note that this information does not need to be extensive; rather, this information is intended to best ensure that the petition results in a sufficient yet appropriate amount of land area is rezoned, while minimizing the burden on the applicant and increasing applicant awareness of future permitting requirements early in the process. For example: *a proposal to rezone 25 acres for a small retail store would likely be found to include excessive acreage; while a proposal to rezone 25 acres intended for a 20 lot subdivision would likely be found to be reasonably sized.*

- e. High Yield Sand and Gravel or Bedrock Aquifer: If the proposed rezoning is on or near a mapped and zoned high yield sand and gravel or bedrock aquifer, explain how the rezoning and land use will result in no undue adverse impact on the aquifer.

18. NATURAL AND HISTORICAL FEATURES.

For information needed to answer items 18 a and b about S1 and S2 natural communities and plant species, contact the Maine Natural Areas Program at (207) 287-8044 or go to the Program's website at www.maine.gov/dacf/mnap/index.html. For information about archaeological and historic features, contact the Maine Historic Preservation Commission at (207) 287-2132 or go to the MHPC's website at www.maine.gov/mhpc/index.shtml.

- a. If any portion of the area proposed for rezoning includes critically imperiled (S1) or imperiled (S2) natural communities or plant species, describe the resource and the designation. Explain why the proposed rezoning of the area will result in no undue adverse impact on the community/species AND how the values that qualify the site for such designation will be maintained.
- b. If any portion of the area proposed for rezoning includes archaeologically sensitive areas, structures listed in the National Register of Historic Places, or significant archaeological sites or structures, describe the resources and the designation. Explain why the proposed rezoning of the area will result in no undue adverse impact on such features AND how the values that qualify the site for such designation will be maintained.
- c. If any portion of the area proposed for rezoning includes essential habitat, significant wildlife habitat, or other important wildlife habitat, describe the extent of the habitat. Explain why the proposed rezoning of the area will result in no undue adverse impact on the habitat or species AND describe how the habitat will be maintained.

-  Provide as **EXHIBIT M**, either a Phase 1 archaeological survey or a letter from the Maine Historic Preservation Commission that a Phase 1 archaeological survey is not necessary. See page vi of the instructions for more detail regarding this exhibit.
-  Provide as **EXHIBIT N**, letters from the Maine Natural Areas Program AND Maine Inland Fisheries and Wildlife confirming the presence or absence of rare or special plant communities or significant wildlife habitat in the area of the rezoning. See page vi of the Instructions for additional detail regarding this exhibit.


19. RECREATIONAL RESOURCES.

Identify high value recreational resources and significant natural or cultural features in the area that might receive increased use if the area is rezoned. Explain why the proposed rezoning will result in no undue adverse impact on these features AND how the values of these recreational resources will be maintained.

20. PROSPECTIVELY ZONED AREAS.

For areas that have been prospectively zoned by the Commission, a petition for amendment to a development subdistrict boundary must demonstrate that:

- a. The requested change is needed due to circumstances that did not exist or were not anticipated during the prospective zoning process;
- b. The new development subdistrict is either contiguous to existing development subdistricts or within areas that are suitable as new growth centers; and
- c. The change will better achieve the goals and policies of the [Comprehensive Land Use Plan](#), including any associated prospective zoning plan.

 Refer to Section 10.08,C,2 of Chapter 10 of the Commission's Rules, [Land Use Districts and Standards](#) for a list of plantations and townships that have been prospectively zoned by the Commission.

21. PLANNED DEVELOPMENT OR PLANNED RECREATION FACILITY DEVELOPMENT SUBDISTRICTS.

For zoning petitions that propose to rezone any portion of land area to a Planned Development (D-PD) or Planned Recreation Facility Development (D-PR) Subdistrict, contact the [LUPC office that serves your area](#). Because the D-PD or D-PR Subdistricts are in many ways custom, additional zoning petition materials and procedures are required; consult Section 10.21,G,8 (D-PD) or Section 10.21,H,8 (D-PR) for additional, specific requirements.

22. ADDITIONAL INFORMATION.

State any facts that further explain your proposal or may help in the review of your petition.

23. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS.

Submit all necessary fees, exhibits and supplemental information with this petition, as described in the instructions.

**NOTICE OF FILING OF ZONING PETITION
WITH THE MAINE LAND USE PLANNING COMMISSION**

At the time a zoning petition is filed with the Maine Land Use Planning Commission, the petitioner must send by certified mail a completed copy of this notice to: all persons owning or leasing property abutting or within 1,000 feet of the property to be rezoned (as shown on the records of the Maine Revenue Service or plantation or town tax assessors); plantation assessors or town selectboard; and county commissioners. Note: if the number of persons owning or leasing land within 1,000 feet of the affected land is more than 50, notice may instead be by publication in a newspaper(s) of general circulation in the area affected by the petition as determined by the LUPC staff.

This is to notify you that the Land Use Planning Commission, at 22 State House Station in Augusta, Maine, 04333
(name and address of petitioner)

has filed a zoning petition with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.A. Section 685-A(8-A), to rezone the entire township of Atkinson located in Piscataquis County
(name of town, township or plantation, and county)

from its present (no zoning) designation
(name(s) of the existing zoning subdistricts)

To: General Management Subdistrict (M-GN); General Development Subdistrict (D-GN); Residential Development Subdistrict (D-RS); Commercial and Industrial Development Subdistrict (D-CI); Unusual Areas Protection Subdistrict (P-UA); Flood Prone Areas Protection Subdistrict (P-FP); Shoreland Protection Subdistrict (P-SL1, P-SL2); and Wetland Protection (P-WL1, P-WL2, P-WL3)
(name(s) of the proposed zoning subdistricts)

for purposes of extending principles of sound planning, zoning, and development to the new township of Atkinson in conformance with 12 M.R.S. § 685-A; Chapter 10 Land Use Districts and Standards; and with the Comprehensive Land Use Plan. Atkinson deorganized on July 1, 2019 and joined the jurisdiction of the Land Use Planning Commission in conformance with 30-A M.R.S. § 7205 Section 5.

The petition will be filed for public inspection at the Maine Land Use Planning Commission office circled below (circle the appropriate office) by November 30, 2019.

(specify the date that this petition will be filed with the LUPC).

<u>AUGUSTA OFFICE</u>	<u>ASHLAND OFFICE</u>
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	<i>Serving most of Aroostook County and northern Penobscot County</i> 45 Radar Road Ashland, ME 04732-3600
Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439	Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184
<u>BANGOR OFFICE</u>	<u>EAST MILLINOCKET OFFICE</u>
<i>Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area</i> 106 Hogan Rd, Suite 8 Bangor, ME 04401	<i>Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County</i> 191 Main Street East Millinocket, ME 04430
Tel. (207) 215-4685 Tel. (207) 592-4448 FAX (207) 941-4222	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243
<u>GREENVILLE OFFICE</u>	<u>WILTON OFFICE</u>
<i>Serving Somerset County and most of Piscataquis County</i> 43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	<i>Serving Franklin County and Oxford County</i> 932 US Route 2 East Wilton, ME 04294
Tel. (207) 695-2466 Tel. (207) 731-4398 FAX (207) 695-2380	Tel. (207) 670-7492 OX Tel. (207) 670-7493 FR

Written comments from interested persons should be sent to the Maine Land Use Planning Commission address circled above and **must be received by the Commission in a timely manner.**

Requests for a public hearing must be submitted in writing and **must be received by the Commission in a timely manner.**

Requests for a public hearing must clearly state the reasons for why a public hearing is warranted on this project.

For information on how to request a public hearing or for additional information, contact the Maine Land Use Planning Commission staff at the office circled above.

Atkinson Township – Zoning Petition Document

1. Petitioner Information:

See completed petition

2. Petitioner and/or Agent Signatures:

See completed petition

3. Property Location:

This is a zoning petition for all of Atkinson Township in Piscataquis County

4. Project Description:

Background Information and Process

Atkinson has approximately 260 residents and a median annual household income of approximately \$39,000. About 56% of the taxable acreage in Atkinson is in the Open Space Tax program (see Exhibit O3). In addition, Atkinson has high education costs for its students. The property tax mil rate has increased in Atkinson from 12.6 in 2007 to 20.2 in 2016. It is the increase in property tax rates that have driven the effort to deorganize.

Before this most recent, successful effort to deorganize, the town has attempted to deorganize three previous times. In 1997, the voters rejected deorganization and the process did not proceed. In 2002, the legislature approved the town's deorganization procedure, but voters did not vote to approve the final plan by the two thirds margin necessary to go forward with deorganization. In 2004, voters voted to pursue deorganization, but the plan was not approved by the legislature.

Atkinson residents voted in favor of deorganization in 2015 and a committee of citizens began working to develop a deorganization procedure. The deorganization procedure was submitted to the Maine Commission on Municipal Deorganization and formally accepted in May of 2016. The 128th legislature approved deorganization of the Town of Atkinson, as described in Private and Special Law 2018 Chapter 14 (L.D. 1484) (Exhibit O5). Residents of Atkinson issued final approval for the town to deorganize through a vote of 187 to 19 on November 6, 2018. The effective date for the deorganization of the Town of Atkinson was set as July 1, 2019. In accordance with 30-A M.R.S. §7205(5), the

Commission has one year from the effective date of deorganization to adopt a land use zoning map for Atkinson.

Commission staff attended the Atkinson Town meeting in February of 2019 to introduce the agency and describe its role in the unorganized and deorganized areas of the state. Commission staff hosted informal drop in hours at the Atkinson Town Office on April 10, 2019. During drop in hours, staff answered questions that residents or property owners had about how the zoning map process would unfold and how permitting would work once deorganization was effective.

A public informational meeting was held on April 24, 2019 and included an introduction to land use services provided by the Commission as well as an overview of the prospective zoning process (Exhibit O4). Participants had a chance to review a series of maps depicting natural resources and existing non-residential development in Atkinson. Residents were able to provide information about businesses that had not yet been inventoried. Commission staff discussed likely zoning based on existing natural resources and current land use with residents.

A draft zoning map (Exhibit O4) was developed based on the information depicted in a series of resource maps and based on the land use inventory completed by Commission staff with the help of residents. During drafting, it became clear that several proposed P-WL subdistricts, which were proposed based on the National Wetlands Inventory data, overlapped or were very close to existing structural development. In these locations, the Commission staff proposed to work closely with property owners and consultants to gather better information about existing wetlands at each site and more accurately delineate the boundaries of mapped wetlands.

Another public meeting was held on August 8, 2019 and focused primarily on reviewing the draft zoning map (Exhibit O4), which had been posted on the Commission's website prior to the meeting. Participants were able to see the map, ask questions, and make comments. About 20 people attended the meeting. During the meeting the Commission staff received only positive comments about the draft zoning map.

Wetland delineation field work was done on July 30 and September 3, 2019 with the assistance of the consultant, FB Environmental. Once the P-WL subdistrict boundaries edits were finalized, based on the consultant's report (Exhibit G3), those changes were incorporated into the draft zoning map. After the second public meeting was held, one proposed D-GN subdistrict on Range Road was eliminated because no commercial activity was actually occurring there.

Notice of the public community meetings was sent by mail to all property owners based on contact information provided by the town. Additionally, posters advertising the

meetings were posted in a public, visible place in Atkinson. Over the course of the project, staff regularly corresponded with property owners who could not make it to meetings but wanted to ask questions or make comments.

Proposal

The Commission proposes to establish management, development and protection subdistricts within the township of Atkinson. Establishment of zoning would extend sound principles of planning, zoning, and development to Atkinson Twp as it joins the deorganized and unorganized areas of the State and comes under the jurisdiction of the LUPC.

The Commission prospectively zones Municipal Civil Divisions (MCDs) that become part of the Jurisdiction after deorganizing. Prospectively zoning an entire township entails: identification of existing natural resources, which ultimately are included in protection or management subdistricts; and identification of existing development and appropriate locations for future growth, which form the basis for establishing development subdistricts.

Commission staff developed a series of maps, based on existing data, that describes existing natural resources and existing development in Atkinson. These maps represent the best available data for the new township and are described below:

- *Water Resources.* This map shows the location of hydrologic features such as streams, rivers and waterbodies, wetlands depicted in the National Wetlands Inventory (NWI), watersheds, and 20-foot contours (Exhibit G1). There are no mapped significant sand and gravel aquifers in Atkinson.

Atkinson Twp is an area rich in wetlands and that is reflected in the map. Alder Stream flows through the township, as well as the smaller Smith, Levenseller, and Brown Brooks. To the north, the township is primarily bounded by the Piscataquis River.

The Maine Rivers Study (Maine Dept. of Conservation, 1982) identified the Piscataquis River in Atkinson as a Level B River, exhibiting some outstanding characteristics of statewide significance. These unique or significant river resource values include: ecological resources, scenic resources, fishery resources, whitewater boating resources, and historic resources (Exhibit O6).

- *Soil Resources and Flood Prone Areas.* This map shows the locations of different soil profiles in the township according to the National Cooperative Soil Survey's Soil Survey of Piscataquis County, Maine, Southern Part. Alluvial soils, identified by the State of Maine Soils Catena Key, are indicated in orange on the map

(Exhibit E1, Exhibit E2, and Exhibit E3). They exist primarily in the floodplain of Alder Stream and the Piscataquis River. FEMA has produced a Flood Insurance Rate Map for Atkinson (Exhibit E4).

- *Other Natural Resources Map.* This map shows the locations of the Department of Inland Fisheries and Wildlife mapped Inland Waterfowl Wader Habitat (IWWH) and Deer Wintering Areas (Exhibit G2). The mapped IWWH areas largely coincide with wetland areas mapped in the NWI. The Deer Wintering Areas mapped in Atkinson are not based on field data that meet the criteria for the establishment of a Fish and Wildlife Protection Subdistrict (P-FW).
- *Conserved Lands.* This map shows the conservation lands GIS layer compiled by the state (Exhibit O3). More than half of the acreage in Atkinson is in conservation and in the Open Space taxation program.
- *Non-residential Land Use Inventory.* This map shows the location of non-residential land uses in Atkinson Twp (Exhibit O1). Land use in Atkinson is dominated by conservation, forestry and agricultural land uses. Residences are located throughout the township, predominantly along roads. In some areas, homes are relatively close to one another (four homes within a 500-foot radius). There are eight cemeteries in Atkinson, two former school buildings, a church, and the former Town Hall, which also served as a school in decades past. Businesses and commercial activity are relatively abundant in Atkinson, compared with many locations in the unorganized and deorganized areas of the State. Existing businesses include: two hand-built canoe businesses, auto shops, dairy farms, horse boarding and riding lessons, snowmobile and chainsaw shop, junk yard or auto recycling, and home businesses such as gun repair, heating fuel, and a gift shop.
- *Tax Parcels.* This map shows the parcelization of Atkinson Twp (Exhibit O2). The parcels show the recent digitization of town maps done by the company CAI Technologies as part of the deorganization procedure.

Proposed New Zoning

New proposed zoning is based on existing natural resources, existing development, input from property owners, and appropriate resource agencies. Exhibit A1, shows the proposed new zoning map for Atkinson Twp. Exhibit A2, displays the proposed zoning along with numbers to indicate each zone described in the narrative below.

The following subdistricts would be appropriate in Atkinson, given the existing resources and development. Each proposed zone would conform to the subdistrict description in Chapter 10 Land Use Subdistricts and Standards, Sections 10.21 – 10.23.

General Management Subdistrict (M-GN). The General Management Subdistrict is intended to permit forestry and agricultural management activities to occur with minimal interferences from unrelated development in areas where the Commission finds that the resource protection afforded by protection subdistricts is not required and development zones are not beneficial or necessary. Low density residential development is also common in areas zoned M-GN.

In Atkinson, the M-GN subdistrict is proposed for the majority of the township. These areas are currently low density, dispersed residential development, or actively managed for agricultural, conservation, or forestry activities.

General Development Subdistrict (D-GN). The D-GN subdistrict is intended to allow for commercial development at a scale compatible with residential development. The zone is proposed in locations that recognize and promote existing patterns of development in appropriate areas and encourages future growth centers adjacent to areas of current development, where appropriate. In Atkinson, D-GN zones are proposed to accommodate current commercial activities. In the case of the proposed D-GN zone at the main crossroads in town (North Stagecoach Rd., South Stagecoach Rd., Range Rd., and Maple Rd.), the zone is also intended to accommodate future development. Explanations for the reasoning behind each D-GN zone are given below (Exhibit A2).

- 1) This 'Crossroads D-GN' is intended to encompass the old Town Hall building, which may be used for offices and community gatherings, the chainsaw and snowmobile shop, and the auto repair shop. It is also intended to provide sufficient commercially zoned area should someone want to start a new business in town. The scale of the D-GN was determined by walkability.
- 2) The Range Rd. D-GN is intended to accommodate a hand-built canoe business. This will be a special exception use listing "light industrial uses and other commercial uses having a gross floor area of more than 2,500 square feet." D-GN is more appropriate here because of nearby residential dwellings than D-CI, which could also accommodate the manufacturing. The use is sufficiently buffered from nearby residential uses (it meets the special exception criteria).
- 3) The South Stagecoach Rd. D-GN is intended to accommodate the Atkinson Church. Institutional places of worship are an allowed use in the D-GN and since this lot is adjacent to a proposed D-CI zone, D-GN is more appropriate than D-RS zoning.

- 4) The Sweet Cemetery Rd. D-GN is intended to accommodate future plans for an art center or location for outdoor skills classes. There are two buildings in this zone that have been used in the past for an arts center and to have people attend classes on traditional skills. Because they may charge fees for these classes D-GN zoning was requested by the landowner. The proposed zoning includes a reasonable area around the structures for parking or future accessory structures. This area is not adjacent to any of the major roads in Atkinson.
- 5) The D-GN located on South Stagecoach Rd., south of Levenseller Rd., is intended to accommodate a hand-built canoe business. This will be a special exception use listing "light industrial uses and other commercial uses having a gross floor area of more than 2,500 square feet." D-GN is more appropriate here because of nearby residential dwellings than D-CI, which could also accommodate the manufacturing. The use is sufficiently buffered from nearby residential uses (it meets the special exception criteria).
- 6) The D-GN located on Maple Rd., south of Powerline Rd., is intended to accommodate a business that provides horse stabling and horse-riding lessons.

Commercial and Industrial Development Subdistrict (D-CI). The Commercial and Industrial Development Subdistrict is intended to encompass areas having existing commercial or industrial structures or uses that are not compatible with residential uses. The purpose of the D-CI subdistrict is to allow for intensive commercial or industrial uses and development that are separated from residential uses to prevent conflicts between nearby uses. There are two proposed D-CI zones in Atkinson (Exhibit A2).

- 1) The Range Rd. D-CI is intended to accommodate a legally existing junk yard and automobile recycling business. There is also a residential use on the property, however, the predominant use is the business. The proposed zone extends north away from the road to include all areas used for storage of vehicle stock.
- 2) The South Stagecoach Rd. D-CI is intended to accommodate a future manufacturing use, perhaps a butchery and/or a commercial kitchen, at the former, mid-century school. The location is adjacent to the Atkinson Church. Manufacturing activities are unlikely to occur at the same time as worship or other religious activities.

Residential Development Subdistrict (D-RS). The Residential Development Subdistrict is intended to set aside certain areas for relatively dense residential development and maintain these areas as residential in character by not allowing commercial development to locate there. For example, neighborhoods with four or more residences within a 500 ft radius would be consistent with the description of the D-RS zone in rule.

Residential subdivisions are also zoned D-RS regardless of whether homes have yet been built.

The proposed D-RS zone on Maple Rd., south of Pleasant Pond Rd. is a legally existing residential subdivision and therefore must be zoned D-RS. Presently, only one of the subdivision lots is developed with a dwelling.

The remaining seven D-RS zones were proposed based on the density of current residential development. They represent areas where four residences are located within a 500-foot radius:

- D-RS zones (2) on Dyer Rd.
- D-RS zone at the far southern end of Maple Rd. near the town line
- D-RS zone on Range Rd.
- D-RS zones (2) on Maple Rd. near the crossroads

Unusual Area Protection Subdistrict (P-UA). The Unusual Area Protection Subdistrict is intended to protect areas of significant natural, recreational, historic, scenic, scientific, or aesthetic value that are susceptible to degradation by human activities. The zone allows flexibility in development activities and uses if they are not detrimental to the resource the zone is intended to protect.

In Atkinson Twp, the proposed P-UA zone on South Stagecoach Rd. is intended to protect the historic school house, which has been recently refurbished. The school house is known to be a historic building and cultural resource by the residents of Atkinson. The building currently contains one apartment dwelling, which is an allowed use in the P-UA, as long as it “will not detract from the values of the resources protected by the P-UA subdistrict.”

Flood Prone Area Protection Subdistricts (P-FP). The purpose of the Flood Prone Areas Protection Subdistrict is to regulate in all flood prone areas certain land use activities in order to minimize the human, environmental, and financial costs of floods and flood clean-up programs.

In areas where there exist FEMA Flood Insurance Rate Maps, such as Atkinson, the Zone A areas identified by the FEMA map are incorporated into Flood Prone Areas Protection (P-FP) subdistricts by definition in Chapter 10; however, they are not expressly shown on the LUPC Land Use Guidance Map. Other areas that are known to be areas of special flood hazard are also included in the description of the P-FP. In Atkinson, these areas were identified as soils formed on alluvial deposits based on the National Cooperative Soil Survey. These soils are shown in Exhibit E1 and are located mainly on the

floodplains of Alder Stream and the Piscataquis River. The proposed P-FP zones derived from the soils data are shown as mapped zones on the draft Land Use Guidance Map.

Wetland Protection Subdistricts (P-WL1, P-WL2, and P-WL3). The purpose of the Wetland Protection Subdistricts is to conserve coastal and freshwater wetlands in essentially their natural state because of the indispensable biologic, hydrologic and environmental functions which they perform. Proposed wetland protection subdistricts include: significant wetlands protection (P-WL1); scrub-shrub wetlands protection (P-WL2); and forested wetlands protection (P-WL3).

P-WL subdistricts are proposed around resources identified in the National Wetlands Inventory (NWI). In a few instances, mapped wetlands overlapped existing structural development. In these locations, P-WL boundaries were further refined based on wetlands delineations performed by the consultant FB Environmental (Exhibit G3).

Shoreland Protection Subdistricts (P-SL1 and P-SL2). The purpose of Shoreland Protection Subdistricts is to regulate certain land use activities in certain shoreland areas in order to maintain water quality, plant, fish, and wildlife habitat, and in order to protect and enhance scenic and recreational opportunities.

The P-SL1 subdistrict is proposed in areas within 250 feet of the normal high-water mark of flowing waters that drain more than 50 square miles. The P-SL2 subdistrict is proposed in areas within 75 feet of the normal high-water mark of flowing waters that drain 50 square miles or less, and around standing bodies of water 10 acres or less in size that are fed or drained by flowing waters. In Atkinson Twp, all the mapped rivers, streams, and brooks have associated P-SL1 or P-SL2 zones proposed.

5. Acreage:

See completed Zoning Petition Form

6. Site Conditions:

See Project Description

7. Current Uses of Property (In Township):

See Project Description and Exhibit O1

8. Existing Structures and Development:

See Project Description and Exhibit O1

9. Petitions to Rezone to a Management or Protection Subdistrict:

Prior to its deorganization, Atkinson did not have protection or management zones other than state mandated shoreland zoning. Establishing protection and management subdistricts around natural resources in the new township would: 1) extend greater protection to existing natural resources than was already in place; and 2) establish a baseline against which future rezoning proposals can be measured to determine if proposed changes in use would create undue adverse impacts on existing uses or resources.

10. Flood Area Zoning:

See Exhibit E1, Exhibit E2, Exhibit E3, and Exhibit E4

11. Public and Community Services:

See Exhibit L

12. Access to Site:

See Exhibit L

13. Surrounding Uses:

See Project Description

14. Anticipated Impacts:

This proposal is to extend zoning the entirety of Atkinson Twp, which has recently deorganized. Land use planning and permitting services are now provided by the LUPC for the township. The proposal is not for a specific development project and therefore it is difficult to attempt to predict anticipated impacts. New zoning alone, without some actual development based on the new zoning, is not likely to have any impact, either positive or negative, on the surrounding land, resources, and uses in the community or region.

Nevertheless, the proposed development subdistricts reflect historical development patterns and growth centers identified in consultation with residents and property owners and should, over time, result in an overall positive impact on the community. The zoning will serve to direct development to the areas identified as being the most appropriate for those types of development. The zoning also provides greater predictability for anyone interested in developing and therefore may facilitate some economic development in the community.

The proposed D-GN zone that encompasses the areas near the main crossroads in Atkinson will provide an appropriately zoned, sensible location for future commercial development and growth.

The zoning also serves to discourage development in places that are not appropriate due to the characteristics of the land, resources, and uses in the area. Potential future negative impacts from development would be minimized by establishing protection subdistricts in the new township where there was no prior protection in place for significant natural resources. Establishment of protection subdistricts would create a baseline from which future potential impacts from specific development proposals could be measured.

The proposed zoning will offer increased protection for wetlands and shoreland areas through P-WL and P-SL zoning and for the historical school house, which is a significant local historical and cultural resource, through P-UA zoning.

15. Consistency with the Commission's Comprehensive Land Use Plan (CLUP):

The CLUP contains several overarching goals and polices that are met by this proposal to extend Development, Management, and Protection zoning districts to Atkinson Twp. Specific goals and objectives described in the CLUP that relate to location of development and are met by this proposal include:

- A. Broad Goals of the Commission (CLUP, pg. 5). *“Support and promote the management of all the resources, based on the principles of sound planning and multiple use, to enhance the living and working conditions of the people of Maine and property owners and residents of the unorganized and deorganized townships, to ensure the separation of incompatible uses and to ensure the continued availability of outstanding quality water, air, forest, wildlife and other natural resource values of the jurisdiction.”*
- B. Location of Development Goal (CLUP, pg. 6). *“Guide the location of new development in order to protect and conserve forest, recreational, plant or animal habitat and other natural resources, to ensure the compatibility of land uses with one another and to allow for a reasonable range of development opportunities important to the people of Maine, including property owners and residents of the unorganized and deorganized townships.”*
- C. Location of Development on a Jurisdiction-wide level, Policy # 1 (CLUP, pg. 6). *“Provide for a sustainable pattern of development, consistent with historical patterns, which directs development to suitable areas and retains the principal values of the jurisdiction, which includes a working forest, integrity of natural resources, and remoteness.”*
- D. Location of Development on a Community or regional level, Policy # 5 (CLUP, pg. 6). *“Undertake prospective zoning within certain areas of the jurisdiction where*

there is a need to achieve balance between expected development pressures and high resources values in order to provide greater regulatory predictability.”

Other goals and policies described in the CLUP that relate to the protection of existing natural and cultural resources include:

- A. Water Resources Goal (CLUP, pg. 18). *“Preserve, protect and enhance the quality and quantity of surface waters and groundwater.”*
- B. Wetland Resources Goal (CLUP, pg. 19). *“Conserve and protect the ecological functions and social and economic values of wetland resources.”*
- C. Cultural Resources Goal (CLUP, pg. 13). *“Identify and protect unique, rare and representative cultural resources to preserve their educational, scientific and social values.”*

Discussion:

Upon its deorganization, Atkinson became part of the jurisdiction of the Land Use Planning Commission. State law requires that the Commission develop a land use guidance map for Atkinson Twp within one year of deorganization [30-A M.R.S. § 7205(5)].

Prior to deorganization, the Town of Atkinson did not have any zoning beyond state mandated shoreland zoning (38 M.R.S. § 435). Extension of the principles of sound planning and management for multiple uses through the Commission’s regulatory framework will ensure existing natural resources and historical development patterns are supported and promoted by separating incompatible uses, and maintaining outstanding quality water, air, forest, wildlife, and other natural resources.

The proposal includes Development Subdistricts that reflect historical development patterns and focus development near existing similar uses. The majority of Atkinson Twp would be within the General Management Subdistrict (M-GN), which encourages land management activities such as forestry and agriculture.

The CLUP includes a discussion of prospective zoning, by which the Commission *“uses information on existing development patterns, natural resources constraints and recent trends to identify and zone areas appropriate for future growth”* (CLUP, pg. 63). The CLUP goes on to describe several communities that have deorganized and been prospectively zoned. In each MCD the Commission *“developed and adopted zoning*

maps which included development zones that have sufficient undeveloped land to accommodate future growth” (CLUP, pg. 64).

The Draft Land Use Guidance Map for Atkinson Twp proposed in this petition was developed in a similar manner to past efforts to prospectively zone deorganized municipalities, as described in the CLUP (CLUP, pg. 64).

While protection subdistricts were based on existing natural resources identified during the land use survey, development subdistricts took into account historical development patterns, existing densities, and landowner intent. As a result, they include undeveloped areas to accommodate future growth. During the two public meetings and subsequently as the map was developed, the Commission, with input from residents and property owners, identified the main crossroads in Atkinson (North Stagecoach Rd., South Stagecoach Rd., Range Rd., and Maple Rd.), as an appropriate area for future growth.

The proposed zoning is at least as protective of water-based resources in Atkinson Twp as the municipality’s state mandated shoreland zoning ordinance was. Through the Natural Resources Protection Act (NRPA), shoreland zoning provides protection to a list of designated resources. All of these resources also fall within protection subdistricts in the Commission’s Jurisdiction. The proposed zoning includes wetland protection subdistricts to protect wetland resources within the township including emergent, scrub-shrub, and forested wetlands.

The proposed zoning offers protection for the historic schoolhouse on South Stagecoach Rd., a unique cultural resource, in order to preserve the educational and social value that building holds for the community. This protection is accomplished through the designation of P-UA subdistrict intended to protect the historical building.

In summary, the proposed Land Use Guidance Map for Atkinson Twp is consistent with CLUP and with the goals and policies highlighted in this section.

16. Shoreland Development:

See Project Description

17. Subdivision or Development Zoning Proposal:

See Project Description

18. Natural and Historical Features:

See Project Description, Exhibit G2, and Exhibit M

19. Recreational Resources:

See Project Description

20. Prospectively Zoned Areas:

N/A

21. Planned Development or Planned Recreation Facility Development Subdistricts:

N/A

22. Additional Information:

The municipality provided Commission Staff with contact information for property owners and available information about past permitting and subdivision activity in the town. Members of the Select Board and the Town Clerk were available to staff during development of the map and provided additional information as needed.

23. Required Fees, Exhibits and Supplements

Exhibits:

A. Proposed Zoning

A1. Proposed Atkinson Township Land Use Guidance Map

A2. Proposed Atkinson Township Land Use Guidance Map with Zone Numbering

B. Property Owners (contains contact information used for notice)

C. Aerial Imagery of Atkinson Twp

D. N/A

E. Flood Area Zoning Materials

E1. Soils Resources Map

E2. Southern Piscataquis Co Soil Survey Excerpt

E3. Maine Soils Catena Key

E4. FEMA Flood Insurance Rate Map

F. Notice of Filing Form

G. Wetland, Water, and Habitat Resources

G1. Water Resources Map

G2. Other Special Natural Resources Map

G3. Wetland Delineation Report

H. N/A

I. N/A

J. N/A

K. N/A

L. Deorganization Procedure

M. Maine Historic Preservation Commission Documents

N. N/A

O. Other Information

O1. Non-residential Development Map

O2. Parcels Map

O3. Conserved Lands Map

O4. Community Meeting Materials

O5. Private and Special Law 2018 Chapter 14 (L.D. 1484)

O6. Maine Rivers Study Excerpts

Atkinson Twp.



Piscataquis County



Land Use Guidance Map

Department of Agriculture, Conservation and Forestry
Maine Land Use Planning Commission

Legend

DEVELOPMENT SUBDISTRICTS

- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential

MANAGEMENT SUBDISTRICTS

- M-GN: General

PROTECTION SUBDISTRICTS

- P-FP: Flood Prone
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands

DRAFT

For complete descriptions of those areas included within the various subdistricts, and the associated regulations, refer to the Commission's Chapter 10 rules: Land Use Districts and Standards. Where any inconsistencies exist between the district boundaries, as shown on this map, and those described by the Commission's Land Use Districts and Standards, the latter shall govern.

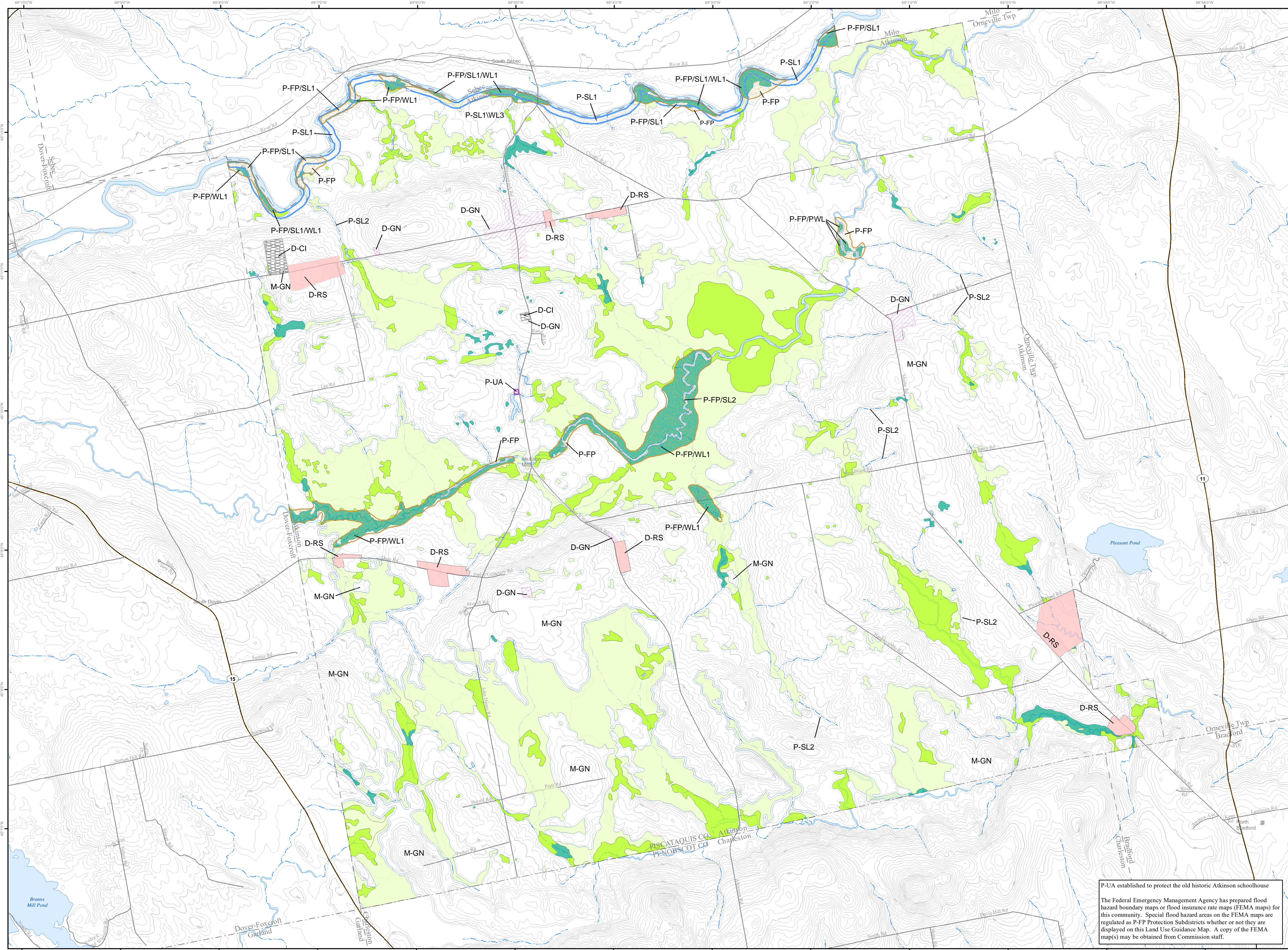
For simplicity, this map does not show all the Wetland Protection Subdistricts for areas identified pursuant to Section 10.23,N,2 such as the beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels. Nevertheless, these areas are within P-WL Subdistricts. In addition, this map does not show the Shoreland Protection Subdistricts along stream channels flowing through wetlands. Nevertheless, these areas are within P-SL2 Protection Subdistricts. If the locations of flowing waters or bodies of standing water existing on the ground differ from those shown on the map, then, pursuant to 12 M.R.S., Section 685-A(2)(G), P-GP, P-RR, P-SL, P-WL, and other subdistrict boundaries that are based upon the location of such waters shall, as appropriate, be deemed to follow the flowing water or body of standing water existing on the ground.

This Land Use Guidance Map was adopted by the Maine Land Use Planning Commission on **10/10/2019**, and became effective on **10/10/2019**.

This map is certified to be a true and correct copy of the Official Land Use Guidance Map of the Maine Land Use Planning Commission.

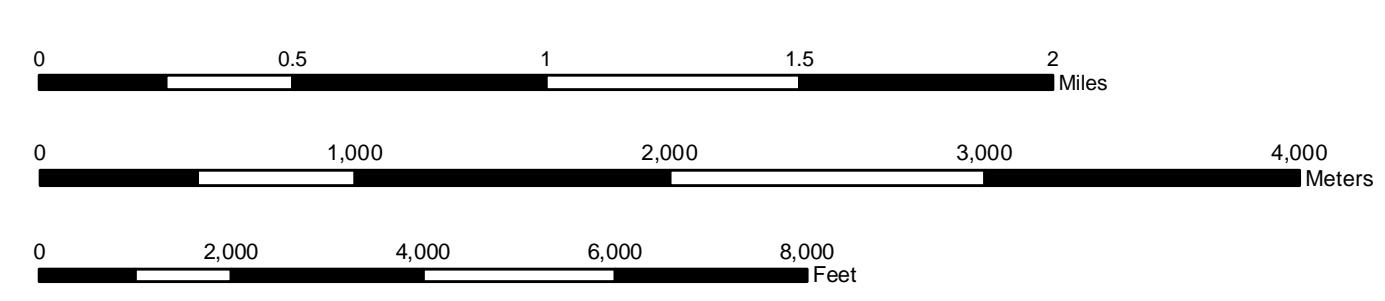
By: , Acting Director, Maine Land Use Planning Commission.

Amendments			
Location #	Zoning Permit	Effective Date	Remarks

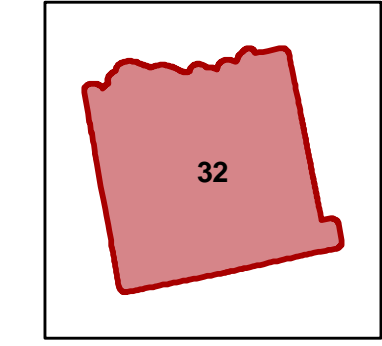


P-UA established to protect the old historic Atkinson schoolhouse

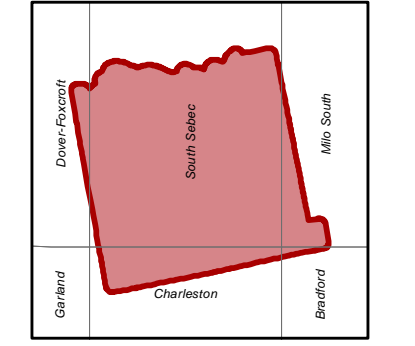
The Federal Emergency Management Agency has prepared flood hazard boundary maps or flood insurance rate maps (FEMA maps) for this community. Special flood hazard areas on the FEMA maps are regarded as P-FP Protection Subdistricts whether or not they are displayed on this Land Use Guidance Map. A copy of the FEMA map(s) may be obtained from Commission staff.



DeLorme map locus



USGS 7.5' quad index

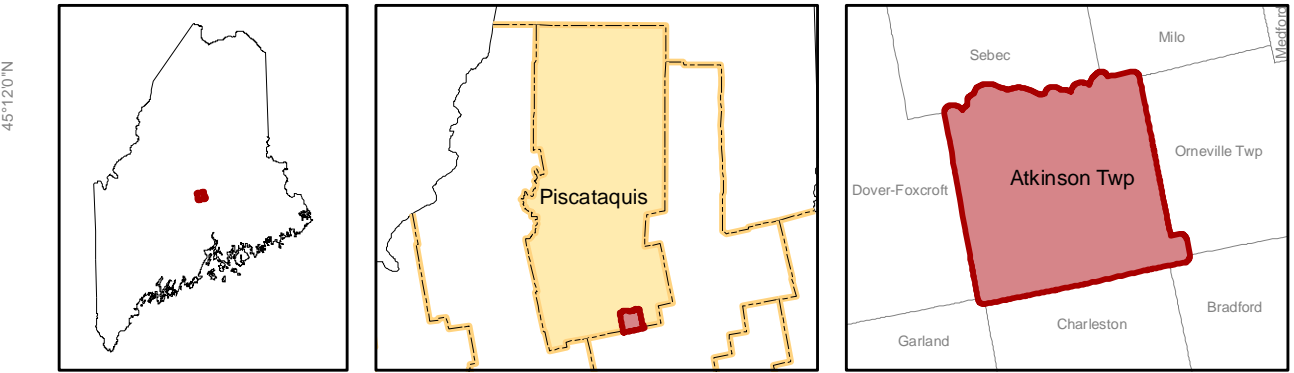


- Map amendment location
- Point at which a river drains 25 square miles - symbol points upstream (12 M.R.S. Sec. 682-B(4))
- 9999 MIDAS number: Unique number assigned to each standing body of water in Maine.
- WQLL Water Quality Limiting Lake - Refer to Section 10.23,E,3,g of the Commission's Land Use Districts and Standards.
- MC# Lake Management Classes - Refer to Section 10.02 (Definitions) of the Commission's Land Use Districts and Standards.

Atkinson Twp.



Piscataquis County



Land Use Guidance Map

Department of Agriculture, Conservation and Forestry
Maine Land Use Planning Commission

Legend

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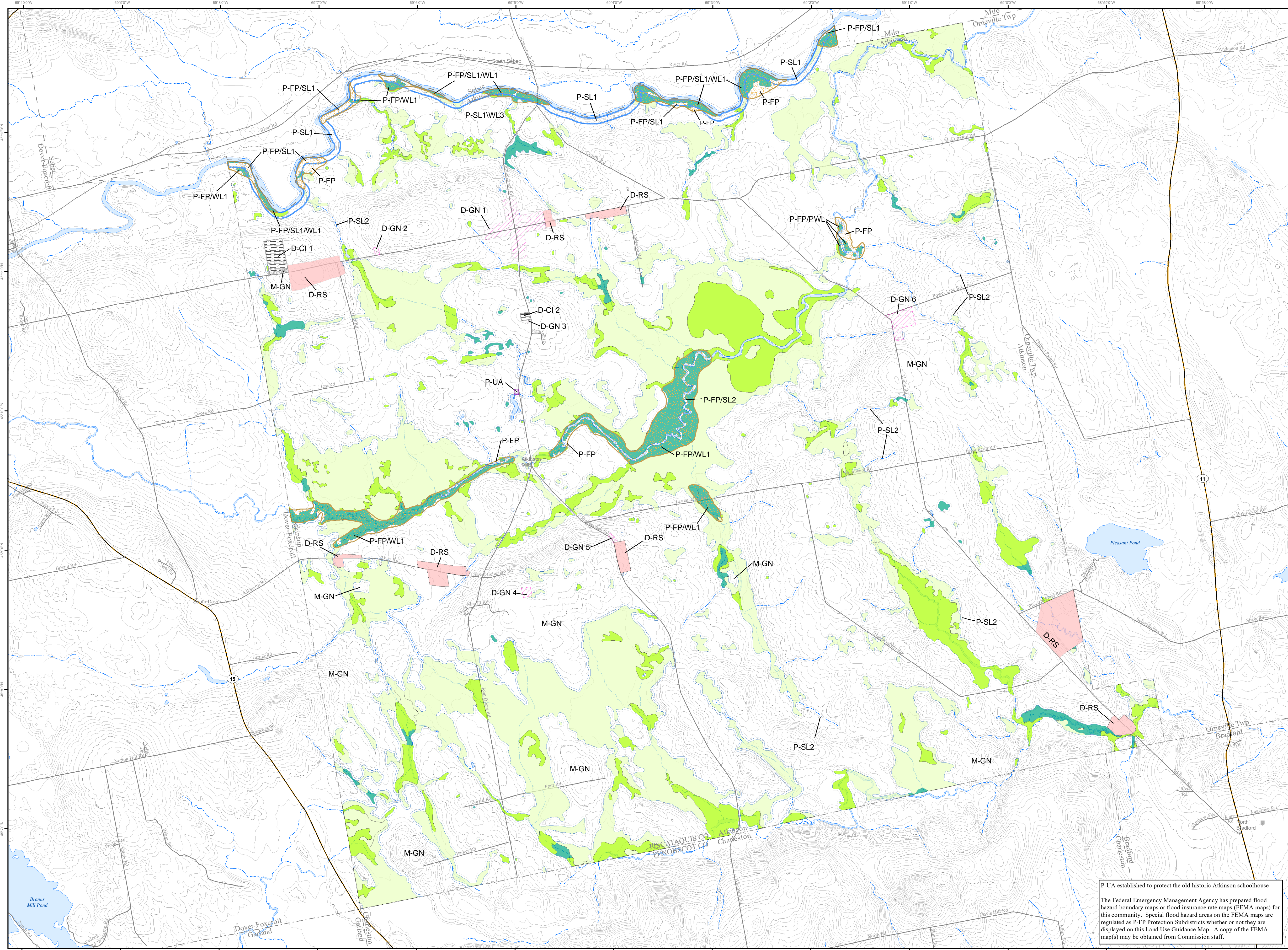
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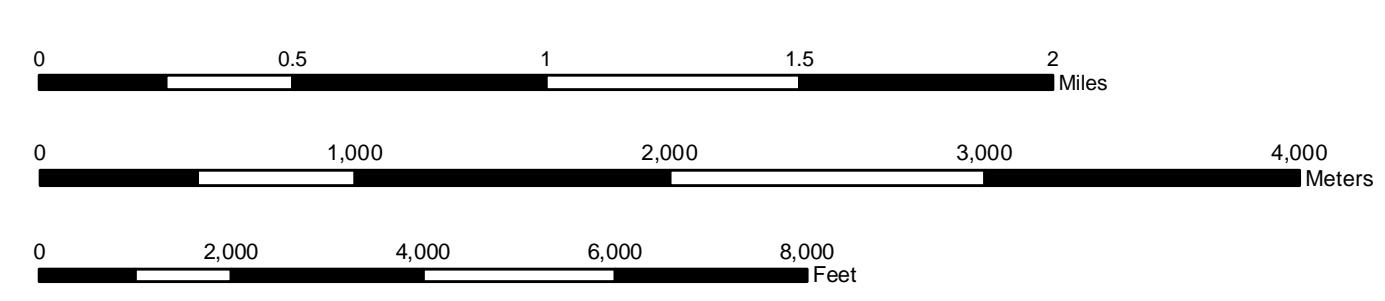
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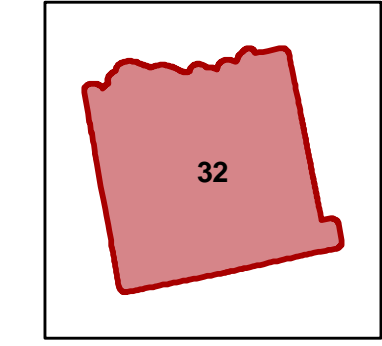


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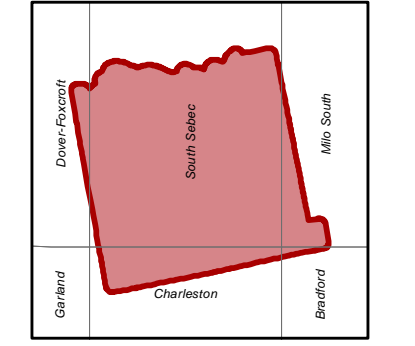
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BRISLIN KENNETH J & LISA A
27 WILDWOOD CIRCLE
BUXTON, ME 04426

AMES REVOCABLE TRUST NO 1
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ANDREWS CALVIN A JR & DEBRA J
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BESSLER DAVID E & VICTORIA M
393 MAPLE ROAD
ATKINSON, ME 04426

ANDREWS DOROTHY
153 MAPLE ROAD
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BOWDEN JOSHUA
PAUL & APRIL SECORD
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ATKINSON CEMETERY CORP
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BRAWN JAMES
33 LOWER CROSS ROAD
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ATKINSON CHURCH
102 NORTH STAGECOACH RD
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BRENC PETER & SIDNEY S MITCHELL &
38 LINCOLN STREET
DOVER FOXCROFT, ME 04426

BROWN GARY A
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ATKINSON, ME 04426

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JOHNSON GEORGE R & MAE E
109 JOHN DOORE ROAD
ATKINSON, ME 04426

GOODINE TODD P & CHRISTINE T &
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HAMPDEN, ME 04444

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18 MISERY LANE
PITTSTON, ME 04345

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SUITE 302
MONTPELIER, VT 05602-2961

NUITE CALEB
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NUITE LEWIS B & LORETTA D
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LINDEN NJ 07036

LORETTA D NUIE
129 DYER RD
ATKINSON ME 04426

GREGORY G & DEBORAH A OAKES
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JAMES & ANITA PERKINS
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DOVER FOXCROFT ME 04426-0472

DEAN A & ROXANNE M RIDEOUT
688 ESSEX ST
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JODY P & ANGELA M PEARL
305 RANGE RD
ATKINSON ME 04426

WAYNE C & JUNE
HOWARD W PERKINS
6 FRANK ST
MIDDLEBORO MA 02346

PHILIP M & SUSAN J PEARL
305 RANGE RD
ATKINSON ME 04426

JOSHUA PIPITONE
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RINDGE NH 03461

DEAN & ROXANNE RIDEOUT
WILLIAM SIDONIO
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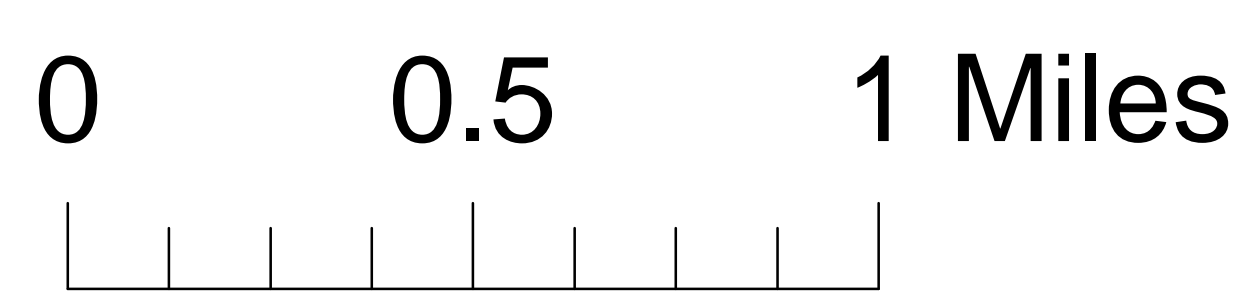
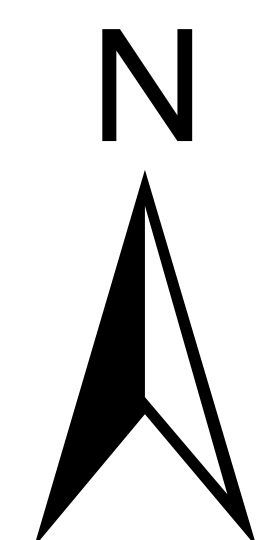
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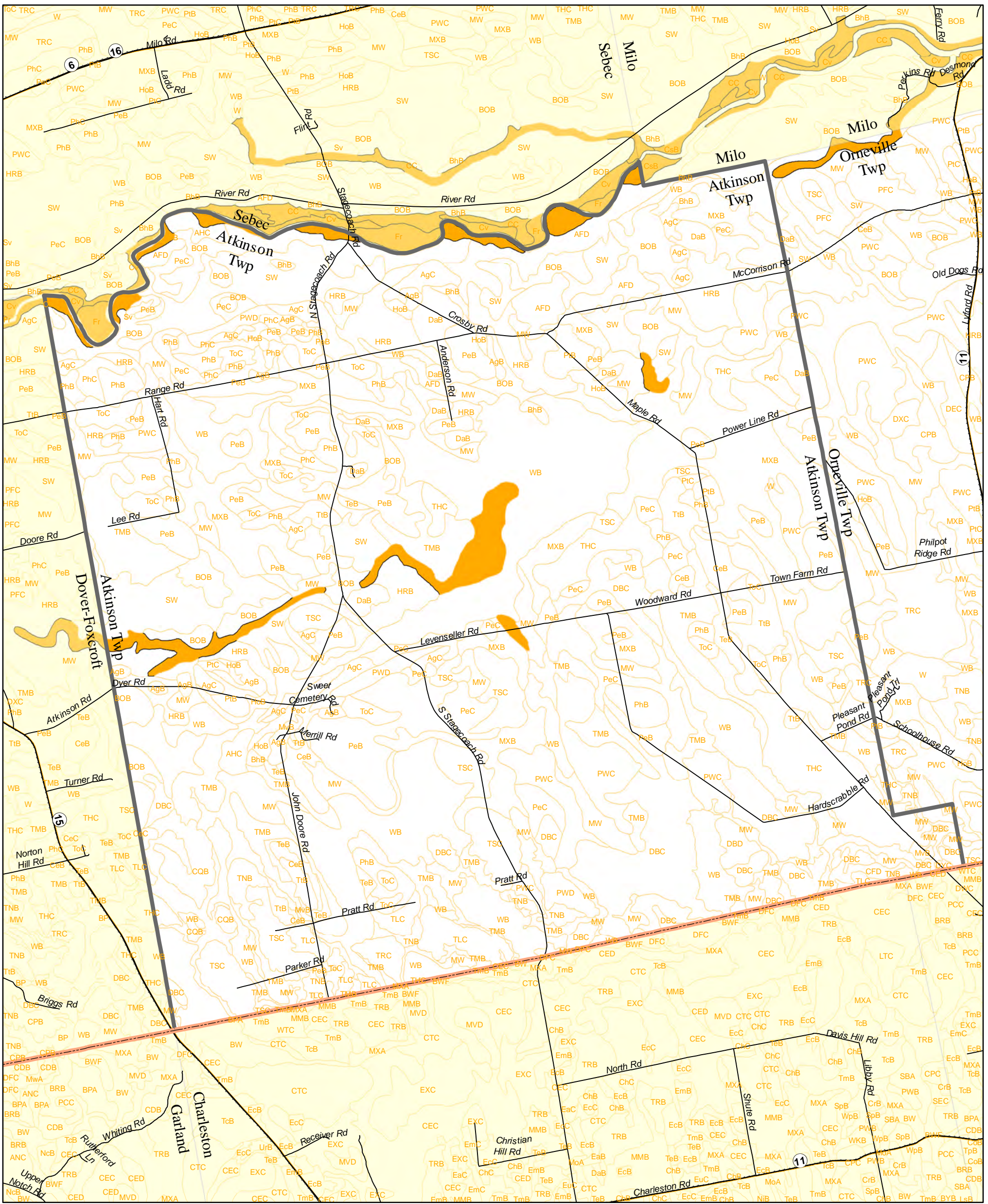
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




Atkinson
2018 State Database Layers





Soil Resources

Atkinson Twp - Piscataquis County

- | | |
|--|---|
|  County Lines |  All Other Soils |
|  Organized |  Alluvial Soils |
|  LUPC | |
|  E911 Roads | |
|  State Routes | |

Sources:

Maine Land Use Planning Commission
 Maine Inland Fisheries and Wildlife
 National Wetland Inventory
 United States Geologic Survey

6,000 3,000 0 6,000
 Feet

For planning purposes only 11/4/2019



United States
Department of
Agriculture



NRCS

Natural
Resources
Conservation
Service

in cooperation with
Maine Agricultural and
Forest Experiment Station
and
Maine Soil and Water
Conservation Commission

Soil Survey of Piscataquis County, Maine, Southern Part



How to Use This Soil Survey

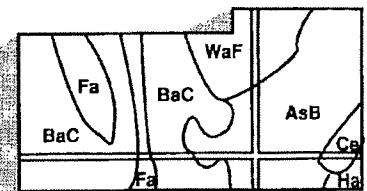
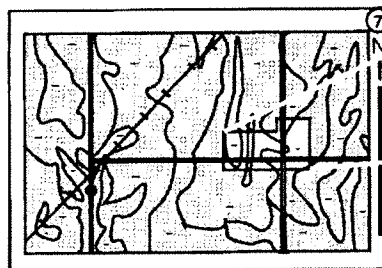
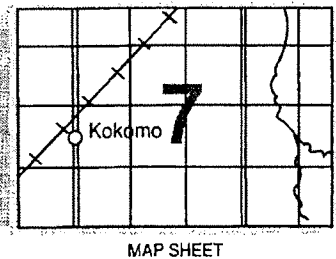
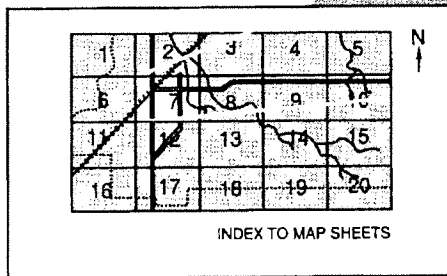
Detailed Soil Maps

The detailed soil maps can be useful in planning the use and management of small areas.

To find information about your area of interest, locate that area on the **Index to Map Sheets**. Note the number of the map sheet and turn to that sheet.

Locate your area of interest on the map sheet. Note the map unit symbols that are in that area. Turn to the **Contents**, which lists the map units by symbol and name and shows the page where each map unit is described.

The **Contents** shows which table has data on a specific land use for each detailed soil map unit. Also see the **Contents** for sections of this publication that may address your specific needs.



NOTE: Map unit symbols in a soil survey may consist only of numbers or letters, or they may be a combination of numbers and letters.

This soil survey is a publication of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural and Forest Experiment Stations, and local agencies. The Natural Resources Conservation Service (formerly the Soil Conservation Service) has leadership for the Federal part of the National Cooperative Soil Survey.

Major fieldwork for this soil survey was completed in July, 1993. Soil names and descriptions were approved in March, 1994. Unless otherwise indicated, statements in this publication refer to conditions in the survey area in 1994. This survey was made cooperatively by the Natural Resources Conservation Service, the Maine Agricultural and Forest Experiment Station, and the Maine Soil and Water Conservation Commission. It is part of the technical assistance furnished to the Piscataquis County Soil and Water Conservation District.

Soil maps in this survey may be copied without permission. Enlargement of these maps, however, could cause misunderstanding of the detail of mapping. If enlarged, maps do not show the small areas of contrasting soils that could have been shown at a larger scale.

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Cover: Planting strawberries on an area of Plaisted silt loam, 3 to 8 percent slopes, on a ridge in the town of Sebec. The stone wall in the foreground was built using stones from the field.

Additional information about the Nation's natural resources is available on the Natural Resources Conservation Service homepage on the World Wide Web. The address is <http://www.nrcs.usda.gov>.

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STATE OF MAINE SOILS CATENA KEY

The soil catena concept is a useful guide to understand the complex nature of soils that blanket the landscape. A soil catena is a sequence of soil series that extend across relief positions and are developed from similar parent material. Relief influences soil formation primarily through its effect on drainage, runoff, and erosion. The key that follows uses the catena concept by matching parent material and drainage for each series. This is helpful in identifying the relationship of one series to others. It is intended to be used only as a guide; the Official Series Description should be used to identify the soil being evaluated.

(Series listed in *italics* have a mesic soil temperature regime and are no longer used in Maine except in parts of York and Cumberland Counties.)

(Series listed as ~~strickthrough~~ are from outside MLRA Region R. These series may have different soil properties from what was described when these soils were first identified in Maine.)

PARENT MATERIAL	SOIL DRAINAGE CLASS						
Of the soils catena & selected characteristics of the deepest, best drained member	Excessively Drained	Somewhat Excessively Drained	Well Drained	Moderately Well Drained	Somewhat Poorly Drained	Poorly Drained	Very Poorly Drained
A. Soils formed in Glacial Till							
1. Dark gray fine-grained quartzite, slate, phyllite, metasiltstone and some calcareous sandstone							
a. Coarse-loamy soils			Bangor	Dixmont	→		
			Penguin3				
b. Loamy-skeletal soils		Thorndike2	Danforth	Shirley	→		
			Winnecook3				
c. Coarse-loamy soils formed in lodgment till w/ >10% clay		Monson2	Elliottsville3	Chesuncook	Telos	Monarda	Burnham
				Ragmuff3			
d. Coarse-loamy soils formed in lodgment till w/ <10% clay			Plaisted#	Howland#		Monarda	Burnham
e. Fine-loamy soils formed in lodgment till				Perham	Daigle	Aurelie	
2. Calcareous dark gray shale, silt-stone, phyllite, metasiltstone and limestone							
a. Fine-loamy soils			Caribou	Conant	→	Easton	Washburn*
			Mapleton3				
b. Coarse-loamy soils		Corinna2	Sebasticook4	Wassookeag4	Kenduskeag		
			Penobscot3				



United States Department of Agriculture
Natural Resources Conservation Service

PARENT MATERIAL	SOIL DRAINAGE CLASS						
	Excessively Drained	Somewhat Excessively Drained	Well Drained	Moderately Well Drained	Somewhat Poorly Drained	Poorly Drained	Very Poorly Drained
Of the soils catena & selected characteristics of the deepest, best drained member							
3. Dark gray limestone and calcareous shale							
a. Coarse-loamy soils	←	(Benson2)	Linneus3				
4. Red sandstone and conglomerate							
a. Loamy soils		Creasey2					
5. Mica schist with some granite, gneiss, and metasandstone							
a. Coarse-loamy soils	Abram1	Lyman2	Berkshire (Charlton)	Sunapee (Sutton)		Lyme (Leicester)	
b. Coarse-loamy soils formed in lodgment till			Marlow (Paxton)	Dixfield Peru (Woodbridge)	←	Brayton Pillsbury →	Peacham (Whitman)
c. Coarse-loamy soils w/ a spodic horizon having > 6% organic carbon			Hogback2 Rawsonville3				
6. High elevation soils with a cryic temperature regime (generally at elevations greater than 2500 feet)							
a. Coarse-loamy soils formed in lodgment till			Sisk Saddleback2	Surplus	→	Bemis	
b. Loamy-skeletal soils			Enchanted4				
7. Granite, gneiss and some schist							
a. Sandy-skeletal or sandy soils	Schoodic1	Hermon Canaan2		Waumbek	←	Naskeag3	
b. Coarse-loamy soils formed in lodgment till			Becket	Skerry	Westbury		
c. Coarse-loamy over sandy or sandy-skeletal soils			Monadnock				



PARENT MATERIAL	SOIL DRAINAGE CLASS						
	Excessively Drained	Somewhat Excessively Drained	Well Drained	Moderately Well Drained	Somewhat Poorly Drained	Poorly Drained	Very Poorly Drained
Of the soils catena & selected characteristics of the deepest, best drained member							
B. Soils formed in Glaciofluvial Material							
1. Granite, gneiss, schist and some metasandstone and lesser amounts of slate, shale and phyllite							
a. Sandy-skeletal soils	Colton (Hinckley)			Duane			
b. Sandy soils	(Windsor)	Adams		Croghan	←	Moosilauke	Searsport
		(Merrimac)		(Deerfield)	←	Naumburg	
c. Sandy soils with a cemented spodic horizon					Au-Gres	Kinsman (Walpole)	(Scarboro)
					Finch (Saugatuck)		
2. Slate, shale, phyllite, metasilstone and lesser amounts of granite, gneiss, and schist							
a. Sandy-skeletal soils	←	Masardis	Stetson	Sheepscot			
b. Coarse-loamy over sandy or sandy-skeletal soils			Allagash	Madawaska	→		(Halsey)
			(Agawam)	(Ninigret)	←	(Fredon)	
c. Sandy soils				Machias	(Red Hook)	(Atherton)	→
				Skowhegan	→		
C. Soils formed in Glaciomarine and Glaciolacustrine Deposits							
1. Silt and clay deposits							
a. Fine soils			(Suffield)	Buxton	Lamoine	Scantic	Biddeford
b. Fine-silty soils				Boothbay	Pushaw	Swanville (Canandaigua)	→
2. Very fine sand and silt deposits							
a. Coarse-silty soils			Salmon	Nicholville	←	Roundabout	
			(Hartland)	(Belgrade) (Scio)		(Raynham)	
3. Loamy materials over silt and clay deposits							
a. Coarse-loamy over clayey soils			Melrose	Elmwood	Swanton	→	Whately
4. Sandy material over loamy deposits							
a. Sandy over loamy soils				(Eldridge)			
5. Soils in tidal areas							
a. Fine-silty soils							Gouldsboro
							Sulfaquents



PARENT MATERIAL	SOIL DRAINAGE CLASS						
	Excessively Drained	Somewhat Excessively Drained	Well Drained	Moderately Well Drained	Somewhat Poorly Drained	Poorly Drained	Very Poorly Drained
Of the soils catena & selected characteristics of the deepest, best drained member							
D. Soils formed in Alluvial Deposits							
1. Slate, phyllite and metasilstone							
a. Coarse-silty soils			Fryeburg	Lovewell		Charles	Medomak
			(Hadley)		Cornish	(Limerick)	(Saco)
			Lille	(Winooski)			
2. Granite, gneiss and schist							
a. Coarse-loamy soils			Ondawa	Podunk		Rumney	
b. Sandy soils	Sunday						
E. Organic Soils (pH's given in 0.01 M CaCl ₂)							
<i>All organic soils are very deep (>60 inches) to bedrock unless otherwise noted.</i>							
<i>These Terric organic soils range from 16 to 51 inches in thickness over mineral soil.</i>							
1. High Elevation Folists with a Cryic Temperature Regime							
a. Very shallow & shallow to bedrock soils, pH < 4.5	←		Ricker+				
b. Deep & very deep fragmental soils, pH < 4.5		Mahoosuc					
2. Folists with a Frigid Temperature Regime							
a. Very shallow & shallow to bedrock soils, pH < 4.5	←		Knob Lock				
3. Fibrists							
a. pH < 4.5							Vassalboro
b. Terric soils, pH ≥ 4.5							Togus
c. Soils formed mainly from sphagnum, pH < 4.5							Moosabec
							Waskish
4. Hemists							
a. pH < 4.5							Sebago
b. pH ≥ 4.5							Meadowsedge
							Rifle
c. Terric soils, pH < 4.5							Chocorua
d. Tidal area soils							Sulfihemists



United States Department of Agriculture
Natural Resources Conservation Service

PARENT MATERIAL	SOIL DRAINAGE CLASS						
	Excessively Drained	Somewhat Excessively Drained	Well Drained	Moderately Well Drained	Somewhat Poorly Drained	Poorly Drained	Very Poorly Drained
Of the soils catena & selected characteristics of the deepest, best drained member							
5. Sapristis							
a. pH \geq 4.5							Bucksport
b. Terric soils, pH \geq 4.5							Wonsqueak
							Pondicherry
							Markey
c. Undifferentiated soils							Borosapristis

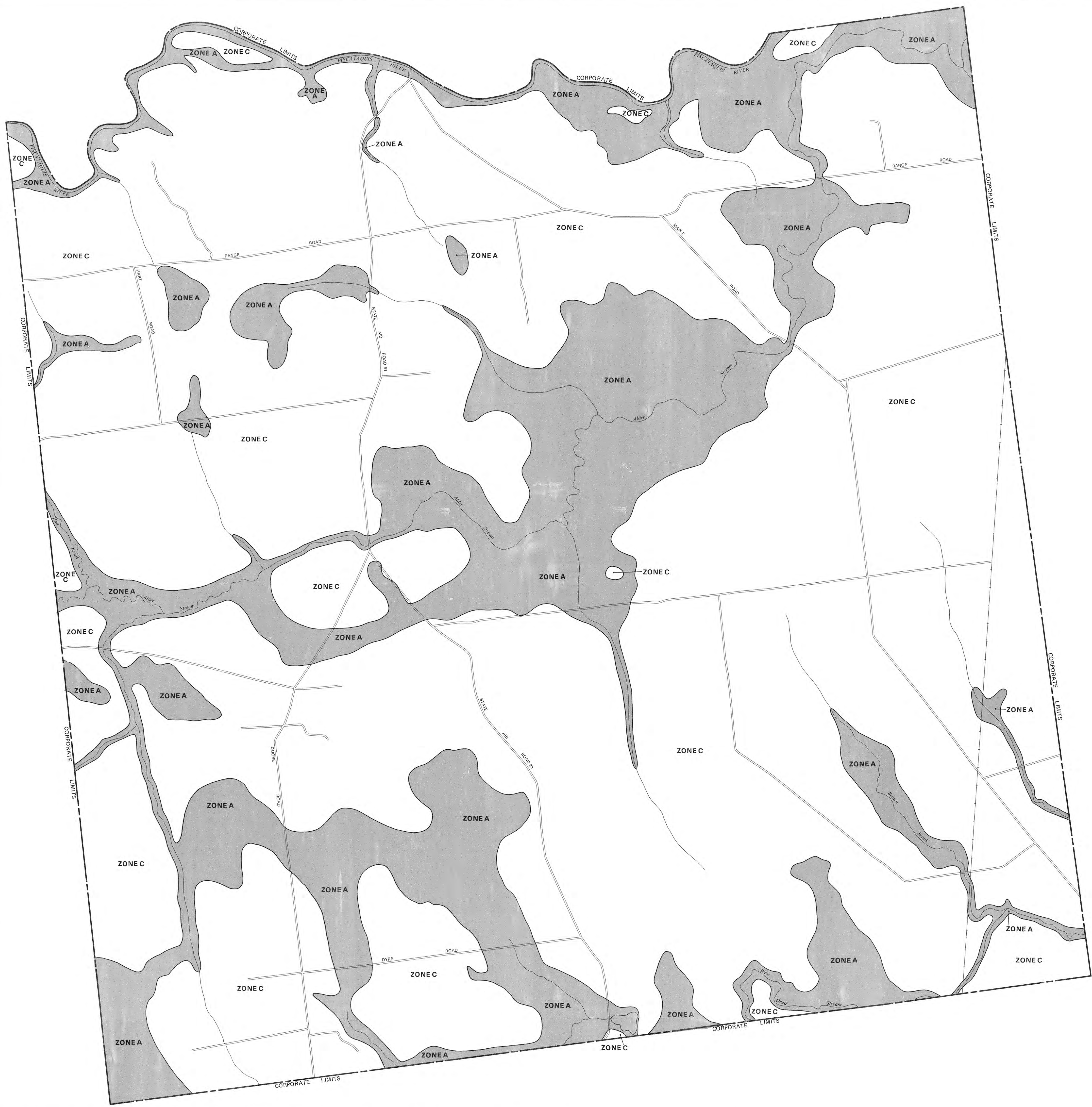
Footnotes :

- ¹ Very shallow (<10 inches of mineral soil above bedrock)
 - ² Shallow (10 to <20 inches of mineral soil above bedrock)
 - ³ Moderately deep (20 to < 40 inches of mineral soil above bedrock)
 - ⁴ Deep (40 to < 60 inches of mineral soil above bedrock)
- All others are Very Deep (> 60 inches of mineral soil above bedrock)

* Washburn is an inactive series & no current description is available.

*Ricker was used in both cryic & frigid areas prior to 2007.

Howland and Plaisted included tills >10% clay in surveys published prior to 1992.



KEY TO MAP

Zone Designations*	ZONE C
	ZONE A
	ZONE C
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7x
Zone D Boundary	
River Mile	M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

A flood insurance map displays the zone designations for a community according to areas of designated flood hazards. The zone designations used by FEMA are:

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

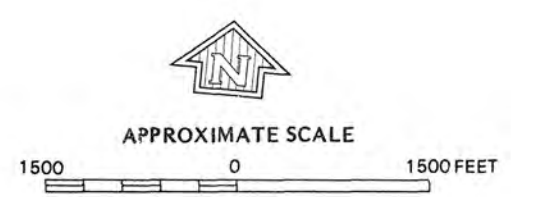
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

INITIAL IDENTIFICATION:	FEBRUARY 21, 1975
FLOOD HAZARD BOUNDARY MAP REVISIONS:	SEPTEMBER 17, 1976
FLOOD INSURANCE RATE MAP EFFECTIVE:	DECEMBER 4, 1985
FLOOD INSURANCE RATE MAP REVISIONS:	

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
ATKINSON, MAINE
PISCATAQUIS COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
230407 0005 B

EFFECTIVE DATE:
DECEMBER 4, 1985

Federal Emergency Management Agency

**NOTICE OF FILING OF ZONING PETITION
WITH THE MAINE LAND USE PLANNING COMMISSION**

At the time a zoning petition is filed with the Maine Land Use Planning Commission, the petitioner must send by certified mail a completed copy of this notice to: all persons owning or leasing property abutting or within 1,000 feet of the property to be rezoned (as shown on the records of the Maine Revenue Service or plantation or town tax assessors); plantation assessors or town selectboard; and county commissioners. Note: if the number of persons owning or leasing land within 1,000 feet of the affected land is more than 50, notice may instead be by publication in a newspaper(s) of general circulation in the area affected by the petition as determined by the LUPC staff.

This is to notify you that the Land Use Planning Commission, at 22 State House Station in Augusta, Maine, 04333
(name and address of petitioner)

has filed a zoning petition with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.A. Section 685-A(8-A), to rezone the entire township of Atkinson located in Piscataquis County.
(name of town, township or plantation, and county)

from its present (no zoning) designation
(name(s) of the existing zoning subdistricts)

To: General Management Subdistrict (M-GN); General Development Subdistrict (D-GN); Residential Development Subdistrict (D-RS); Commercial and Industrial Development Subdistrict (D-CI); Unusual Areas Protection Subdistrict (P-UA); Flood Prone Areas Protection Subdistrict (P-FP); Shoreland Protection Subdistrict (P-SL1, P-SL2); and Wetland Protection (P-WL1, P-WL2, P-WL3)
(name(s) of the proposed zoning subdistricts)

for purposes of extending principles of sound planning, zoning, and development to the new township of Atkinson in conformance with 12 M.R.S. § 685-A; Chapter 10 Land Use Districts and Standards; and with the Comprehensive Land Use Plan. Atkinson deorganized on July 1, 2019 and joined the jurisdiction of the Land Use Planning Commission in conformance with 30-A M.R.S. § 7205 Section 5.

The petition will be filed for public inspection at the Maine Land Use Planning Commission office circled below (circle the appropriate office) by November 30, 2019.

(specify the date that this petition will be filed with the LUPC).

<u>AUGUSTA OFFICE</u>	<u>ASHLAND OFFICE</u>
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	<i>Serving most of Aroostook County and northern Penobscot County</i> 45 Radar Road Ashland, ME 04732-3600
Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439	Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184
<u>BANGOR OFFICE</u>	<u>EAST MILLINOCKET OFFICE</u>
<i>Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area</i> 106 Hogan Rd, Suite 8 Bangor, ME 04401	<i>Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County</i> 191 Main Street East Millinocket, ME 04430
Tel. (207) 215-4685 Tel. (207) 592-4448 FAX (207) 941-4222	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243
<u>GREENVILLE OFFICE</u>	<u>WILTON OFFICE</u>
<i>Serving Somerset County and most of Piscataquis County</i> 43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	<i>Serving Franklin County and Oxford County</i> 932 US Route 2 East Wilton, ME 04294
Tel. (207) 695-2466 Tel. (207) 731-4398 FAX (207) 695-2380	Tel. (207) 670-7492 OX Tel. (207) 670-7493 FR

Written comments from interested persons should be sent to the Maine Land Use Planning Commission address circled above and **must be received by the Commission in a timely manner.**

Requests for a public hearing must be submitted in writing and **must be received by the Commission in a timely manner.** Requests for a public hearing must clearly state the reasons for why a public hearing is warranted on this project.

For information on how to request a public hearing or for additional information, contact the Maine Land Use Planning Commission staff at the office circled above.

To be published in the Bangor Daily News and Piscataquis Observer on Nov. 22, 2019

Public Notice

Having deorganized on July 1, 2019, the Town of Atkinson in Piscataquis County has officially changed its status from town to township. Effective July 1, 2019, the residents of Atkinson are now served by the Maine Land Use Planning Commission for all land use activities.

State law (30-A M.R.S § 7205) requires the Commission to adopt a land use guidance map for Atkinson within one year of deorganization. The Commission has initiated a zoning petition process pursuant to 12 M.R.S § 685-A,(7-A) and will hold a 30 day public comment period, within which anyone may submit written comments or request that the Commission hold a public hearing. The public comment period will begin on November 22, 2019 and close on December 23, 2019.

The draft Atkinson Township Land Use Guidance Map and zoning petition have been posted as a featured link on the Commission's website

(www.maine.gov/dacf/lupc/projects/deorganization/AtkinsonZP.pdf) and is available for viewing at the Bangor Regional Office, located at 106 Hogan Rd. To request a copy of the zoning petition or draft map, ask questions, or submit a comment, or to request a public hearing, please contact Naomi Kirk-Lawlor of the Commission's staff at: (207) 287-4936, by e-mail: Naomi.E.Kirk-Lawlor@maine.gov, or by writing to the Land Use Planning Commission, 22 State House Station, Augusta Maine 04333.

The Commission will consider whether to adopt the draft land use guidance map at its regularly scheduled January or February meeting. The date, time, location, and agenda for the meeting will be posted at least 7 days before the meeting on the Commission's website:

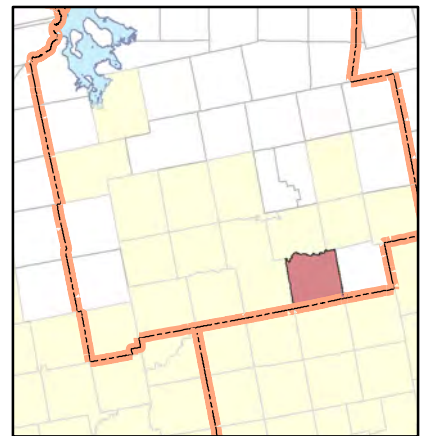
www.maine.gov/dacf/lupc/about/calendar/index.shtml.



Water Resources

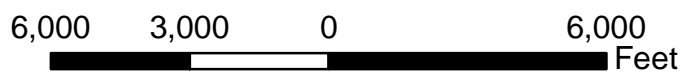
Atkinson Twp - Piscataquis County

- County Lines
- Organized
- LUPC
- Contours - 20'
- E911 Roads
- State Routes
- Stream
- River
- Waterbody
- Watershed
- Freshwater Emergent Wetland
- Freshwater Forested Wetland
- Freshwater Shrub/Scrub Wetland

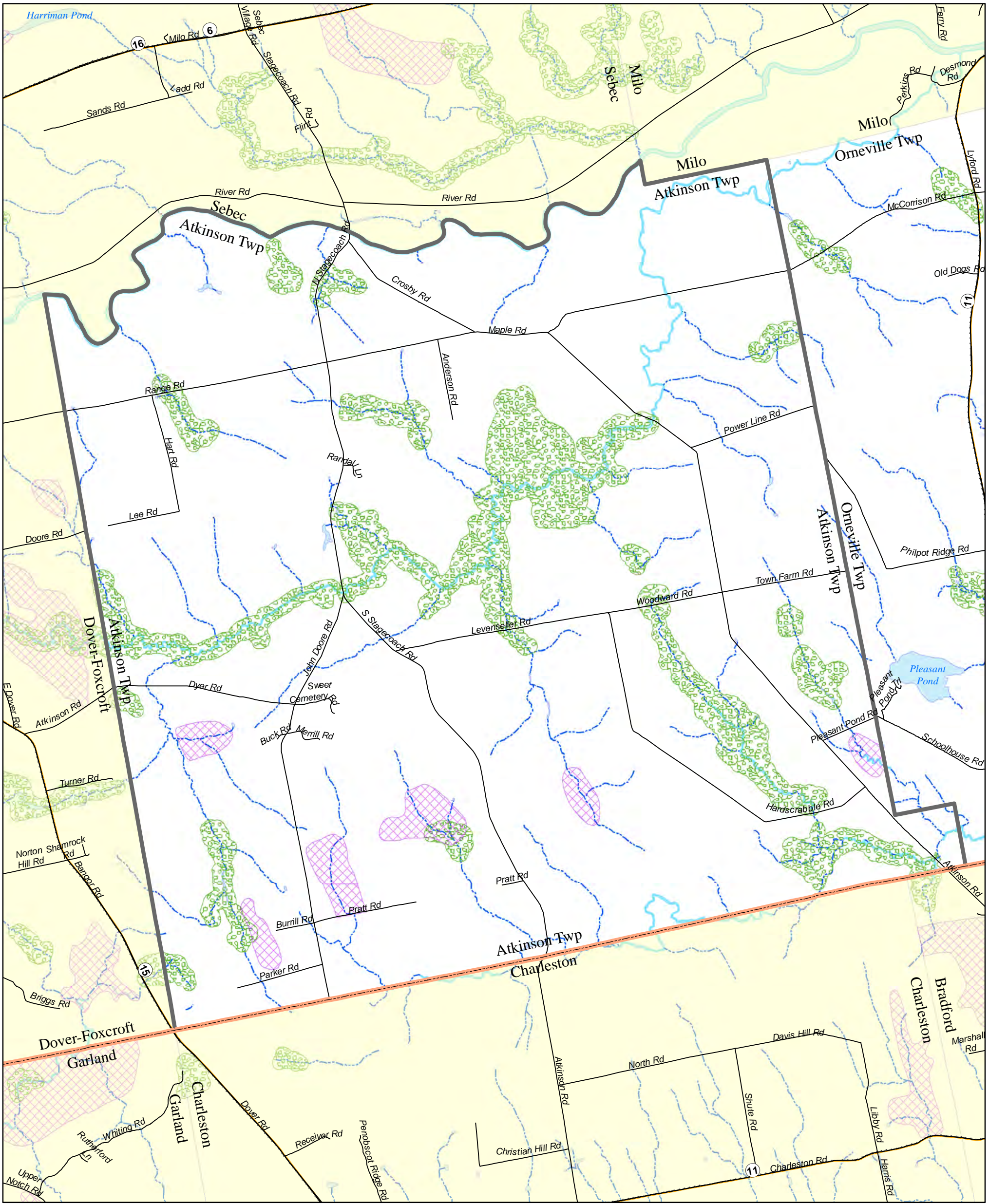


Sources:

Maine Land Use Planning Commission
 Maine Inland Fisheries and Wildlife
 National Wetland Inventory
 United States Geologic Survey



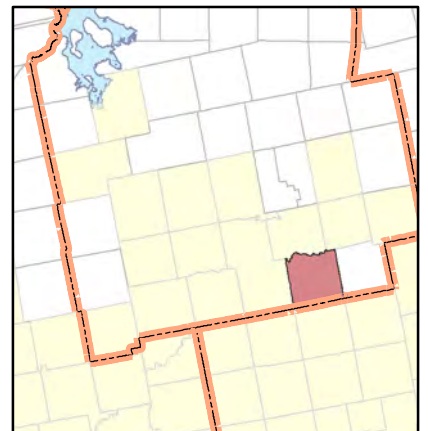
For planning purposes only 11/4/2019



Other Special Natural Resources Atkinson Twp - Piscataquis County



- | | | |
|--------------|-----------|--------------------------------|
| County Lines | Stream | Deer Wintering Areas |
| Organized | River | Inland Waterfowl Wader Habitat |
| LUPC | Waterbody | |
| E911 Roads | | |
| State Routes | | |



Sources:

Maine Land Use Planning Commission
Maine Inland Fisheries and Wildlife
National Wetland Inventory
United States Geologic Survey

6,000 3,000 0 6,000
Feet

For planning purposes only 11/4/2019



TO: Naomi Kirk-Lawlor and Karen Bolstridge, Land Use Planning Commission
FROM: Kevin Ryan, FB Environmental
SUBJECT: **Atkinson Wetlands**
DATE: September 23, 2019
CC: Forrest Bell and Amanda Gavin, FB Environmental
Attachments: 1) Site Maps; 2) Site Photographs; 3) Shapefiles.

.....

This memorandum summarizes wetland investigations carried out by FB Environmental Associates (FBE) in July and September of 2019 for the Maine Land Use Planning Commission (LUPC) in the recently de-organized town of Atkinson, ME. A brief introduction, wetland methods, and results with maps and photographs are included below. Shapefiles of field-collected GPS data were submitted with this document.

Introduction & Methods

FBE understands that the town of Atkinson, Maine has been de-organized as of July 1, 2019 and now falls under the jurisdiction of the Land Use Planning Commission (LUPC). State law requires the LUPC to prepare a zoning map for Atkinson within one year of its de-organization. Wetland boundaries as depicted by National Wetland Inventory (NWI) maps will be incorporated into the zoning map. NWI maps were created by examining aerial imagery of a given area (i.e., not from the ground), boundaries depicted on the maps are therefore approximate and the maps contain both errors of omission and commission.

LUPC staff examined NWI maps overlaid on current aerial imagery and found that these maps show several dwellings and other buildings to be situated within wetlands. To determine whether these structures are in fact within or in close proximity to wetlands, LUPC hired FBE to conduct on-the-ground investigations of these properties.

FBE's Kevin Ryan and Amanda Gavin visited a total of seven properties along with LUPC's Naomi Kirk-Lawlor and Karen Bolstridge. Fieldwork took place on 30 July 2019 and 3 September 2019. During site visits, FBE identified wetlands in accordance with the 1987 US Army Corps of Engineers Wetland Delineation Manual¹ using the methods described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0*.² Where sufficient to determine proximity of buildings to wetlands, areas of upland were delineated around structures in place of delineating wetlands within the boundaries of an entire parcel.

GPS data were collected in the field using a mapping-grade Eos Arrow 100 GPS unit, capable of sub-meter accuracy in ideal field conditions. Subsequent maps were created using ESRI's ArcMap geographic information system software version 10.5.1.

¹ Environmental Laboratory. (1987). Corps of Engineers Wetlands Delineation Manual. Wetlands Research Program Technical Report Y-87-1. Vicksburg, MS: US Army Engineer Waterways Experiment Station.

² U.S. Army Corps of Engineers. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Results

Brief descriptions of findings at each site are below and site maps are presented in Attachment 1. (Properties are listed in the order they were visited.)

Russel Property – Tax Parcel 4-1-1 – Map 1 – Photo 1

FBE delineated a 0.9-acre section of upland surrounding a building pad area constructed by the property owner. A ditch that traverses the area was also delineated. The field investigation confirmed that a forested wetland is present just east of the delineated upland area.

MacAllaster Property – Tax Parcel 2-38– Map 2 – Photo 2

An area of upland was delineated around the residential dwelling and several outbuildings. The nearest observed wetland is a riparian wetland system to the west of the property.

Mullaney-Cookson Property – Tax Parcel 10-15 – Map 3 – Photos 3 & 4

The property is situated near a large wetland complex associated with West Branch of Dead Stream. Neither the house nor barn is located in wetlands. At its closest point the house is 40+ feet from the edge of the wetland.

Davis Property – Tax Parcel 5-21 – Map 4 – Photo 5

A small pond is located on the property just southwest of the dwelling. FBE delineated the edge of the pond facing the house which at its closest point is approximately 75 feet from the pond. At the time of the field visit however a small storage structure was present several feet from the pond's edge.

Andrews Property – Tax Parcel 4-1-1 – Map 5 – Photos 6, 7, & 8

The Andrews property contains a residence and two outbuildings – a workshop and a pole barn. The residence is situated in a non-wetland area. The workshop exists near the edge of what appears to be an area of wetland that was likely filled decades ago. The pole barn, however, exists on a building pad created within a wetland area. From the field investigation it is apparent that fill was deposited upon a section of forested wetland in order to create the building pad for the pole barn. As can be clearly seen in Photo 8 below, forested wetland area abuts the fill material along the sides and back of the barn.

Warren Property – Tax Parcel 2-41-2 – Map 6

NWI maps show the house on the parcel being close to the edge of a wetland. An upland area was delineated in the area of NWI wetland closest to the house. A brief investigation of the forested area west of the yard indicates that areas of wetland might be present within it.

Gallison Property – Tax Parcel 2-4-1-1 – Map 7

NWI maps indicate that the entire parcel is within wetland. A pond is present on the property as is forested wetland west of the property boundary; however, the area surrounding the residence does not consist of wetland. An area of upland was therefore delineated surrounding the house.

Attachment 1. Site Maps



Map 1.



Map 2.



Maine Land Use Planning Commission
Town of Atkinson - Mullaney-Cookson Property - Tax Parcel 10-15

- Parcel
- Road
- National Wetland Inventory
- Upland
- Wetland Boundary

0 50 100 Feet

N

Data Sources: ESRI, FBE
Coordinate System: UTM Zone 19N
Map created by FB Environmental, 2019

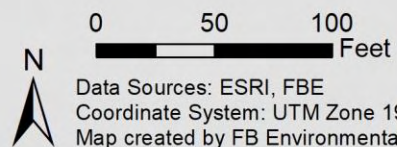


Map 3.



Maine Land Use Planning Commission
Town of Atkinson - Davis Property - Tax Parcel 5-21

- Parcel
- Wetland Boundary
- Road
- National Wetland Inventory






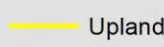
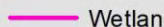
Data Sources: ESRI, FBE
Coordinate System: UTM Zone 19N
Map created by FB Environmental, 2019




Map 4.



Maine Land Use Planning Commission
Town of Atkinson - Andrews Property - Tax Parcel 4-1-1

-  Parcel
-  Road
-  National Wetland Inventory
-  Upland
-  Wetland Boundary

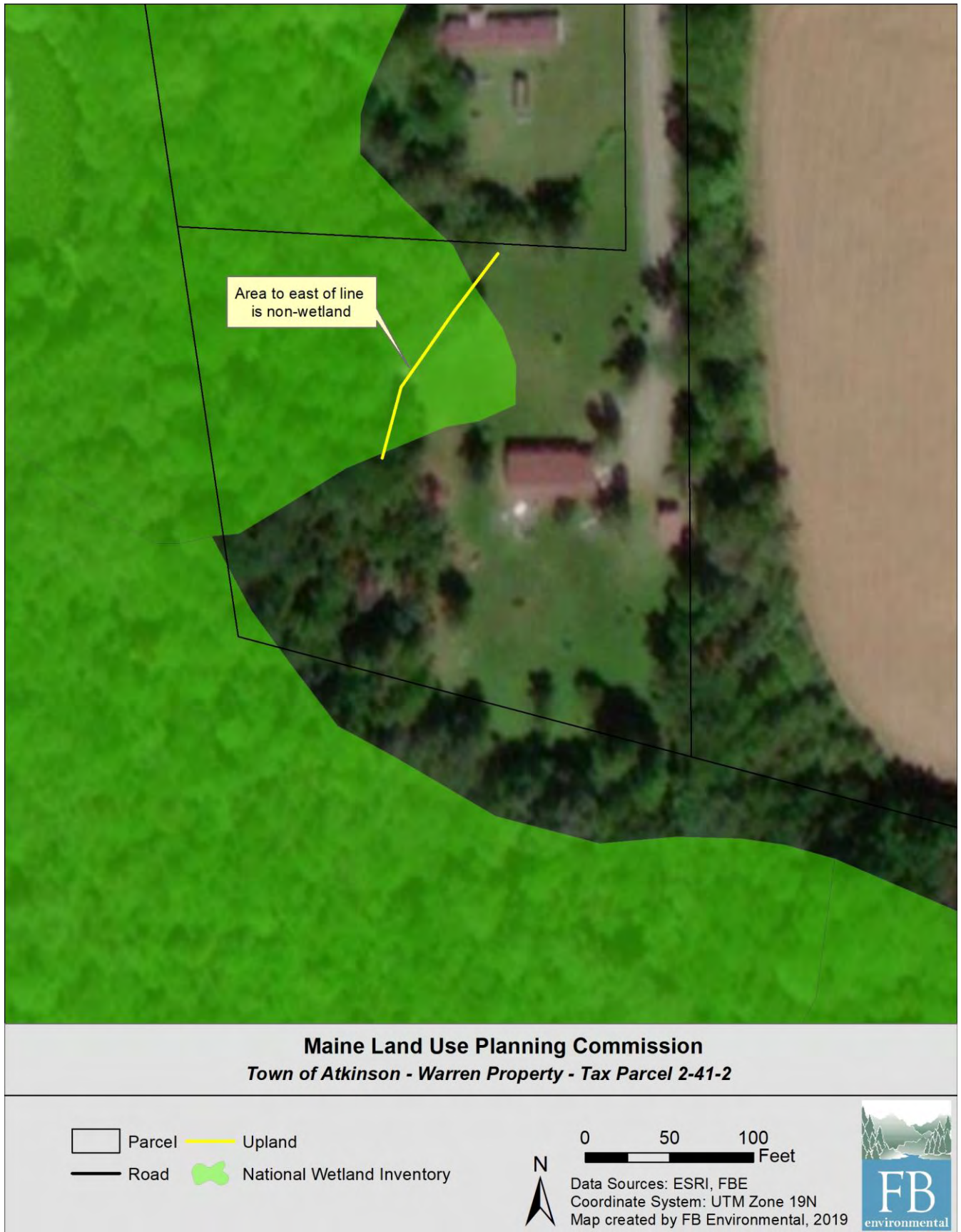
0 50 100 Feet



Data Sources: ESRI, FBE
Coordinate System: UTM Zone 19N
Map created by FB Environmental, 2019



Map 5.



Map 6.



Map 7.

Attachment 2. Site Photographs



Photo 1 – Russel property. View east of the building pad constructed by the landowner.



Photo 2 – MacAllaster property. View northeast toward the house, garage, and storage shed.



Photo 3 – Mullaney-Cookson property. View east of the house from near the edge of the wetland.



Photo 4 - Mullaney-Cookson property. View west from the yard toward the wetland.



Photo 5 – Davis property. View east of the pond and storage structure.



Photo 6 – Andrews property. View east toward the workshop.



Photo 7 – Andrews property. View west toward the pole barn constructed on recently-filled wetland.



Photo 8 – Andrews property. Wetland area at the back of the pole barn.

MAINE STATE COMMISSION ON MUNICIPAL DEORGANIZATION

The Deorganization Procedure for the Town of Atkinson

6/15/2016

Prepared by the State Commission on Municipal Deorganization for the Town of Atkinson in conjunction with the Atkinson Municipal Officers and Officials

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Deorganization Procedure for the Town of Atkinson

Section 1:

The proposed effective Date of Deorganization is July 1, 2019.

Section 2: THE PROVISION OF EDUCATIONAL SERVICES TO RESIDENT PUPILS IN THE UNORGANIZED TERRITORY OF ATKINSON TOWNSHIP:

- 1.) Before the effective date of the deorganization for the Town of Atkinson, the municipal officers of the Town of Atkinson must negotiate a withdrawal agreement with the school board of Maine School Administrative District (MSAD) 41/Regional School Unit (RSU) 41 and submit legislation to amend the Special and Private Laws of 1965 Chapter 68, L.D. 275– AN ACT Authorizing the Municipalities of Atkinson, Lake View Plantation, and Milo to Form a School Administrative District. The deorganization of the Town of Atkinson cannot become effective before a withdrawal agreement with MSAD 41/RSU 41 is negotiated in compliance with the provisions of *Title 20-A § 1466 – Withdrawal of a single municipality from a school administrative unit*. All known financial liabilities or other liabilities the town has incurred as a member of MSAD 41/RSU 41, or has incurred in its efforts to withdraw from MSAD 41/RSU 41 must be paid by the Town of Atkinson before the effective date of the deorganization

Education in the Unorganized Territory shall be provided under the direction of the Commissioner of Education as described in Title 20-A, Chapter 119 and shall meet the general standards for elementary and secondary schooling and special education established pursuant to this Title. The provisions described below will be implemented at the time of deorganization, ***and are subject to future modification in response to changes in educational conditions.***

- A. Elementary pupils (K-8) whose parent(s) or legal guardian(s) is a legal resident of the unorganized territory of Atkinson Township shall be provided educational services at school facilities located within MSAD 68 (Dover-Foxcroft). Transportation services to and from designated schools within MSAD 68 will be provided under the direction of the Division of State Schools – EUT.
- B. Secondary pupils (9-12) whose parent(s) or legal guardian(s) is a legal resident of the unorganized territory of Atkinson Township shall be provided educational services at Foxcroft Academy. Transportation services to and from the secondary school will be provided under the direction of the Division of State Schools - EUT.
- C. Tuition to approved secondary schools other than those identified in B may be provided on behalf of resident pupils with the prior approval of the Director of State Schools - EUT. Tuition shall not exceed statutory limits, and transportation shall be the responsibility of the parent(s)/legal guardian(s).
- D. Special education services will be provided to eligible, resident pupils as required by federal and state statutes and regulations. Special education services are administered under the administration of the Director of Special Education for the Division of State Schools - EUT.

Section 3: Distribution of Financial Liabilities and Assets

General information

Any financial liabilities or other liabilities of the Town of Atkinson that are known at the effective date of the deorganization or that are discovered after the effective date of the deorganization must be paid from property taxes assessed against the Town of Atkinson or Atkinson Township. Any financial obligations or other liabilities of the Town of Atkinson or of any school district in deorganized Atkinson Township are hereby excepted and reserved in accordance with Title 30-A § 7303, and will remain liabilities for the inhabitants of lawful age residing in the territory included in the Atkinson Township for the duration of the liability. The State Tax Assessor shall assess amounts against the property owners in the deorganized municipality to satisfy any additional liabilities that are discovered after the effective date of the deorganization for the duration of those liabilities. These financial obligations or other liabilities of the Town of Atkinson or of Atkinson Township are not the responsibility of either the Maine Department of Education in the Unorganized Territory (EUT), or the taxpayers in the Unorganized Territory Tax District.

Education

The Town of Atkinson must negotiate a written withdrawal agreement with MSAD 41/RSU 41 prior to the effective date of the deorganization. This negotiated withdrawal agreement is required to dissolve the legal and statutory relationship that exists between MSAD 41/RSU 41 and the Town of Atkinson, as a member of MSAD 41. This withdrawal agreement must account for and distribute the financial assets and liabilities between the MSAD 41/RSU 41, and the Town of Atkinson which include, but are not limited to: 1) bond debt, 2) contractual obligations, 3) unfunded pension liabilities and 4) any school trust funds. The deorganization for the Town of Atkinson cannot be effective until it has successfully withdrawn from MSAD 41/RSU 41, and paid any financial obligations or other liabilities it incurred during its membership or during its withdrawal from in MSAD 41/RSU 41. In addition, an amendment to the Special and Private Laws that established MSAD 41 must be enacted to remove the Town of Atkinson from the municipal membership of MSAD 41.

Fiscal Impact on the remaining Towns SAD # 41, Brownville, Lagrange, and Milo

Pending Withdrawal/Deorganization of Atkinson from RSU 41/SAD 41

Fiscal Impact on the remaining Towns in RSU 41/SAD 41 (Brownville, Lagrange & Milo)

Using FY 15 School Funding Data

Total Calendar Yr Ave Pupils from Atkinson 36
 Percentage of Total Calendar Yr Ave Pupils 5.29%

Revenue Loss:

State Subsidy attributable to Atkinson	169,376	!
Total Local Assessment to Atkinson	209,976	#
Total Revenue Loss	379,352	

Expenditure(Exp) Reduction Ests. using FY 13 Actual Data & % of Pupils		FY 13 Total Actual Exp	
Transportation - no longer required (estimate)	18,152	343,145.59	
Special Education Costs (estimate)	64,171	1,213,053.09	
Other Costs for Education (estimate)	3,330	5,842.43	57,114.06
Total Estimated Expenditure Reductions	85,653		

Net Revenue Loss to RSU 41/SAD 41 for Atkinson Deorganiz: 293,699

- ! from FY 15 ED 279 Report Section 4C
- # from FY 15 Annual Budget Report (EF-M-46)
- * includes Gifted & Talented and CTE

Source: P. Gravelle, MDOE

Fiscal Impact – Hospital District No. 4

The Town of Atkinson is currently a member of Hospital District No. 4 (H.A.D. #4). If deorganization takes place, Atkinson Township will remain financially responsible for its proportionate share of H.A.D. #4 bond indebtedness until the bonds are retired in accordance with Title 30-A § 7303. The final payment for this bond debt at H.A.D # 4 for is scheduled for November 1, 2022. The inhabitants of lawful age residing in the territory included in the township of Atkinson shall remain responsible for this H.A.D #4 debt for the duration of the liability.

Any financial liability of these bonds is excepted and reserved for the inhabitants of lawful age in the territory included in the Atkinson Township. The State Tax Assessor on receipt of proper notification for any financial obligation for these bonds shall assess a supplemental tax on owners of non-exempt property in Atkinson Township for the township’s proportional share of the bond liability as well as any administrative costs associated with that supplemental assessment. The supplemental tax must be apportioned in accordance with the just value of property subject to property tax in Atkinson Township.

Municipal Vendors:

The Town of Atkinson will give deorganization notice to all its vendors, ending any services provided by these vendors on June 30, 2019.

Cemeteries:

The Cemetery Trust fund was transferred to the Cemetery Association. The Association is responsible for the perpetual upkeep of the 8 cemeteries in Atkinson (Greenwood Cemetery, Farnham a/k/a Davis Cemetery, Gould Cemetery, Crosby Cemetery, Sweet Cemetery, Clark Cemetery, Town Cemetery, and North Atkinson Cemetery). The care includes, but is not limited to, mowing, brushing, seeding, maintaining fencing, maintaining veterans’ grave stones and all other care required by current or future statute.

Name	Location
Greenwood Cemetery	Maple Road
Farnham Cemetery a/k/a Davis Cemetery	Maple Road
Gould Cemetery	Maple Road
Crosby Cemetery	Crosby Road
Sweet Cemetery	Sweet Road
Clark Cemetery	South Stagecoach Road
Town Cemetery	South Stagecoach Road
North Atkinson Cemetery	Range Road

Section 4:

Distribution of Tangible Assets and Liabilities

On the effective date of the proposed deorganization, the State Tax Assessor is vested with all the powers, duties, and obligations relating to the affairs of the Atkinson Township. All assets of the Town of Atkinson, and real or personal property, shall be held by the State Tax Assessor to be sold, or disposed. Any real and personal property including motor vehicles to which the former Town of Atkinson holds title shall become the charge of the State Tax Assessor, including the Town Hall, the Town Library, any public buildings or assets, and foreclosed property. When disposing of property, the State Tax Assessor shall ensure that the interests of the residents of the unorganized territory are the most important consideration as directed by Title 30-A section 7304 (1). All cash funds will be deposited with the Treasurer of the State of Maine in compliance with Title 5 section 131.

The Town of Atkinson currently owns 4 parcels that are comprised of 2 parcels of property and 2 newly acquired foreclosed properties.

Town owned property:

Parcel 1: Town owned property - Tax Map 1, Lot 25, located on the 102 N Stage Coach Road. Land and building, and its contents. Atkinson Town Hall. ***Sell the property to the highest bidder prior to the deorganization.***

Parcel 2: Town owned property – Tax Map 4, Lot 1-2, located on the Maple Road. Land and Salt and Sand pile. Salt and Sand must be removed, and the site must be inspected and approved by the DEP. ***Sell the property to the highest bidder prior to the deorganization.***

Parcel 3: Tax acquired property- Map 4 , Lot 7, located on the 106 Maple Road Land & Camp. *Sell the property to the highest bidder prior to the deorganization.*

Parcel 4: Town acquired property- Map 9 , Lot 47, located on 397 Maple Road - House and 1.26 Acres . *Sell the property to the highest bidder prior to the deorganization.*

**Section 5
Comprehensive Land Use Planning and Zoning**

The preparation of a planning and zoning map of the township of Atkinson will be contracted out by the Land Use Planning Commission within one year of the date of deorganization (July 1, 2019). The town will work closely with LUPC to gather the necessary data to develop an acceptable zoning map. Once the zoning map has been approved by the Commission, it will become the basis for the application of the Commission’s land use regulations. It is estimated that the cost of producing the plan will be \$20,000. Prior to deorganization, the Town of Atkinson will set aside or escrow this amount of money to pay for these services.

Digitization of Atkinson Property Tax Maps

Creation of electronic, digitized property tax maps for the Township of Atkinson will be contracted out by the State within one year of deorganization. The Property Tax Division of Maine Revenue Services has adopted digitized tax maps as its mapping standard, to replace paper tax maps in the Unorganized Territory of Maine. The current Town of Atkinson paper tax maps must be digitized to meet the Unorganized Territory digitized tax map standard. It is estimated that the cost to digitize the Town’s maps will be \$9,000. Prior to deorganization, the Town of Atkinson will set aside or escrow this amount of money to pay for the map digitization.

**Section 6:
Information About the Municipality:**

Bridges:

Name	Waterway	State #	Substructure	Capital Responsibility	Maintenance Responsibility
Union	Piscataquis	2879	Concrete	MDOT	MDOT
Marden	Alder Stream	5920	Concrete	MDOT	MDOT
Atkinson Mills	Alder Stream	3134	Concrete	MDOT	MDOT
McCorrison	Alder Stream	0930	Steel Girder	shared	town
Gilbert Mill	Dead Stream	5752	Steel Arch	MDOT	MDOT
McGregor	West Branch Dead Stream	0935	Steel Culvert	Town	Town
Whitham	Whitham Brook Dyer Road		Steel Culvert	Town	Town

Bridge 0930 (McCorrison Bridge) - Piscataquis County Commissioners will not accept this bridge or provide any service for it. It is a single span, steel-salvaged railroad car frame on stone masonry abutments. This bridge is a redundant, seasonal bridge with significant financial liability and risk.

MDOT has inspected the bridge annually and noted the following ongoing issues in its reports since 2004:

- 1) Upstream girder is twisted and sagging in the middle.
- 2) The extent of the corrosion/rusting or loss of section in the girder is indeterminate because the girder is embedded in the roadway.
- 3) Both abutments are failing.
- 4) West abutment has a 36"x18" hole above the abutment where the roadway has washed completely away and you can see the stream below.
- 5) Both abutments have a major loss of large stones under both south girders causing 2 girders to twist.
- 6) The structure is in critical condition and closed to traffic. Bridge is posted for 2 Ton, but a full size pickup truck crossed at time of inspection. Spoke with the driver who is a land owner on that road and he said he saw a logging truck cross the bridge.
- 7) The downstream girder has been shimmed.

In 2004, the MDOT estimated that it would take \$ 996,000 to repair this bridge. The MDOT reports and two Bangor Daily News reports on the McCorrison Road are in Appendix A.

The municipal officers in the Town of Atkinson must close or discontinue the McCorrison Bridge prior to the effective date of the deorganization, and record their vote to close or discontinue the McCorrison Bridge in the minutes of its proceedings. The attested minutes for this vote must be submitted to the Piscataquis County Commissioners for recording in the Registry of Deeds before the effective date of the deorganization.

The Town of Atkinson must place 4 feet dirt barriers / berms and concrete Jersey barriers on both access ramps on either side of the McCorrison Bridge prior to the effective date of the deorganization. The road agent or county manager will inspect the berms and concrete barriers for sufficiency prior to the deorganization.

Any financial liability or other liability associated with the McCorrison Bridge or any other bridge in the Town of Atkinson is hereby excepted and reserved and will remain the responsibility for the inhabitants of lawful age residing in the territory included in the Atkinson Township for the duration of the liability. None of these financial liabilities or other liabilities for the Town of Atkinson will become the responsibility of Piscataquis County or of the taxpayers in the Unorganized Territory Tax District.

The most recent inspections and reports on bridges by Maine DOT Bridge Maintenance Section report the following:

Bridges 5920 (Marden), 3134 (Atkinson Mills), 2879 (Union) are all rated satisfactory.

Bridge 5752 (Gilbert Mill) is rated ‘serious’ in both channel condition and approach condition however it is currently the responsibility of the DOT to repair.

Bridge 0935 (McGregor) The approach condition of this bridge is rated fair. The Town of Atkinson shall make the minor repairs to the bridge’s approach that are necessary to bring the bridge to satisfactory condition, AND submit a DOT inspection report to the Piscataquis County Commissioners before the effective date of the deorganization. If the Town of Atkinson fails to make and pay for the repairs, the State Tax Assessor shall pay for the repairs by supplemental assessment against the residents of Atkinson Township.

The Witham Brook culvert was not inspected by DOT. However, the Piscataquis County Road Agent inspected it and has identified the culvert, a former tank from a railroad car, as being in satisfactory condition. However the inlet needs rip rap. If the Town of Atkinson does not perform this work to the satisfaction of the county prior to de-organization, the State Tax Assessor shall pay for the necessary repairs for the rip rap from funds set aside by the Town of Atkinson.

Roads:

Any financial liability or other liability, associated with the Roads, owned and/or maintained by the Town of Atkinson that is known before deorganization must be paid for by the Town of Atkinson prior to deorganization. Any financial liability discovered after the date of deorganization is hereby excepted and reserved from the deorganization process and will remain the responsibility for the inhabitants of lawful age residing in the territory included in the Atkinson Township.

Prior to deorganization, the Town of Atkinson must bring the condition of the roads in the municipality of Atkinson to conditions that are satisfactory to the Piscataquis County Commissioners as reported by the road agent or county manager. None of these financial liabilities or other liabilities for the Town of Atkinson will become the responsibility of the UT or the taxpayers in the unorganized territory

Maine Department of Transportation (DOT) lists the town of Atkinson with 25.59 miles of town roads, and 9.08 miles of these roads receive state aid. The Town of Atkinson provided the names and mileage of town roads in their bid to de-organize in 2003. Several of the town roads are not listed by Maine DOT and are listed by Atkinson as not maintained or in poor condition. Atkinson provides winter maintenance on approximately 25.5 miles of roads.

Roads listed by the Town of Atkinson as Townways in miles

	Townway Total	Paved	Gravel	State Aid
Maple Rd	7.93	3.5	4.43	
Dyer Road	1.72	0.5	1.22	
North Stagecoach Rd	1.19			1.19
South Stagecoach Rd	5.64			5.64
Range Rd	2.25			2.25
John Doore Rd	3.29	1.5	1.79	
Merrill Rd	0.43		0.43	
Hart Rd	0.2		0.2	
Buck Rd	0.2		0.2	
McCorrison Rd	2.15		2.15	
Burrill Road	0.5		0.5	
Total mileage	25.5	5.5	10.92	9.08

Approximately .2 miles on the Dyer Road and .37 miles on the John Doore Road are maintained only in the summer (seasonal town roads). The Burrill Road is a town road approximately .5 miles long that receives minimal summer maintenance and is closed to winter maintenance. There are currently 2 camps located on the Burrill Road.

The McCorrison Road is a seasonal road in poor condition that has been neglected for many years. It is very overgrown with large roots in the roadway, and sections of the road have overhanging branches or shrubbery capable of striking passing vehicles. The Town of Atkinson must discontinue the McCorrison Road from Maple Road into Orneville and allow for a public easement over the road before effective date of the deorganization. This will allow the public a right-of-way over a road at their own risk.

The other paved and gravel roads that the town is currently maintaining in summer have been inspected by the Piscataquis County road agent. The estimated cost to bring currently maintained town roads up to county standards is \$560,000 this does not include the rip rap at Witham Brook Bridge.

All town roads, listed or not listed, will be either brought up to standards or discontinued prior to de-organization of the Town of Atkinson by a vote of the municipal officers.

Atkinson currently budgets \$27,000 for summer road maintenance and \$105,000 for winter road maintenance. Atkinson currently contracts with Chuck O'Brien and Sons for winter maintenance. The current contract is renewed annually.

Piscataquis County will manage the year round maintenance and repair of the roads and bridges in Atkinson Township for those roads and bridges that are accepted by the county commissioners as being in satisfactory condition on the effective date the proposed deorganization. The county will not provide maintenance or repair for the roads and bridges in the summer or in the winter

that have not been deemed to be in satisfactory condition in an inspection report by the Piscataquis County Manager or Piscataquis County road agent.

Piscataquis County will use a variety of contractors and the bidding process to maintain and repair the roads in summer and winter.

The Summit Road (Philpot Ridge Road) is also a townway that lies on the town line between Orneville and Atkinson, with ½ owned by the county and ½ by the town of Atkinson. It (PC) is currently maintained by Piscataquis County.

	Townway Total	Paved	Gravel
Summit Rd	0.79		0.79

The table below contains information on the Private roads in Atkinson that are not repaired or maintained by the Town of Atkinson. The County of Piscataquis will not repair or maintain these roads after the effective date of the deorganization.

	Townway Total	Paved	Gravel
Pond Road	0.5		0.5
Crosby (Powers) Road	1.5		1.5
Sweet Road	0.2		0.2
Anderson Road	0.75		0.75

Winter Salt and Sand pile

Any financial liability or other liability, associated with the 12.9 acre parcel of town land used for Winter Salt and Sand storage in the Town of Atkinson, that is known before or that is discovered after the date of deorganization is hereby excepted and reserved and will remain the liability for the inhabitants of lawful age residing in the territory included in the Township of Atkinson for the duration of the liability.

The winter salt and sand pile is currently located at 126 Maple Road. The Town of Atkinson took title of the salt and sand storage site from Prentiss and Carlisle in an eminent domain action in 2010. It paid Prentiss and Carlisle \$ 12,900 for the taking. The Town of Atkinson shall obtain DEP inspections, and shall bear any costs and liability for the removal of the salt and sand or any other rehabilitation of the site that may be required by Maine Law, the DEP, or other interested parties. All liability resulting from this salt and sand pile is solely the liability of the Town of Atkinson and its inhabitants of lawful age residing in the territory included in the Township of Atkinson. The Piscataquis County Commissioners will not accept the site of the salt and sand and will not provide services for that parcel of land unless and until the sand and salt have been removed from the site, and the site has been rehabilitated to meet the requirements of the DEP and the Piscataquis County Commissioners.

Dumps and Landfills:

Any financial obligation or other liabilities associated with the Landfills or Dumps used by the Town of Atkinson are hereby excepted and reserved. These financial obligations and other liabilities will remain the responsibility for the inhabitants of lawful age residing in the territory included in the Township of Atkinson.

The Town of Atkinson does not have a former landfill to maintain, however the residents utilized the former landfill in Dover-Foxcroft which closed in October 1984. Atkinson is responsible for **6%** of the annual maintenance and monitoring costs for the Dover-Foxcroft closed landfill for 30 years from date of closure. These costs include mowing, and minor repairs. The cost paid by Atkinson to Dover-Foxcroft in 2011 was \$365.00. This landfill is leaking and needs to be assessed by the DEP. The Town of Atkinson is responsible for negotiating a lump sum agreement with Dover-Foxcroft to pay any future costs associated with the Dover-Foxcroft closed landfill including monitoring, mowing, and repairs prior to the effective date of its deorganization.

Atkinson has a second contract with Dover-Foxcroft for the disposal of demolition debris in the CDD landfill. The Town of Atkinson will be responsible for **4.15%** of the closure costs when the CDD landfill closes. The Town of Atkinson must negotiate a lump sum agreement to withdraw from the CDD landfill, and pay to Dover-Foxcroft 1) any future costs of the closure of the landfill, and 2) any future costs of annual maintenance and monitoring of the closed landfill costs associated with the Dover-Foxcroft prior to the effective date of its deorganization. Closed landfill costs include monitoring, mowing, and repairs.

Piscataquis County will provide for the transportation and disposal of solid waste for the residents of Atkinson on the effective date of de-organization. Piscataquis County will renegotiate and execute the contracts with the Town of Dover-Foxcroft and PERC for the services for solid waste disposal and transportation of waste.

Structural Fire Protection:

Atkinson currently contracts with the town of Dover-Foxcroft for structural fire protection. The cost is figured on 4.4% on the total cost of fire protection for Dover-Foxcroft. Atkinson paid \$8,942.00 in 2011. Dover-Foxcroft also bills on an hourly basis for calls. This fee is dependent on the trucks and personnel that actually respond.

Piscataquis County will provide structural fire protection for the residents in Atkinson effective the date of the de-organization. Piscataquis County will renegotiate and execute the contract for fire protection with Dover-Foxcroft.

Forest Fire Protection:

The Maine Forest Service, Fire Control, would be responsible for the fighting of forest fires if the town of Atkinson de-organized.

Ambulance:

Residents of Atkinson will continue to be served by the ambulance out of Mayo Regional Hospital if the town de-organized.

Voting:

There are currently 212 registered voters in Atkinson. If the town de-organized, the residents would be required to vote in the town of Sebec.

Animal control:

The town of Atkinson currently provides animal control. If the town de-organized, animal control would be the responsibility of Piscataquis County. The county currently contracts with Joe Guyotte for animal control in all of the Piscataquis County UT.

E911:

The town of Atkinson currently oversees the E911 addressing in the town. If the town de-organized, all paperwork regarding E911 system would be turned over to Piscataquis County. Piscataquis County’s Unorganized Territory E911 addressing employee, Todd Lyford, would assume the responsibility for addressing.

A. Population Information:

Atkinson Population Statistics						
	US Census		American Community Survey **			
	% of Total Population	2010	% of Total Population	2014	Difference	% Growth
Population		326		262	-64	
Age < 18	20.2%	66	16.4%	43	-23	-34.8%
18-34	12.6%	41	6.9%	18	-23	-56.1%
35-49	19.0%	62	19.1%	50	-12	-19.4%
50-54	8.6%	28	8.4%	22	-6	-21.4%
54-65	21.5%	70	25.2%	66	-4	-5.7%
65>	18.1%	59	24.0%	63	4	6.8%
Total Population	100.0%	326	100.0%	262	-64	-19.6%
Total Age 18-65	61.7%	201	59.5%	156	-45	-22.4%

** American Survey numbers are estimates, not actual counts of the population.

B. Personal Income:

Atkinson Income and Benefit Statistics

Annual Income & Benefits	US Census 2010		2013		Difference	% Growth
	# of Households	% of Total Households	# of Households	% of Total Households		
< \$ 10,000	10	7.4%	5	4.0%	-5	-50.0%
\$ 10,000 to \$ 14,000	10	7.4%	15	11.9%	5	50.0%
\$ 15,000 to \$ 24,999	29	22.2%	28	22.2%	-1	-3.4%
\$ 25,000 to \$ 34,999	9	6.6%	13	10.3%	4	44.4%
\$ 35,000 to \$ 49,999	38	28.7%	29	23.0%	-9	-23.7%
\$ 50,000 to \$ 74,999	23	16.6%	27	21.4%	4	17.4%
\$ 75,000 to \$ 99,999	8	5.9%	3	2.4%	-5	-62.5%
\$ 100,000 to \$ 149,999	5	3.7%	4	3.2%	-1	-20.0%
\$ 150,000 to \$ 199,999	3	1.5%	2	1.6%	-1	-33.3%
> \$ 200,000	0	0.0%	0	0.0%	0	N/A
Total Households	135	100.0%	126	100.0%	-9	-6.7%
Median Income Per Household	\$40,500		\$39,167		-\$1,333	-3.3%
Mean Income Per Household	\$42,550		\$41,509		-\$1,041	-2.4%

** American Survey amounts are estimates.

C. Property Tax Assessments and Revenues.

ATKINSON VALUATION INFORMATION

Category	Acres	Rate Per Acre	2012	2013	2014
Taxable Land			\$8,102,700	\$8,159,060	\$8,526,610
Taxable Buildings			\$9,291,582	\$9,417,600	\$9,658,030
Taxable Personal Property			\$13,020	\$11,210	\$40,510
Total Taxable Acreage 2012	22,208		\$17,407,302		
Total Taxable Acreage 2013	23,829			\$17,587,870	
Total Taxable Acreage 2014	23,908				\$18,225,150
Atkinson Mill Rate			\$0.01900	\$0.0190	\$0.01900
Atkinson Tax Commitment 2012			\$330,739		
Atkinson Tax Commitment 2013				\$334,169.53	
Atkinson Tax Commitment 2014					\$346,277.85
All Tree Growth (TG) Acres 2012	12,763		\$1,559,268		
All TG Acres 2013	12,763			\$1,572,983	
All TG Acres 2014	11,243				\$1,519,275
TG Softwood Acres 2012	1,663	\$117	\$194,607		
TG Softwood Acres 2013	1,663	\$119		\$197,897	
TG Softwood Acres 2014	1,314	\$119			\$156,366

TG Mixed Wood Acres 2012	7,597	\$122	\$926,773		
TG Mixed Wood Acres 2013	7,619	\$122		\$929,518	
TG Mixed Wood Acres 2014	7,022	\$132			\$926,904
TG Hardwood Acres 2012	3,503	\$125	\$437,888		
TG Hardwood Acres 2013	3,481	\$128		\$445,568	
TG Hardwood Acres 2014	2,907	\$150			\$436,005
Public Lots	993		N/A	N/A	N/A
Open Space Land 2013	2503		\$525,630	\$525,630	\$525,630
Homestead Value			\$1,159,660.00	\$1,060,000	\$1,050,000
Homestead Reimbursement			(14,450.83)	-	-
Total All Exempt Property			\$637,550	\$631,550	\$628,130
Miscellaneous Exemptions					

Source : Atkinson Town Clerk and MRS Valuation Summary

All records associated with the Town of Atkinson are to be turned over to the State Tax Assessor upon the effective date of the deorganization. Once the State Tax Assessor no longer has any need for the records, they will be forwarded to the State Archives.

D. Information About the Municipality / Status of Leadership

The following is a list of the municipal officers and officials as of April 30, 2012.

Selectmen, Assessors, and Overseers of the Poor (elected to three-year staggered terms)

Mark Kinney	First Selectmen, Chair
Samuel Adams	Second Selectman
Loretta Nuite	Third Selectman

Town Clerk, Treasurer and Tax Collector (elected annually to one-year term)

Tracey MacPheters

Planning Board (appointed by Selectmen)

Spencer Lagoy, Samuel Andrews, Melvin Ames, Sr., Gerald Stelmok

Code Enforcement Officer (appointed by Selectmen)

Keith Doore

Animal Control Officer

Joseph Guyotte

Constable

Calob Nuite

Road Commissioner (appointed by Selectmen)

Carl O. Dow

Plumbing Inspector (contracted service)

Frank Ruksznis, Dover-Foxcroft, Maine – contracted service

Superintendent of Schools

Michael Wright

Directors of MSAD 41 (elected to three year staggered terms)

Sara Torbett

Andrew Torbett

A.O.S. 43 Board Members

Betty-Jo Cuthbertson

Director of HAD #4, Mayo Regional Hospital

Anthony Zamprano

Representatives to the Legislature

State Senator Paul T. Davis, Sr

State Representative E. Norman Higgins

Should the Town of Atkinson become an unorganized territory, the current elected and appointed municipal positions and their associated duties would cease to exist and the township would instead be administered by the State of Maine, the Unorganized Territories, and the Piscataquis County Commissioners.

Respectively Submitted by the State Commission of Municipal Deorganization for the Town of Atkinson,

Marcia McInnis, Chair of the State Commission

Shelley Lane, EUT

Lisa Whynot, MSR – Supervisor of the UT

Nicholas Livesay , Executive Director of LUPC

Fred Trask, County Commissioner of Piscataquis County

Appendix A

McCorrison Bridge and Road Information

- 1) MDOT – Map of McCorrison Bridge Page 20
- 2) MDOT - Bridge Inspection Reports Page 21-24
- 3) Bangor Daily News Articles on McCorrison Bridge and Road Page 24-26

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ATKINSON - MCCORRISON BRIDGE - POSTED



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.1
Miles
1 inch = 0.09 miles

Date: 6/8/2016
Time: 9:12:08 AM

Structures in the Municipality of Atkinson

		CONDITION RATINGS
TOWN1: <input type="text" value="Atkinson"/>	TOWN2: <input type="text" value="No town 2"/>	SUBSTRUCTURE CONDITION: <input type="text" value="2"/> <input type="text" value="Critical"/>
BRIDGE NO.: <input type="text" value="0930"/>	BRIDGE REGION: <input type="text" value="Eastern"/>	SUPERSTRUCTURE CONDITION: <input type="text" value="3"/> <input type="text" value="Serious"/>
LOCATION: <input type="text" value="2.6 MI W RT 11"/>	YEAR BUILT: <input type="text" value="1935"/>	DECK CONDITION: <input type="text" value="6"/> <input type="text" value="Satisfactory"/>
BRDGBNAME: MCCORRISON	SPAN MATERIAL: <input type="text" value="1 Steel"/>	CHANNEL CONDITION: <input type="text" value="5"/> <input type="text" value="Fair"/>
OWNER: <input type="text" value="4 Municipal"/>	SPAN TYPE: <input type="text" value="1 Girder"/>	CULVERT CONDITION: <input type="text" value="N"/> <input type="text" value="Not Applicable"/>
MAINTAINER: <input type="text" value="4 Municipal"/>	NUMBER OF MAIN SPANS: <input type="text" value="1"/>	APPROACH CONDITION: <input type="text" value="2"/> <input type="text" value="Critical"/>
FEATURE ON: <input type="text" value="MCCORRISON RD"/>	STRUCTURE LENGTH IN FEET: <input type="text" value="32"/>	DATE OF INSPECTION: <input type="text" value="9/30/2011"/>
FEATURE UNDER: <input type="text" value="ALDER STREAM"/>	POSTING STATUS: <input type="text" value="3 Posted"/>	FEDERAL SUFFICIENCY RATING: <input type="text" value="20.2"/>
ROAD INV NO: <input type="text" value="0002100418"/>	POSTING TYPE: <input type="text" value="1 Weight Limit"/>	
ROUTE NO: <input type="text" value="00000"/>		
ROAD WIDTH: <input type="text" value="10"/> FEET	FEDERAL BRIDGE INDICATOR: <input type="text" value="Y"/>	
CLASS: <input type="text" value="LOW USE/REDUNDANT BRIDGE"/>		

Structure Inventory and Appraisal Sheet (English Units)

Bridge Key: 0930 Agency ID: 0930 SR: 19.9 SD/FO: SD

IDENTIFICATION

State 1: 23 Maine Struc Num 8: 6930
 Facility Carried 7: MCCORRISON RD Location 9: 2.6 MW RT 11
 Rte.(On/Under)5A: Rte On Structure Rte Signing Prefix 5B: 5 City Street
 Level of Service 5C: 0 None of the below Rte. Number 5D: 60800
 Directional Suffix 5E: 0 N/A (NBD) % Responsibility: 0
 SHO District 2: 04 Eastern County Code 3: 021 Piscataquis
 Place Code 4: 21020 Allinson Mile Post 11: 8.830 mi
 Feature Intersected 5: ALDER STREAM
 Latitude 16: 45d 11' 49" Longitude 17: 068d 01' 31"
 Border Bridge Code 98: Not Applicable (P)
 Border Bridge Number 99: n/a

INSPECTION

Frequency 91: 12 months Inspection Date 90: 4/29/2014 Next Inspection: 04/29/2015
 FC Frequency 92A: NA FC Inspection Date 93A: NA Next FC Inspection: NA
 UW Frequency 92B: NA UW Inspection Date 93B: NA Next UW Inspection: NA
 SI Frequency 92C: NA SI Date 93C: NA Next SI: NA
 Element Frequency: 12 months Element Inspection Date: 04/29/2014 Next Elemt. Insp. Date: 04/29/2015

STRUCTURE TYPE AND MATERIALS

Number of Approach Spans 48: 0 Number of Spans Main Unit 45: 1
 Main Span Material/Design 43A/B:
 3 Steel 02 Stringer/Girder
 Deck Type 107: 6 Wood or Timber
 Wearing Surface 108A: 7 Wood or Timber
 Membrane 108B: 0 None
 Deck Protection 108C: None

CLASSIFICATION

Defense Highway 100: 0 Not a STRAHNET Hwy Parallel Structure 101: No || bridge exists
 Direction of Traffic 102: 3 1-lane Br for 2-way Temporary Structure 103: Not Applicable (P)
 Highway System 104: 0 Not on NHS NBIS Length 112: Long Enough
 Toll Facility 20: 3 On free road Functional Class 28: 00 Rural Local
 Defense Hwy 110: 0 Not a STRAHNET Hwy Historical Significance 37: 5 Not eligible for NHP
 Owner 22: 03 Town/Township Hwy Agency
 Custodian 21: 03 Town/Township Hwy Agency

CONDITION

Deck 58: 6 Satisfactory Super 59: 2 Critical Sub 60: 2 Critical
 Culvert 62: N N/A (NB) Channel/Channel Protection 61: 5 Bank Prot Eroded

AGE AND SERVICE

Year Built 27: 1935 Year Reconstructed 15E: -4
 Type of Service on 42A: 1 Highway
 Type of Service under 42B: 5 Waterway
 Lanes on 26A: 1 Lanes Under 28B: 0 Detour Length 1R: 13.7 mi
 ADT 29: 99 Truck ADT 10E: 5 % Year at ADT 30: 2013

LOAD RATING AND POSTING

Inventory Rating Method 65: 3 LRFR Load & Res. Operating Rating Method 63: 3 LRFR Load & Res. P
 Inventory Rating 66: HS20.8 Operating Rating 64: HS20.8
 Design Load 51: 0 Unknown Posting 70: 5 AM/Above Legal Loads
 Posting status 41: K Closed to all traffic

GEOMETRIC DATA

Length Max Span 48: 28.0 ft Structure Length 49: 32.0 ft
 Curb/SideW. Width L 50A: 0.6 ft Curb/SideW. Width R 50B: 0.5 ft
 Width Curb to Curb 51: 19.0 ft Width Out to Out 52: 14.1 ft
 Approach Roadway Width 53: 13.0 ft Median 33: 0 No median (w/ shoulders)
 Deck Area: 451.2 sq. ft
 Skew 34: 0.00 ° Structure Flared 35: 0 No flare
 Vertical Clearance 10: 99.69 ft Horiz. Clearance 47: 12.00 ft
 Minimum Vertical Clearance Over Bridge 53: 327.8 ft
 Minimum Vertical Underclearance Reference 54A: N Feature not Hwy or RR
 Minimum Vertical Underclearance 54B: 0.0 ft
 Minimum Lateral Underclearance Reference R 55A: N Feature not Hwy or RR
 Minimum Lateral Underclearance R 55: 327.8 ft
 Minimum Lateral Underclearance L 56: 327.8 ft

APPRAISAL

Bridge Rail 36A: 0 Substandard Approach Rail 36C: 0 Substandard
 Transition 36B: 0 Substandard Approach Rail Ends 36D: 0 Substandard
 SR Evaluation 67: 2 Deck Geometry 68: 0 Bridge Closed
 Underclearance, Vertical and Horizontal 69: N Not applicable (NBI)
 Waterway Adequacy 71: 5 Above Tolerable Approach Alignment 72: 6 Equal Distribute Crt
 Scour Critical 113: U Unknown Scour

PROPOSED IMPROVEMENTS

Bridge Cost 64: \$ 694,000 Type of Work 75: 31 Rep-Load Capacity
 Roadway Cost 65: \$ 68,000 Length of Improvement 78: 37.1 ft
 Total Cost 96: \$ 996,000 Future ADT 114: 148
 Year of Cost Estimate 97: 2004 Year of Future ADT 115: 2033

NAVIGATION DATA

Navigation Control 38: 0 Permit Not Required
 Vertical Clearance 39: 0.0 ft Horizontal Clearance 40: 0.0 ft
 Pier Protection 111: Not Applicable (P) Lilt Bridge Vertical Clearance 116: 0.0 ft

ELEMENT CONDITION STATE DATA

Str. Unit	Elem/Env	Description	Units	Total Qty	% in 1	Qty. St. 1	% in 2	Qty. St. 2	% in 3	Qty. St. 3	% in 4	Qty. St. 4	% in 5	Qty. St. 5
1	31/2	Timber Deck	(SF)	451	0 %	0	0 %	0	100 %	451	0 %	0	0 %	0
1	107/2	Paint Str Opn Girder	(LF)	126	0 %	0	0 %	0	0 %	0	50 %	64	50 %	64
1	217/2	Other Mtl Abutment	(LF)	28	0 %	0	0 %	0	0 %	0	100 %	28	0 %	0
1	363/2	Section Loss Sm Flag	(EA)	1	0 %	0	0 %	0	0 %	0	100 %	1	0 %	0
1	388/2	Paint	(SP)	2,000	0 %	0	0 %	0	0 %	0	100 %	2,000	0 %	0

Structure Inventory and Appraisal Sheet (English Units)

Str Unit	Elm/Erw	Description	Element Notes
1	312	Timber Deck - Bare	Minor cracks in deck planks with signs of rot starting. One plank broken.
1	1072	Painted Steel Open Girders/Beam	Upstream girder is twisted and sagging at the middle. Unable to tell the extent of corrosion/rusting or section loss of the ends of the girders as they are embedded into the roadway.
1	2172	Other Material Abutment	Both abutments are falling. West abutment has a 36"x18" hole above the abutment where the roadway has washed completely away and you can see the stream below. (See photo)
1	3632	Section Loss	Posted 2 ton. No posting sign. Abutments have large stones missing.
1	3682	Paint (Dummy Element)	Never painted.

BRIDGE NOTES

Single span steel salvaged rail road car frames on stone masonry abutments.

1-22-2014 - This structure is currently uninspectable due to no winter maintenance on roadway. Will reinspect when conditions permit - SBH

PAST INSPECTION

Inspection Date: 04/29/2014 Type: 1 Regular NBI
 Inspector: DT2HARR Pontis User Key: DT2HARR - SCOT

Scope:
 NBI: Other: Element:
 Underwater: Fracture Critical:

INSPECTION NOTES

Structure is in Critical condition and closed to traffic. Bridge is posted for 2 Ton, but no posting signs noted. See previous reports for photos.

Structure Inventory and Appraisal Sheet (English Units)

PAST INSPECTION

Inspection Date: 01/22/2014 Type: 1 Regular NBI
Inspector: DT2HARR Pontis User Key: DT2HARR - SCOT

Scope:
NBI: Other: Element:
Underwater: Fracture Critical:

INSPECTION NOTES

Structure is in Critical condition.
Both abutments have major loss of stones under both south girders causing 2 girders to twist.
The upstream girder is twisted and sagging at the middle.
The downstream girder has been shimmed.
The deck and curbs are starting to show signs of rot and there is one broken plank.
The roadway has washed out above the West abutment and you can see the stream below.(see photos)
Bridge is posted for 2 Ton, but no posting signs noted.

PAST INSPECTION

Inspection Date: 09/30/2011 Type: 1 Regular NBI
Inspector: DTPDERO Pontis User Key: DTPDERO - PETE

Scope:
NBI: Other: Element:
Underwater: Fracture Critical:

INSPECTION NOTES

Structure is in Critical condition.
Both abutments have major loss of stones under both south girders causing 2 girders to twist.
The upstream girder is twisted and sagging at the middle.
The downstream girder has been shimmed.
The deck and curbs are starting to show signs of rot and there is one broken plank.
The roadway has washed out above the West abutment and you can see the stream below.(see photos)
Bridge is posted for 2 Ton, but no posting signs noted.

Bangor Daily News

Atkinson residents to decide on road closure

Posted March 18, 2006, at 6:28 a.m.

ATKINSON – Residents will be asked next Monday at the annual town meeting to approve the selectmen’s order to discontinue the McCorrison Road but allow for an easement for public use.

The town meeting will start at 7 p.m. Monday, March 20, in the town hall.

A bridge on the McCorrison Road that connects Maple Road to Orneville needs costly repairs, according to Selectman Dave Kinney.

To keep municipal costs down and to relieve the town of any liability on the road, selectmen voted to discontinue the road. Kinney said the move will still allow the public a right-of-way but people would use the road at their own risk.

Kinney said that the road is not a major thoroughfare, there are no buildings on it, and the abutting land is owned by large landowners. The road actually has been closed to winter maintenance for about 30 years, he said.

The total town budget for municipal expenditures, school and county costs is \$482,000, of which about \$265,000 will be funded through property taxes, according to Kinney.

<http://archive.bangordailynews.com/2006/03/18/atkinson-residents-to-decide-on-road-closure/> printed on November 23, 2015

Bangor Daily News

Atkinson votes to keep McCorrison Road open

This story was published on March 24, 2006 on Page B3 in edition 3 of the Bangor Daily News

ATKINSON – Residents voted 15-12 on Monday at the annual town meeting to keep the McCorrison Road open rather than discontinue it.

Since a bridge on the road needs repair, selectmen had agreed to discontinue the road to keep municipal costs down and to relieve the town of any liability. Residents, however, felt otherwise at the town meeting.

Selectman Dave Kinney said earlier this week that the road has been closed to winter maintenance for about 30 years. The road which connects Maple Road to Orneville is not a major thoroughfare, he said.

Kinney said even if the road was discontinued, the public would have an easement to continue its use, but it would be at their own risk.

Some residents who spoke at the town meeting said they used the road on a regular basis, according to Katherine Kinney, town clerk.

Residents re-elected David Kinney as second selectman; re-elected Katherine Kinney as town clerk, tax collector and treasurer; and elected Linda Conley to the SAD 41 board of directors.

<http://archive.bangordailynews.com/2006/03/24/atkinson-votes-to-keep-mccorrison-road-open/>

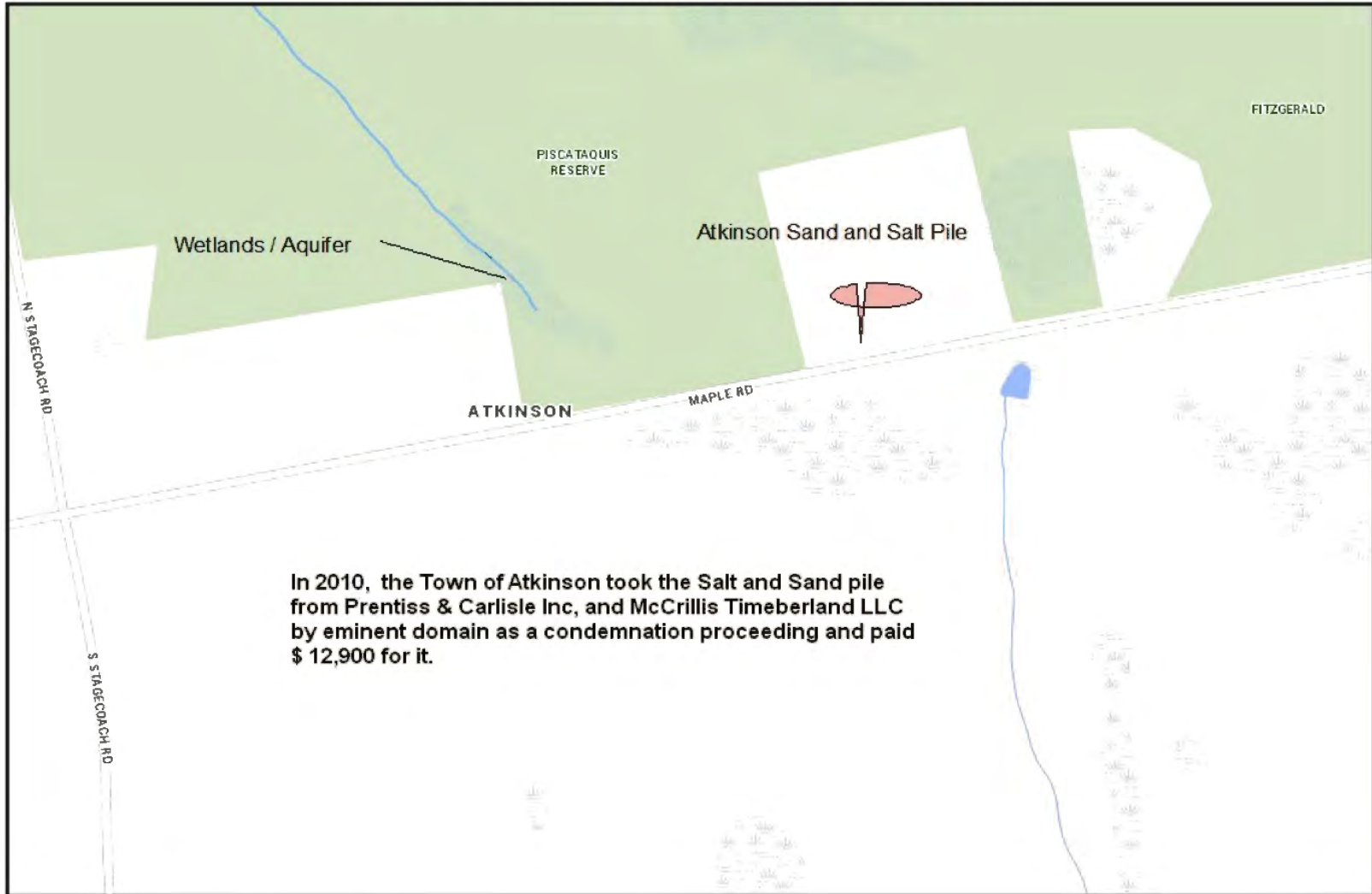
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Appendix B

Salt and Sand Pile Information

1) Salt and Sand Pile Map	Page 29
2) Eminent Domain Information	Page 30-32
3) DEP - Evaluation Reports and Other Information	Page 33-39
4) 2011 - Google Map Pictures of Tree Kill in Bog	Page 40-43
5) News Articles	Pages 44-47

ATKINSON - SAND AND SALT PILE



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.15 Miles
1 inch = 0.12 miles

Date: 6/8/2016
Time: 4:53:23 PM

Warrant

To: Cathie Goodine, Constable of Atkinson, County of Piscataquis, State of Maine.

Greetings:

In the name of the State of Maine you are hereby required to notify and warn the Inhabitants of the Town of Atkinson, qualified by law to vote in said Town of Atkinson, to meet at the Atkinson Town Hall on Wednesday the 13th day of October A.D. 2010 in the evening at 7:00 o'clock P.M. to act on the following articles to wit:

ART. 1 To choose a Moderator to preside over said meeting.

ART. 2 Approving Eminent Domain Acquisition of Sand/Salt Storage Site.

To see if the Town of Atkinson will vote to approve acquisition of a 12.9 Acre sand and salt storage site on Maple Road in said Town of Atkinson, County of Piscataquis, State of Maine from Prentiss & Carlisle Company Inc. and McCrillis Timberland, LLC by eminent domain and to pay Damages in the amount of \$12,900.00 dollars for the taking, all in Accordance with the Condemnation Order approved by the Town Selectmen on September 28, 2010, attached and incorporated in this Article by reference.

Hereof fail not and have you this warrant with your doing thereon. Given under our hands and seal this 5th day of October A.D. 2010.

Carl O. Dow II
Carl O. Dow II

David R. Kinney
David R. Kinney

Spencer A. LaGoy
Spencer A. LaGoy

Attest:

Cathie Goodine, constable of the Town of Atkinson. October 5, 2010 Pursuant to the Warrant, I have notified and warned the voters of the Town of Atkinson, qualified as therein expressed, to meet at the time and place for the purposes therein named. By posting this day an attested copy of the warrant at Snow's A.G. store and the Atkinson Town Hall, the same being a conspicuous public place in said Town.

Cathie Goodine
Cathie Goodine
Constable Town of Atkinson

- Eaton Peabody
PO Box 1210
Bangor 04402

DP - 00817060 - v2.1

Bk: 2077 Pg: 108

Page 2

(4) Owners of Record of Interest to be Taken:

Prentiss & Earlsie Company, Inc., cotenant
McCrislin Timberland, LLC, cotenant

(5) Amount of Damages Awarded for the Interest Taken:

Twelve Thousand, Nine Hundred Dollars (\$12,900.00)

Approved September 28, 2010

David P. Kinney
David Kinney, Selectman

Carl Dow II
Carl Dow II, Selectman

Spencer LaGoy
Spencer LaGoy, Selectman

A true copy, attest:

Katherine Kinney
Katherine Kinney, Town Clerk



DP - 00817060 - v2.1

11.10.10

6

QUITCLAIM DEED WITH COVENANT

PRENTISS & CARLISLE COMPANY, INC., a Maine corporation, and **McCRILLIS TIMBERLAND, LLC**, a Delaware limited liability company, both having a mailing address of P. O. Box 637, Bangor, Maine 04402-0637, for consideration paid, grant to **NORTHEAST WILDERNESS TRUST CORPORATION**, a not-for-profit corporation incorporated under the laws of the State of Vermont, having its principal place of business at 21 Prince Lane, Suite 2, P.O. Box 405, Bristol, Vermont 05443, with Quitclaim Covenant, the land, together with any improvements thereon, in Atkinson, Piscataquis County, Maine, more particularly described on the attached Exhibit A.

ME REAL ESTATE TRANSFER
TAX PAID

The property is conveyed subject to the Permitted Encumbrances set forth on Exhibit B attached hereto.

By accepting this deed, Grantec agree that it shall abide by the covenants and restrictions set forth in this Deed, and shall save Grantors harmless from any withdrawal penalty assessed pursuant to Maine's Tree Growth Tax Law as a result of the removal of the conveyed property from its current "forestland" classification.

IN WITNESS WHEREOF, Prentiss & Carlisle Company, Inc. has caused this instrument to be signed in its corporate name as an instrument under seal by Donald P. White, its President, hereunto duly authorized, and McCrillis Timberland, LLC has caused this instrument to be signed in its corporate name as an instrument under seal by William M. G. Fletcher, its President, hereunto duly authorized, this 29th day of November, 2010.

WITNESS:

PRENTISS & CARLISLE COMPANY, INC.

Louise E. Phillips

By: Donald P. White
Donald P. White
Its President
Hereunto Duly Authorized

Benjamin Chen
P.O. Box 9729
Portland 04104
(802) 97802.2 29454-0583041

CATEGORY V

SALT STORAGE INFORMATION FORM

COUNTY PISCATAQUIS CONTACT PERSON:
TOWN ATKINSON NAME _____
OWNER ATKINSON ADDRESS _____
TOPO 40-2 _____
QUAD DOVER - FOREST _____
DELOME MAP 32 PHONE _____

DATE OF SITE VISIT APRIL 25, 1986

INVESTIGATOR(S) M. ALGERMAN

SUMMARY OF PRELIMINARY FINDINGS:

Small stream may be affected by salt but doubtful. Stream was dry at time of sampling. There is only slight tree kill; holes may be built in the future, contamination may show up.

The original site assessment of the Atkinson - Sand and Salt Pile on 4-23-1986 indicates that the pile was a priority V, the lowest priority category. The investigator notes that there is "slight tree kill", but that "in the future contamination may show up."

Site Characterization Investigation
Completed and Potential Ground Water Contamination
General Site Summary Data

Site Characterization Investigation Completed 4/23/86 Ongoing Unknown

Source Remediation Completed In Progress None Planned

Unknown

More Study Needed (Y/N)

Narrative Site Summary (source and scope of problem)

Site sits in a flat area so runoff runs in all directions. SSP is 750 feet from a stream. Vegetation damage is slight. If area is built up in the future, contamination likely.

Notes: Use abbreviations below where appropriate:

NA - Not Applicable

ND - None Detected

NS - Not Specified



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

October 7, 1999

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

**Note : 1999 site assessment with a Project
Priority of 4.**

Carl Dow, First Selectman
Town of Atkinson
102 North Stage Coach Road
Atkinson, ME 04426

Dear Mr. Dow:

This summer, Department of Environmental Protection staff visited hundreds of Maine communities and met with many of you as we undertook a statewide environmental review of public and private sand and salt piles. I'm pleased to inform you today of our findings and your sand and salt pile's new project priority number.

Previous 1986 Project Priority Number: 4

New 1999 Project Priority Number: 4

Based upon your new project priority number, the town is no longer eligible for reimbursement under the sand/salt facility program and is no longer obligated under state law to construct a sand/salt storage facility under the current facility construction program.

The enclosed documents, *Frequently Asked Questions...* and *1999 Sand/Salt Pile Priority Setting System*, further explain both the revisions to the program and the process by which your project priority number was derived. Please review these documents carefully as they will answer many of your questions.

The legislation also provides for an appeals process by which the owner or operator of a sand/salt pile may submit additional information to the Department of Environmental Protection and request a change in their 1999 project priority number (either lowering or raising the ranking). **You have 120 days from receipt of this letter to appeal your ranking.** Submit additional information to: Sand/Salt Pile Program, Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; by fax at (207)287-7191; or by email to tammy.gould@state.me.us. If requested, the DEP will also make a visit to the sand/salt pile. DEP will publish a final list of all municipal and county project priority numbers by April 1, 2000 and for all other state and private sand/salt storage sites by July 1, 2000.

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 764-1507

web site: www.state.me.us/dep

printed on recycled paper

SAND/SALT STORAGE AREA SITE EVALUATION WORKSHEET Date 7/22/99 Investigator T. Gould

Town: ATKINSON Type: TOWN DEP ID: 24
 Physical Location: Maple Road. Priority: 4
 Date of Registration: 1/4/99
 Contact: CARL DOW, FIRST SELECTMAN Telephone: (207) 564-7180
 Ownership
 Sand: TOWN Pile Size: 2400 CU. YDS.
 Salt: TOWN Mixing: SEE MAP ON REGISTRATION FORM
 Land: PRIVATE Location:

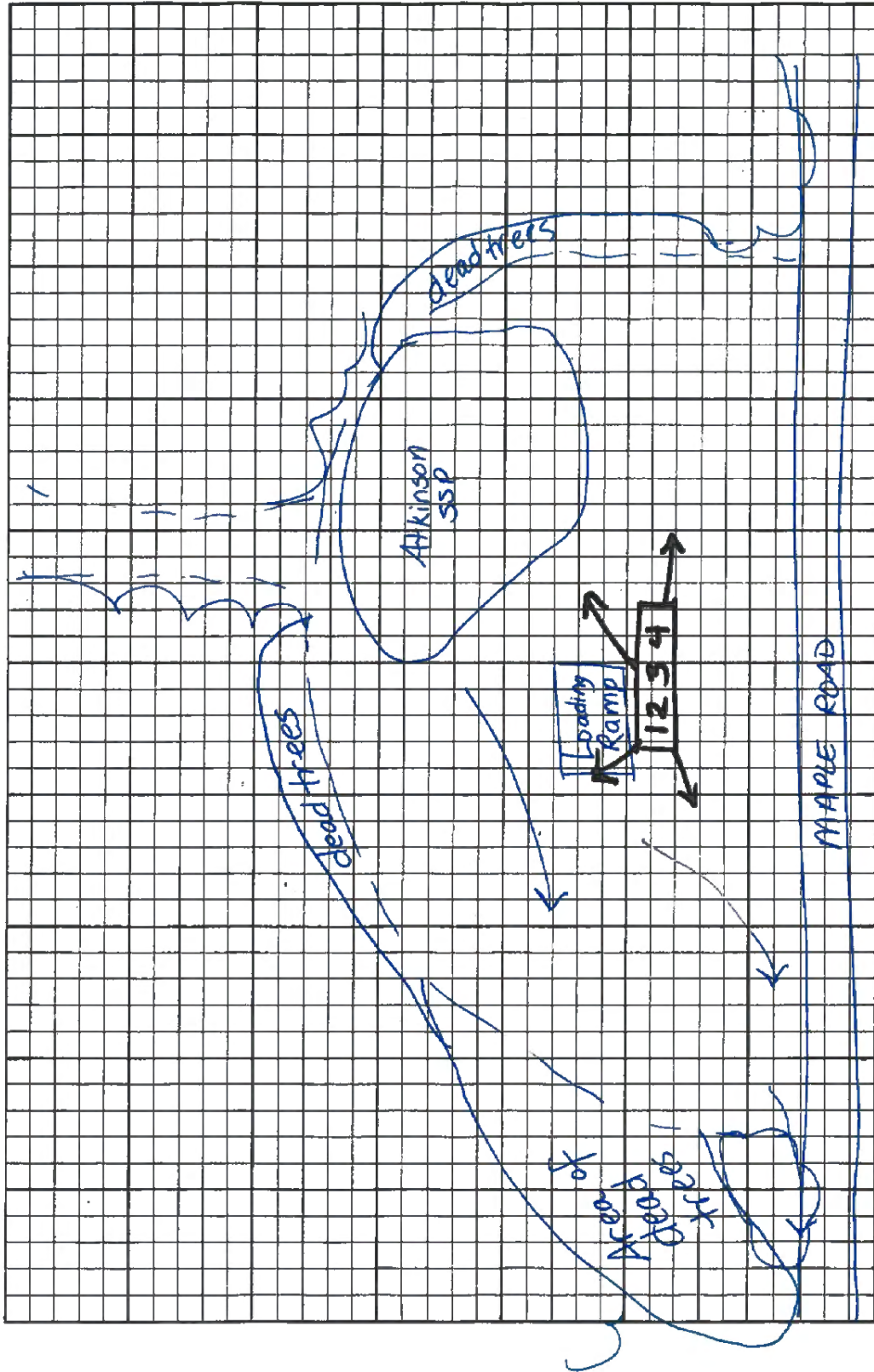
Area served by public water?	<u>NO</u>	Database Comments: <u>CALL LINDA ROEBUCK AT TOWN OFFICE, 564-7273, BEFORE SITE VISIT LEFT MESSAGE ON THE MACHINE - 7/22 1:35 P.M.</u> Describe topographic setting: <u>Relatively flat area w/ slight crown in the center of the lot allowing runoff to go in all directions. Significant tree damage around most of pile, particularly conifer & birch. Heavy salt residue over entire yard. Attempts at tarping unsuccessful.</u>
*Distance to nearest well:	<u>400 Ft.</u>	
Well complaints?	<u>NO/yes</u>	
Zoned Comm/Ind?	<u>UNKNOWN</u>	
Vegetation Damage?	<u>YES = 3</u>	
Description: <u>TREE DAMAGE IN BOG SIGNIFICANT TREE DAMAGE</u>		
On Aquifer?	<u>YES</u>	
PWS w/in 2500 Ft?	<u>UNKNOWN</u>	
Same Site as 1986?	<u>N</u>	
Adjacent to river or tidal area?	<u>N</u>	
Lake, stream or pond affected?	<u>N</u>	

Sample Number			
Well Owner Name	<u>No houses likely to be affected</u>		
Well Owner Mailing Address			
Well Type			
Well Depth			
Date Constructed			
Depth to BR			
Taste/Odor			
Sample Date			
Temp (C)			
Conductivity			
Notes			

NOTE: 1999 - Site Evaluation filed by investigator. It notes well complaints, vegetation damage, and significant tree damage in bog, and around most of the salt and sand pile.

*Seasonal camp with pond in front yard

by 7/22/99



NOTE: This map was drawn by the investigator for the 1999 site evaluation. It notes the areas of dead trees or tree kill around the sand and salt pile.



7/22/99 T6 # 3
Atkinson SSP 2 ← → 4



7/22/99 T6 # 2
Atkinson SSP 1 ← → 3



7/22/99 T6 # 1
Atkinson SSP → 2



7/22/99 T6 # 4
Atkinson SSP ← 3

NOTE: 1999 – Pictures of the Atkinson Sand and Salt Pile that were taken by the investigator for the 1999 site evaluation.

From: [George Bakajza](#)
To: [Kluck, Erich D](#)
Subject: Salt-sand pile aid
Date: Monday, January 26, 2009 8:51:09 AM
Attachments: DSCN3954.jpg

Mr. Kluck:

I was given your name from the DEP person who answered the phone when I called to get information on sand/salt piles. He was not able to connect me to you by phone for some reason, so I write you instead.

There is a sand/salt pile in Atkinson, ME that is located on land owned by Prentiss and Carlisle Co. and used by the Town of Atkinson for winter road maintenance. The pile is open and sand and salt wash into the adjacent forested wetland. P&C is considering the sale of the land unit (~1200 acres) that the approx. 1 acre sand/salt area is located to a land trust, which I am associated with. P&C has offered to deed the land where the pile is located to the town of Atkinson at the time of the sale. The town would like to have the land but is concerned about liability and the cost of stabilizing the site. My questions to you are:

1. Are there rules governing regarding how sand/salt piles are managed? Is it okay to have an uncovered pile?
2. Are there any tech. & financial programs available to help the town get the sand/salt under cover and stabilize the area?
3. Are there potential liabilities associated with the pile?
4. Are these sites monitored by DOT or DEP? Are there ways to assess the environmental risks of a particular site?
5. Who is responsible for the site if it is deemed to be a problem?

I have attached a 2007 picture of the site. Thank you for your time and I look forward to hearing from you.

George Bakajza

George Bakajza
P.O. Box 420
Greenville Jct., ME 04442
~~207-534-9748~~
ME Soil Scientist #230
ME Site Evaluator #250
ARCPACS Soil Scientist & Agronomist #03190
bakajza@hughes.net



126 Maple St

Open Aquifer in close proximity to Atkinson's Sand and Salt Pile.



Imagery ©2015 Google, Map data ©2015 Google 200 ft

126 Maple St
Atkinson, ME 04426



126 Maple St

Open Aquifer In Close Proximity to Atkinson's Salt and Sand Pile



Google

Imagery ©2015 Google, Map data ©2015 Google 50 ft

126 Maple St
Atkinson, ME 04426

Google Maps 116 Maple St



Image capture: Aug 2011 © 2015 Google

Atkinson, Maine

Street View - Aug 2011



Google Maps 119 Maple St



Image capture: Aug 2011 © 2015 Google

Atkinson, Maine

Street View - Aug 2011



<https://www.google.com/maps/@45.169891,-69.0750248,3a,75y,168.46h,...>

BANGOR DAILY NEWS

Piscataquis panel weighs salt-sand storage liability

By Diana Bowley, BDN Staff

Posted Aug. 25, 2010, at 11:48 p.m.

DOVER-FOXCROFT, Maine — The Piscataquis County commissioners focused their attention Tuesday on two issues involving the storage of salt and sand.

The town of Atkinson wants the county to co-sign for property that contains the town's sand and salt pile. In addition, after this year, the town of Willimantic no longer wants the county to use the town's property for the storage of salt and sand destined for the Unorganized Territory.

The commissioners have been following up last year's request from Atkinson town officials for help in securing the private land on which the town stores its sand and salt pile.

McCrillis Timberland LLC and Prentiss & Carlisle Co. Inc., which co-own the approximately 13 acres that contains Atkinson's sand and salt pile, have offered to sell the town the land for \$1,000 an acre plus costs, but only if the county also is on the deed.

The owners, who want to be held harmless from any present or future liabilities should they arise, worry that Atkinson residents may seek deorganization again — they have done so twice without success — and if it they are successful, the landowners feel the town's liability could be questioned. Therefore, the owners would consider transferring the parcel only to both the town and Piscataquis County, or the county alone.

Atkinson officials suggested the county could purchase the land and lease it to the town.

The commissioners voted 2-1 last year to investigate whether a suitable contract could be crafted that would remove any liability from the county from anything in the past. To date, those attorney costs are being funded by the county.

Upon the recommendation of attorney David Gray on Tuesday, the commissioners agreed to have him check the status of the title and review the county and Atkinson's current liability coverage regarding environmental damage.

“We're being asked to do the town of Atkinson a favor. We're willing to do that as long as it doesn't create jeopardy for the rest of the county at large,” Commissioner Tom Lizotte said.

On the other related matter, Willimantic Selectman John Tatko placed the commissioners on notice that the town wanted the county's contractor to stop using the town's property after this year to store sand and salt for Elliotsville Township. He also asked the county for proof of insurance in relation to the liability of storing the salt and sand.

Tatko said the town had an agreement with the county's contractor to store 200 yards of sand and salt but that amount was exceeded for two consecutive years. He said the town has the same liability concerns as the landowners of Atkinson's sand and salt pile site.

"It definitely will behoove the county to find locations for the contractors of all the unorganized townships to store salt and sand because it's going to be a continual problem," Tatko said Tuesday.

<http://bangordailynews.com/2010/08/25/news/piscataquis-panel-weighs-saltsand-storage-liability/> printed on November 23, 2015

BANGOR DAILY NEWS

Sand, salt pile near private wells could hamper Atkinson deorganization plan



Carter F. McCall

The Honor Roll in Atkinson displays the names of residents who served in the military since the American Revolution. The town of 300 is seeking to deorganize and become an unorganized territory, but a salt and sand pile could add another roadblock to the plans. [Buy Photo](#)

By Mike Lange, Piscataquis Observer

Posted Oct. 30, 2013, at 12:20 p.m.

DOVER-FOXCROFT, Maine — The town of Atkinson's salt and sand pile could add another roadblock to the town's plans to deorganize and become an unorganized territory, Piscataquis County Commissioners learned last week.

One of the conditions that towns must adhere to in order to deorganize and give up local government is to be free of any debt and potential liability. So the status of the salt and sand pile was brought to the attention of the commissioners by a Department of Environmental Protection water staff member and Marcia McInnis, the financial administrator for the Department of Revenue Services' Unorganized Territories Division.

Erich Kluck from the DEP's Bureau of Land and Water Quality said that the problem stems from the proximity of the salt and sand pile to two private wells: one 500 feet away and another one 1,500 feet from the pile.

Kluck said that the closest well was not sampled during a routine evaluation in 1999 "because it was a seasonal camp at that time. There was no one there. The next well that was sampled was the next house further down."

County Manager Marilyn Tourtelotte said that the well closest to the salt and sand pile "was the one that should have been sampled and wasn't."

She explained that the DEP sets priorities on the status of wells from 1 to 5.

"One of the conditions was that if a well within 500 feet showed contamination, then it increased the priorities, and there would be different responsibilities for the appropriate parties," according to Tourtelotte.

Kluck said that in this instance, the cutoff for a Priority 3 and Priority 4 rating was a "well containing greater than 20 milligrams per liter of chloride. If so, it would have been given a Priority 3 designation. But it was below 20 milligrams per liter in 1999 when everything was reassessed, so [the well 1,500 feet away] was left as a Priority 4."

State law once required that all sand and salt piles be enclosed, and towns were reimbursed for the cost by the Maine Department of Transportation, Kluck said.

"But the Legislature [in 1999] didn't want to pay for all those buildings ... so everything was reassessed that year. The priorities 1 through 3 are now required to put buildings up and the 4's and 5's are exempt indefinitely. In this instance, Atkinson remained a Priority 4," he said.

McInnis said that inspections at the site "showed that vegetation was severely damaged. So between 1986 and 1999, the reports showed progression in contamination, at least to the vegetation."

Complicating matters somewhat is the ownership of the land in and around the vicinity of the salt pile. McInnis said that records show the acreage was owned by logging contractor Prentiss & Carlisle and deeded to the town in 1999.

"I think it's important for the commissioners to get that deed from the registry to know definitively who owns that salt pile," McInnis said.

Kluck said that the pile "will go away if [the town] gets deorganized. And that can only be the start of improvement with this property."

But Kluck said that he recommends that the well nearest to the salt pile be tested and that DEP officials do a trained conductivity survey to assess the concentration of any sodium chloride.

“But it needs to get done before it snows,” Kluck said.

The commissioners voted unanimously to look into the logistics of the testing and more information may be forthcoming at their next meeting.

Atkinson has voted on deorganization three times in the last 16 years with mixed results. The first attempt in 1997 failed at the polls, but voters approved deorganization in 2002 and 2004, only to have the plan rejected by the Legislature. The town missed a deadline this year to submit a deorganization plan, so state officials have taken over the process.

<http://bangordailynews.com/2013/10/30/news/piscataquis/sand-salt-pile-near-private-wells-could-hamper-atkinson-deorganization-plan/> printed on November 23, 2015

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Appendix C

Taxable Property in Atkinson

- | | |
|---|---------|
| 1) MRS – Municipal Summary – 2014 Taxable Acres in Atkinson | Page 51 |
| 2) MRS – Municipal Summary – 2014 Tree Growth Acres in Atkinson | Page 52 |
| 3) MDOT Map of Conserved Land in the Town of Atkinson | Page 53 |

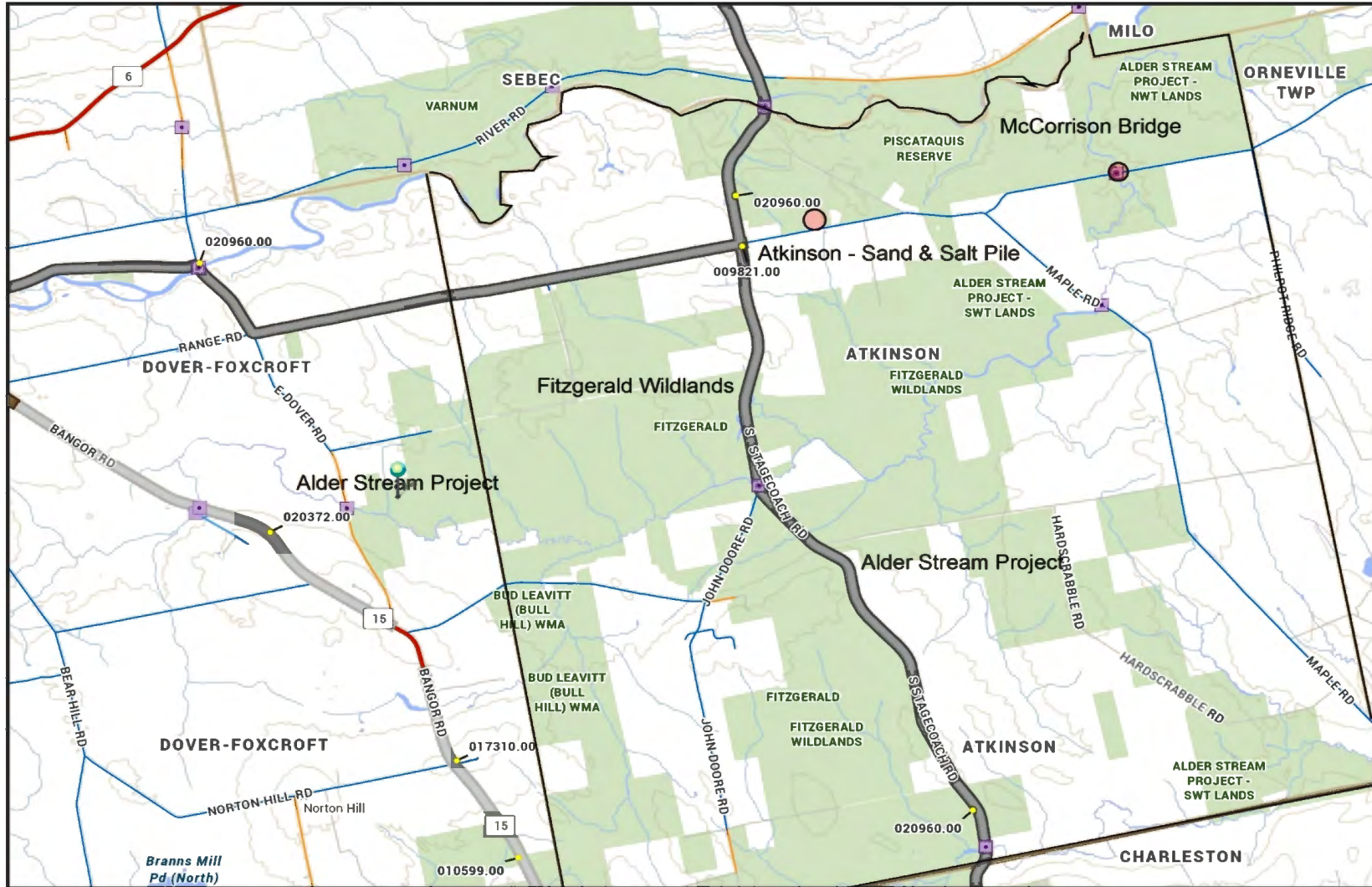
2014 Municipal Valuation Return Statistical Summary - Municipal Records

MUNICIPALITY	Tax Maps	Date of	Mapping	# of	Taxable	Professional	Effective	Revaluation	Cost of
	Y/N	Maps	Contractor	Parcels	Acres	Valuation	Date	Contractor	Reval
EXETER	Y	4/1/1993	PLISCA & DAY	789	23,783	Y	4/1/93	JAMES A PHILLIPS CMA	\$20,000
GARLAND	Y	5/14/87	AERIAL SURYVEY	975	20,450	N			
GLENBURN	Y	4/1/14	45 NORTH CARTOGRAPHIC	2,188	16,238	N			
GREENBUSH	Y	4/1/74	SEWALL	1,116	27,348	Y	4/1/96	JANESKI	
HAMPDEN	Y		GRETCHEN HELDMANN GIS	3,768	21,646		4/1/80	BEN BIRCH	
HERMON	Y	4/1/05	SEWALL	2,978	21,159	Y	4/1/91		
HOLDEN	Y	4/1/08	SEWALL	2,203	19,000	Y	4/1/06	CARL LOWE	\$65,000
HOWLAND	Y	4/24/97	CES INC	728	19,682	Y	4/1/11	MAINE ASSESSMENT & APPRAISAL SERV	\$48,000
HUDSON	Y	4/1/75	JAMES SEWALL	1,154	21,902	Y	4/1/13	DANIELLE SMITH	
KENDUSKEAG	Y	4/1/73	JAMES SEWALL	600	11,897	Y	4/1/08	HAMLIN ASSOCIATES	
LAGRANGE	Y	8/1/89	HAMLIN ASSOC	660	31,563	N			
LAKEVILLE	Y	9/1/04	CARROLL WILLETTE	716	23,626	N			
LEE	Y	4/1/80	J SEWALL	1,078	21,804	Y	4/1/92	JAMES A PHILLIPS CMA	
LEVANT	Y	4/1/06	J SEWALL	1,331	18,562	Y	4/1/95	MARK GIBSON	
LINCOLN	Y	1/1/50	JAMES SEWALL	3,849	46,067	Y	4/1/06	RUTH BIRTZ	
LOWELL	Y	4/1/79	JAMES SEWALL	604	22,585	N			
MATTAWAMKEAG	Y	4/1/81	JOHN ODDONNELL	669	23,370	Y	4/1/81	PATTON ASSOCIATES	
MAXFIELD	Y	1/1/92	JAMES SEWALL	160	12,120	Y	9/25/06	RUTH BIRTZ	\$6,000
MEDWAY	Y	7/1/79	SEWALL	912	23,478	Y	4/1/94	PARKER	\$31,900
MILFORD	Y	4/1/75	JW SEWALL	1,441	17,281	Y	4/1/08	MARK GIBSON	\$60,000
MILLINOCKET	Y	6/1/95	COOLONG	2,494	12,064	Y	4/1/95	VANTUINEN	
MOUNT CHASE	Y	4/1/06	TARR ASSESSING SERV			Y	4/1/06	TARR ASSESSING SERV	\$25,000
NEWBURGH	Y	4/1/79	SLF INC	931	22,054	Y	4/1/01	DICKEY	\$33,000
NEWPORT	Y	4/1/13	JAMES SEWALL	2,104	17,273	Y	4/1/89	PHILLIPS & GIBSON	
OLD TOWN	Y	1/1/56	JAMES SEWALL	3,165	14,241	Y	4/1/07	TYLER TECH	\$264,000
ORONO	Y	4/1/02	JAMES SEWALL	2,334	8,094	Y	4/1/90	MMC INC	\$120,120
ORRINGTON	Y	1/1/72	JAMES SEWALL	2,110	15,866	N			
PASSADUMKEAG	Y	4/1/76	JAMES SEWALL	414	13,693	Y	4/1/13	BIRTZ AND WOODARD ASSOC	\$20,700
PATTEN	Y	4/1/77	JOHN ODDONNELL	813	23,977	Y	4/1/86	TARR ASSESSING SERV	
PLYMOUTH	Y	5/2/81	SLF	876	16,629	Y	4/1/08	HIGHLAND ASSESSING	\$30,000
SEBOEIS PLT	N			155	23,405	N			
SPRINGFIELD	Y	4/1/78	SEWALL	626	24,092	Y	4/1/79	WILLETTE	
STACYVILLE	Y	3/3/09	JAMES SEWALL	370	25,556	Y	4/1/07		\$1,800
STETSON									
VEAZIE	Y		JAMES SEWALL	848	1,680	N	4/1/13	RJD APPRAISAL	\$76,000
WEBSTER PLT	Y	4/1/78	SEWALL	81	20,415	Y	8/1/13	DICKEY APPRAISAL	
WINN	Y	4/1/75	JAMES SEWALL	443	27,781	Y	4/1/11	DICKEY APPRAISAL	\$32,000
WOODVILLE	Y		JAMES SEWALL	259	22,929	Y	4/1/13	RUTH BIRTZ	\$19,425
TOTALS				77,898	1,164,919				
PISCATAQUIS COUNTY									
ABBOT	Y	4/1/73	SEWALL	936	20,116	Y	4/1/12	HAMLIN ASSOCIATES INC	
ATKINSON	Y	4/1/85	FORREST SMART	354	23,829	Y		HAMLIN ASSOCIATES INC	
BEAVER COVE	Y	4/1/75	JAMES SEWALL	386	27,957	Y	4/1/01	WILLIAM VAN TUINEN	\$25,000
BOWERBANK	Y	4/1/08	JAMES SEWALL	562	27,561	N			
BROWNVILLE	Y	4/1/73	SEWALL	1,194	26,724	Y	4/1/09	THOMPSON	IN HOUSE
DOVER-FOXCROFT	Y	4/1/57	J SEWELL CO	3,355	39,479	Y	4/1/09		

2014 Municipal Valuation Return Statistical Summary - Tree Growth

MUNICIPALITY	Number of Parcels	Softwood Acres	Mixed wood Acres	Hardwood Acres	Total Acres	Total Value	Acres First Classified	# Parcels Withdrawn	Acres Withdrawn	Penalties Assessed
EXETER	53	842	2,212	917	3,971	\$486,911	0	0	0	\$0
GARLAND	50	303	1,654	1,135	3,092	\$375,867	0	0	0	\$0
GLENBURN	34	407	1,458	572	2,436	\$299,028	268	0	0	\$0
GREENBUSH	88	3,470	8,615	1,147	13,232	\$1,640,745	122	0	0	\$0
HAMPDEN	925	371	491	64	925	\$114,389	26	0	0	\$0
HERMON	18	91	720	182	993	\$122,752	0	0	0	\$0
HOLDEN	21	162	1,589	868	2,619	\$332,616	21	0	0	\$0
HOWLAND	45	7,711	6,077	934	14,721	\$1,995,139	0	0	0	\$0
HUDSON	46	2,917	1,907	1,087	5,911	\$721,113	0	0	0	\$0
KENDUSKEAG	24	149	811	576	1,535	\$186,528	0	0	0	\$0
LAGRANGE	83	7,430	6,837	2,935	17,202	\$2,105,467	1	0	0	\$0
LAKEVILLE	183	3,226	6,571	3,568	13,364	\$1,631,768	0	0	0	\$0
LEE	117	2,913	4,642	2,844	10,399	\$1,212,839	0	0	0	\$0
LEVANT	26	296	676	231	1,203	\$147,853	0	0	0	\$0
LINCOLN	119	4,658	12,124	3,576	20,358	\$2,507,123	0	0	0	\$0
LOWELL	83	5,457	7,082	2,791	15,331	\$1,879,170	0	0	0	\$0
MATTAWAMKEAG	93	4,972	11,413	1,296	17,681	\$2,193,661	0	0	0	\$0
MAXFIELD	14	1,946	5,823	649	8,417	\$1,045,671	0	0	0	\$0
MEDWAY	49	3,422	12,569	3,228	19,219	\$2,372,420	0	0	0	\$0
MILFORD	47	2,635	3,898	592	7,125	\$880,695	0	0	0	\$0
MILLINOCKET	5	333	2,643	220	3,196	\$398,944	0	0	0	\$0
MOUNT CHASE	87	792	5,183	6,752	12,727	\$1,648,191	32	0	2	\$724
NEWBURGH	30	626	1,101	1,229	2,956	\$356,433	0	0	0	\$0
NEWPORT	44	819	1,587	693	3,099	\$379,522	0	0	0	\$0
OLD TOWN	43	549	2,945	494	3,988	\$494,898	0	0	0	\$0
ORONO	30	531	445	214	1,190	\$145,409	0	1	56	\$15,860
ORRINGTON	34	393	669	465	1,527	\$185,752	67	0	0	\$0
PASSADUMKEAG	26	4,539	2,477	554	7,569	\$929,494	5	0	0	\$0
PATTEN	62	2,020	5,343	4,301	11,663	\$1,286,886	0	0	0	\$0
PLYMOUTH	45	1,102	2,154	412	3,668	\$453,208	0	0	0	\$0
SEBOEIS PLT	48	3,247	11,521	4,002	18,770	\$2,308,011	196	0	0	\$0
SPRINGFIELD	144	5,069	7,840	2,738	15,647	\$1,767,394	0	0	0	\$0
STACYVILLE	21	2,776	7,785	6,823	17,384	\$2,104,227	74	0	0	\$0
STETSON	No Report									
VEAZIE	2	20	20	19	59	\$7,145	0	0	0	\$0
WEBSTER PLT	5	7,738	7,624	1,592	16,954	\$1,983,388	0	6	230	\$12,779
WINN	117	8,267	9,747	3,702	21,716	\$2,662,439	0	0	0	\$0
WOODVILLE	44	5,993	9,577	4,427	19,997	\$2,446,989	6	0	0	\$0
TOTALS	3,955	149,443	274,525	105,731	529,700	\$64,667,880	1,010	7	289	\$30,348
PISCATAQUIS COUNTY										
ABBOT	88	1,363	4,137	2,746	8,246	\$1,120,152	0	0	0	\$0
ATKINSON	70	1,314	7,022	2,907	11,243	\$1,519,288	5	0	0	\$0
BEAVER COVE	19	3,949	7,339	5,016	16,305	\$2,191,161	0	0	0	\$0
BOWERBANK	7	4,110	13,259	4,669	22,038	\$2,351,740	0	0	0	\$0
BROWNVILLE	125	6,812	7,492	3,298	17,602	\$2,294,281	0	0	20	\$11,066
DOVER-FOXCROFT	154	2,894	6,721	2,832	12,448	\$1,656,436	0	0	0	\$0

ATKINSON - PUBLIC LANDS AND CONSERVATION AREAS



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

2 Miles
1 inch = 1.41 miles

Note: Almost half of the taxable acreage in Atkinson is in the Tree Growth Program, and approximately 13,000 acres of it is in exempt or reduced valuation Conservation Programs.

Appendix D

State Aid for School Estimates

- | | |
|--|---------|
| 1) Calculation of Per Pupil State Aid Estimates for Members of RSU41 | Page 56 |
| 2) ED279 - 2016-2017 Estimate of Local Contribution | Page 57 |
| 3) ED279 – 2015-2016 Estimate of Local Contribution | Page 58 |

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Per Pupil State Aid Estimates for Member Municipalities

RSU 41/MSAD 41

			SCHOOL	TOTAL	LOCAL	STATE	PUPILS	LOCAL CONTRIBUTION
MEDMS	UNIT	TOWN	ADMINISTRATIVE UNIT	ALLOCATION	CONTRIBUTION	CONTRIBUTION	2015-2016	Estimate Per Pupil
1235	541	19	Atkinson	\$ 354,364.20	\$ 171,046.83	\$ 183,317.37	37.00	\$ 4,622.89
1235	541	62	Brownville	\$ 1,949,664.23	\$ 456,902.17	\$ 1,492,762.06	203.50	\$ 2,245.22
1235	541	225	Lagrange	\$ 1,006,235.66	\$ 275,979.33	\$ 730,256.33	105.00	\$ 2,628.37
1235	541	278	Milo	\$ 3,301,008.30	\$ 736,996.50	\$ 2,564,011.80	344.50	\$ 2,139.32
	541	Total		\$ 6,611,272.39	\$ 1,640,924.83	\$ 4,970,347.56	690.00	\$ 2,378.15

			SCHOOL	TOTAL	LOCAL	STATE	PUPILS	LOCAL CONTRIBUTION
MEDMS	UNIT	TOWN	ADMINISTRATIVE UNIT	ALLOCATION	CONTRIBUTION	CONTRIBUTION	2016-2017	Estimate Per Pupil
1235	541	19	Atkinson	\$ 315,836.59	\$ 168,628.33	\$ 147,208.26	32.50	\$ 5,188.56
1235	541	62	Brownville	\$ 1,910,248.58	\$ 452,765.00	\$ 1,457,483.58	196.50	\$ 2,304.15
1235	541	225	Lagrange	\$ 1,025,641.27	\$ 261,450.00	\$ 764,191.27	105.50	\$ 2,478.20
1235	541	278	Milo	\$ 3,369,585.80	\$ 729,985.00	\$ 2,639,600.80	346.50	\$ 2,106.74
	541	Total		\$ 6,621,312.24	\$ 1,612,828.33	\$ 5,008,483.91	681.00	\$ 2,368.32

SOURCE : ED 279 reports available at www.maine.gov/eps

NOTE : These numbers are estimates and do not contain any adjustments that have or may occur during the school year.

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 1235

RSU 41/MSAD 41

2015 - 2016

Section 4 : Calculation of Required Local Contribution - Mill Expectation

Section : 4

A) Subsidizable Pupils (Excludes Superintendent Transfers for SADs, RSUs & CSDs) by Member Municipality

Member Municipality	Average Calendar Year Subsidizable Pupils	Percentage of Total Pupils	Oper., Othr Sub, & Tchr. Ret. Allocation Distribution	Municipal Debt Allocation Distribution	Total Municipal Allocation Distribution as a Percentage of Pupils
Atkinson	37.0	5.36%	354,364.20 +	0.00 =	354,364.20
Brownville	203.5	29.49%	1,949,664.23 +	0.00 =	1,949,664.23
Lagrange	105.0	15.22%	1,006,235.66 +	0.00 =	1,006,235.66
Milo	344.5	49.93%	3,301,008.30 +	0.00 =	3,301,008.30
Total	690.0	100.00%	6,611,272.39	0.00	6,611,272.39

B) State Valuation by Member Municipality

Member Municipality	2012/2013/2014 Average State Valuation	Mill Expectation	Total Municipal Allocation Distribution per Valuation x Mill Expectation
Atkinson	20,783,333	8.23	171,046.83
Brownville	55,516,667	8.23	456,902.17
Lagrange	33,533,333	8.23	275,979.33
Milo	89,550,000	8.23	736,996.50
Total	199,383,333		1,640,924.83

C) Required Local Contribution = the lesser of the previous two calculations :

Member Municipality	Total Allocation by Municipality	Required Local Contribution by Municipality	Calculated Mill Rate	State Contribution by Municipality (Prior to adjustments)
Atkinson	354,364.20 -	171,046.83	8.23	183,317.37
Brownville	1,949,664.23 -	456,902.17	8.23	1,492,762.06
Lagrange	1,006,235.66 -	275,979.33	8.23	730,256.33
Milo	3,301,008.30 -	736,996.50	8.23	2,564,011.80
Total	6,611,272.39 -	1,640,924.83		4,970,347.56

Preliminary Enacted – Adjustments will be made to these printouts throughout FY 16

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 1235

RSU 41/MSAD 41

2016 - 2017

Section 4 : Calculation of Required Local Contribution - Mill Expectation

Section : 4

A) Subsidizable Pupils (Excludes Superintendent Transfers for SADs, RSUs & CSDs) by Member Municipality

Member Municipality	Average Calendar Year Subsidizable Pupils	Percentage of Total Pupils	Oper., Othr Sub, & Tchr. Ret. Allocation Distribution	Municipal Debt Allocation Distribution	Total Municipal Allocation Distribution as a Percentage of Pupils
Atkinson	32.5	4.77%	315,836.59 +	0.00 =	315,836.59
Brownville	196.5	28.85%	1,910,248.58 +	0.00 =	1,910,248.58
Lagrange	105.5	15.49%	1,025,641.27 +	0.00 =	1,025,641.27
Milo	346.5	50.89%	3,369,585.80 +	0.00 =	3,369,585.80
Total	681.0	100.00%	6,621,312.24	0.00	6,621,312.24

B) State Valuation by Member Municipality

Member Municipality	2013 / 2014 / 2015 Average State Valuation	Mill Expectation	Total Municipal Allocation Distribution per Valuation x Mill Expectation
Atkinson	20,316,667	8.30	168,628.33
Brownville	54,550,000	8.30	452,765.00
Lagrange	31,500,000	8.30	261,450.00
Milo	87,950,000	8.30	729,985.00
Total	194,316,667		1,612,828.33

C) Required Local Contribution = the lesser of the previous two calculations :

Member Municipality	Total Allocation by Municipality	Required Local Contribution by Municipality	Calculated Mill Rate	State Contribution by Municipality (Prior to adjustments)
Atkinson	315,836.59 -	168,628.33	8.30	147,208.26
Brownville	1,910,248.58 -	452,765.00	8.30	1,457,483.58
Lagrange	1,025,641.27 -	261,450.00	8.30	764,191.27
Milo	3,369,585.80 -	729,985.00	8.30	2,639,600.80
Total	6,621,312.24 -	1,612,828.33		5,008,483.91

Preliminary Enacted – Adjustments will be made to these printouts throughout FY 17

Appendix E

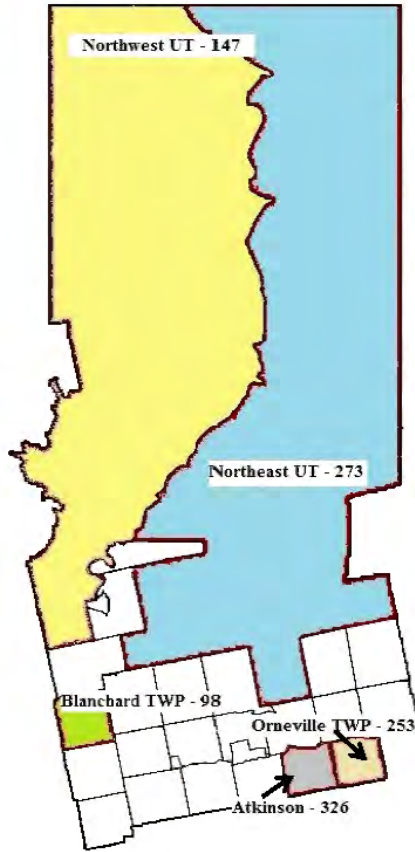
Piscataquis County UT Population

1) Piscataquis County 2010 Census Count of Population by UT Subdivision Page 61

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Piscataquis County

2010 US Census Counts by UT Census Subdivision



US Census Population Count					
Census Subdivision	1990	2000	% Growth	2010	% Growth
Blanchard TWP	78.00	83.00	0.06	98.00	18.0%
Northeast	218.00	347.00	0.59	273.00	-21.0%
Northwest	141.00	159.00	0.13	147.00	-8.0%
Orneville TWP	247.00	254.00	0.03	253.00	0.0%
Piscataquis UT Population	684.00	843.00	0.23	771.00	-9.0%
Atkinson	332.00	323.00	-0.03	326.00	1.0%
UT Population with Atkinson	1016.00	1166.00	0.15	1097.00	-6.0%
UT % Population Increase with Atkinson Count				42.0%	

MAINE HISTORIC PRESERVATION COMMISSION

Inventory Data for Municipal Growth Management Plans

Resource: ___ Prehistoric Archaeological Sites: Arthur Spiess
 ___ Historic Archaeological Sites: Leith Smith
 X Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: Atkinson

Inventory data as of March, 2019 :

No data.

Needs for further survey, inventory, and analysis:

A comprehensive survey of Atkinson's above-ground historic resources needs to be undertaken in order to identify properties that are eligible for nomination to the National Register of Historic Places.

MAINE HISTORIC PRESERVATION COMMISSION

Inventory Data for Municipal Growth Management Plans

Resource: ___ Prehistoric Archaeological Sites: Arthur Spiess
 X Historic Archaeological Sites: Leith Smith
 ___ Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: Atkinson

Inventory data as of March, 2019 :

To date one historic archaeological site has been documented for the town:

MunicipalGrowthQry					
SiteName	Sitenum	SiteType	Periods of Significance	NationalRegisterStatus	Town
Dead Stream Mill	ME 019-001	mill, sawmill	concrete, metal nuts and bolts, on 1858 and 1882 maps, brick	undetermined	Atkinson

Needs for further survey, inventory, and analysis:

No professional surveys for historic archaeological sites have been conducted to date in Atkinson. 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 18th and 19th centuries.

MAINE HISTORIC PRESERVATION COMMISSION

Inventory Data for Municipal Growth Management Plans

Resource: X Prehistoric Archaeological Sites: Arthur Spiess
 Historic Archaeological Sites: J. N. Leith Smith
 Historic Buildings/Structures/Objects: Kirk Mohney

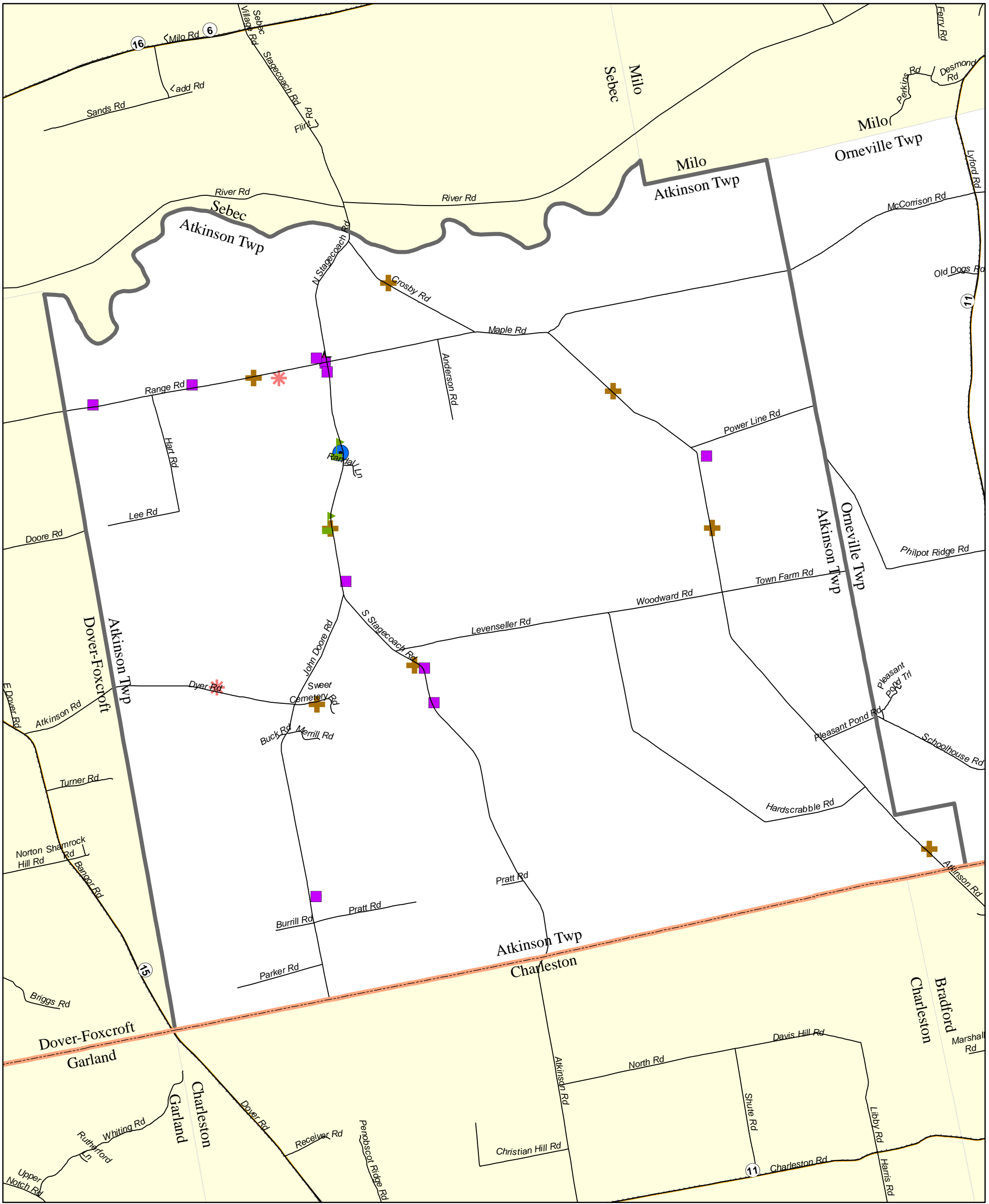
Municipality: **ATKINSON.**

Inventory data as of :March 8, 2019

There are no known prehistoric archaeological sites in Atkinson, but no professional archaeological surveys have been conducted.

Needs for further survey, inventory, and analysis:

The Piscataquis River valley (north township boundary) likely has multiple prehistoric archaeological sites. There are at least four known sites in the Sebec side of the river. Any ground disturbing activity within the Piscataquis River valley (from roughly the 300 foot contour downhill) should be preceded with archaeological survey.

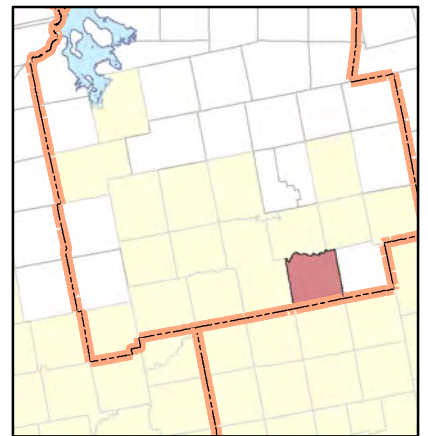


Non-residential Landuse Inventory

Atkinson Twp - Piscataquis County

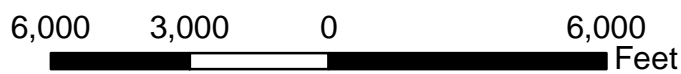


- County Lines
- Organized
- LUPC
- E911 Roads
- State Routes
- Cemetery
- Church
- Commercial
- Former School
- Former Town Hall
- Dairy Farm

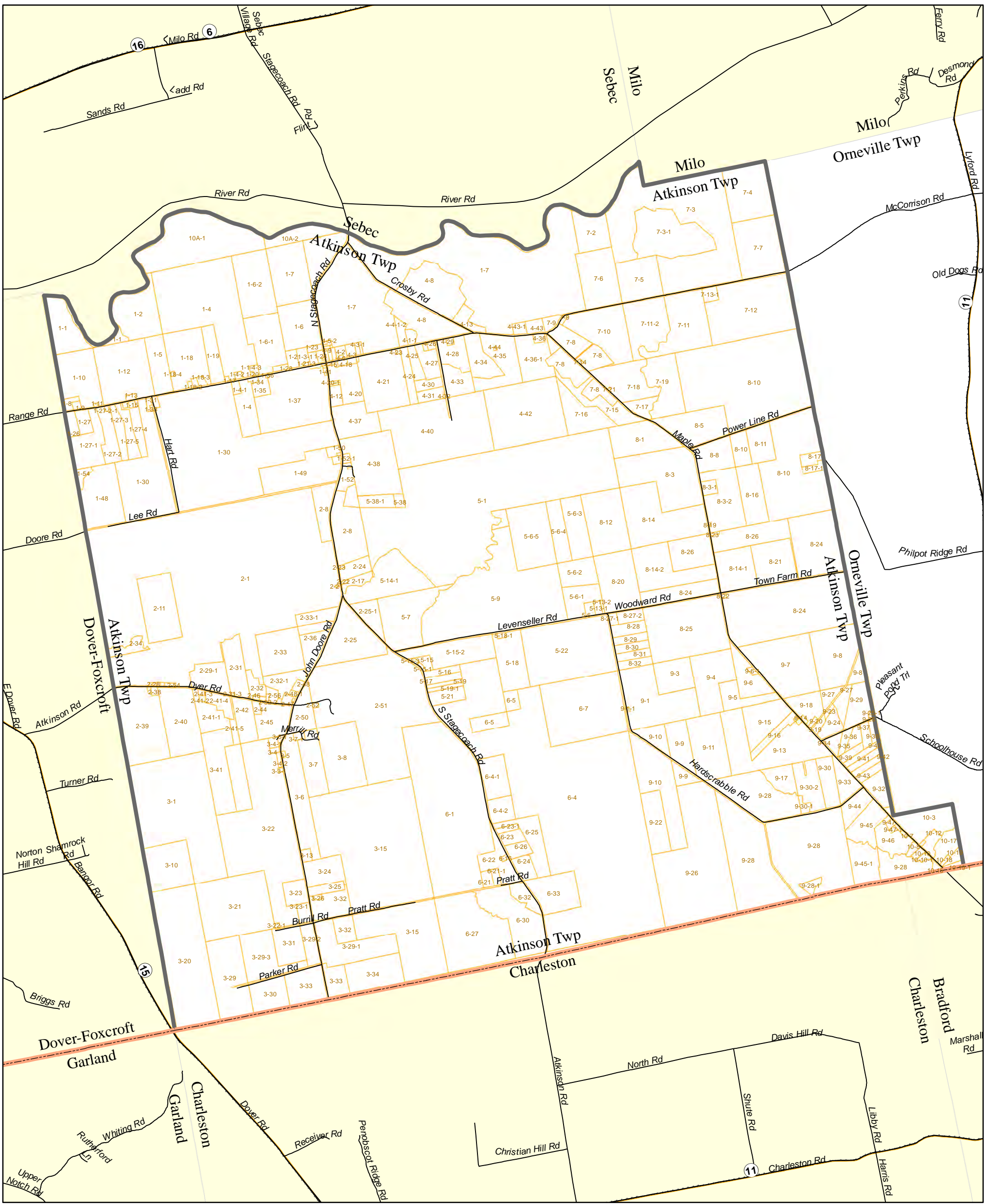


Sources:

Maine Land Use Planning Commission
 Maine Inland Fisheries and Wildlife
 National Wetland Inventory
 United States Geologic Survey



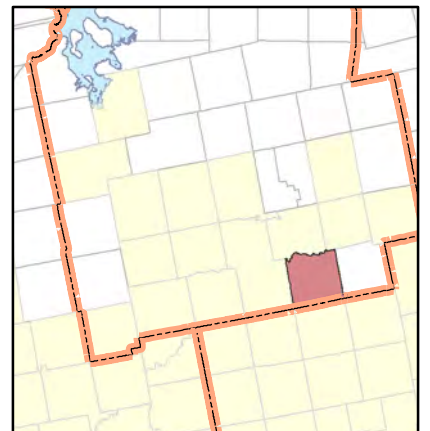
For planning purposes only 11/4/2019



Parcels

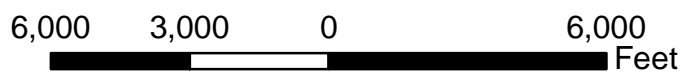
Atkinson Twp - Piscataquis County

- County Lines
- Organized
- LUPC
- E911 Roads
- State Routes
- Parcels

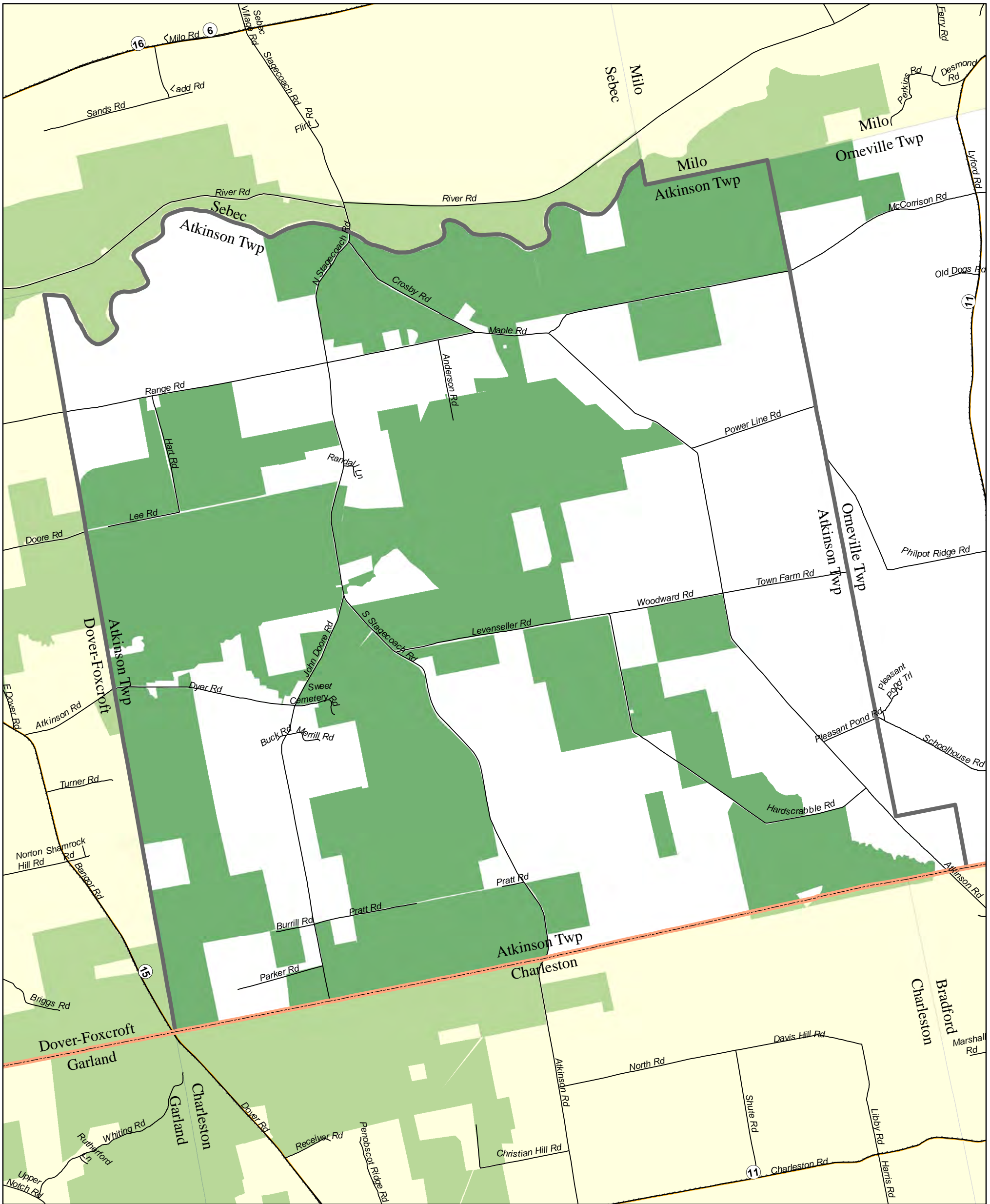


Sources:

Maine Land Use Planning Commission
 Maine Inland Fisheries and Wildlife
 National Wetland Inventory
 United States Geologic Survey



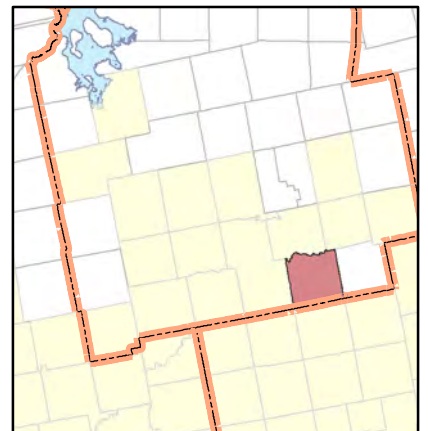
For planning purposes only 11/4/2019



Conserved Lands

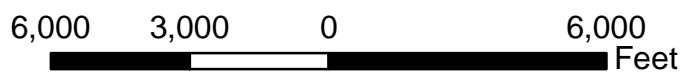
Atkinson Twp - Piscataquis County

- County Lines
- Conserved Lands
- Organized
- LUPC
- E911 Roads
- State Routes



Sources:

Maine Land Use Planning Commission
 Maine Inland Fisheries and Wildlife
 National Wetland Inventory
 United States Geologic Survey



For planning purposes only 11/4/2019



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

AMANDA E. BEAL
COMMISSIONER
NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

March 20, 2019

RE: Land use activities in Atkinson

Dear Atkinson Residents and Landowners:

As you know, the Town of Atkinson is in the process of deorganizing. Once the deorganization becomes effective, on July 1, 2019, the residents of Atkinson will be served by the Maine Land Use Planning Commission for all land use activities. I would like to introduce you to the Commission and offer our assistance as Atkinson makes this transition.

The Land Use Planning Commission (the LUPC or Commission) is governed by a nine-member decision-making board appointed by the counties and the Governor. The LUPC is charged with land use planning, zoning, and permitting development in the areas it serves. This area includes more than 10 million acres, roughly half the State. The Commission has duties similar to planning and zoning boards and code enforcement offices, but with broader regional responsibilities. Daily operations are handled by a staff of approximately 20 people both in Augusta and in regional offices. The Bangor regional office will serve the people of Atkinson.

The first task for the Commission is to prepare a zoning map for Atkinson. We are working to finish the natural resource and land use inventory and mapping work. The final zoning map will take into consideration existing natural resources, existing development and land uses, and the community's wishes for how future development should be organized. In order to get valuable and necessary input from the community, we will be holding at least two community meetings in the coming months. The first will be at the town office on **Wednesday April 24, 2019 from 6 pm to 8 pm**. We encourage you to attend the meeting to share your knowledge of Atkinson, contribute your views on planning for the future, and get your questions answered.

Naomi Kirk-Lawlor is the LUPC staff member leading the zoning map preparation. She may be reached by telephone: 287-4936, by e-mail: Naomi.E.Kirk-Lawlor@maine.gov, or by writing to the letterhead address. Please feel free to contact Naomi at any time with questions or to share information about Atkinson. In addition to the community meeting, Naomi will be available for drop by hours at the town office on **Wednesday April 10, 2019 from 11 am to 2 pm**. Please stop by to introduce yourself and discuss this process.

After deorganization, probably the most immediate change for most residents and landowners will be that permits for building and other construction will now be issued by the Commission, rather



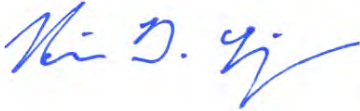
than the town. Permits are required for most development activities and activities that affect natural resources, such as:

- Construction or expansion of homes, garages and larger accessory structures;
- Siting of mobile homes;
- Subdivision of land; and
- Alteration of streams or shoreland areas.

There are also a number of other land use activities that either require permits or must be completed to certain land use standards. Karen Bolstridge works in our Bangor office and will be the regional representative for Atkinson. If you are planning a construction project, Karen can help walk you through the permitting process and provide general information about land use standards. Karen may be reached by telephone at 215-4685 or by email at Karen.Bolstridge@maine.gov. The office is located at 106 Hogan Road in Bangor.

I wish the community of Atkinson much success in the transition from town to township. We hope to see you at the community meeting Wednesday April 24, 2019 from 6 pm to 8 pm or during drop by hours Wednesday April 10, 2019 from 11 am to 2 pm in the town office. We look forward to assisting you in the years ahead.

Sincerely,



Nicholas D. Livesay, Executive Director
Maine Land Use Planning Commission

**Land Use Planning Commission Community Meeting
Piscataquis County Commission Chambers
August 8, 2019 6-8 pm**

AGENDA

6:00 p.m.

Introductions

6:05 p.m.

Brief Overview of LUPC Services and Activities

Samantha Horn, Acting Executive Director

6:15 p.m.

Permitting Services

Karen Bolstridge, Regional Representative

6:20 p.m.

Draft Zoning Map Discussion

Naomi Kirk-Lawlor, Senior Planner

- 1) Mapping process to date
- 2) Map changes since the Draft Zoning Map was posted online
- 3) Discussion of the Draft Zoning Map
- 4) Does the map reflect the community's wishes?

7:00 p.m.

Next Steps in the Zoning Map Process

Naomi Kirk-Lawlor, Senior Planner

7:15 p.m.

Discussion and Questions

Please contact Naomi Kirk-Lawlor at 287-4936 or naomi.e.kirk-lawlor@maine.gov with any questions or comments on the zoning map.

For permitting questions please contact Karen Bolstridge at 215-4685 or karen.bostridge@maine.gov in the Bangor Regional Office located at 106 Hogan Rd, Bangor, Maine 04401.

April 24, 2019
1st Community Meeting
Atkinson Town Hall

Meeting Summary

In attendance:

Karen Bolstridge, Regional Representative LUPC

Samantha Horn, Planning Manager LUPC

Naomi Kirk-Lawlor, Senior Planner LUPC

~18 Atkinson community members including two members of the select board (Sam Andrews and Mark Kinney), the Town Clerk (Tracey MacPheters), and the State Representative (Norm Higgins).

LUPC Staff were introduced.

Samantha Horn discussed what the agency's mission is and how it functions. She also mentioned that there are some things that the LUPC does not have authority over (timber harvest in most areas, taxation, conservation easements between private parties). She described what zoning is, how it works and why it would be desirable.

Karen Bolstridge described the permitting services that she handles and what her role is.

Naomi Kirk-Lawlor discussed how community members and LUPC staff will collaborate to create the zoning map that fits with the community's wishes. Local community knowledge and wishes combined with statutory requirements to protect resources and allow for legally existing uses will both come into play in the final zoning map.

Naomi presented the work to date on the land use inventory and wetlands NWI mapping.

Community members provided land use information, including:

- Several cemeteries are still in use that we had thought were no longer in use – Sweet Cemetery and Maple Rd. Cemetery were specifically mentioned. Lots are sold by the cemetery association except for the larger cemetery – it will be taken over by the county.
- The organic dairy farm operation is also working with a dairy farm on Buck/Merril Rd. (a family member)
- The person who is the road maintenance contractor is searching for a place to store salted sand in Atkinson
- There is a home business at the south end of John Doone Rd where someone sells heating oil with the office in their home.
- There is an auto repair garage near the town hall off of Range Rd.

We discussed that the next step was for the LUPC Staff to create a draft zoning map for Atkinson, then we will have another community meeting, probably in late June, to discuss the draft map. The draft zoning map would be available on the internet prior to the next community meeting. If there are any questions or more information before then we welcomed people to get in touch with Naomi.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

AMANDA E. BEAL
COMMISSIONER
SAMANTHA HORN
ACTING EXECUTIVE DIRECTOR

July 11, 2019

RE: Land Use Zoning Map – Atkinson Township

Dear Atkinson Residents and Landowners:

As you know, the Town of Atkinson deorganized on July 1, 2019. Atkinson Township is now served by the Maine Land Use Planning Commission (the LUPC or Commission) for all land use activities. The Commissioners and staff of the LUPC look forward to serving you.

COMMUNITY MEETING –DRAFT ZONING MAP

The Commission is working to prepare a zoning map for Atkinson. The final zoning map will take into consideration existing natural resources, existing development and land uses, and the community's wishes for how future development should be organized.

Thank you to those who attended the community meeting in April. We appreciate your comments and are working to finish the draft zoning map with those comments in mind. You are invited to a second and final community meeting to discuss the draft zoning map on:

Thursday August 8, 2019 from 6 pm to 8 pm at the
Piscataquis County Commissioners' Chambers
163 East Main St. in Dover Foxcroft.

If you would like to see the draft zoning map before the meeting, it will be available on our website by July 26, 2019: <https://www.maine.gov/dacf/lupc>. The map will be available by link on the right side under the heading "Featured Links." We look forward to seeing you at the meeting.

Naomi Kirk-Lawlor is the LUPC staff member leading the zoning map preparation. She may be reached by telephone: 207-287-4936, by e-mail: Naomi.E.Kirk-Lawlor@maine.gov, or by writing to the letterhead address. Please feel free to contact Naomi at any time with questions or to share information about Atkinson.

PERMITS

Permits for building and other construction will now be issued by the Commission, rather than the town, and are required for most development activities and activities that affect natural resources, such as:

- Construction or expansion of homes, garages and larger accessory structures;
- Siting of mobile homes;
- Subdivision of land; and
- Alteration of streams or shoreland areas.

Atkinson Residents and Landowners

July 11, 2019

Page 2 of 2

There are also a number of other land use activities that either require permits or must be completed to certain land use standards. Karen Bolstridge is the regional representative for Atkinson. If you are planning a construction project, Karen can help walk you through the permitting process and provide general information about land use standards. Karen may be reached by telephone at 207-215-4685 or by email at Karen.Bolstridge@maine.gov. The office is located at 106 Hogan Road in Bangor.

ABOUT THE COMMISSION

The Land Use Planning Commission is led by a nine-member decision-making board appointed by the eight counties with the most UT acreage, and the Governor. The LUPC is charged with land use planning, zoning, and permitting development in the areas it serves. This area includes more than 10 million acres, roughly half the State. The Commission has duties similar to planning and zoning boards and code enforcement offices, but with broader regional responsibilities. Some topics that are handled by the DEP in organized towns, such as shoreland zoning and the Natural Resources Protection Act, are also delegated to the Commission in unorganized or deorganized parts of the state, such as Atkinson Township. Daily operations of the Commission are handled by a staff of approximately 20 people both in Augusta and in five regional offices. The Bangor regional office serves the people of Atkinson.

As you make this transition to a township, please contact us with any questions you have. We realize that it will take a little time to get used to the new system, and we will do our best to help.

Sincerely,



Samantha Horn, Acting Executive Director

Maine Land Use Planning Commission

**Land Use Planning Commission Community Meeting
Piscataquis County Commission Chambers
August 8, 2019 6-8 pm**

AGENDA

6:00 p.m.

Introductions

6:05 p.m.

Brief Overview of LUPC Services and Activities

Samantha Horn, Acting Executive Director

6:15 p.m.

Permitting Services

Karen Bolstridge, Regional Representative

6:20 p.m.

Draft Zoning Map Discussion

Naomi Kirk-Lawlor, Senior Planner

- 1) Mapping process to date
- 2) Map changes since the Draft Zoning Map was posted online
- 3) Discussion of the Draft Zoning Map
- 4) Does the map reflect the community's wishes?

7:00 p.m.

Next Steps in the Zoning Map Process

Naomi Kirk-Lawlor, Senior Planner

7:15 p.m.

Discussion and Questions

Please contact Naomi Kirk-Lawlor at 287-4936 or naomi.e.kirk-lawlor@maine.gov with any questions or comments on the zoning map.

For permitting questions please contact Karen Bolstridge at 215-4685 or karen.bostridge@maine.gov in the Bangor Regional Office located at 106 Hogan Rd, Bangor, Maine 04401.

August 8, 2019
2nd Community Meeting
Piscataquis County Commissioners' Chambers

Meeting Summary

In attendance:

Karen Bolstridge, Regional Representative LUPC
Samantha Horn, Planning Manager LUPC
Naomi Kirk-Lawlor, Senior Planner LUPC
~20 Atkinson community members

LUPC Staff were introduced

Samantha Horn discussed the agency's mission and how it functions

Karen Bolstridge described the agency's permitting and compliance services and her role.

Naomi Kirk-Lawlor described the process to date relating to the draft zoning map under discussion at this meeting. She described map changes that have taken place since the Draft Zoning Map was posted online:

- One D-GN zone was removed on Maple Rd. because there is no commercial activity there
- One D-GN zone was added on Maple Rd. south of Power Line Rd. due to new information on commercial activity including horse boarding and horse-riding lessons

Naomi described how corrections to wetlands protections subdistricts will be made with the help of a wetland delineation expert. These corrections may be made on several residential plots based on field work to be done at the end of July and beginning of September.

Naomi described the current development at all the proposed development zones and the proposed P-UA zone. She also discussed the reasons for choosing each subdistrict designation on the Draft Zoning Map. She then outlined the next steps in the zoning map process and answered questions.

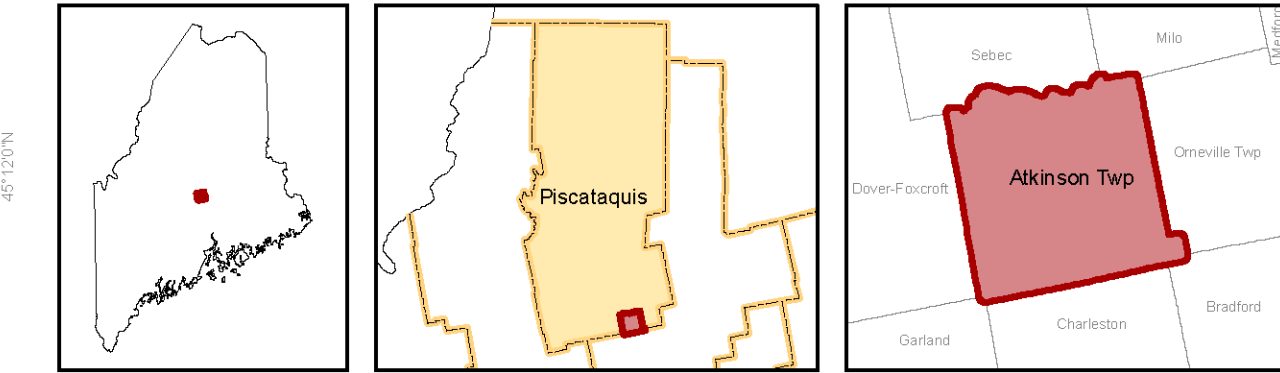
Community members gathered around a large map on the table, which displayed a satellite image of Atkinson and the draft zoning map subdistricts. A general discussion of the geography and features of Atkinson ensued. Community members were invited to comment or offer suggestions or concerns about the Draft Zoning Map. No attendees offered any critiques or concerns about the map.

DRAFT

Atkinson Twp.



Piscataquis County



Land Use Guidance Map

Department of Agriculture, Conservation and Forestry
Maine Land Use Planning Commission

Legend

DEVELOPMENT SUBDISTRICTS

- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential

MANAGEMENT SUBDISTRICTS

- M-GN: General

PROTECTION SUBDISTRICTS

- P-FP: Flood Prone
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands

DRAFT

For complete descriptions of those areas included within the various subdistricts, and the associated regulations, refer to the Commission's Chapter 10 rules: Land Use Districts and Standards. Where any inconsistencies exist between the district boundaries, as shown on this map, and those described by the Commission's Land Use Districts and Standards, the latter shall govern.

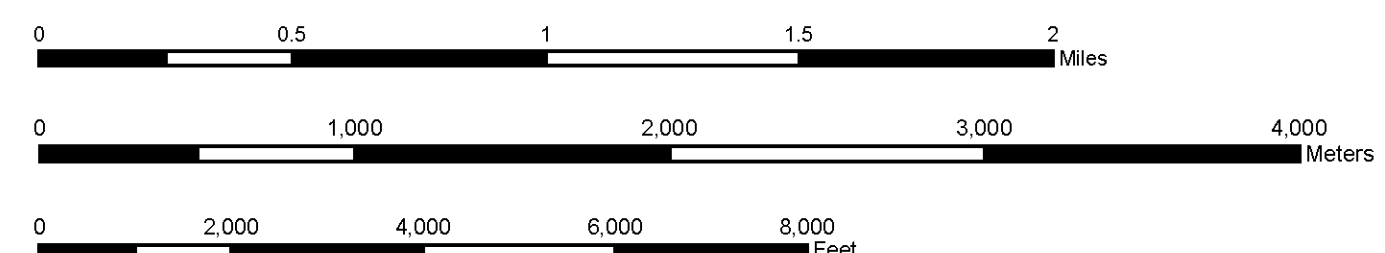
For simplicity, this map does not show all the Wetland Protection Subdistricts for areas identified pursuant to Section 10.23,N,2 such as the beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels. Nevertheless, these areas are within P-WL Subdistricts. In addition, this map does not show the Shoreland Protection Subdistricts along stream channels flowing through wetlands. Nevertheless, these areas are within P-SL2 Protection Subdistricts. If the locations of flowing waters or bodies of standing water existing on the ground differ from those shown on the map, then, pursuant to 12 M.R.S., Section 685-A(2)(G), P-GP, P-RR, P-SL, P-WL, and other subdistrict boundaries that are based upon the location of such waters shall, as appropriate, be deemed to follow the flowing water or body of standing water existing on the ground.

This Land Use Guidance Map was adopted by the Maine Land Use Planning Commission on _____ and became effective on _____

This map is certified to be a true and correct copy of the Official Land Use Guidance Map of the Maine Land Use Planning Commission.

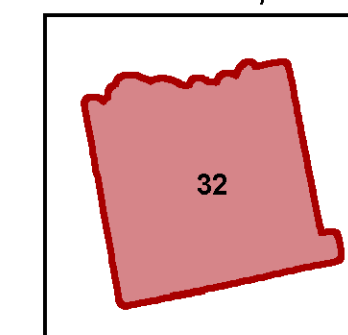
By: _____, Acting Director, Maine Land Use Planning Commission.

The Federal Emergency Management Agency has prepared flood hazard boundary maps or flood insurance rate maps (FEMA maps) for this community. Special flood hazard areas on the FEMA maps are regulated as P-FP Protection Subdistricts whether or not they are displayed on this Land Use Guidance Map. A copy of the FEMA map(s) may be obtained from Commission staff.

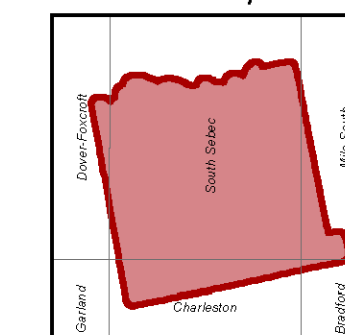


DRAFT

DeLorme map locus



USGS 7.5' quad index



- ① Map amendment location
- ▲ Point at which a river drains 25 square miles - symbol points upstream (12 M.R.S. Sec. 682-B(4))
- 9999 MIDAS number: Unique number assigned to each standing body of water in Maine.
- WQLL Water Quality Limiting Lake - Refer to Section 10.23,E,3.g of the Commission's Land Use Districts and Standards.
- MC# Lake Management Classes - Refer to Section 10.02 (Definitions) of the Commission's Land Use Districts and Standards.

Amendments			
Location #	Zoning Permit	Effective Date	Remarks

Atkinson Draft Zoning Map Subdistricts

Note: This document briefly describes some Subdistricts that may be appropriate in Atkinson, given the existing pattern of development and presence of natural resources. The table below is only meant to be a summary. To find out more about each subdistrict, and others not listed here, please see [Chapter 10; Land Use Districts and Standards](#).

<u>Subdistrict Description</u>	<u>Purpose</u>	<u>Considerations</u>
General Management (M-GN)		
Covers areas appropriate for commercial forestry and agriculture activities. Such uses are allowed and encouraged without significant restriction.	To permit forestry and agricultural management activities to occur with minimal interferences from unrelated development in areas where the Commission finds that resource protection afforded by protection subdistricts is not required.	<ul style="list-style-type: none"> * The General Management subdistrict will contain all areas in Atkinson not included in a protection or development subdistrict. * Single family and two family dwellings can be built in this subdistrict. * Home businesses are allowed in conformance with certain standards. * No commercial or industrial uses, except for those associated with natural resource-based businesses like forestry, mineral extraction (e.g., gravel mining for land management roads), and agricultural management activities.

<u>Subdistrict Description</u>	<u>Purpose</u>	<u>Considerations</u>
General Development (D-GN)		
Areas of Mixed-use development that are compatible with residential development. For example, a small neighborhood store would be allowed in this subdistrict.	To recognize existing patterns of development in appropriate areas and encourage further patterns of compatible development therein, and adjacent thereto.	<ul style="list-style-type: none"> * Single family, two family, and multi-family homes can be built in this subdistrict. * Large and small subdivisions are allowed. * Small-scale, commercial or Industrial facilities that are compatible with residential uses are allowed (for example, a small store could be permitted in this subdistrict). * May contain additional areas around existing development to accommodate future growth.
Residential Development (D-RS)		
Areas of relatively dense residential development. For example, a neighborhood with 4 or more residences within a 500 ft. radius.	To set aside certain areas for residential and other appropriate uses so as to provide for residential activities apart from areas of commercial development.	<ul style="list-style-type: none"> * Intended to encourage the concentration of residential development. * No commercial or industrial uses. * Allows single and two family dwellings by permit, and multi-family dwellings by special exception. * Home businesses are allowed in conformance with certain standards.
Commercial Industrial Development (D-CI)		
Areas, generally greater than 2 acres, having existing commercial, industrial, or other buildings, structures or uses, that are not compatible with residential uses.	To allow for intensive commercial, industrial and other development that is separated from residential uses.	<ul style="list-style-type: none"> * Can include mineral extraction, grid-scale solar energy, and automobile graveyards. * No residential uses.

Atkinson Draft Zoning Map Subdistricts

Note: This document briefly describes some subdistricts that may be appropriate in Atkinson, given the existing pattern of development and natural resources. The table below is meant to be a summary. To find out more about each subdistrict, and others not listed here, please see [Chapter 10; Land Use Districts and Standards](#).

<u>Subdistrict Description</u>	<u>Purpose</u>	<u>Considerations</u>
Unusual Area Protection (P-UA)		
Areas no larger than reasonable to protect historic or archeological sites, scientific phenomena, natural areas, important water supply sources or other important resources.	To protect areas of significant natural, recreational, historic, scenic, scientific or aesthetic value which cannot be adequately protected by other subdistricts.	<ul style="list-style-type: none"> * The P-UA zone is flexible and allows many uses as long as they are not detrimental to the protected resource. * The Atkinson historical school house on South Stagecoach Rd. may be appropriate for a P-UA zone
Flood Prone Area Protection (P-FP)		
Areas within the 100 year flood plain, and other locations identified by state and federal agencies as flood prone.	To regulate certain activities in all flood-prone areas in order to minimize the human, environmental, and financial costs of floods and flood cleanup programs.	<ul style="list-style-type: none"> * Generally, residential development is not encouraged in a P-FP. However, if no reasonable alternative exists, single family homes can be permitted by special exception.
Shoreland Protection (P-SL)		
<p><u>P-SL1</u>: Areas within 250 feet of rivers draining more than 50 square miles.</p> <p><u>P-SL2</u>: Areas within 75 feet of ponds smaller than 10 acres, along streams, and around wetlands.</p>	To regulate certain land use activities in shoreland areas in order to maintain water quality, plant and wildlife habitat, and in order to protect and enhance scenic and recreational opportunities.	<ul style="list-style-type: none"> * In P-SL1 zones, residences must be setback 100 feet from the water. * In P-SL2 zones, residences must be setback 75 feet from the water.
Wetland Protection (P-WL)		
<p><u>P-WL1</u>: Includes wetlands of special significance. For example: large wetlands containing 20,000 square feet of open water, vegetation or significant wildlife habitat. These wetlands are within the 100 year floodplain, 250 feet of a large pond or lake, or within 25 feet of a stream.</p> <p><u>P-WL2</u>: Scrub Shrub and non-forested wetlands</p> <p><u>P-WL3</u>: Forested Freshwater Wetlands (everything not included in P-WL1 & P-WL2)</p>	To conserve coastal and freshwater wetlands in essentially their natural state because of the indispensable biologic, hydrologic, and environmental functions which they perform.	<ul style="list-style-type: none"> * Residences are not permitted in wetland protection zones. * Constructed ponds or alterations of wetlands less than 4,300 square feet in P-WL2 and P-WL3 zones is allowed in accordance with standards. A permit is required for a proposal to alter a larger wetland, or one of special significance.

APPROVED
APRIL 12, 2018
BY GOVERNOR

CHAPTER
14
P & S LAW

STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND AND EIGHTEEN

H.P. 1023 - L.D. 1484

An Act Authorizing the Deorganization of the Town of Atkinson

Be it enacted by the People of the State of Maine as follows:

PART A

Sec. A-1. Deorganization of the Town of Atkinson. Notwithstanding any contrary requirement of the Maine Revised Statutes, Title 30-A, chapter 302, if in accordance with Title 30-A, section 7207 a majority of the voters in the Town of Atkinson approve the deorganization procedure developed in accordance with Title 30-A, section 7205 and if the question of the Town of Atkinson's deorganization is approved by the registered voters of the Town of Atkinson pursuant to section 8 of this Part and if the Town of Atkinson has executed a withdrawal agreement with School Administrative District No. 41 or Regional School Unit No. 41, the Town of Atkinson in Piscataquis County is deorganized, except that the corporate existence, powers, duties and liabilities of the municipality survive for the purposes of prosecuting and defending all pending suits to which the municipality is, or may be, a party and all needful process arising out of any suits, including provisions for the payment of all or any judgments or debts that may be rendered against the municipality or exist in favor of any creditor.

Sec. A-2. Financial obligations and other liabilities. Any financial obligations or other liabilities that were incurred by the Town of Atkinson as a municipality or that were incurred by the Town of Atkinson as a member of School Administrative District No. 41 or Regional School Unit No. 41 are hereby excepted and reserved in accordance with the Maine Revised Statutes, Title 30-A, section 7303 and remain liabilities for the inhabitants of lawful age residing in the territory included in the deorganized Atkinson Township for the duration of the liabilities. The State Tax Assessor shall assess taxes against the property owners in the deorganized Atkinson Township to provide funds to satisfy any municipal or educational obligations or other liabilities. These financial obligations or other liabilities are not the responsibility of either the Department of Education or the taxpayers in the Unorganized Territory Tax District as described in Title 36, chapter 115.

Sec. A-3. Deorganization procedure. The deorganization of the Town of Atkinson must be conducted in accordance with the approved deorganization procedure for the municipality dated June 15, 2016 that was developed in accordance with the Maine Revised Statutes, Title 30-A, section 7205, and approved by a majority of municipal voters as required in Title 30-A, section 7207, subsection 2.

Sec. A-4. Unexpended school funds. The treasurer of the Town of Atkinson or any other person who has custody of the funds of the municipality shall pay the Treasurer of State all unexpended school funds that, together with the credits due the municipality for school purposes, are to be used by the State Tax Assessor to settle any school obligations incurred by the municipality before deorganization. The State Tax Assessor shall approve any written requests or invoices for payments and submit the approved documents to the fiscal administrator of the unorganized territory within the Office of the State Auditor to process through the Office of the State Controller. Any unexpended school funds remaining with the Treasurer of State after all the obligations have been met must be deposited to the Unorganized Territory Education and Services Fund, as established in the Maine Revised Statutes, Title 36, chapter 115.

Sec. A-5. Unexpended municipal funds and property. The treasurer of the Town of Atkinson or any other person who has custody of the funds of the municipality shall pay the Treasurer of State all unexpended funds of the municipality that, together with the credits due the municipality for its purposes, are to be used by the State Tax Assessor to settle any obligations of the municipality incurred by the municipality before deorganization. The State Tax Assessor shall approve any written requests or invoices for payments and shall submit the approved documents to the fiscal administrator of the unorganized territory within the Office of the State Auditor to process through the Office of the State Controller. Pursuant to the Maine Revised Statutes, Title 30-A, section 7304, at the end of the 5-year period during which the powers, duties and obligations relating to the affairs of the municipality are vested in the State Tax Assessor or when in the judgment of the State Tax Assessor final payment of all known obligations against the municipality has been made, any funds that have not been expended must be deposited with the county commissioners of Piscataquis County as undedicated revenue for the unorganized territory fund of Piscataquis County.

Any property of the municipality that has not been sold must be held by the State in trust for the unorganized territory or transferred to Piscataquis County to be held in trust for the unorganized territory. Income from the use or sale of that property held by the State must be credited to or deposited in the Unorganized Territory Education and Services Fund under Title 36, chapter 115. Income from the use or sale of that property held by Piscataquis County must be credited to the unorganized territory fund of the county pursuant to Title 36, section 1604, subsection 4.

Sec. A-6. Provision of education services. Notwithstanding any other law, education in the unorganized territory of Atkinson Township must be provided under the direction of the Commissioner of Education as described in the Maine Revised Statutes, Title 20-A, chapter 119 and must meet the general standards for elementary and secondary schooling and special education established pursuant to Title 20-A. The provisions of subsections 1 to 5 must be implemented at the time of deorganization.

1. Students in kindergarten to grade 8 whose parents or legal guardians are legal residents of the unorganized territory of Atkinson Township must be provided educational services at school facilities located within School Administrative District No. 68 in Dover-Foxcroft. Transportation services to and from designated schools within School Administrative District No. 68 must be provided under the direction of the Department of Education's division of state schools, education in the unorganized territory.

2. Students in grade 9 to grade 12 whose parents or legal guardians are legal residents of the unorganized territory of Atkinson Township must be provided educational services at Foxcroft Academy. Transportation services to and from the secondary school must be provided under the direction of the Department of Education's division of state schools, education in the unorganized territory.

3. Tuition to secondary schools other than that identified in subsection 2 may be provided on behalf of resident students with the prior approval of the director of state schools, education in the unorganized territory within in the Department of Education. Tuition may not exceed limits set out in the Maine Revised Statutes, Title 20-A, section 3304. The receiving school must be approved by the Commissioner of Education for the purpose of tuition. Transportation is the responsibility of the parents or legal guardians.

4. Special education services must be provided to eligible resident students as required by federal and state laws, rules and regulations. Special education services are administered by the director of special education for the division of state schools, education in the unorganized territory within the Department of Education.

5. Career and technical education must be provided to eligible resident students pursuant to Title 20-A, section 3253-A.

The provision of educational services is subject to future modification in response to changes in educational conditions.

Sec. A-7. Assessment of taxes. The State Tax Assessor shall assess the real and personal property taxes in the Town of Atkinson as of April 1, 2019 as provided in the Maine Revised Statutes, Title 36, section 1602.

Sec. A-8. Referendum; certificate to Secretary of State. This Part takes effect 90 days after its approval only for the purpose of permitting its submission by the municipal officers of the Town of Atkinson to the legal voters of the municipality by ballot at the next general election to be held in November. This election must be called, advertised and conducted according to the Maine Revised Statutes, Title 30-A, sections 2528 and 2532. The municipal clerk shall prepare the required ballots on which the clerk shall reduce the subject matter of this Part to the following question:

"Shall the Town of Atkinson be deorganized?"

The voters shall indicate their opinion on this question by a cross or check mark placed against the word "Yes" or "No." Before becoming effective, this Part must be approved by at least 2/3 of the legal voters casting ballots at the general election, and the total number of votes cast for and against the acceptance of this Part at the election must

equal or exceed 50% of the total number of votes cast in the municipality for Governor at the last gubernatorial election.

The municipal officers of the Town of Atkinson shall declare the result of the vote. The municipal clerk shall file a certificate of the election result with the Secretary of State within 10 days after the date of the election and mail a copy of the certificate to the fiscal administrator of the unorganized territory.

Sec. A-9. Effective date. Sections 1 to 7 of this Part take effect July 1, 2019 if the legal voters of the Town of Atkinson approve the referendum under section 8 of this Part.

PART B

Sec. B-1. Register and transmit copy of approved deorganization procedure. Before the effective date of the deorganization of the Town of Atkinson pursuant to Part A, the fiscal administrator of the unorganized territory within the Office of the State Auditor shall transmit a copy of the approved deorganization procedure developed in accordance with the Maine Revised Statutes, Title 30-A, section 7205 to the Piscataquis County Manager who shall register the approved deorganization procedure with the Piscataquis County Registry of Deeds.

Sec. B-2. Effective date. This Part takes effect upon approval of the referendum under Part A, section 8.

An outline map of the state of Maine, showing its geographical boundaries and a network of rivers. The rivers are depicted as thin black lines branching across the landmass. The text 'Maine Rivers Study' is superimposed over the central part of the map.

Maine Rivers Study

MAINE RIVERS STUDY

Final Report

State of Maine, Department of
Conservation

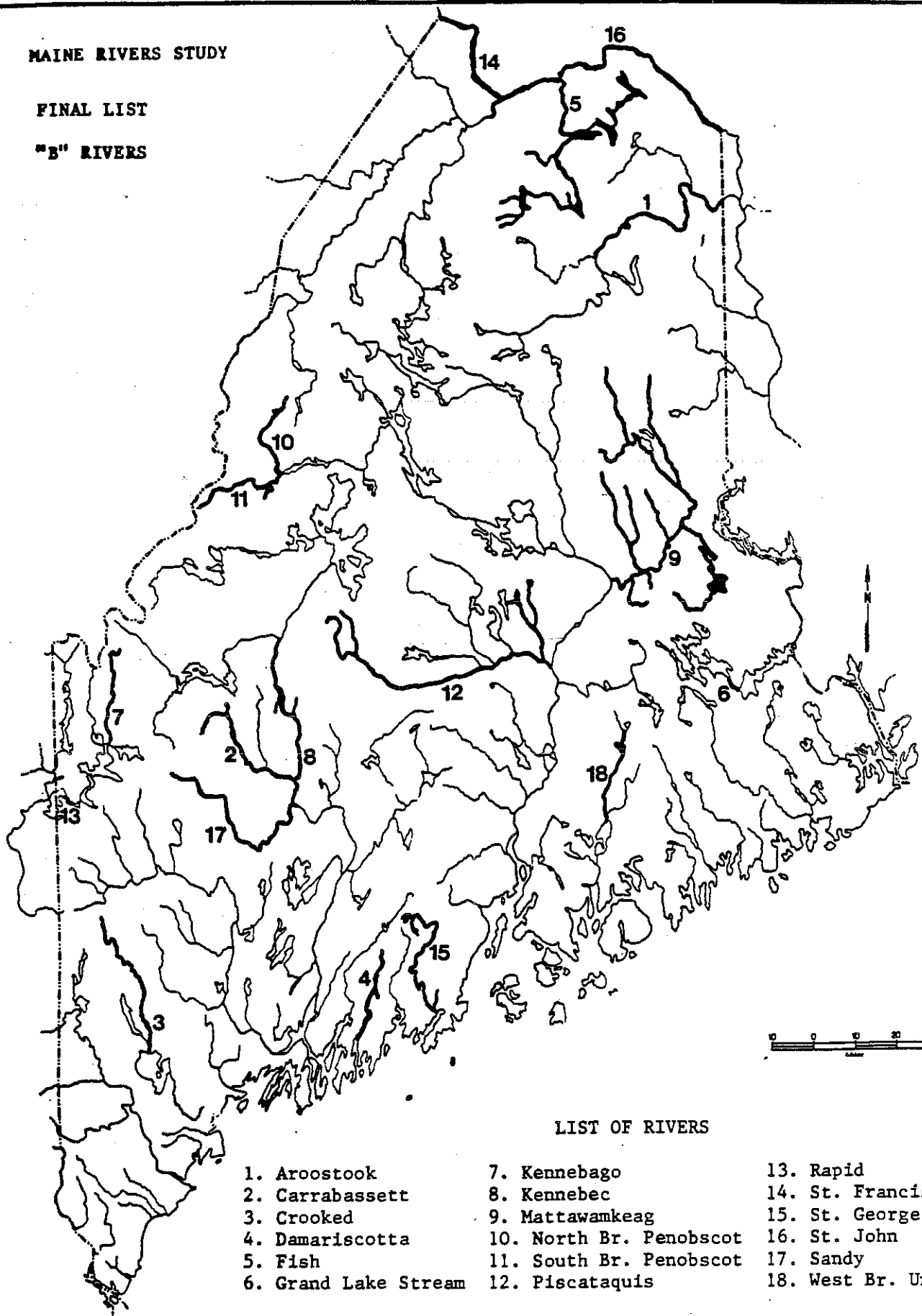
U.S. Department of the Interior,
National Park Service
Mid-Atlantic Regional Office

May 1982

MAINE RIVERS STUDY

FINAL LIST

"B" RIVERS



LIST OF RIVERS

- | | | |
|----------------------|-------------------------|--------------------|
| 1. Aroostook | 7. Kennebago | 13. Rapid |
| 2. Carrabassett | 8. Kennebec | 14. St. Francis |
| 3. Crooked | 9. Mattawankeag | 15. St. George |
| 4. Damariscotta | 10. North Br. Penobscot | 16. St. John |
| 5. Fish | 11. South Br. Penobscot | 17. Sandy |
| 6. Grand Lake Stream | 12. Piscataquis | 18. West Br. Union |

FINAL LIST			Length (in miles)	Unique/Significant River Resource Values									
"B" RIVERS				Geologic-Hydrologic	Critical/Ecologic	Undeveloped	Scenic	Anadromous Fishery	Inland Fishery	Whitewater Boating	Backcountry Excursion	Canoe Touring	Historic
River Name	Segment Description	County(s)											
Rivers and related corridors on the "B" list possess a composite natural and recreational resource value with outstanding statewide significance. * River or river segment with related resource values meeting a minimum standard of significance (which may be regional, statewide, or greater than statewide) in a given resource category. * River or river segment with related resource values which are some of the state's most significant in a given resource category. These resources may have greater than statewide or national significance.													
<u>Piscataquis River</u> (including)	Howland to West Branch	Piscataquis	62		X		X	X	X	X			X
East Branch Piscataquis River	Main stem to headwaters	Piscataquis	11	X		X	X	X	X				
West Branch Piscataquis River	Main stem to headwaters	Piscataquis	15	X		X	X	X	X				
Seboeis Stream	Piscataquis River to West Branch	Penobscot	8					X		X			
West Branch Seboeis Stream	Seboeis Stream to Endless Lake	Penobscot	5			X				X			
<u>Rapid River</u>	Umbagog Lake to Lower Richardson Lake	Oxford	5			X	X		X	X*			
<u>St. Francis River</u>	St. John River to Estcourt	Aroostook	35	X	X	X*	X		X	X			
Falls Brook	St. Francis River to Falls Pond	Aroostook	8		X	X							
<u>St. George River</u> (including)	Thomaston to headwaters	Knox Waldo	39		X			X*	X		X		X
Dead River	St. George River to Newbert Pond	Knox	5		X*	X							
Oyster River	St. George River to headwaters	Knox	7.5			X		X	X				

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