

2006

The Town of Beddington, ME 2006 Comprehensive Plan

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TOWN OF BEDDINGTON, MAINE



THE 2006 COMPREHENSIVE PLAN



THE TOWN OF BEDDINGTON, MAINE

2006 COMPREHENSIVE PLAN

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TABLE OF CONTENTS

	Page #
A. Vision and Executive Summary	A-1
Map 1: Location of Beddington in Washington County	end of section A
B. Historical and Archaeological Resources	B-1
<i>Policies and Implementation</i>	B-7
Map 2: Beddington Public Facilities and Recreation	end of section B
C. Population	C-1
<i>Policies and Implementation</i>	C-6
D. Natural Resources	D-1
<i>Policies and Implementation</i>	D-18
Map 3: Topography	end of section D
Map 4: STATSGO Soils	
Map 5: Land Cover	
Map 6: Water Resources	
Map 7: Marine Resources	
Map 8: Critical Habitat	
E. Employment and Economy	E-1
<i>Policies and Implementation</i>	E-10
F. Housing	F-1
<i>Policies and Implementation</i>	F-12
G. Recreation, Scenic Resources and Open Space	G-1
<i>Policies and Implementation</i>	G-6
H. Transportation	H-1
<i>Policies and Implementation</i>	H-8
Map 9: Transportation Road Network	end of section H
I. Public Facilities and Services	I-1
<i>Policies and Implementation</i>	I-7
J. Fiscal Capacity	J-1
<i>Capital Improvement Plan</i>	J-4
K. Land Use	J-1
<i>Proposed Land Use Districts</i>	K-5
<i>Policies and Implementation</i>	K-11
Map 10: Existing Land Use	end of section K
Map 11: Proposed Land Use	
L. Town Survey Results	L-1
Appendix A – Town Survey and Written Comments	App A-1
Appendix B – Community Meeting Summary	App B-1
Appendix C – State Policies	App C-1

A. VISION AND EXECUTIVE SUMMARY

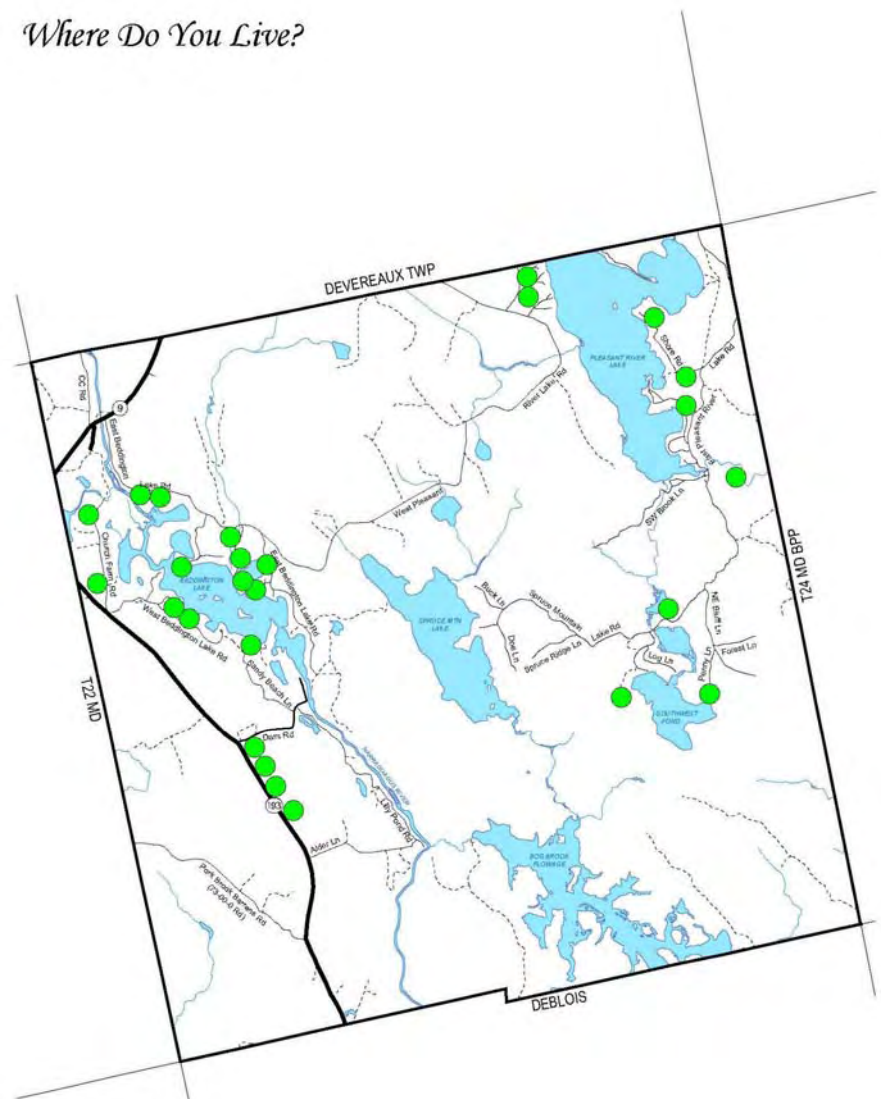
The town of Beddington chose to prepare its first Comprehensive Plan in 2004 in response to a significant shift in land use patterns and activities. Large land holdings were changing hands and use was shifting from timber management to residential development. Of greater impact was the shift of over 300 lakeshore lots from leases to one corporation to fee ownership by the individual camp owners. This shift occurred at the same time that improvements in Route 9 enable town residents to reach Bangor in less than an hour.

Municipal officials recognized that Beddington, a town of 44 individuals, could be overwhelmed by the increase in demand for services if existing camps and new development were to shift from seasonal to year round use. A moratorium on subdivision was enacted for much of the time that it has taken to prepare the Comprehensive Plan. Community members were consulted throughout the process through a town wide (resident and non-resident) survey and a very well attended community meeting in the summer of 2005.

The results of the survey are summarized in Chapter L – Town Survey Results and written comments are reproduced in their entirety in Appendix A – Town Survey and Written Comments. Input from the community meeting is summarized in Appendix B – Community Meeting summary. Finally, Survey and Community Meeting input informs policy development in each chapter throughout the document.

The July 23, 2005 community meeting was attended by over 50 individuals from all parts of the town – see “Where Do You Live in Beddington” map. Members of most local boards and associations were represented as well as a full cross section of age groups and those who had lived in the community for short and very long periods of time. Full time and seasonal residents were also well represented (see Appendix B). A vision statement for the town was generated from the collective input provided by the survey, particularly written comments, and the community meeting notes.

Where Do You Live?



Town of Beddington Vision Statement

Our vision for Beddington is to direct development on the town towards:

- Preserving pristine lake, spring and river water quality
- Preserving rural atmosphere and scenic vistas
- Preserving our wildlife habitat
- Preserving historic public accesses for recreational purposes
- Preserving our remaining historic buildings, landmarks and sites
- Maintaining a strong natural resource economy

The town of Beddington will develop our Comprehensive Plan to accomplish these goals.

EXECUTIVE SUMMARY

The purpose of a Comprehensive Plan is to provide a community with the information and a process to make choices about its future. The town of Beddington has involved its resident and non-resident community members extensively in the development of this plan. It has also made use of extensive resources available through the US Census, several agencies of state government, the Washington County Council of Governments and geographic information system (GIS) mapping. The document will serve the town for a 5 to 10 year time horizon and, as a living document, will be revised and updated as new information and understanding develops. *The following summarizes each section of the document and readers are directed specifically to the Policies and Implementation Strategies at the end of each chapter for greater detail about the choices Beddington is making about its future growth and development.*

History

The history of Beddington is to a large extent based upon the natural resources that drove the local and regional economy, including logging, tanneries, saw mills, and blueberries. Early residents engaged successfully in a variety of businesses. Some residents can trace their families back to the town's early days. Beddington still enjoys many of the benefits from our past, as a small town with a strong sense of community, where people look out for one another. While encouraging new development, the town should seek to maintain a link to our heritage through the protection of historically significant buildings, and we should continue to collect and preserve our historic records.

Population

The population of Beddington has decreased over the long term, with a higher rate of decline seen in the last decade of the millennium but recent increases to 2005. There is a large and growing seasonal population. Beddington's population is aging, there are few school age children and a decrease in the average household size. Numbers of retiree and single person households are increasing. Limited employment opportunities and distance from school opportunities help explain the decline in the numbers of young families residing in Beddington. The town should continue to make available demographic information to residents in particular tracking any the shifts of existing seasonal housing and residents to year-round status.

Natural Resources

Beddington currently offers protection to its natural resources with locally adopted shoreland zoning regulations. These ordinance provisions will be updated to be consistent with the requirements of State and Federal Regulations and reviewed for improvement to specifically protect the lakes, rivers and streams in Beddington. The town will continue to cooperate with the many local and regional organizations working to protect the natural resources within and surrounding Beddington including the Pleasant and Narraguagus River Watershed Councils, the Downeast Rivers Land Trust and neighboring communities. Regional efforts will focus on aquifer protection, watershed protection, and land conservation.

Economy and Employment

Beddington is a very small community dependant on regional sources of employment. Many residents are retired and/or self-employed. The top three sectors of employment for Beddington are 'Transportation, warehousing, utilities info'; 'Agriculture, forestry, and fisheries, mining'; and 'Manufacturing'. Throughout this plan census data are reported but conclusions from it are qualified by local knowledge given the extremely small sample size reported in census figures; 7 individuals in the workforce for instance. The residents of Beddington have income levels that are slightly higher than residents of Washington County as a whole. However, with the aging of our population, the size the workforce continues to decrease. Living in a rural area limits employment opportunities and increases the costs of commuting to the service centers where many of the newly created jobs are located. Our local government should strive to encourage and maintain appropriate development that will better employ residents. Growth needs to be channeled to areas of town capable of handling development while incurring minimal cost to the municipality.

Housing

Affordable housing is often defined as not costing more than 30% of household income. The data reviewed suggest that the cost of housing in Beddington is affordable for most people in the community. The home price that could be afforded at the housing market median household income of \$26,973 was \$77,139. Thus those with incomes above the median can still afford to purchase homes of the median sale price. But those with lower incomes, approximately 37% percent of households in Beddington, are losing access to the housing market and the price of real estate on Beddington is increasing.

Existing land use ordinances do not impose significant costs on the cost of building homes and the majority of people live in owner-occupied single-family housing. The desire for vacation homes on waterfront properties by non-residents has raised the value, and assessment, of many properties in Beddington. The percentage of homes owned by those in the workforce is likely to decline further while the percentage of homes owned by retirees - both those from away and natives - will increase.

Recreation, Scenic Resources and Open Space

Beddington has many recreational opportunities that center on the vast and varied natural resources of the Town and the region. The Town's most important recreational resources rely on waterfront access, which the town will maintain and improve. Large areas of woodland provide access for hunting, and trails within the town are actively used for snowmobiling, all terrain vehicles, mountain-biking and hiking. Community input indicates support for protection of the scenic lakes, islands and ridge tops within the town.

Transportation

Transportation linkages in Beddington consist primarily of US 193. Our town is reliant on its road network as the primary means of transportation movement. Local roads should provide safe, reliable access to work, school, stores, and residences. Overall, Beddington’s roadways are in fair condition. Given limited funding and the significant expense, the town has done a noteworthy job of maintaining its roads. Continued proper and affordable maintenance of the road network in Beddington will be in the best interest of all residents. Since MDOT has jurisdiction over most main roads and bridges within Beddington, the town will continue to communicate and cooperate with the department. The town requires all new roads to be constructed to specific municipal standards.

Public Facilities and Services

Through proper maintenance and investment, Beddington’s public facilities and services have remained in good condition overall. Although the town has not previously established a formal Capital Improvement Plan, reserve accounts have been used for many necessary items and a CIP is proposed in this Comprehensive Plan.

Fiscal Capacity

As indicated by the figures, Beddington has been doing very well in managing its finances over the last five years and the mil rate has remained within a consistent range. In the past, the town has budgeted for capital improvements through town meeting appropriations and the use of reserve funds for recreation and fire control. The town has prepared a Capital Investment Plan as part of this Comprehensive Plan.

Land Use

Beddington is feeling development pressure associated with conversion of industrial forestland into residential second home subdivisions along lakefronts. Support exists for regulation on development activity but there is some concern that it not be excessive or burdensome. This plan is intended to protect the town's character and to direct residential and commercial activities to appropriate areas. It also seeks to ensure that residents can continue to support themselves with a mixture of activities necessitated by seasonal and diverse rural livelihoods.

Town Survey

In late 2004 Beddington residents completed a survey to give their views on important aspects of the town’s future. The participation rate was high (17.22%) for surveys of this type and included a great deal of written input. The response rate from seasonal residents was very high (85%) and reflects the very large number of seasonal property owners (over 400 property owners but only 42 year round residents).

There is very strong support for “affordable” house lots and “affordable” rental properties and strong opposition to mobile home parks. Home based businesses were especially supported as were providing an opportunity for some retail and industry. There was almost no support whatsoever for large scale commercial tourism development with some respondents placing importance on limited development such as restaurants and bed and breakfast establishments. Respondents favor some additional docking and launching facilities on the lakes as well as, for some, additional playground

equipment. Support was strongest across all categories to create a plan to prevent uncontrolled development.

Opinions on regulation and development are mixed on some issues and very clear on others. There was support for a noise control ordinance and for discouraging development in certain areas of town. However, respondents did not generally support adoption of a zoning ordinance to allow more mixed uses in residential neighborhoods. This somewhat contradicts the clear support for a plan to prevent uncontrolled development however it likely reflects that the question referred to allowing of mixed uses in residential areas rather than a zoning ordinance in general.

Respondents indicate that they are relatively content with the town's efforts to preserve open space. Most would like to see the town continue to make the same or more efforts to preserve scenic resources, rural character, and historic resources. They are somewhat less enthusiastic about preserving wetlands, forests and coastline though still positive overall. These responses are consistent with many written comments that simply stated town efforts should keep Beddington "the same as it is".

Respondents were asked how much they favored/disfavored investment in each item and then to mark an X beside their highest priorities. The two highest priorities to respondents (11 votes each) are maintenance of roads and the Fire Station on Route 193.

Respondents are generally satisfied with Town services or had no opinion. The majority of respondents reside (85%) in Beddington seasonally and do not appear to use many facilities in the survey. Beddington seems to have struck a good balance between the services it provides and the taxes it collects. The generally high level of satisfaction with property tax levels is unique in surveys of this kind and may also reflect the preponderance of non-resident tax payers who are comparing their assessments to those paid in other parts of the country where taxes are even higher than in Maine.

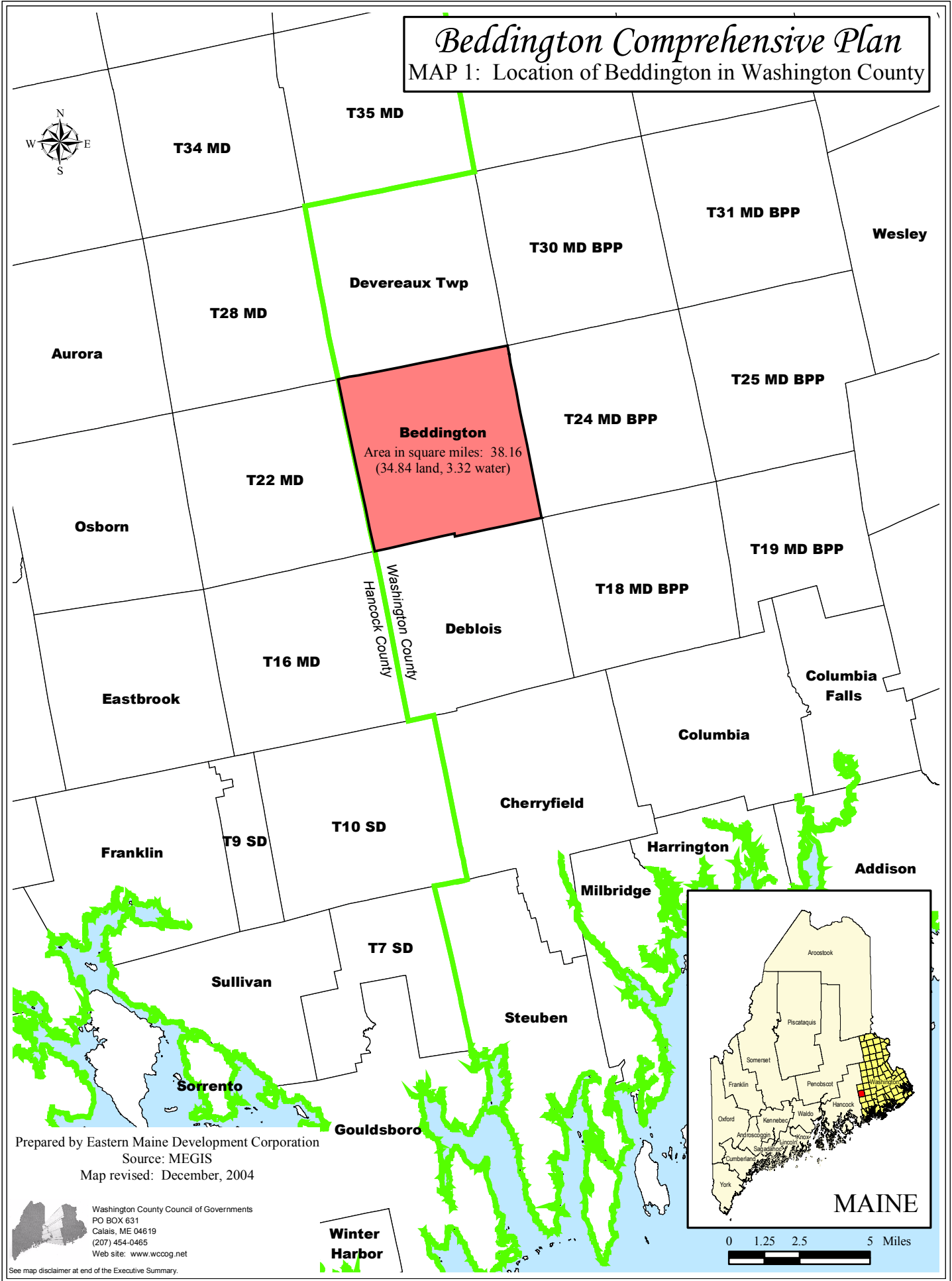
Respondents are generally very supportive of regionalizing services. The Comprehensive Plan Committee sees this as support for continuation of the services that are already delivered on a regional basis in Beddington and to explore new opportunities to improve efficiencies.

Map Disclaimer:

The information used to create the maps in this Comprehensive Plan have been derived from multiple sources. The map products as provided are for reference and planning purposes only and are not to be construed as legal documents or survey instruments. EMDC/WCCOG provides this information with the understanding that it is not guaranteed to be accurate, correct or complete; that it is subject to revision; and conclusions drawn from such information are the responsibility of the user. Due to ongoing road renaming and addressing, the road names shown on any map may not be current. Any user of the maps accept same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to hold EMDC/WCCOG harmless from and against any damage, loss, or liability arising from any use of the maps.

Beddington Comprehensive Plan

MAP 1: Location of Beddington in Washington County



B. HISTORICAL AND ARCHEOLOGICAL RESOURCES

The population of Beddington peaked in the mid 1800s and has declined significantly ever since. Today there is a year round resident population of 45 and an additional 300 seasonal residents living in seasonal cottages on the town's lakes during the summer and autumn months. The Town of Beddington was part of the Bingham Purchase and was named after a residential municipal borough in England, outside London. Many of the major events of Beddington's past are summarized in this section from town records, local texts, census reports, and from the recollections of residents.

Native Americans and Early Settlement

Prior to settlement from families who originated in Jonesboro, there was no known Native American settlement in Beddington. The earliest settlers arrived from Jonesboro, Maine in the early 1800s. Their names were Israel Dorman, Amasa Farnsworth, Jonah Noyes, John Schoppee, and George Whitney. Joseph Libbey came from Gouldsboro, Maine.

Government and Industry

The Town of Beddington was originally known as Township 23 and incorporated as a town in January 31, 1833. The first town meeting took place in March of 1844. A sawmill in Beddington was located on Church Farm Road and several others were located along the Narraguagus River. There was a tannery in Beddington operating during the 1880s at the foot of Schoppee Hill. The company store associated with the tannery is evoked by the store log book kept in the current town office. Fred Grant, a local lumber baron, operated a sawmill near Church Farm during the 1950s.

Table B-1 Beddington Population

Year	Population	Year	Population
2000	29	1890	184
1990	43	1880	129
1980	36	1870	144
1970	32	1860	147
1960	14	1850	164
1950	26	1840	---
1940	31	1830	---
1930	35	1820	---
1920	40	1810	---
1910	58	1800	---
1900	86	1790	---

Source: US Census

Education

The first school in Beddington was on Schoppee Hill and known as the North Beddington School. By 1840, there were two schools in Beddington with 40 scholars. One was located on

Schoppee Hill on Route 9 in Upper Beddington and the other on Route 193 in Lower Beddington. At the first town meeting in 1844, funds were raised for the “North Beddington School”. The Lower Beddington School continued as a one-room schoolhouse until the era of Dwight Eisenhower. This structure was a combination schoolhouse and meetinghouse. It was in disrepair and torn down in the late 1980s. We still have some teacher’s records from the early 1900s.

Farming and Forestry Industries

The earliest settlers in the Beddington came for the lumber. Lumber went down the Narraguagus River to the boat building and shipping operations in Cherryfield. There was a company store at the tannery, another on Route 9 and a third on Route 193. During the 1880s tanneries were exempt from taxation in Beddington.

In the 1960s Walter Keefe had a mill located next to the small pond behind the current Champion office across from the MDOT garage. Nora Duprey ran a small diner located where the DOT garage is now. All the workers from the mill used to eat there and enjoyed baked goods -pies, donuts, cake, etc. made by Beddington residents. There was a diner in Township 22 near the end of Route 193 run by Frank Drinkwater and another snack bar was run by Dorothy Farnsworth. The current snack bar is composed of these two establishments put together and with additions to both.

Blueberries are one of only three fruits native to this area; the others are cranberries and grapes. Native Americans knew that burning the fields in spring helped the crop and they dried blueberries for pemmican, as well. During the Civil War, berries were hand-picked and hand canned & soldered for shipping to the Union Army. Berries were also hand picked (for 2 cents a quart) and shipped by schooner in one quart wooden firkins to Boston (the trip took 2 1/2 days). Later, berries were packed in quarts and transported to the train in Cherryfield for shipment to Boston. Unfortunately, there are 10 years of town meeting records, from 1877 to 1887, missing from the town records.

The vast majority (75%) of the land in Beddington is in industrial forestland ownership. Development and roads were established through the western side of the town along the higher ground as there are many wetlands throughout. In the mid to late 1800s most of the arable lands were in pasture and fields. The blueberry and forestry industries, including wreath brush, remain seasonal sources of income for many residents. Today resident incomes are generated primarily through agriculture, construction, forestry, health care, industry, crafts, law enforcement, natural resource management, outdoor recreation, pensioners, professional services, and wreath making.

Historic Structures and Land Use Activities

The oldest houses still standing in Beddington are the Schoppee House and the Bridgham house, both built in 1830. There were never any churches in Beddington.

The town of Beddington is located on the present day Route 9, between Bangor and Calais, which was originally planned in 1838-39 to carry soldiers to the border in the Aroostook war. The war never happened and the road remained unfinished until about 1857. It was opened as a

mail route and touted as the “air line” road because you could travel so directly and quickly over high ground. Stagecoaches traveled the airline and travelers feared wolves and bandits. Jefferson, David, President of the Confederacy, is said to have lived at the old Schoppee House on Route 9 during the summer of 1857. The Schoppee House was a double stopping place for stagecoaches - one stage traveled between Bangor and Calais and the other came from Cherryfield. The Cherryfield stage arrived late morning and returned in the afternoon. Also used as a summer residence the Schoppee House was an overnight stop for the Bangor-Calais stage

The Schoppee House was inhabited year round up until the mid 1940s when Ella Schoppee moved into a rest home in Bangor. During the early 1900s (probably 1900-1920), Ella made the Schoppee house famous for her Sunday chicken dinners. Many people traveled by horse and carriage to eat at her table with some of them staying overnight in the three log cabins she had built next to the Schoppee House. In 1949, Ella sold her property to Alvah Clifton Small, who had earlier worked for her as a chore boy. The Schoppee House continues today in the ownership of the Small family.

Another historic residence, the Bridgham House, was owned by Leverett Clifton Bridgham, born in Machias in 1842. He enlisted August 1862 in the 1st Maine Heavy Artillery, Company H. His regiment suffered the greatest loss of any in the Union. He was promoted Corporal on January 1, 1864. He was wounded in the right thigh at Petersburg on June 18, 1864 and was honorably discharged June 16, 1865. Leverett Bridgham’s daughter Lois, was grandmother to Donald Small, the current owner of the Schoppee House.

Route 193 was paved in the early 1940s and Route 9 was paved to Amherst in the 1950s. During the 1950s Route 9 was plowed just to Parks Pond (in Clifton) during the winter. The road was very narrow and in some places was only wide enough for one vehicle. If you met some one on the bridges one had to wait, as both wouldn't fit on the bridge. Most vehicles couldn't get over chick hill in Clifton, which was called “jew's hill” back then. It would take two days for wagon loads of lumber to get over the hill.

The Civilian Conservation Corps built the cc road in the 1930s. Across from the Maine Forest Service office up on the hill are the remains of what used to be the hospital for them. There are parts of the chimney, stone steps, and a rock wall. The remains of the old dump are over in the woods. They also had a camp complex a few miles up the cc road near a spring.

At a town meeting in 1889 it was voted to allow a right of way to construct a telephone line. For many years telephone service in Beddington was based at the Forestry Station on Route 9. A more modern telephone system arrived in 1975 allowing calls to reach beyond Deblois and Beddington. Electricity came to Deblois in 1963 and to Beddington in the following decade. Beddington Lake and Pleasant Lake received electricity in the 1980s.

Churches and Religion

The Free Baptists had the only church in Beddington in 1881 which no longer stands. Although Beddington did not have a church, services were held in the upstairs of the school meeting house.

Transportation

Before the railroad, stagecoaches served communities on Route 9. Stories told by competitors on the coastal route attempted to scare customers from traveling Route 9 by advertising that the stagecoaches were harassed by wolves. The effort apparently backfired as passengers chose Route 9 in order to see the wolves.

In 1898 the Washington County Railroad came to the area. The station in Cherryfield was on Route 193 seventeen miles south of Beddington. The use of the rail lines diminished substantially in the 1950's and 60's and the rail line was declared exempt in 1986. This was a result of more inexpensive trucking costs on the interstate highway system. Route 193 is the main arterial route in Beddington linking the town to coastal Route 1, completed in 1953, and the recently improved Route 9.

SELECTED TIMELINE

Early 1800s	First families settled Township 23
1830	Oldest houses – Schoppee and Bridgham - still standing in Beddington built on Route 9 on Schoppee Hill in Upper Beddington
1833	Incorporated as the town of Beddington
1840s	First schools built on Schoppee Hill, called North Beddington School, and on Route 193, including a Town Hall upstairs
1844	First town meeting
1860-1864	Beddington sent 12 soldiers to the Union cause of whom 4 were lost.
1875	Beddington on the stage line from Bangor to Calais
1899	Railroad came to the area.
1918	Influenza strikes the rest of the country. Animal anthrax and diphtheria also take a toll on the population. Only one death in Beddington recorded in 1918 and not from these causes.
1930s	There was a post office at the Schoppee House on Route 9
1940	Route 193 paved.
1953	US Route 1 completed.
1963	9:15AM March 22 nd – electricity arrived in Beddington
1975	October 27, modern phone system (allowed calls to reach outside of Beddington and Deblois)

SELECTED REFERENCES

First Beddington Town Clerks book starting in 1844.

Place names of Maine

Interviews with long time residents.

HISTORIC BUILDINGS AND PLACES

The Maine Historic Preservation Commission maintains an inventory of important sites including buildings or sites on the National Registry of Historic Places (NRHP). They record no listing for the town as of April 2004. They note that a comprehensive survey of Beddington's historic above-ground resources needs to be conducted in order to identify those properties which may be eligible for nomination to the National Register of Historic Places.

The following buildings, shown on Map 2: Beddington Streets and Public Facilities are of historic importance to the town's residents and might be worth consideration for listing on the National Register of Historic Places for Beddington:

1. Schoppee House, 1830
2. Bridgham House, 1830

These homes are owned by long time seasonal residents and being well maintained.

REHABILITATION GRANTS

The Federal Historic Preservation Tax Incentives program rewards private investment to rehabilitate certified historic structures (building listed individually in the National Register of Historic Places or a building located in a registered historic district and certified by the Secretary of the Interior as contributing to the historic significance of the district). The building must currently be used or will be used for commercial, industrial, agricultural, or rental residential purposes, but not used exclusively as the owner's private residence. Under PL 99-514 Internal Revenue Code Section 47, tax incentives include:

1. 20% tax credit for certified rehabilitation of certified historic structures.
2. 10% tax credit for rehabilitation of non-historic, non-residential buildings built before 1936.

For both credits, the rehabilitation must be a substantial one. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. And, the rehabilitation must involve a depreciable building. The National Park Service must approve, or "certify," all rehabilitation projects seeking the 20% rehabilitation tax credit. Owners seeking certification of rehabilitation work must complete the Historic Preservation Certification Application.

A Maine State taxpayer is allowed a credit equal to the amount of the Federal credit claimed by the taxpayer under section 47 of the Internal Revenue Code for rehabilitation of certified historic structures located in Maine. The credit is nonrefundable and limited to \$100,000/year/taxpayer.

CEMETERIES

Cemeteries are a cultural resource providing insight into the history of the community. Beddington has one cemetery, shown on Map 2, located on Route 193. It is approximately three acres and was recently expanded by an acquisition of land by the town. The Town holds monies for its maintenance and there is need for restoration of some broken stones.

See Map 2, Beddington streets and public facilities, for the location of cemeteries. It is anticipated that enough land remains to meet local needs for the next ten years and beyond.

ARCHAEOLOGICAL SITES

The ultimate aim for municipal planning concerning archeological sites should be the identification and protection of all such significant sites. Resource protection zoning is one way that this can be accomplished. Individual landowners of significant properties may also be approached to obtain permission for nomination of archeological sites on their property to the National Register of Historic Places, and additionally to donate preservation easements if they so desire. (National Register listing extends protection of Federal legislation against actions by Federal agencies, while the combination of National Register listing and preservation easement with posting against ground disturbance extends the protection of State Antiquities Legislation to archeological sites.)

According to the Maine Historic Preservation Commission (MHPC) there are no known prehistoric archaeological sites located within Beddington. However the only archaeological survey completed in Beddington covered a small portion of Route 9. MHPC indicates that all of the lake and pond shorelines, the Narraguagus River valley, and sand and gravel outwash soils near water need archaeological survey.

There is one historic archeological site in Beddington:

Site Number	Name	Type
ME 033-001	E.E. Church Tannery	American tannery, 19 th Century

No professional survey for historic archaeological sites has been conducted to date in Beddington. Future such fieldwork could focus on sites relating to the earliest Euro-American settlement of the town in the early 19th century. Early industrial (mill) sites would be located along rivers and streams while settlers would have settled along the original Route 9.

THREATS TO EXISTING SITES

Historic Buildings: The historic buildings identified above receive no protection from existing land use regulations. Each is probably eligible to be place on the National Register of Historic Places and the town encourages each family to investigate this option.

Archaeological Sites: The location of some of the above referenced archaeological site is protected under Shoreland Zoning Ordinance provisions that have been adopted by the town.

POLICIES AND IMPLEMENTATION

Goal: Beddington will preserve the State’s historic and archeological resources for future generations to enjoy and pass on to their children as they have been passed on to the present.			
Policy	Implementation Strategy	Responsibility	Timeframe
Protect and preserve known archaeological and historic sites.	Promote awareness of historic structures and artifacts including the consideration of listing on the National Register of Historic Places.	Planning Board	Immediate
	Work in cooperation with the State of Maine with any of the identified historical and archaeological resources within Beddington.	Planning Board; Select Board	As funding allows
Ensure that archeological and historic sites are not unknowingly destroyed.	Potential areas and artifacts of historical and archaeological significance, especially along riverbanks and lakeshores, should be professionally surveyed and documented, and historical and archaeological sites and artifacts should be monitored	Select Board; Historical Society (?)	As funding allows
Formulate guidelines or land use controls to protect and preserve historic and archaeological resources if identified.	Require developers to provide evidence that proposed developments will not negatively impact any archeological sites.	Planning Board	Immediate
	Require that development plans include a plan showing the preservation of known historic or naturally significant areas.	Planning Board	Immediate
	Develop site design standards that are respectful of existing architectural scale, styles and setbacks to retain the historic setting of the commercial maritime district	Planning Board	Short Term (within 2 years)
Protect and preserve the records of town history and administration.	With help from the Washington County Maine Records Preservation Fund, the town has copied vital records on acid free paper and older records on microfiche. Copies of microfiche records will be transferred onto acid free paper.	Town clerk, Select Board	On-going and as funding allows.

SUMMARY

The history of Beddington is to a large extent based upon the natural resources that drove the local and regional economy, including logging, tanneries, saw mills, and blueberries. Early residents engaged successfully in a variety of businesses. Some residents can trace their families back to the town’s early days. Beddington still enjoys many of the benefits from our past, as a small town with a strong sense of community, where people look out for one another. While encouraging new development, the town should seek to maintain a link to our heritage through the protection of historically significant buildings, and we should continue to collect and preserve our historic records.

Beddington Comprehensive Plan

MAP 2: Public Facilities and Recreation

LEGEND

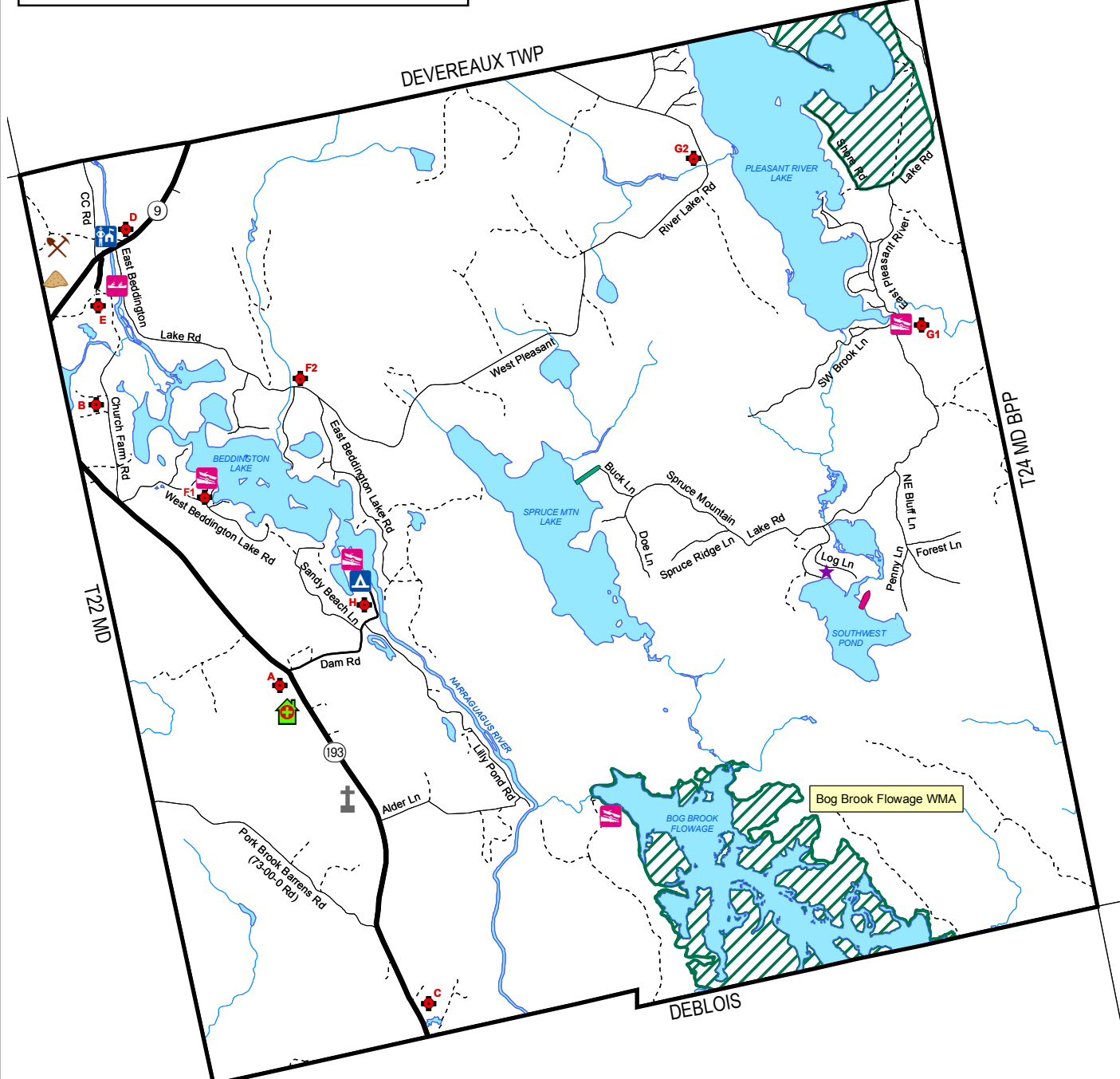
- State roads
- Town roads
- Private roads
- - - Trail/Undeveloped roads
- Perennial streams
- Water

PUBLIC FACILITIES & SERVICES

- Beddington Town Hall and Volunteer Fire Department
- Beddington Cemetery
- MDOT Sand & Salt Shed
- MDOT Gravel Pit
- Boat Launch (Hand carry)
- Common Area/Public Access
- Conservation Land
- Boat Launch (Trailerable)
- Day Use Campsite
- Ranger Station
- Narraguagus River Trip
- 10-foot Recreational Easement Right-of-way

PROPOSED DRY HYDRANTS

- A. Adjacent to the fire station on Route 193
- B. Near one agricultural pond in close proximity to existing housing
- C. Near the pond on Route 193 at the town line with Deblois
- D. On Route 9 near the Narraguagus River
- E. On Bear Brook near the State DOT garage
- F. On the west (F1) and east (F2) sides of Beddington Lake
- G. On the east (G1) and west (G2) sides of Pleasant River Lake
- H. Outlet of Beddington Lake



0 0.5 1 Miles



Prepared by Eastern Maine Development Corporation
 Sources: Town of Beddington and MEGIS
 Map revised: March, 2006



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See map disclaimer at end of the Executive Summary.

C. POPULATION

A comprehensive plan needs to provide for a proper relationship between the town's future population and its environment. Accordingly, most phases of the plan are either dependent upon, or strongly influenced by, the size and composition of the town's future population. This section examines past, current and projected population for Beddington.

MIGRATION ANALYSIS

According to Census data Beddington's population declined by 14 persons during the last decade of the millennium. This decrease can be attributed primarily to natural causes. During the 1990s, Beddington recorded 10 deaths and 1 birth and a net out-migration of 5 people. This decline is shown in the formula below.

1990 Census Population = 43

Plus the number of births to Beddington residents between 1990 and 2000 (1) = 44

Minus the number of deaths to Beddington residents between 1990 and 2000 (10) = 34

Minus out-migration (5) to attain the 2000 Census Population = 29

POPULATION STATISTICS

Population and Growth Rates

Like its neighbors the population of Beddington declined from 1990 to 2000, reflecting, and accentuating, the trend in Washington County as a whole. However, by 2005 Beddington's population had grown by approximately 15 people mostly as a result of in-migration. Two births are recorded since 2000 including one family with a child who has since moved away.

Table C-1 POPULATION OF BEDDINGTON AND NEIGHBORING COMMUNITIES

		1990	2000
Beddington	number	43	29
	% growth	-	-32.6%
Cherryfield	number	1183	1157
	% growth	-	-2.2%
Columbia	number	437	459
	% growth	-	5.0%
Deblois	number	73	49
	% growth	-	-32.9%
Milbridge	number	1305	1279
	% growth	-	-2.0
Washington County	number	35,308	33,941
	% growth	-	-3.87 %
State	number	1,227,928	1,274,923
	% growth	-	3.83 %

Source: 1990 Census, 2000 Census

The following table shows the year-round population and growth rate by decade in Beddington, Washington County and Maine since 1900.

Table C-2 POPULATION AND GROWTH RATES

Year	Beddington		Washington County		Maine	
	Number	% Change	Number	% Change	Number	% Change
2000	29	-32.6%	33,941	-3.87 %	1,274,923	3.83 %
1990	43	19.4%	35,308	0.99 %	1,227,928	9.18 %
1980	36	12.5%	34,963	17.09 %	1,124,660	13.37 %
1970	32	128.6%	29,859	-9.27 %	992,048	2.35 %
1960	14	-46.2%	32,908	-6.48 %	969,265	6.07 %
1950	26	-16.1%	35,187	-6.83 %	913,774	7.85 %
1940	31	-11.4%	37,767	-0.16 %	847,226	6.25 %
1930	35	-	37,826	-	797,423	-

Source: U.S. Census Bureau

Population Forecasts

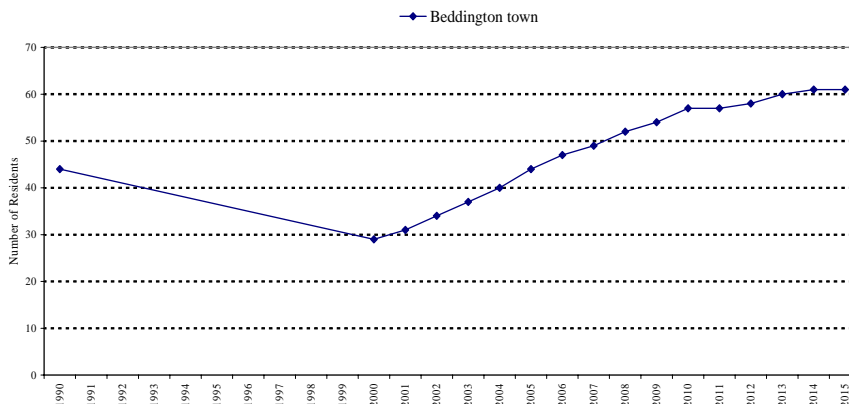
As the table and chart below depict, the State Planning Office predicts that the population of Beddington will rise to 44 individuals by 2005, to 57 in 2010 and then to increase modestly to 67 individuals by 2015. As these changes track a very small number of individuals the percent change appears far more dramatic than is occurring within the community. The 51.7% increase forecast for 2005 represents in fact only 4 or 5 households. In fact, as noted above, Beddington’s population has indeed reached approximately 44 by 2005. Of greater significance will be increases that may result from conversion of housing that is currently seasonal into year-round residences.

Table C-3 POPULATION PROJECTIONS

Year	Beddington		Washington County		Maine	
	Number	% Change	Number	% Change	Number	% Change
2015	61	7.0%	33,111	2.47%	1,300,000	
2010	57	29.5%	32,312	0.30%	1,330,117	-2.98%
2005	44	51.7%	32,217	-5.09%	1,371,022	7.7%
2000	29	-32.6%	33,941	-3.87%	1,274,923	3.83%

The 2005, 2010 and 2015 numbers were projected by the State Planning Office and the 2000 information is an actual number from the U.S. Census.

Estimated 1990 to 2000 Population Trend & Projected 2000 to 2015 Population Trend



Source: Maine State Planning Office analysis of 1990-2000; US Census Data

The town's population has contracted in the past 50 years. The following analysis compares the analysis above provided by SPO with both a rate of growth calculation and linear regression analysis. The analyses that best reflect the SPO projection are those that base their estimates on the last 30-50 years of Beddington's population fluctuations. During the 1990s, a decline of 3.26 percent per year occurred. If that trend continued, Beddington would decrease to 15 persons in 2015 (or 8, using linear regression). If, however, a less precipitous annual rate of growth is observed (-0.31% percent per year) as occurred over the longer term from 1970 to 2000 then the population of the town would decline to a total of 28 persons by the year 2015 (or 34, using linear regression). However, if the average annual rate of growth of 0.23% from the period from 1950 to 2000 were to continue the population in 2015 would grow to 30 (or 42 using linear regression). Changes in land use including new year-round residential development will determine actual population growth over the next ten years. A slight to modest population increase is most likely to occur over the next ten-year period.

Table C-4 LINEAR REGRESSION AND GROWTH PER YEAR POPULATION PREDICTIONS

Timeframe on which prediction is based	Average Growth Per Year (Non-Compounded)	Beddington Predictions for the year 2015	
		Using Average Growth Per Year (NC)	Using Simple Linear Regression
1950-2000	0.23%	30	42
1970-2000	-0.31%	28	34
1990-2000	-3.26%	15	8

Seasonal Population

There are no state or federal statistics on seasonal population for Beddington. As a scenic, community with several appealing lakes, seasonal development has a significant impact on our community. Based on a total of 236 seasonal housing units reported in the 2000 Census, and estimating average household size for non-residents at 2.30 approximately 542 additional persons may stay in Beddington seasonally. The town estimates this number is somewhere between 300 and 400 individuals at any given time. It is anticipated that seasonal people who choose to stay year round will account for most future increases in population. More information on household composition and on the housing stock is presented in the housing section of this plan.

Age Distribution

The following 2000 statistics compare population by age groups for the town of Beddington, the county and the state.

Table C-5 POPULATION BY AGE GROUPS

Age Group	Beddington		Washington County		Maine	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	0	0	1727	5.1	70726	5.5
5 to 9 years	0	0	2176	6.4	83022	6.5
10 to 14 years	1	3.4	2363	7.0	92252	7.2
15 to 19 years	1	3.4	2403	7.1	89485	7.0
20 to 24 years	0	0	1813	5.3	69656	5.5
25 to 34 years	1	3.4	3812	11.2	157617	12.4
35 to 44 years	1	3.4	5114	15.1	212980	16.7

Age Group	Beddington		Washington County		Maine	
	Number	Percent	Number	Percent	Number	Percent
45 to 54 years	15	51.7	5048	14.9	192596	15.1
55 to 59 years	3	10.3	1960	5.8	68490	5.4
60 to 64 years	4	13.8	1669	4.9	54697	4.3
65 to 74 years	3	10.3	3085	9.1	96196	7.5
75 to 84 years	0	0	2065	6.1	63890	5.0
85 years and over	0	0	706	2.1	23316	1.8
Median age (years)	51.3	-	40.5	-	38.6	-

Source: 2000 Census

Given the very small population of Beddington a detailed comparison to county and state figures has limited value. However, the overall structure is similar and reflects an aging population and a decline of young people and young families. This is reflected in a median age that is 12.7 years higher than the state median age.

The median age of Beddington's population increased by 14.5 years (39.4%) between 1990 and 2000.

Table C-6 BEDDINGTON POPULATION BY AGE YEAR COMPARISONS

Age Group 1990	Number	Percent	Age Group 2000	Number	Percent
Under 5	1	2.3%	Under 5	0	0.0%
5-17	10	23.3%	5-17	2	6.9%
18-24	5	11.6%	18-24	0	0.0%
25-54	24	55.8%	25-54	17	58.6%
55-64	2	4.7%	55-64	7	24.1%
65 and older	1	2.3%	65 and older	3	10.3%
Median Age	36.8	-	Median Age	51.3	-

Source: 1990 Census, 2000 Census

The older segment of the town's population (number of residents aged 65 or above) has increased to about 10.3% between 1990 and 2000. During the same period the number of school-aged residents of 5-17/19 years old decreased from 23.3 to 6.9 percent of the population and in 2004 there are two school age children in Beddington, one who attends and one who does not.

Table C-7 BEDDINGTON POPULATION BY GENDER

Year	Female	%	Male	%	Total
2000	12	41.4%	17	58.6%	29
1990	24	55.8%	19	44.2%	43

Source: 1990 Census, 2000 Census

The ratio of females to males has shifted in favor of males in 2000.

Table C-8 HOUSEHOLD SIZE

Average Household Size and Growth Rate		1990	2000
Beddington	Household Size	2.69	1.81
	% growth	-	-32.7%
Cherryfield	Household Size	2.54	2.29
	% growth	-	-9.84%
Columbia	Household Size	2.84	2.42
	% growth	-	-14.8%
Deblois	Household Size	2.61	2.45
	% growth	-	-6.13%
Milbridge	Household Size	2.48	2.23
	% growth	-	-10.08%
Washington County	Household Size	2.55	2.34
	% growth	-	-8.2 %
State	Household Size	2.56	2.39
	% growth	-	-6.6 %

Source: 1990 Census, 2000 Census

Outpacing the trends of her neighbors and the county and state, the average household size in Beddington went down about 32.7%, indicating the presence of more households with fewer or no children. Given the increase in median age (12.7 years), it is likely that many of these households are ‘empty nests’ in which the children have grown up and moved out of Beddington.

The number of households has remained the same and household size has decreased indicating that population loss results from out-migration of younger family members.

Table C-9 NUMBER OF HOUSEHOLDS

		1990	2000
Beddington	number	16	16
	% growth	-	0%
Cherryfield	number	466	493
	% growth	-	5.79%
Columbia	number	154	190
	% growth	-	23.38%
Deblois	number	28	20
	% growth	-	-28.6%
Milbridge	number	501	549
	% growth	-	9.58%
Washington County	number	13,418	14,118
	% growth	-	5.2%
State	number	465,312	518,200
	% growth	-	11.3%

Source: 1990 Census, 2000 Census

An increase in the number of households occurred in most neighboring towns and throughout Washington County despite declining population indicating the presence of more single person and retiree households countywide.

Table C-10 EDUCATION

School Enrollment (aged 3 and up)	1990	1990 % Pop	2000	2000 % Pop
Beddington	10	23.3%	3	0.0%
Washington County	8682	24.6%	8,044	23.7%
State	304,868	24.8%	321,041	25.2%

Source: 1990 Census, 2000 Census

In 2000, the town had one child enrolled in school. School enrollment has declined in the town and county, but has increased statewide. The town’s public school enrollment reflects the loss of young families and the aging population. An upsurge in public school enrollment is unlikely in the near term. There are no state statistics predicting future enrollment figures for the town.

Table C-15 Educational Attainment 2000

	Beddington	Cherryfield	Columbia	Deblois	Milbridge	Washington Co. 2000	State 2000
	Percent	Percent	Percent	Percent	Percent	Percent	Percent
High School Graduate or higher	86.7%	76.2%	82.8%	66.7%	77%	79.9%	85.4
Bachelor's degree or higher	0%	12.7%	14.5%	14.8%	14.3%	14.7%	22.9

Note: Percent calculated from persons aged 25 and over. Source: 2000 Census

Educational attainment in both the Bachelor’s degree or higher level and the High School Graduate or higher is less than the county and state averages.

POLICIES AND IMPLEMENTATION

Given the importance of understanding, planning for and meeting the needs of current and future residents, the town has developed the following policies and implementation strategies for the town:

Goal: Beddington will use complete and current information about its population when making administrative and policy decisions for the town.			
Policy	Implementation Strategy	Responsibility	Timeframe
Beddington will actively monitor the size, characteristics and distribution of its population.	The town will gather all available population estimates, census data and other information concerning the number and characteristics of the town’s population.	Town Clerk	Immediate
	The town will maintain population information in appropriate files that are available in the town hall for use by the town Officers and by residents.	Town Clerk	Immediate
	The town will update the population information files every five years.	Town Clerk	Long-term
	The town will seek assistance in the	Town Clerk	On-going

Goal: Beddington will use complete and current information about its population when making administrative and policy decisions for the town.			
Policy	Implementation Strategy	Responsibility	Timeframe
	collection and maintenance of this data from the Washington County Council of Governments, the designated census information center for Washington County.		

SUMMARY

The population of Beddington has decreased over the long term, with a higher rate of decline seen in the last decade of the millennium but recent increases to 2005. There is a large and growing seasonal population. Beddington’s population is aging, there are few school age children and a decrease in the average household size. Numbers of retiree and single person households are increasing. Limited employment opportunities and distance from school opportunities help explain the decline in the numbers of young families residing in Beddington. The town should continue to make available demographic information to residents in particular tracking any the shifts of existing seasonal housing and residents to year-round status.

D. NATURAL RESOURCES

Beddington is a very rural, very small town that is rich in natural resources. Of particular importance to town residents are the four lakes and two rivers: Beddington and Spruce Mountain Lake in the Narraguagus River watershed and Pleasant River Lake and Southwest Pond in the Pleasant River watershed. The Bog Brook Flowage at the southern end of Beddington is also in the Narraguagus River watershed and is part of a much large Wildlife Management Area that stretches south into neighboring Deblois. Blueberry barrens straddle Route 193 and the Narraguagus River along a north-south corridor and are underlain by a large sand and gravel aquifer. Canoeing and boating is available from several town access points and provides a unique experience among Maine communities. The lakes are not apparent to a traveler along Route 193 as much of the land is forested. Fully three-quarters of the town is under timber management by a couple of industrial forest landowners that have recently transferred ownership to investment corporations.

Information on natural resources is necessary to protect environmentally sensitive areas, and to identify opportunities and constraints for development. The natural resources of our town contribute greatly to our quality of life. They provide open space, habitat, and recreational opportunities such as fishing, boating, snowmobiling, hunting, canoeing, hiking, and cross-country skiing, as well as other activities.

The goal of this section is to protect the quality and manage the quantity of Beddington's natural resources, as well as to safeguard the agricultural, forest and marine resources that support our economy.

LOCATION, TOPOGRAPHY AND GEOLOGY

The Town of Beddington is located in the western part of Washington County, Maine. The town is situated approximately 45 miles east of Bangor and is bordered on the south by Deblois and on all other sides by unorganized territory (Devereaux Township, T24 MD BPP in Washington County and T22 MD in Hancock County). The land area of the town is approximately 24,215 acres. See Map 3: Topography at the end of this section for general contour elevations.

Beddington is located in a region of massive granite intrusion that was glaciated in the Wisconsin age. The glacier caused till (unsorted, poorly drained soil) to be deposited over the entire region. This poorly drained till formed bogs and ponds and altered the drainage pattern. The underlying granite caused the till to be more thickly deposited on the northwest sides of ridges: on the southeast sides boulders were "plucked" and transported further south. Thick till deposits are also found in bedrock "valleys" and depressions. The weight of the ice (in some places a mile thick) caused the land to be depressed in relation to the level of the sea. Marine sediments (silts and clays) were deposited in valleys and more sheltered locations. The release of pressure due to the melting allowed the land to rise slowly. This explains why silt and clay deposits can be found at elevations of 100 feet or more. Beddington contains large areas of marine outwash plain resulting in regionally significant deposits of sand and gravel.

LAND SUITABILITY FOR DEVELOPMENT

Soils

The United States Department of Agriculture (USDA) Soil Conservation Service (SCS) has prepared soil classification maps for each state (STATSGO). Soil maps for STATSGO are often compiled by generalizing more detailed (SSURGO) soil survey maps. Where more detailed soil survey maps are not available, as is the case in Washington County, data on geology, topography, vegetation, and climate are assembled, together with Land Remote Sensing Satellite (LANDSAT) images. Soils of like areas are studied, and the probable classification and extent of the soils are determined. Map 4 – STATSGO Soils provides this level of information for Beddington.

A soils map at 1:20,000 scale is useful in understanding and planning the soil resources of fields, farms, and communities, but it is not useful for planning small (less than 1 acre) plots. The pattern of soils is often very complex and, in some places, soils grade imperceptibly into others. On-site investigations are needed to determine the suitability of a plot for a septic tank installation for instance. Soils in Beddington are of several types: glacial till thinly deposited in the uplands; thick glacial till on northwest slopes and in bedrock depressions; marine silts and clays in the valleys and more sheltered locations, and glacial outwash or ice contact sands and gravels. None of these types is particularly well suited to septic sewage disposal. Some are well suited to forestry. The STATSGO and SSURGO soils map combinations are not the same map units as the paper copies of the soils maps that are available in the Machias office of the Soil and Water Conservation Service. In addition the paper maps are not available in digital format and are large (24" by 24"). They are therefore not reproduced in this plan but they are now housed in the Beddington town office as well as in Machias.

Soil Potential for Low Density Development (LDD)

Very few areas of Beddington, or indeed of Maine in general, have large tracts of land that are ideal for residential development. The Natural Resources Conservation Service of the USDA has produced a handbook of Soil Survey Data for Growth Management in Washington County. This publication is available at the Beddington Town office along with soils maps at a scale of 1 inch = 2000 feet. The Soil Survey handbook includes many tables that interpret the suitability of different soils for agricultural production, woodland productivity, erodability and low density development.

This last interpretation – rating of soil potential for low density urban development – is provided in the table below to guide the concentration of development in Beddington. Under this system soil potentials are referenced to an individual soil within the county that has the fewest limitations to development (depth to water table, bedrock etc.). This reference soil is given a value of 100 points. Costs that are incurred to overcome limitations to development are developed for all other soils. These costs, as well as costs associated with environmental constraints and long term maintenance, are converted to index points that are subtracted from the reference soil. The result is a comparative evaluation of development costs for the soils in the county. The overall range is large with values between 0 and 100. These numerical ratings are

separated into Soil Potential Rating Classes of very low to very high. Thus in the table a soil with a Very High rating has very good potential for development.

Table D-1 Beddington– Soil Suitability for Development Potential by Rating Class

Map Unit	Soil Name	Septics	Dwellings	Roads	Development
GP					
39G	Sebago and Waskish soils	Very Low	Very Low	Very Low	Very Low
39M	Wonsqueak and Bucksport soils, frequently flooded	Very Low	Very Low	Very Low	Very Low
39P	Bucksport and Wonsqueak soils	Very Low	Very Low	Very Low	Very Low
216C	Adams Loamy Sand, 8-15%	Very Low	High	High	Medium
220A	Colton gravelly sandy loam, 0-3%	Low	Very High	High	Medium
220B	Colton gravelly sandy loam, 3-8%	Low	Very High	Very High	Medium
220C	Colton Gravelly Sandy Loam, 8-15%	Very Low	High	High	Medium
239C	Marlow fine sandy loam, 8-15%, very stony	Medium	Medium	Medium	Medium
320C	Colton-Adams Complex, 3-15%	Very Low	High	High	Medium
320E	Colton-Adams complex, 15-70%	Very Low	Medium	Medium	Very Low
321D	Colton-Hermon complex, 15-30%, very bouldery	Very Low	Medium	Medium	Very Low
323B	Sheepscot-Croghan-Kinsman complex, 0-8%	Very Low	High	High	Medium
324A	Medomak and Wonsqueak soils, frequently flooded	Very Low	Very Low	Very Low	Very Low
328A	Kinsman-Wonsqueak association, 0-3%	Very Low	Medium	Medium	Very Low
339C	Dixfield-Marlow association, 8-30%	Medium	Medium	Medium	Medium
339D	Marlow-Dixfield association	Very Low	Low	Medium	Very Low
353C	Hermon-Monadnock-Skerry Complex, 3-15%, very bouldery	High	High	Medium	High
353D	Hermon-Monadnock complex, 15-30%, very stony	Very Low	Medium	Medium	Very Low
353VE	Hermon-Monadnock complex, 15-45%, extremely bouldery	Very Low	Medium	Medium	Very Low
363C	Lyman-Tunbridge-Abram complex, 3-15%, very stony	Low	Low	Medium	Low
363E	Lyman-Abram-Tunbridge complex, 15-60%, very stony	Very Low	Very Low	Low	Very Low
365B	Skerry- Colonel Complex, 0-8%, very stony	High	High	High	High
366C	Skerry-Becket association, 3-15 %, very stony	Medium	Medium	Medium	Medium
366D	Becket-Skerry association, 8-30%, very stony	Very Low	Low	Medium	Very Low
371B	Dixfield-Colonel complex, 0-8%, very stony	Very Low	Medium	Medium	Low
373B	Brayton-Colonel association, 0-8%, very stony	Very Low	Very Low	Low	Very Low
375B	Brayton-Colonel association, 0-8%, extremely stony	Very Low	Very Low	Very Low	Very Low
380C	Masardis-Sheepscot association, 0-15%	Very Low	High	High	Medium

Source: USDA-NRSC Orono, ME – Soil Survey Data for Growth Management in Washington County, Maine, 1997

Highly Erodible Soils

The removal of surface vegetation from large areas of land can cause erosion, which is a major contributor of pollution to surface waters. Highly erodible soils have a potential to erode faster than normal. Soil composition affects its susceptibility to erosion but the combined effects of slope length and steepness are the greatest contributing factors when identifying highly erodible soils.

Most development and intensive land use can and should take place on areas with slopes of less than 15 percent (representing an average drop of 15 feet or less in 100 feet horizontal distance). On slopes greater than 15 percent, the costs of roads, foundations and septic, sewer and other utility systems rise rapidly. Map 3: Topography identifies the location of steep slopes in Beddington.

FARM AND FOREST LAND

The U.S. Department of Agriculture defines prime farmland as the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources, and farming it results in the least damage to the environment. Prime farmland is also often targeted as prime property for low-density residential development. Very few of the soils in Beddington are listed as Prime Farmland, the exception being one type of Dixfield soils. Several others are classified as Prime Farmland but only if irrigated.

Blueberry production

The most significant agricultural activity in Beddington is blueberry production. There are approximately 1000 acres are in blueberry production of which less than 50 acres are irrigated. While the soils in Beddington are not ideal for many agricultural uses, they are well suited for blueberry production and this activity provides significant employment in town.

Woodland Productivity

Maine's forests and forest industry still play a vital role in the state's economy, especially in Northern and Eastern Maine. Forested areas provide an abundant and diverse wildlife population for the use and enjoyment of all Maine citizens. Furthermore, the forest protects the soil and water and contributes to a wide variety of recreational and aesthetic experiences. The forest provides a wide variety of wildlife habitats for both game and non-game species. Loss of forestland can be attributed to development and to irresponsible harvesting techniques. When forestland is fragmented, public access becomes more restricted due to increased land posting. To optimize forestland use, forests should be effectively managed and harvested.

Soils rated with a woodland productivity of medium or above are qualified as prime forestland soils. This designation does not preclude the use of these lands but only identifies the most productive forestland. These soils are rated only for productivity and exclude management problems such as erosion hazard, equipment limitations or seedling mortality. Beddington's important forest and farmlands are shown on Map 5: Land Cover.

Timber harvesting is an important economic activity in Beddington and is conducted through selection harvest, shelter wood, and clearcut methods, see Table D-2.

Table D-2 - Summary of Timber Harvest Information for the Town of Beddington

Year	Selection Harvest, Acres	Shelterwood Harvest, Acres	Clearcut Harvest, Acres	Total Harvest, Acres	Change of Land use, Acres	Number of Timber Harvests
1992	185	150	234	569	0	6
1993	326	120	245	691	0	6
1994	325	40	210	575	0	8
1995	335	40	0	375	0	6
1996	--	--	--	--	--	--
1997	869	0	297	1166	0	12
1998	144	37	0	181	0	6
1999	175	21	0	196	124	8
2000	490	130	0	620	0	7
2001	176	1878	82.5	2136.5	0	4
2002	125	460	137.2	722.2	0	9
Totals	3150	2876	1205.7	7231.7	124	72

Source: Year End Landowner Reports to Maine Forest Service, 2003 (Note: to protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town)

Changes in Forestland Ownership and Use

As in other parts of Washington County many large industrial forest-land holdings are being sold. Several large tracts of forest land have changed hands in the past few years. With changes in ownership there are also changes in use particularly near lakeshores where the demand for waterfront property is pushing the demand for residential use. Industrial forestland owners are selling formerly leased lots (primarily used seasonally) along the shorefront of Pleasant River Lake and Beddington Lake for permanent shorefront development. Larger tracts are also changing hands and new shoreland subdivision proposals are anticipated on Pleasant River Lake. Shorefront around Spruce Mountain Lake is also vulnerable to this development pressure.

WATER RESOURCES

Watersheds

A watershed is the land area in which runoff from precipitation drains into a body of water. The boundaries of watersheds, also known as drainage divides, are shown for Beddington on Map 6: Water Resources. The portion of the watershed that has the greatest potential to affect a body of water is its direct watershed, or that part which does not first drain through upstream areas. Anything that can be transported by water will eventually reach and impact the quality of a water body. Development activities, such as house and road construction and timber harvesting, disturb the land that drains to a lake by streams and groundwater; thus these activities can pollute the watershed.

Within its boundaries, the Town of Beddington has three large lakes, Beddington Lake, Pleasant River Lake and Spruce Mountain Lake, and several large ponds and wetlands including the Bog

Brook Flowage, Southwest Pond, Chalk Pond, Horseshoe Pond, Little Horseshoe Pond, Mountain Pond and an unnamed pond.

The water resources of Beddington are characterized primarily by these large lakes and their relationship to the Narraguagus and Pleasant Rivers. Beddington Lake is a deep coldwater fishery lake that is fed by Shorey Brook, the Little Narraguagus and the Narraguagus Rivers. Pleasant River Lake is also a large lake supporting a coldwater fishery and is fed by several headwater streams at the top of the Pleasant River watershed. The two watersheds divide Beddington from southeast to the north central part of the town. Thus Spruce Mountain Lake and the Bog Brook Flowage drain into the Narraguagus River watershed and Southwest Pond (and others) drain into the Pleasant River watershed.

The headwaters of the West Branch of the Narraguagus River rise in the western part of Beddington. A large aquifer with potential yields of 10-50 gallons per minute surrounds Bog Brook Flowage and the majority of the Narraguagus River main stem through the length of Beddington. Except for blueberry fields running along Route 193 the majority of these watersheds are forested.

Threats to water quality come from point and non-point discharges. Point source pollution is discharged directly from a specific site such as a municipal sewage treatment plant or an industrial outfall pipe. There are no point source discharges within the town of Beddington.

Non-point source pollution poses the greatest threat to water quality in Maine communities and Beddington is no exception. The most significant contributing source comes from erosion and sedimentation as well as excessive run-off of nutrients, particularly phosphorus. In excessive quantities phosphorus acts as a fertilizer and causes algae to flourish or “bloom”. Additional contributing factors include animal wastes, fertilizers, sand and salt storage, faulty septic systems, roadside erosion, leaking underground storage tanks, and hazardous substances.

The Natural Resources Conservation Service in Machias is administering federal USDA funds in a small watersheds program known as PL566. The program focus is the Pleasant and Narraguagus River Watersheds and they are in Phase one of a three phase process that conducts an assessment of issues and concerns in the watershed (Phase I), involves stakeholders in the creation of a management plan and response to the issues (Phase II), and seeks implementation resources (Phase III) to address watershed concerns. It is a flexible program that directs funds to municipalities and not just landowners or individual producers. Beddington should participate in this process and ensure that all available resources are tapped in support of town goals.

Rivers, Streams, and Brooks

As defined by Maine's Natural Resources Protection Act, a river, stream, or brook is a channel that has defined banks (including a floodway and associated flood plain wetlands) created by the action of the surface water. Beddington's rivers, streams and brooks, illustrated on Map 6, include:

1. Pleasant River, main stem (Pleasant River Watershed)
2. Several headwater streams to Pleasant Lake (Pleasant River Watershed)

3. Southwest Brook (Pleasant River Watershed)
4. West Branch of the Narraguagus River (headwaters; Narraguagus River Watershed)
5. Narraguagus River, main stem (Narraguagus River Watershed)
6. Little Narraguagus River (Narraguagus River Watershed)
7. Bog Brook Flowage (Narraguagus River Watershed)

To assess what portion of Maine's rivers, streams, and brooks meet the goal of the Clean Water Act; MDEP uses bacteriological, dissolved oxygen, and aquatic life criteria. All river waters are classified into one of four categories, Class AA, A, B, and C as defined by legislation. Class AA is the highest classification with outstanding quality and high levels of protection. Class C, on the other end of the spectrum, is suitable for recreation and fishing yet has higher levels of bacteria and lower levels of oxygen. The following table provides the classifications for Beddington's waterways with definitions of all classifications in the footnotes:

Table D-3 Beddington Water Quality Classifications

Waterway	Waterway Segment	Classification
Pleasant River, main stem	1. From the outlet of Pleasant River Lake to the Maine Central Railroad Bridge	Class AA
	2. From the Maine Central Railroad Bridge to tidewater -	Class B - Further, the legislature finds that the free flowing habitat of this river segment provides irreplaceable social and economic benefits and that this use must be maintained.
Pleasant River Tributaries		Class A unless otherwise specified
Narraguagus River, Main stem	From the outlet of Eagle Lake (north of Beddington) to the confluence with the West Branch of the Narraguagus River in Cherryfield	Class AA.
Narraguagus River, tributaries		Class A unless otherwise specified
Shorey Brook		Class AA
West Branch of the Narraguagus River		Class AA
Class AA - Drinking water supply, recreation in and on the water, fishing, navigation and a natural and free flowing habitat for fish and other aquatic life.		
Class A - Drinking water supply, recreation in and on the water, fishing, industrial process and cooling water supply; hydroelectric power generation, navigation, and unimpaired habitat for fish and other aquatic life.		
Class B - Drinking water supply, recreation in and on the water, fishing, industrial process and cooling water supply; hydroelectric power generation, navigation, and unimpaired habitat for fish and other aquatic life.		
Class C - Drinking water supply, recreation in and on the water, fishing, industrial process and cooling water supply; hydroelectric power generation, navigation, and a habitat for fish and other aquatic life.		

Shorelands and Floodplains

Shorelands are environmentally important areas because of their relationship to water quality, their value as wildlife habitat and travel, and their function as floodplains. Development and the removal of vegetation in shoreland areas can increase runoff and sedimentation leading to an

increase in the amount of nutrients and other pollutants that reach surface water. This can lead to algal blooms and degraded water quality. Steep slopes with highly erodible soils are particularly susceptible to erosion. The Shoreland Zoning Ordinance, with revisions adopted by Beddington in 1995 is designed to provide protection to shorelands.

Floodplains serve to accommodate high levels and large volumes of water and to dissipate the force of flow. A floodplain absorbs and stores a large amount of water, later becoming a source of aquifer recharge. Floodplains also serve as wildlife habitats, open space and outdoor recreation without interfering with their emergency overflow capacity. Flooding can cause serious destruction of property and activities that increase paved or impervious surfaces and/or that change the watercourse on floodplains increase the quantity and rate of runoff that can intensify flooding impacts downstream.

The Town of Beddington does not participate in the Flood Insurance Program and has no Floodplain Management Ordinance. The flood hazard areas inundated by 100-year flood are not available in paper or digital format for the town of Beddington and so are not mapped for this plan.

A base flood is that flood having a one percent chance of being equaled or exceeded in any given year. It is commonly called the 100-year flood. Therefore a base flood elevation would be defined as the elevation to which a body of water could be expected to rise during a 100-year flooding event. The accuracy of the special flood hazard area is only as good as the base map used to develop the Flood Insurance Rate Map (FIRM) (usually a USGS quadrangle map). For example if the flood elevation is 258 above sea level and the base map used to develop the FIRM had a 20 foot contour interval, it is obvious that judgment was used to locate the floodplain boundary between the 240 and 260 foot contour lines. The actual surveyed elevation on the ground prevails for permitting.

Intensive development in floodplains, flood prone areas, and "special flood hazard areas" should be avoided. In addition, existing development and incompatible land use activities should not be permitted to expand and should be amortized for their eventual elimination, to the maximum extent possible. For these reasons Beddington should seek funds to have its floodplains mapped.

Enrollment in the National Flood Insurance Program would help Beddington obtain the initial mapping of its floodplains and in so doing help to reduce the risk of property loss through proper permitting of all floodplain development and the availability of flood insurance. As a participating community every property owner and renter in Beddington would be eligible to purchase flood insurance, regardless of their location. The availability of flood insurance solves many of the real estate/lending issues that occur in non-participating communities, or which could occur if the community were suspended from the program. [Floodplain insurance is required as a condition of a loan for structures in a floodplain.] An additional benefit of participation in the NFIP is that the community is eligible to apply for funds (on a competitive basis) under the 404 Post Disaster Hazard Mitigation Grant program. Also, in the event of a Presidentially declared disaster, residents will have access to forms of disaster assistance which are not available in non-participating communities.

Wetlands

The term "wetlands" is defined under both state and federal laws as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support prevalence of vegetation typically adapted for life in saturated soils." Wetlands include freshwater swamps, bogs, marshes, heaths, swales, and meadows. There is no longer a ten-acre threshold associated with regulated freshwater wetlands.

Wetlands are important to the public health, safety and welfare because they act as a filter, absorb excess water, serve as aquifer discharge areas, and provide critical habitats for a wide range of fish and wildlife. They are fragile natural resources. Even building on the edge of a wetland can have significant environmental consequences. Some wetlands have important recreational and educational value providing opportunities for fishing, boating, hunting, and environmental education.

The MDEP has identified wetlands located within Beddington, as illustrated on Map 6: Water Resources. These wetlands were identified as wetlands by aerial photo interpretation. Interpretations were confirmed by soil mapping and other wetland inventories. Field verification of the location and boundaries of the wetlands should be undertaken prior to development. The MDEP has jurisdiction over freshwater wetlands and floodplain wetlands under the Natural Resources Protection Act (NRPA)/Wetland Protection Rules and Site Location of Development Act. Finally, the Mandatory Shoreland Zoning Law provides protection to mapped non-forested wetlands. Beddington contains many open water wetlands associated with its rivers and streams and very large wetlands in the Bog Brook Flowage.

Lakes, Phosphorus and Development

The quality of our lakes as recreational resources, gems of natural beauty and coldwater fisheries is a result, at least in part, of their phosphorus content. Phosphorus controls the level of algae¹ production in lakes. The abundance of algae in the lake water determines the clarity of the water as well as the amount of well oxygenated, cold water available to cold water fish species (trout and salmon) in the summer months. Low phosphorus concentrations yield clear lakes with plenty of deep, cold water oxygen. Higher phosphorus concentrations cause lakes to be cloudy and oxygen may be severely depleted or eliminated from the deep, cold water in the summer months. Very high concentrations cause dense blooms of blue-green algae, which turn the water a murky green and accumulate in smelly, decaying scums along the shoreline.

Phosphorus is a very common element typically associated with soil and organic matter. It gets into our lakes in a variety of ways. The rainfall that falls directly on the lake has some phosphorus dissolved in it and groundwater may contribute some phosphorus from septic systems around the shoreline. Most of the lake's phosphorus comes from stormwater runoff draining from the lake's watershed to the lake in tributary streams and drainage ways. The amount of phosphorus in the lake depends on what the stormwater runs over on its way to these streams and drainage ways. If the watershed, the land area draining to the lake, is forested, the

¹ Algae are microscopic plants, which grow suspended in the open water of the lake or in concentrated clumps around the shallow margins of the lakeshore.

phosphorus concentration in the lake will be low because the forest is an effective phosphorus sponge, and does not release its phosphorus readily to the stormwater. However, stormwater draining from developed land, whether residential, commercial or industrial, contains a lot of phosphorus. Since the portion of stormwater phosphorus that supports algae growth tends to be associated with small, lightweight soil particles, it is carried very easily and efficiently by stormwater and can be delivered to the lake from anywhere in the watershed. So, generally speaking, the more developed a lake's watershed is, the higher its phosphorus concentration.

For lakes with developed or developing watersheds, there are two requirements for keeping phosphorus low and water quality high. First, existing sources of phosphorus to the lake, particularly from soil erosion in the watershed and from inadequate shoreline septic systems on sandy or shallow soils, need to be minimized. The DEP has developed a manual, the Lake Watershed Survey Manual, to guide volunteers in identifying and characterizing watershed phosphorus sources with the assistance of professionals. DEP also has grant programs available to assist in funding these surveys and in fixing the problems identified by the surveys. Second, new additions of phosphorus to the lake that will result from residential and commercial growth in the watershed need to be minimized.

The Maine Department of Environmental Protection (ME-DEP) and the Volunteer Lake Monitoring Program (VLMP) have collaborated in the collection of lake data to evaluate present water quality, track algae blooms, and determine water quality trends. This dataset does not include bacteria, mercury, or nutrients other than phosphorus. Table D-4 provides summaries of the water quality data for those lakes in Beddington where monitoring has occurred.

Table D-4 Beddington Lake Characteristics and Water Quality Summaries

Waterbody	Acres	Mean Depth (ft.)/ Maximum Depth (ft.)	Watershed	Water Quality (WQ) Monitoring
Pleasant River Lake	908	13/52	Pleasant River	Collected since 1974 incl. 3 yrs. basic chemical information and Secchi Disk Transparencies (SDT). WQ is above average and potential for algal blooms is low.
Spruce Mtn Lake	426	18/43	Narraguagus River	Collected since 1976 incl. 7 years of basic chemical information and SDT. WQ is average and potential for nuisance algal blooms is low. SDT trend from 1976-1999 shows no positive or negative trend but this could change with increased development pressures and changes in regional weather patterns.
Southwest Pond	144	17/34	Pleasant River	Not available
Beddington Lake	393	19/59	Narraguagus River	Collected during 6 years between 1976 and 2002; limited chemical information and SDT. WQ considered average and potential for nuisance algal blooms is low. Managed by MDIFW as a cold water fishery.
Bog Brook Flowage	625	n/a	Narraguagus River	Not available

Source: PEARL Database, Senator George J. Mitchell Center for Environmental and Watershed Research, Maine DEP, and Maine Volunteer Lake Monitoring Program, 2005.

Lake water quality is generally average or above average and potential for algal blooms is low under current conditions. However, increased development pressures could increase algal bloom potential if phosphorous is not adequately controlled.

Evaluating New Development Proposals in Lake Watersheds The DEP has developed a method, described in detail in the manual “Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development”², to evaluate whether or not a proposed development will add a disproportionate amount of new phosphorus to a lake. It provides a standard which limits the amount of phosphorus that a proposed new development can add to the lake and a means by which the development can be designed and evaluated to insure that it meets the standard for that lake. It principally addresses the long-term increase in stormwater phosphorus that occurs when land is converted from forest or field to residential, commercial or industrial development. Though the standards in this manual will greatly reduce potential long-term impacts on lake water quality, the standards do not totally prevent contributions of phosphorus from new development. Also, since these standards will likely not be applied to all new phosphorus sources in lake’s watershed, their implementation may not, by itself, be sufficient to prevent any noticeable decline in lake water quality. In order to insure that lake water quality is maintained, new development standards should be applied in conjunction with efforts to reduce or eliminate some of the most significant existing sources of phosphorus in the watershed.

Phosphorus Allocations - Table D-5 provides information for all of the lakes that have at least a part of their direct watershed located in Beddington. The last column of the table indicates an estimated per acre phosphorus allocation, in pounds of phosphorus per acre per year (lb/acre/yr), for each lake watershed in town. This allocation serves as a standard for evaluating new development proposals. It is applied to the area of the parcel of land being developed to determine how much the development should be allowed to increase phosphorus loading to the lake. For instance, a development proposed on a 100 acre parcel in a lake watershed with a per acre allocation of 0.05 lb/acre/yr would be allowed to increase the annual phosphorus loading to the lake by 5 lb (0.05 X 100). If the projected increase in phosphorus loading to the lake from the development does not exceed this value, than it can safely be concluded that the development will not add an excessive amount of phosphorus to the lake.

² Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development - Part A of Chapter 3 in the technical guide describes how the DEP determines phosphorus allocations using the other information included in the spreadsheet. Part B of Chapter 3 describes how to estimate the increase in phosphorus loading to the lake that will result from new subdivision and commercial/industrial type developments. This is the same method that is used to evaluate development applications in lake watersheds that are submitted to DEP under the Site Location Law and the Stormwater Management Law. It is also used by many towns to evaluate applications for new development under their Subdivision and Site Review ordinances. Typically, this analysis is performed by the developer’s consultant, either an engineer, surveyor or soil scientist, though in some it is performed by the developer. DEP can provide assistance to local planning boards in reviewing these submittals as well as to the developer or his/her consultant in performing the analysis.

Table D-5 PER ACRE PHOSPHOROUS ALLOCATIONS FOR BEDDINGTON LAKES

LAKE	Direct land drainage area in Township in acres DDA	Area not available for development in acres ANAD	Area available for development in acres (DDA - ANAD) AAD	Growth Factor GF	Area likely to be developed in acres (GF x AAD) D	lbs. phosphorus allocated to towns share of watershed per ppb in lake F	Water quality category WQC	Level of Protection (h=high (coldwater fishery); m=medium) LOP	Acceptable increase in lake's phosphorus concentration in ppb C	lbs. per acre phosphorus allocation (FC/D) P
Beddington Lake	3365	600	2765	0.15	415	25.4	mod-sensitive	h	0.75	0.046
Chalk Pond	338	0	338	0.15	51	2.35	mod-sensitive	m	1.00	0.046
Horseshoe Pond	674	100	574	0.15	86	6.21	mod-sensitive	m	1.00	0.072
Little Horseshoe Pond	66	3	63	0.2	13	0.99	mod-sensitive	m	1.00	0.079
Mountain Pond	140	22	118	0.2	24	1.38	mod-sensitive	m	1.00	0.058
Pleasant River Lake	3489	350	3139	0.2	628	38.21	good	h	1.00	0.061
Southwest Pond	635	150	485	0.15	73	9.28	mod-sensitive	m	1.00	0.128
Spruce Mountain Lake	1712	170	1542	0.15	231	25.04	mod-sensitive	h	0.75	0.081
Unnamed Pond (7501)	158	30	128	0.15	19	2.18	mod-sensitive	m	1.00	0.114

Source: Maine DEP, 2004

Fishery Resources

The Maine Department of Inland Fisheries and Wildlife (IFW) has rated the lakes, ponds, and streams in Beddington regarding their value as fisheries habitat. Each water body is rated as to whether it receives cold water or warm water fisheries management. Cold water management supports salmonid species such as salmon and trout, while warm water management supports black bass, chain pickerel, and perch. Some lakes have a combination of both coldwater and warmwater fisheries management.

Pleasant River Lake's current priority management species is splake. Splake, a hybrid cross between a male brook trout and female lake trout, are stocked annually. Landlocked salmon are being stocked at Pleasant River Lake once every three years. This lake is rated as high value and its tributaries, Pinkham Camp Brook, McGinnis Brook and Canoe Brook are also rated as high because they support populations of native brook trout and spawning habitat for rainbow smelt. Northeast Brook also is rated as high fisheries habitat because it supports a population of native brook trout. The outlet of the lake, the Pleasant River, is also rated as high because of presence of native brook trout and Atlantic Salmon.

Beddington Lake is rated as high value fisheries habitat because of the presence of Atlantic salmon. The main inlet and outlet of the lake, which is the Narraguagus River are both rated as high fisheries habitat because of the presence of native brook trout and Atlantic salmon. Shorey

Brook is one the lake's main tributaries and it is rated as high value because of its populations of wild brook trout and Atlantic salmon. Spruce Mountain Lake is rated as high value because it is stocked with landlocked salmon once every three years. There is no bona fide public access to this lake at this time. Southwest Pond is rated as moderate value because of its population of white perch. There is also no bona fide public access to this water at this time. The outlet of Gray Pond is also rated high value because of the presence of native brook trout.

Land use activities that directly affect water quality can significantly alter or destroy the value of these areas for fish. Land clearing or development in the adjacent upland habitat, or “riparian zone”, can also degrade a fishery. Riparian habitat functions to protect water quality and fisheries values by filtering out excessive nutrients, sediments, or other pollutants leaching in from upland areas, by maintaining water temperatures suitable for aquatic life, and by contributing vegetation and invertebrates to the food base.

Groundwater - Sand and Gravel Aquifers

Aquifers may be of two types: bedrock aquifers and sand and gravel aquifers. A bedrock aquifer is adequate for small yields. A sand and gravel aquifer is a deposit of coarse-grained surface materials that, in all probability, can supply large volumes of groundwater. Boundaries are based on the best-known information and encompass areas that tend to be the principal groundwater recharge sites. Recharge to these specific aquifers, however, is likely to occur over a more extensive area than the aquifer itself.

The Maine Geological Survey has identified extensive sand and gravel aquifers within Beddington, as shown on Map 6 - Water Resources. The aquifers yield between 10 and 50 gallons per minute (GPM) and surround the Bog Brook Flowage and the Narraguagus River. According to the Maine Department of Human Services, Bureau of Health, Division of Health Engineering, Drinking Water Program there are no Public Water Supply Sources in Beddington. However, there is a spring on East Beddington Lake Road that is likely used by more than 25 people per day in the summer (making it qualify as a public water supply as defined by the Maine Drinking Water Program). It was identified as a “treasure” by several community members at the July, 2005 Public Meeting. Therefore the town will investigate the acquisition costs and management responsibilities for its purchase.

Map 6 can be used to identify surface sites that are unfavorable for storage or disposal of wastes or toxic hazardous materials. It is important to protect groundwater from pollution and depletion. Once groundwater is contaminated, it is difficult, if not impossible, to clean. Contamination can eventually spread from groundwater to surface water and vice versa. Protecting a groundwater resource and preventing contamination are the most effective and least expensive techniques for preserving a clean water supply for current and future uses. Possible causes of aquifer and surface water contamination include agriculture, run-off of animal waste, faulty septic systems, road-salt storage and application, leaking above ground or underground storage tanks, agricultural, auto salvage yards, and landfills. In addition to these major sources, things as diverse as golf courses, cemeteries, dry cleaners, burned buildings, and automobile service stations are potential threats to groundwater.

Groundwater flows according to geography, not municipal boundaries. Beddington shares major aquifers (areas of high ground water yield) with the neighboring community of Deblois and adjoining unorganized territory. Protection of ground water quality ought to be addressed regionally (through LURC and County Government). Consequently, it is essential that all communities sharing groundwater resources and their recharge zones should cooperate regionally to protect it. This will include consistent regulations and enforcement and development of a regional water quality protection plan, as appropriate.

MARINE RESOURCES

Anadromous Fish (like Salmon, Alewives and Trout: fish that return from the sea to the rivers where they were born in order to breed) are found in the Pleasant and Narraguagus Rivers. See the Critical Natural Resources subsection below for more information on Atlantic Salmon. Catadromous Fish (like Eels: fish that spend most of their lives in fresh water but migrate to salt water to breed) are found in all Beddington Rivers. The location of Atlantic Salmon spawning and juvenile rearing habitats are depicted on Map 7 – Marine Resources.

Though inland, some Beddington residents rely on coastal resources for their livelihood.

Table D-6 Count of Beddington Residents Holding Marine Fishing Licenses

Type	License Year				
	1998	1999	2000	2001	2002
Harvesters	3	2	2	2	3

Table D-7 Count of Lobster Traps Fished by Beddington Residents

Year	1998	1999	2000	2001	2002
Total Trap Tags	3	2	2	2	3

Members of the Comprehensive Plan Committee are aware of at least 10 trap tags associated with 2 recreational licenses. Therefore the number of tags in Table D-7 is likely to be closer to 15 in 2002.

Table D-8 Boat Anchorage in Beddington

Length (ft)	Year		
	2002	2003	2004
15	1	1	1
17	0	1	0
25	0	1	0

Table D-9 Count of Licenses Held by Beddington Residents

Count of License Types/Town	Dealers by Year				
	1998	1999	2000	2001	2002
COMMERCIAL SHELLFISH	2	1	0	0	0
LOBSTER/CRAB NON-COMMERCIAL	0	1	1	1	3
MARINE WORM DIGGING	0	0	1	1	1

Count of License Types/Town	Dealers by Year				
	1998	1999	2000	2001	2002
License Type					
SCALLOP, NON-COMMERCIAL	1	1	1	1	1
SEA URCHIN- DIVER	1	1	1	1	1
GRAND TOTAL*	4	4	4	4	6

CRITICAL NATURAL RESOURCES

Maine Natural Areas Program

The Natural Areas Program is administered by the State Department of Conservation whose job it is to document Rare and Unique Botanical Features. These include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. There are no such rarities documented in Beddington.

Wildlife Habitats

Conserving an array of habitats and their associated wildlife species will help in maintaining biological diversity and ensuring that wildlife and human populations remain healthy. To feed and reproduce, wildlife relies on a variety of food, cover, water, and space. Development often has negative impact on these, resulting in the loss of habitats and diversity, habitat fragmentation and loss of open space, and the loss of travel corridor.

The richest wildlife diversity in Beddington is avian. Bald eagles (*Haliaeetus leucocephalus*) are common and nest in the Bog Brook Flowage and Upland Sandpipers (*Bartramia longicauda*) nest in blueberry barrens between the Bog Brook Flowage and the Narraguagus River. There are also extensive areas of waterfowl and wading bird habitat and several large deer wintering areas. See Map 8 - Critical Habitat.

The Bog Brook Flowage is part of the 1,600 acre Bog Brook Wildlife Management Area that extends south into neighboring Deblois. This wetland complex is impounded at its western end where it drains into the Narraguagus River. In addition to providing nesting habitat for bald eagles the Wildlife Management Area supports a great blue heron colony as well as several osprey nests in a "colonial" group. The Wildlife Management Area is adjacent to privately owned blueberry barrens to the west which support the upland sandpiper. The Maine Department of Inland Fisheries and Wildlife owns the flowage, leases the dam site and has flowage rights from IP Corporation and Jasper Wyman Co. but has no direct ownership of the adjacent uplands. Protection of a wooded buffer around the flowage is a high priority for habitat protection.

Essential Wildlife Habitats - Essential Wildlife Habitats are defined under the Maine Endangered Species Act as a habitat "currently or historically providing physical or biological features essential to the conservation of an Endangered or Threatened Species in Maine and which may require special management considerations". According to MDIFW, Beddington has one site of essential wildlife habitat that supports bald eagles including nesting territory that is occupied by eagles during at least one of the three most recent years and intact for two consecutive years. See Map 8 – Critical Habitat.

Atlantic Salmon - In December 1999, the State of Maine banned angling for Atlantic salmon statewide. In November 2000, the National Marine Fisheries Service and the US Fish and Wildlife Service officially declared as endangered the Atlantic salmon populations in eight Maine rivers (Dennys, East Machias, Machias, **Pleasant, Narraguagus**, Ducktrap and Sheepscot rivers and Cove Brook).

Accordingly, it is unlawful to angle, take or possess any Atlantic salmon from all Maine waters (including coastal waters), and it is a federal offense to take fish in the above-mentioned eight Maine rivers. Any salmon incidentally caught, must be released immediately, alive and uninjured. At no time should the Atlantic salmon be removed from the waters.

In an attempt to preserve Atlantic salmon habitat, the state has purchased lands in applicable watersheds and continues to seek conservation easements and stricter regulations in these areas.

State purchases and conservation easements to protect salmon habitat are of important economic concern to the affected communities. To date, principally affected communities, in which significant parcels have or may become tax-reduced or tax-exempt, include Columbia Falls, Dennysville and East Machias. Tributaries of listed rivers will themselves be the subject of conservation as well. Regionally, the salmon listing has affected aquaculture industries, which employ area residents.

Significant Wildlife Habitat - Significant Wildlife Habitat, as defined by Maine's Natural Resources Protection Act (NRPA), is intended to prevent further degradation of certain natural resources of state significance. NRPA-defined Significant Wildlife Habitats in Beddington are illustrated on Map 8 - Critical Habitat and include waterfowl/wading bird habitat.

In addition to the habitats that have been mapped by IF&W and mentioned above, other notable wildlife habitats in Beddington include large, undeveloped habitat blocks and riparian habitats, and vernal ponds. Larger undeveloped blocks of forest and wetlands provide habitat for wide-ranging mammals such as bobcat and black bear, as well as for rarely-seen forest birds and a myriad of other wildlife species. Riparian areas offer habitat for many plants and animals and can also serve as wildlife travel corridors, as well as playing an important role in protection water quality, as noted in the plan.

PUBLIC ACCESS POINTS

Within the Town, there are five boat launch sites all providing fresh-water access. These access points are depicted on Map 2, Beddington Public Facilities and Recreation. There are several additional traditional access points that traverse private land. A complete discussion of these accesses is provided in Chapter G – Recreation, Scenic Resources and Open Space.

STATE PARKS AND PUBLIC RESERVED LANDS

There are no state parks in Beddington. There is one Wildlife Management Area – the Bog Brook Flowage and another large parcel in public ownership on the northwestern shore of Pleasant Lake.

NATURAL RESOURCE PROTECTION

There are a variety of laws and legal incentives that protect the natural resources in Beddington. Those of greatest significance are summarized below.

Pertinent Federal and State Laws – There are a number of federal and state laws that protect the natural resources of Beddington. These include:

- Maine Natural Resources Protection Act (NRPA) – which regulates activities in, on, over or adjacent to natural resources such as lakes, wetlands, streams, rivers, fragile mountain areas, and sand dune systems. Standards focus on the possible impacts to the resources and to existing uses.
- Maine Storm Water Management – regulates activities creating impervious or disturbed areas (of size and location) because of their potential impacts to water quality. In effect, this law extends storm water standards to smaller-than Site Law –sized projects. It requires quantity standards for storm water to be met in some areas, and both quantity and quality standards to be met in others.
- Maine Site Location of Development Law – regulates developments that may have a substantial impact on the environment (i.e., large subdivisions and/or structures, 20 acre plus developments, and metallic mineral mining operations. Standards address a range of environmental impacts.
- Maine Minimum Lot Size Law – regulates subsurface waste disposal through requirements for minimum lot size and minimum frontage on a water body. The minimum lot size requirement for a single- family residence is 20,000 square feet; the shoreland frontage requirement is 100 feet. The requirements for multi-family and other uses are based on the amount of sewage generated.
- Maine Endangered Species Act – regulates the designation and protection of endangered species including disallowing municipal action from superceding protection under the Act.
- The Forest Practices Act - regulates the practice of clear cutting by setting regeneration and clear cut size requirements.

Pertinent Local Laws - At the local level, Beddington has adopted minimum shoreland standards, as required by the State Mandatory Shoreland Zoning Act. Surface waters in Beddington are also protected through the Plumbing Code and an interim local Subdivision Ordinance. Beddington last revised its shoreland zoning ordinance in 1995. This Comprehensive Plan recommends the adoption of a Zoning Ordinance to provide further protection to the water resources.

Pertinent Tax Incentive Programs: A variety of programs provide financial incentives for landowners to keep land undeveloped and managed for long term productivity. They include the following:

- Farm and Open Space Tax Law - (Title 36, MRSA, Section 1101, et seq.) encourages landowners to conserve farmland and open space by taxing the land at a rate based on its current use, rather than potential fair market value.

Eligible parcels in the farmland program must be at least five contiguous acres, utilized for the production of farming, agriculture or horticulture activities and show gross earnings from agricultural production of at least \$2,000 (which may include the value of commodities produced for consumption by the farm household) during one of the last two years or three of the last five years. In 2005, Beddington had no parcels enrolled in farmland and open space tax status.

The Open Space portion of this program has no minimum lot size requirements and the tract must be preserved or restricted in use to provide a public benefit by conserving scenic resources, enhancing public recreation opportunities, promoting game management or preserving wildlife habitat.

- Tree Growth Tax Law - (Title 36, MRSA, Section 571, et seq.) provides for the valuation of land classified as forestland on the basis of productivity, rather than fair market, value.

According to municipal records for fiscal year 2005, Beddington had 37 parcels totaling 14,986 acres in tree growth tax status.

These programs enable farmers and other landowners to use their property for its productive use at a property tax rate that reflects farming and open space rather than residential development land valuations. If the property is removed from the program, a penalty is assessed against the property based on the number of years the property was enrolled in the program and/or a percentage of fair market value upon the date of withdrawal.

Public Survey Input

Open ended questions at the end of the survey as well as input from the community meeting provided many common values that respondents share about Beddington. Essentially Beddington has a beautiful rural landscape, few people and lots of privacy. When asked about acceptable recreational development types, respondents favor some additional docking and launching facilities on the lakes. Many written comments simply stated that town efforts should keep Beddington “the same as it is”.

POLICIES AND IMPLEMENTATION

In order to protect and preserve the natural resources within the town of Beddington, the town will continue to update local land use regulations to maintain consistency with the minimum State of Maine requirements. The Town has adopted shoreland zoning regulations which protect the lakes, ponds, wetlands and aquifers within the borders of Beddington. The town has

developed the following policies and implementation strategies to further protect and preserve the natural resources:

Goal: Beddington will protect and preserve the natural resources on which its economy and quality of life depend.			
Policy	Implementation Strategy	Responsibility	Timeframe
Water Quality and Water Resources			
Protect water quality.	Update Shoreland Zoning Regulations and prepare a zoning ordinance to maintain compliance with State and Federal regulations and reflect the local needs of the community including such provisions as the following on Beddington Lakes: <ul style="list-style-type: none"> • Increase setbacks • Limit clearing and amount of lawns • Enforce buffers along lake shores • Increase zoning lot sizes • No commercial development on the lakes 	Planning Board; Selectmen	2006
	Develop regulations that reduce impacts of motorized water craft: <ul style="list-style-type: none"> • Explore limiting the size/#/horsepower of boats • Explore limitations on use of jet skis on the lakes 	Planning Board; Selectmen	2006-2007
	Use land protection options (land trusts, purchase with Land for Maine's Future funds) to purchase land to protect lake watersheds.	Selectmen	2006
	The town will cooperate to the extent funds allow in the implementation strategies of the both the Pleasant River and the Narraguagus River Watershed Non Point Source Pollution Management Plan for both remediation of current non-point source sites and prevention of future non-point source contributing pollutants to the Narraguagus and Pleasant River Watersheds.	Planning Board; Selectmen	On-going
	Continue to promote the use of Best Management Practices for Stormwater Management and for Erosion and Sedimentation Control through education of the Planning Board, Code Enforcement Officer and town road crews.	Planning Board; Selectmen	On-going
	Develop Subdivision regulations that incorporate use of Best Management Practices for Stormwater Management and for Erosion and Sedimentation Control.	Planning Board; Selectmen	2006
Ensure that water quality is sufficient to provide for the protection and propagation of fish and wildlife, and provide for recreation in and on the water.	Continue the water quality-testing program for the town's lakes, rivers and streams. Give the highest priority to those water bodies most important for recreation and as fisheries and wildlife resources.	DEP Volunteer Program; Lake Associations	On-going
	Continue dialogue and exchange of information on watershed planning issues with neighboring communities.	Planning Board/WCCOG/Narra	On-going

Goal: Beddington will protect and preserve the natural resources on which its economy and quality of life depend.			
Policy	Implementation Strategy	Responsibility	Timeframe
		guagus and Pleasant River Watershed Councils	
	Amend the Subdivision Regulations to incorporate the DEP evaluation method (technical guide referenced in footnote 3) for phosphorous allocation in the town's lakes.	Planning Board/ Selectmen	2005
	Encourage the stewardship opportunities furthered by Lake Associations for Pleasant and Beddington Lakes.	Selectmen	On-going
	Encourage replacement of malfunctioning septic systems. Establish a recommended replacement and pumping schedule. Educate the public about the importance of maintaining and replacing on-site systems.	Code Enforcement Officer/DEP	On-going
Explore and refine boat regulations to address speed, nuisance and safety.	Develop regulations that reduce impacts of motorized water craft: <ul style="list-style-type: none"> • Explore limiting the size/#/horsepower of boats • Explore limitations on use of jet skis on the lakes • Develop regulations that are not too burdensome • Make regulations problem specific and lake specific • Call on the state to enforce their own rules 	Planning Board; Selectmen	2006-2007
Protect drinking water supplies.	Make application, where eligible, to the Small Community Grant Program to upgrade any additional failing septic systems.	Planning Board/ Selectmen	On-going
	Consider town acquisition and management of Spring on East Beddington Lake Road including: <ol style="list-style-type: none"> 1. Sample for existing quality 2. Identify management requirements 3. Discuss with voters at town meeting 	Planning Board/ Selectmen	2006
Land Suitability			
Ensure that development is located on land that is capable of supporting on-site water and septic systems.	Require a soil evaluation test prior to the issuance of a building permit in accordance with state regulations to require that developers demonstrate that soils are adequate for the intended purpose, that their projects will not be located on wetlands, on slopes of 20 percent or greater, or on floodplains.	Planning Board/ Selectmen	On-going
	Direct development to areas with appropriate soils, slopes, and drainage conditions.	Planning Board	On-going
	Prevent/discourage development on steep slopes.	Planning Board	On-going
Ensure that new development preserves, to the greatest extent possible, the natural and cover and vegetation.	Require in the Zoning and Subdivision Ordinances that developers demonstrate that their projects will be compatible with the existing topography, and will preserve land cover and natural vegetation, to the greatest extent practical.	Planning Board/ Selectmen	On-going

Goal: Beddington will protect and preserve the natural resources on which its economy and quality of life depend.			
Policy	Implementation Strategy	Responsibility	Timeframe
Floodplains			
Avoid problems associated with floodplain development and use along the town's Shorelands.	Seek support to have floodplains mapped and to participate in the Federal Flood Insurance Program	Planning Board/ Selectmen	2006
	Develop a Floodplain Management Ordinance to discourage new residential, industrial, commercial and other significant development within 100 year floodplains.	Planning Board/ Selectmen	When floodplains are mapped.
Marine Resources			
Ensure that marine resources are not adversely affected by future developments.	Implement recommendations of the Narraguagus and Pleasant River Watershed Management Plans to maintain the water quality of the Narraguagus and Pleasant River to allow for spawning and rearing habitat for Atlantic Salmon <ul style="list-style-type: none"> • Include eel, alewife, shad, smelt 	Selectmen	On-going
	Participate in the PL566 small watershed program administered by the NRCS in Machias that is examining issues in the Pleasant and Narraguagus River watersheds. This will include providing input into issues and data collection in Phase one of the effort, participation in stakeholder meetings in Phase two of the project and acceptance of resources to implement recommendations in Phase three of the program.	Selectmen	On-going
	Require in Subdivision Regulations and Zoning Ordinance that prior to approval, developer's document the impact of the proposed project on the town's marine resources, and demonstrate that development effects will not be detrimental to those resources.	Planning Board/ Selectmen	Short-term (within 2 years)
Fish and Wildlife Habitat			
Protect existing fish and waterfowl/wading bird habitats within the town mapped as Essential Habitat or Significant Habitat.	Establish protection provisions in the Zoning Ordinance and Subdivision Regulations to ensure early consultation with a Maine Department of Inland Fisheries and Wildlife Biologist when development is proposed in or near the site of Essential or Significant Habitats.	Planning Board	Short-term (within 2 years)
	Make use of the most recent data on rare plants, animals, and natural communities and important wildlife habitats provided by the Beginning with Habitat program of the Department of Inland Fisheries and Wildlife, included on maps in this document.	Planning Board	On-going
	Protect the high and moderate fisheries habitats in accordance with Shoreland Zoning regulations around these habitats. Consider increasing setback distances.	Planning Board	On-going
	Encourage landowners to protect and preserve wildlife habitat, and utilize conservation programs to preserve undeveloped land.	Selectmen/ Planning Board	On-going

Goal: Beddington will protect and preserve the natural resources on which its economy and quality of life depend.			
Policy	Implementation Strategy	Responsibility	Timeframe
Forest Resources			
Support long term sustainable forest management within Beddington.	Support value-added forest-product manufacturing through tax incentives or other regulatory preferences.	Selectmen/ Planning Board	On-going
	Monitor transfers of large land ownerships and get a seat at the table in conservation transactions where possible to ensure traditional accesses and uses are retained.	Selectmen/ Planning Board	On-going
	Refer landowners to district forests and provide information about Tree Growth programs (lobby legislators to fully fund the program).	Town Clerk; Selectmen	On-going
	Support timber management in rural areas of Beddington.	Selectmen/ Planning Board	On-going
	Limit the amount of residential growth in rural areas through subdivision regulations that require cluster designs and minimize fragmentation and limit road extensions for residential use in areas of high timber value.	Selectmen/ Planning Board Maine Forest Service	Short-term (within 2 years)
Scenic Resources			
Preserve important scenic resources.	Adopt zoning provisions that discourage development on identified ridgetops, mountains and islands.	Planning Board	Short Term
Education and Traditional Use			
Ensure that traditional use of lands and access to water are protected as development pressures increase.	Identify areas in need of additional access.	Selectmen	Immediate (within two years)
	Respect private property rights but seek to maintain traditional uses of any private roads or rights of way to the water. Negotiations with private land owners to secure these accesses will include: <ul style="list-style-type: none"> • Acknowledgement/celebration of landowners who continue the centuries old practice of allowing public use of their lands; • Informal agreements allowing public use of lands; • More formal agreements allowing public use of lands until and unless problems arise from disrespectful use of private land (eg. Leaving gates open, littering, vandalism); • Providing property tax incentives to property owners who grant written, revocable rights of access across their property; • Purchasing rights of first refusal for access points or property of critical importance to the fishery; • Purchasing permanent easements or fee title to access points or property of critical importance to the fishery. 	Selectmen; Planning Board	Immediate (within 2 years)

Goal: Beddington will protect and preserve the natural resources on which its economy and quality of life depend.			
Policy	Implementation Strategy	Responsibility	Timeframe
Utilize financial incentive programs	Encourage landowners to participate in farm, open space and tree growth programs.	Selectmen/ CEO Planning Board	On-going

SUMMARY

Beddington currently offers protection to its natural resources with locally adopted shoreland zoning regulations. These ordinance provisions will be updated to be consistent with the requirements of State and Federal Regulations and reviewed for improvement to specifically protect the lakes, rivers and streams in Beddington. The town will continue to cooperate with the many local and regional organizations working to protect the natural resources within and surrounding Beddington including the Pleasant and Narraguagus River Watershed Councils, the Downeast Rivers Land Trust and neighboring communities. Regional efforts will focus on aquifer protection, watershed protection, and land conservation.

Beddington Comprehensive Plan

MAP 3: Topography

LEGEND

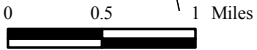
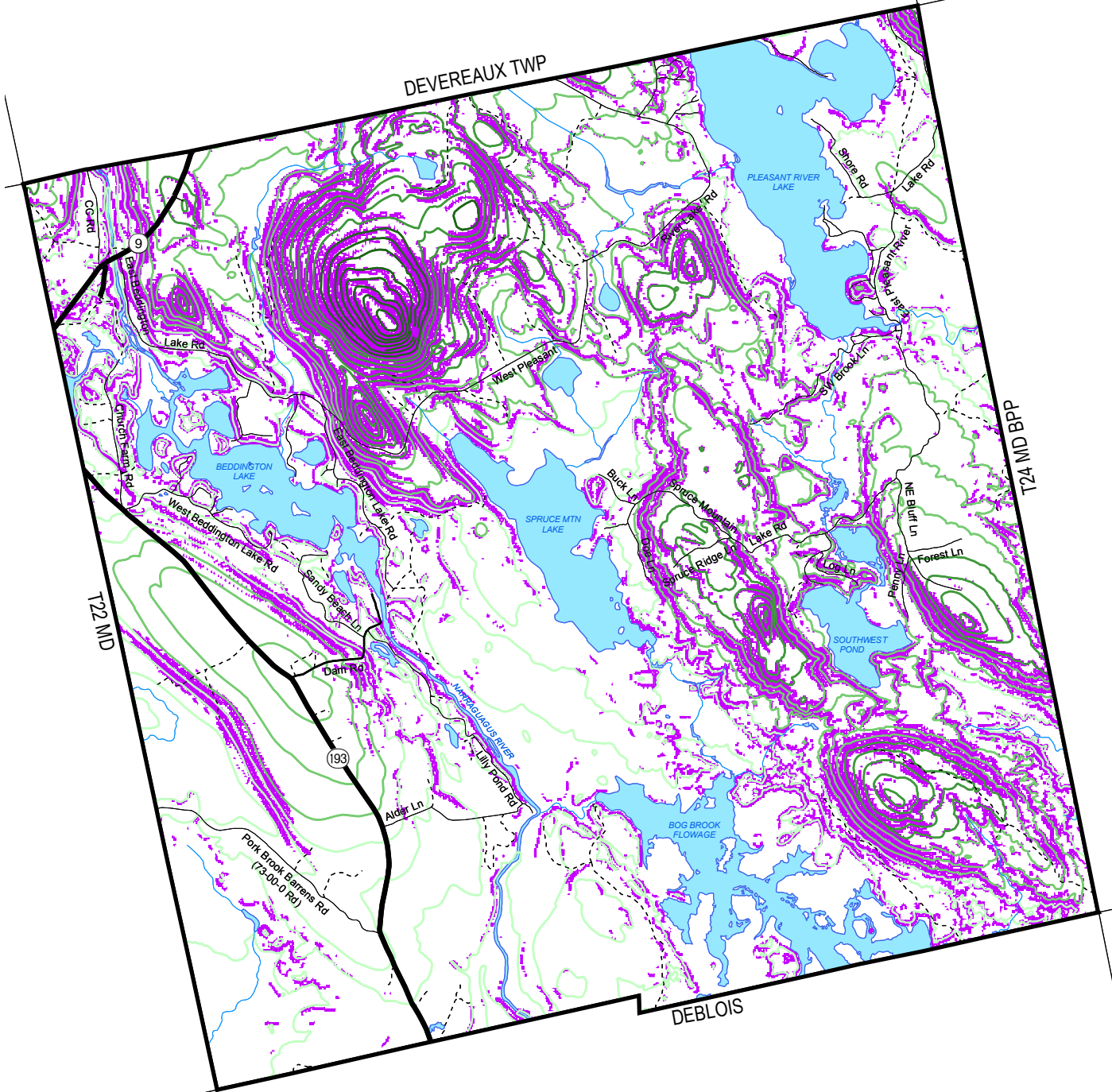
State roads	Trail/Undeveloped roads
Town roads	Perennial streams
Private roads	Water

CONTOUR ELEVATION (FEET)

1 - 150	301 - 450
151 - 300	450 - 600

Areas with 15% or greater slope

Contour interval is forty feet.



Prepared by Eastern Maine Development Corporation
 Sources: USGS and MEGIS
 Map revised: April, 2005



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See map disclaimer at end of the Executive Summary.

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MAP 4: STATSGO Soils

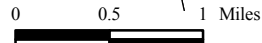
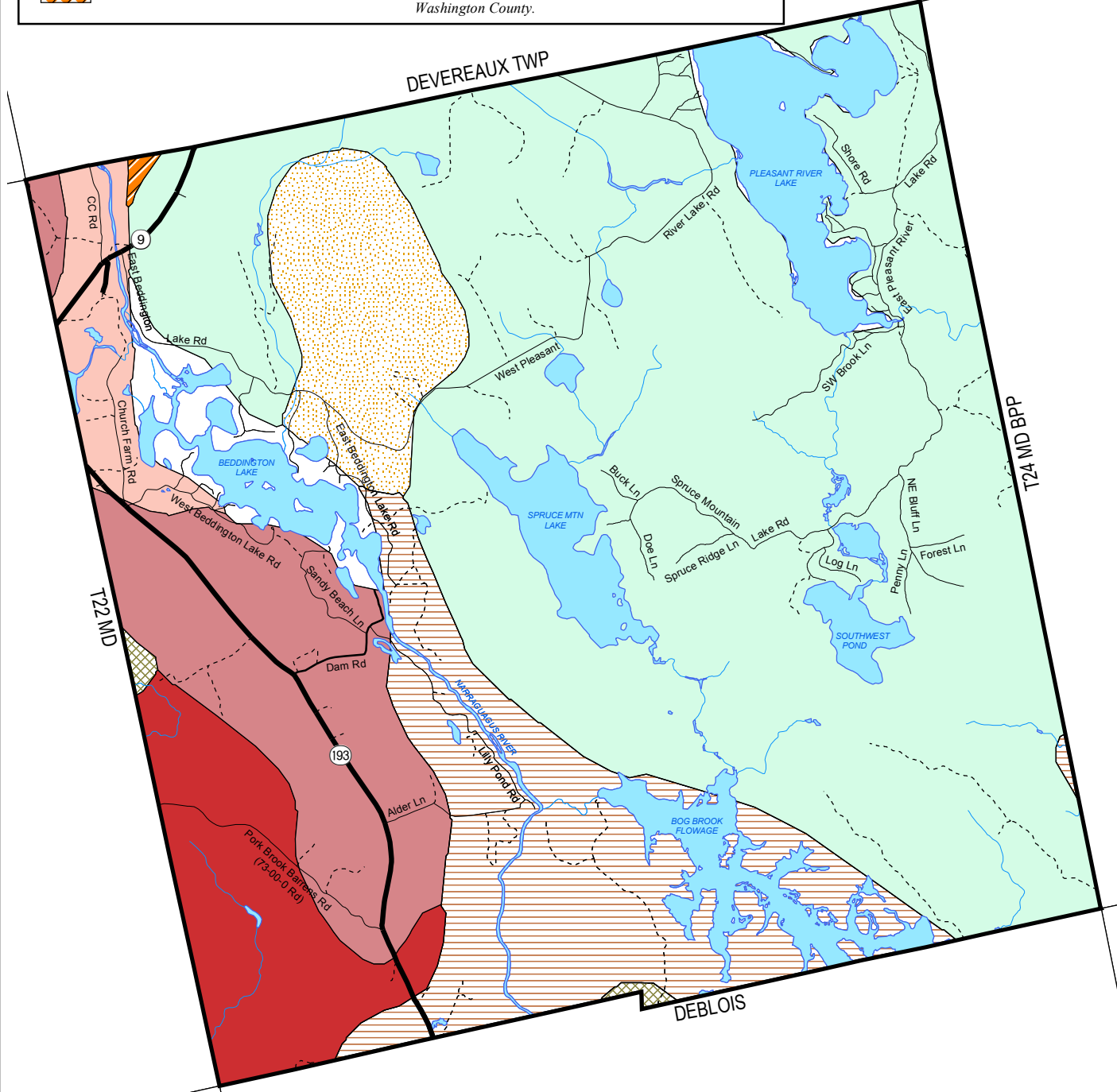
LEGEND

- State roads
- Town roads
- Private roads
- - - Trail/Undeveloped roads
- Perennial streams
- Water

SOILS CLASSIFICATION

- COLONEL-DIXFIELD-LYMAN (ME011)
- COLTON-ADAMS-SEBAGO (ME013)
- COLTON-ADAMS-VASSALBORO (ME014)
- DIXFIELD-BRAYTON-HERMON (ME020)
- DIXFIELD-MARLOW-COLONEL (ME021)
- HERMON-BRAYTON-MONADNOCK (ME027)
- HERMON-LYMAN-DIXFIELD (ME028)
- SCANTIC-LAMOINE-DIXFIELD (ME032)

STATSGO soils is a statewide dataset. Detailed SSURGO soils information is not available in digital format for Washington County.



Prepared by Eastern Maine Development Corporation
 Sources: USDA-NRCS and MEGIS
 Map revised: April, 2005



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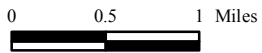
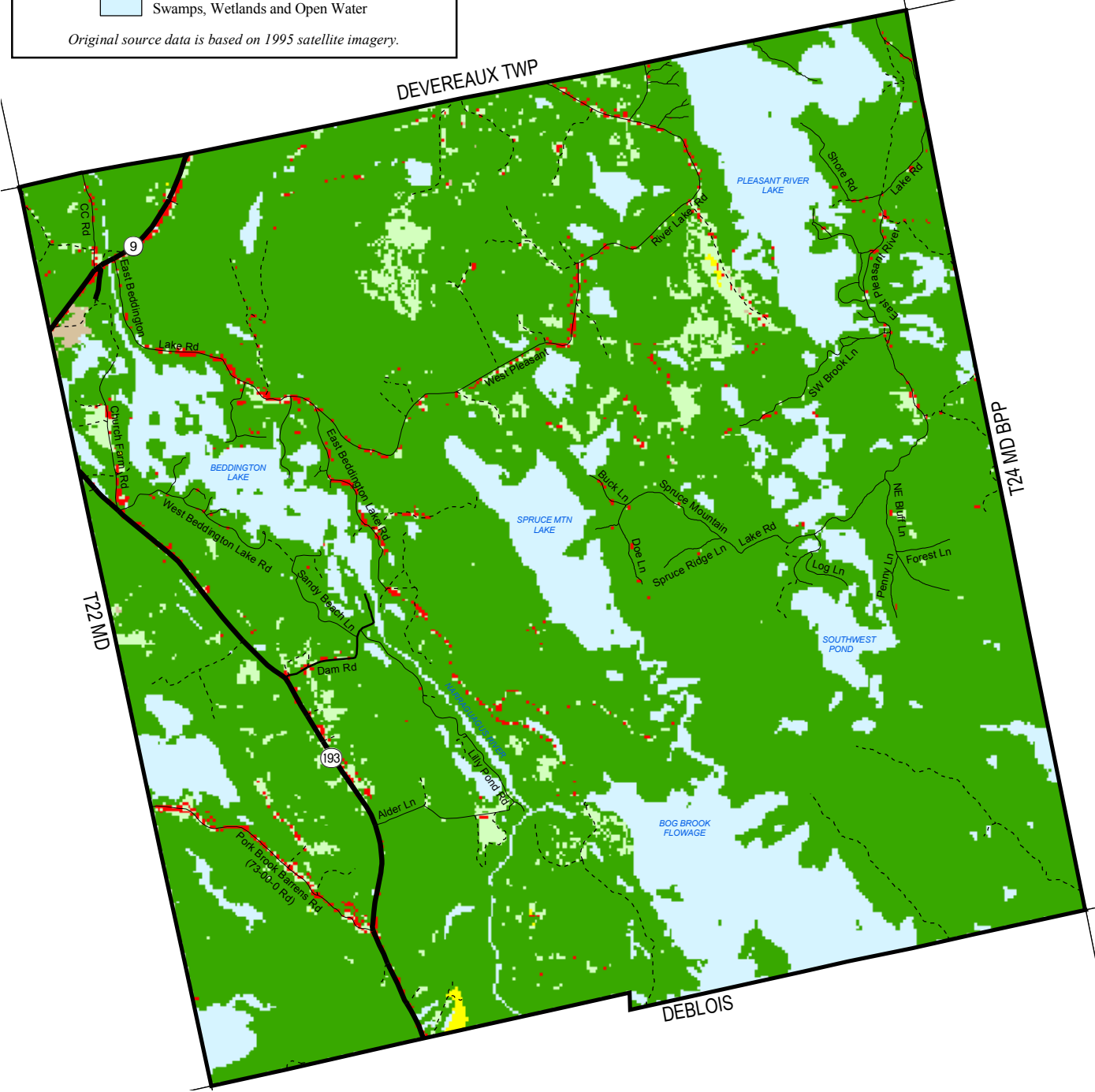
MAP 5: Land Cover

- LEGEND**
- State roads
 - Town roads
 - Private roads
 - - - - Trail/Undeveloped roads

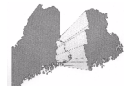
- LAND COVER CLASSIFICATION**
- Bare Land
 - Cultivated Land
 - Developed Land
 - Forest
 - Grassland
 - Swamps, Wetlands and Open Water

Original source data is based on 1995 satellite imagery.

Land Cover	Acreage	Square Miles	Percentage
Bare Ground	32.2	0.1	0.1%
Cultivated Land	22.2	0.0	0.1%
Developed Land	263.1	0.4	1.1%
Forest	18743.1	29.3	77.4%
Grassland	813.7	1.3	3.4%
Swamps/Wetlands/Open Water	4340.7	6.8	17.9%
Total	24215.1	37.8	82.1%



Prepared by Eastern Maine Development Corporation
 Sources: GOMLC7 Land Cover and Wetlands of the Gulf of Maine. U.S. Fish & Wildlife Service, Gulf of Maine Program, and MEGIS
 Map revised: April, 2005



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MAP 6: Water Resources

LEGEND

- State roads
- Town roads
- Private roads
- - - - Trail/Undeveloped roads
- ▭ Drainage Divides

SIGNIFICANT AQUIFERS

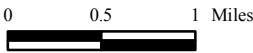
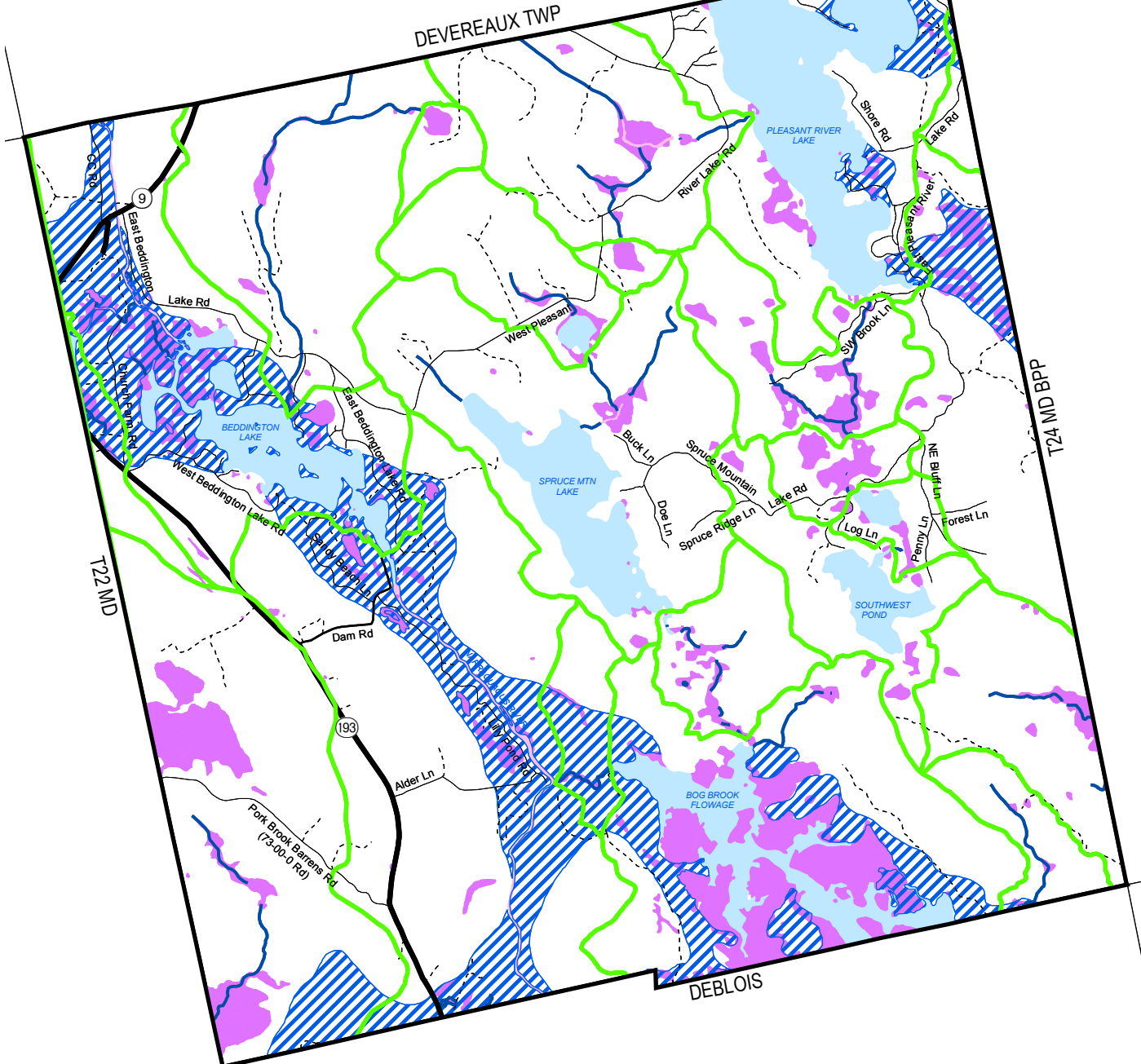
- ▨ 10 - 50 gpm

NATIONAL WETLAND INVENTORY

- ▭ Lacustrine (Lake)
- ▭ Palustrine (Marsh)
- ▭ Riverine (River)

WATER QUALITY CLASSIFICATION

- Class A Streams



Prepared by Eastern Maine Development Corporation
 Sources: MGS, MEDEP, USFWS and MEGIS
 Map revised: April, 2005

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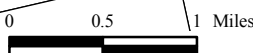
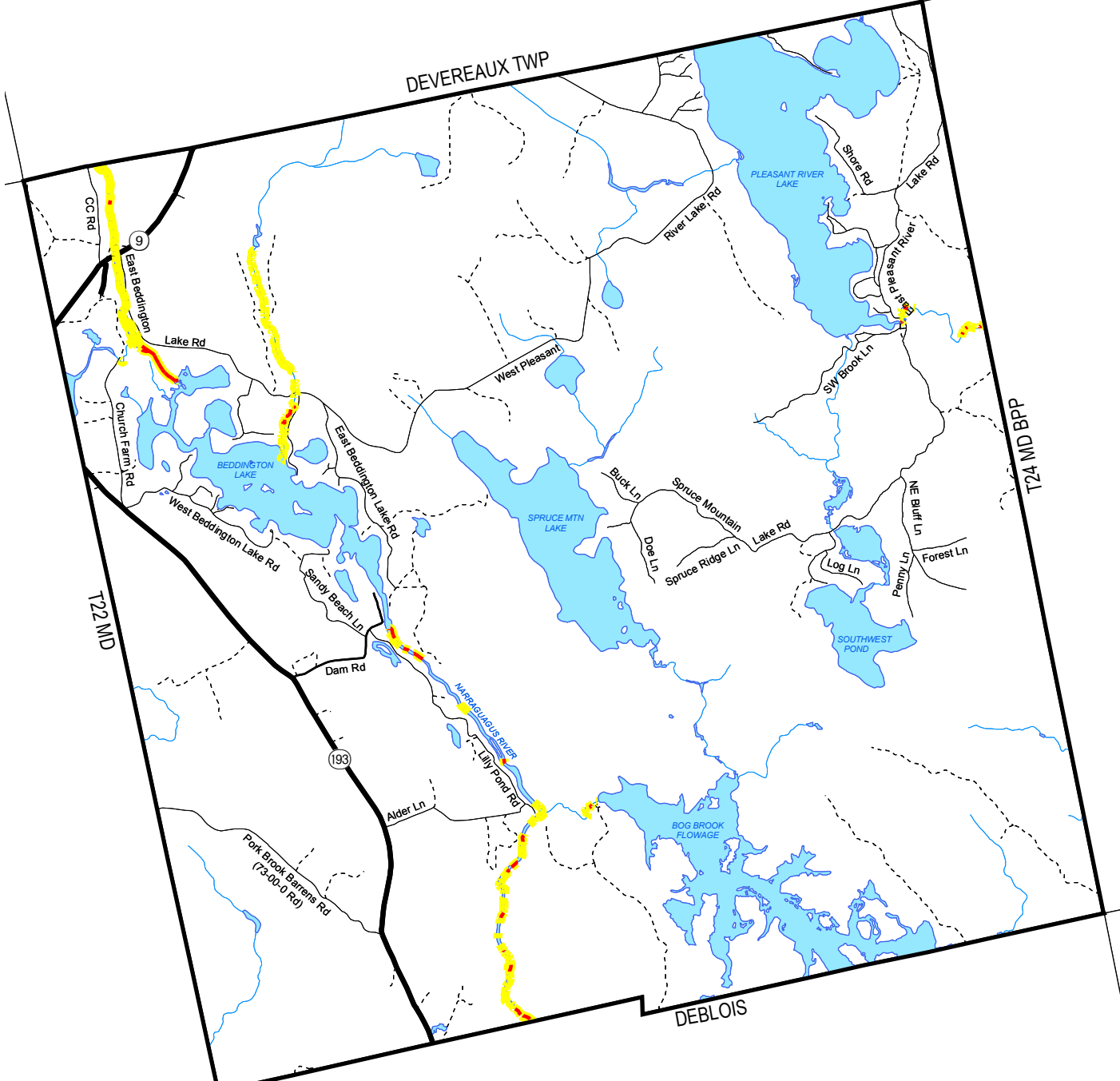
MAP 7: Marine Resources

LEGEND

	State roads		Trail/Undeveloped roads
	Town roads		Perennial streams
	Private roads		Water

MARINE RESOURCES

	Atlantic Salmon Spawning Habitat
	Atlantic Salmon Juvenile Rearing Habitat



Prepared by Eastern Maine Development Corporation
 Sources: U. S. Fish and Wildlife Service,
 Gulf of Maine Program and MEGIS
 Map revised: April, 2005

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Beddington Comprehensive Plan

MAP 8: Critical Habitat

- LEGEND**
- State roads
 - Town roads
 - Private roads
 - - - Trail/Undeveloped roads
 - Perennial streams
 - Water

- MNAP Rare or Exemplary Natural Communities
- Focus Areas of Statewide Ecological Significance

ESSENTIAL WILDLIFE HABITAT

- Bald Eagle Nest Site

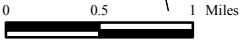
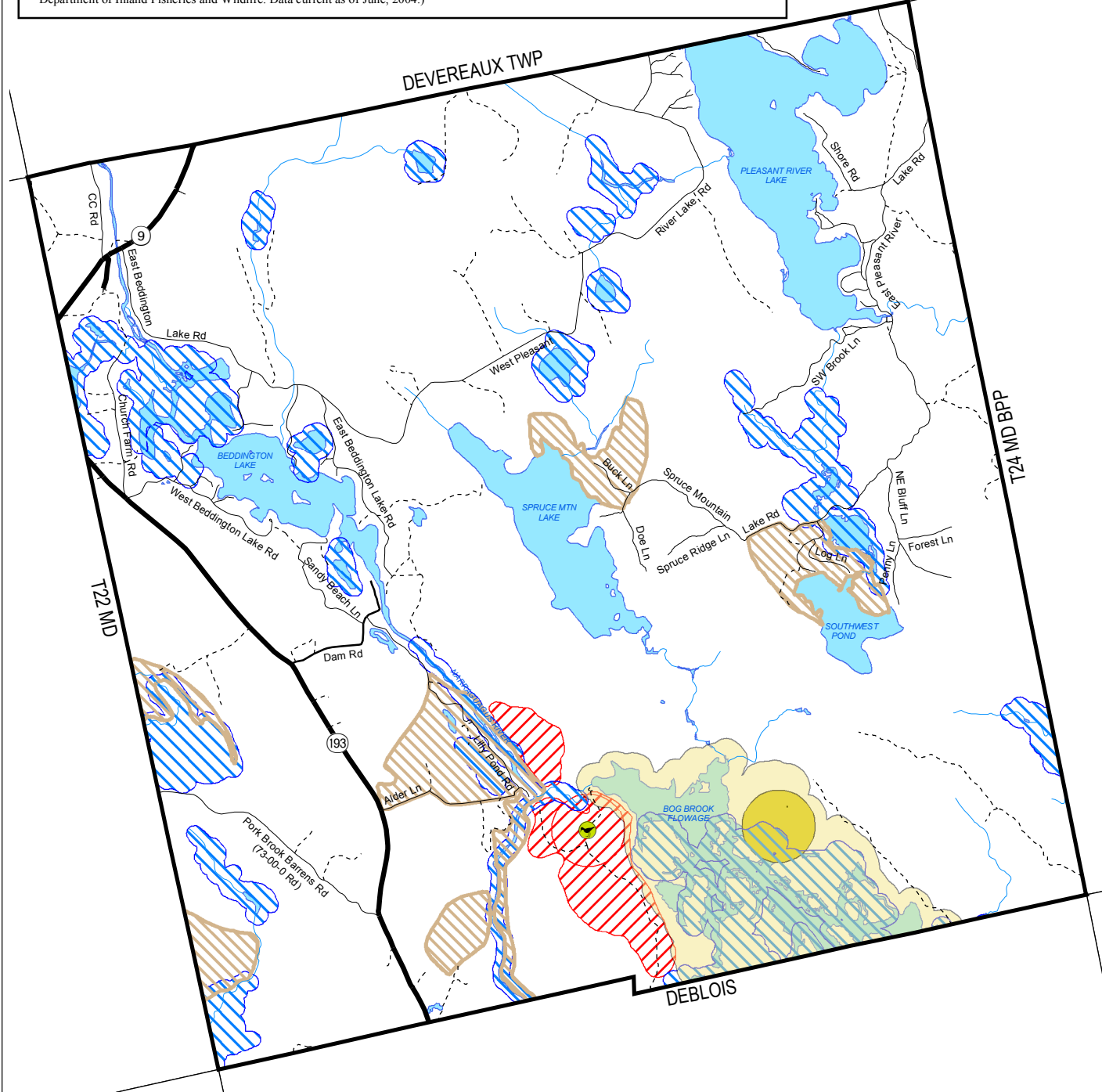
SIGNIFICANT WILDLIFE HABITAT

- Shorebird Habitat
- Waterfowl/Wading Bird Habitat
- Deer Wintering Area

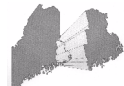
OTHER RARE WILDLIFE DATA

- Rare Animal Habitat
- Upland Sandpiper

(As defined by the Maine Department of Conservation and the Maine Department of Inland Fisheries and Wildlife. Data current as of June, 2004.)



Prepared by Eastern Maine Development Corporation
 Sources: MNAP, MEIFW and MEGIS
 Map revised: April, 2005



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E. EMPLOYMENT AND ECONOMY

Beddington has traditionally relied on the forest for its livelihood. A sawmill in Beddington was located on Church Farm Road and several others were located along the Narraguagus River. There was a tannery in Beddington operating during the 1880s at the foot of Schoppee Hill. The company store associated with the tannery is evoked by the store log book kept in the current town office. Fred Grant, a local lumber baron, operated a sawmill near Church Farm during the 1950s.

This section of the Comprehensive Plan examines several economic indicators, such as employment, labor force, income, and sales to assess the economic health of the community. The goal of the section is to develop policies which promote an economic climate in Beddington that improves job opportunities for local residents and encourages overall economic well-being.

Beddington Business and Employment Today

Forestry remains a viable economic activity in the town but large tracts of land are changing hands and, in recent decades, camp development along the shores of the lakes is spurring growth and demand for recreational use of the land and lakeshores. There is no large single employer in Beddington. Local employment is family-based, cottage industries associated with agriculture and wreath brush production. Additional contracted services are also in demand as seasonal camps are converted to year round use.

EMPLOYERS

The State of Maine Department of Labor reports that there are no local employers in the town of Beddington. While Beddington is a small community, these figures under-represent the actual situation and the Comprehensive Plan Committee has prepared Table E-1 to describe the largest employers. In addition to those noted in the table the majority of employers in Beddington are self-employed with home-based businesses particularly in blueberry, farming and forestry-based operations.

Table E-1 LOCAL EMPLOYERS

Employers in Beddington	Industry	Location	Approx # or range of Employees
Beddington Ridge Farm	Blueberries/wreath brush	Route 193	1-4 (seasonal increases)
Town of Beddington	government	Route 193	10-20 part time
Engineering Technologies Inc	Engineering	Route 193	5-10
State of Maine	Department of Conservation/Forestry	Route 9	1-4

Source: Beddington Comprehensive Plan Committee, 2006

Recent Economic Trends

In the past five years International Paper has sold camp lots and approximately 120 camp owners now own all of their formerly leased lots. Many of these lots are now supporting contractors in the region to construct septic systems, construct additions onto the camps, and some new camp construction. Road maintenance services are also demanded on many private roads. For much of the economic base, seasonal fluctuations of employment are significant for businesses in blueberry and wreath brush production.

Regional Economy

Beddington is tied into the regional economy of Washington and Hancock counties. Because of its reliance on service center communities like Machias, Ellsworth and Bangor for the majority of goods and services it residents use, fluctuations in the region's economy directly affect the economy of Beddington. With improvements to Route 9 some residents commute daily to Bangor for employment.

Beddington is part of the Calais Labor Market Area. According to the Eastern Maine Economic Strategy, prepared by the Eastern Maine Development Corporation in 2002, the Calais Labor Market Area (LMA) lost population in the last 20 years (-9.7% 1980-2000; -7.3% 1990-2000). This decline was greatest among two age groups - the school aged, and those aged 25-44 - who could contribute to the regional economy now and in the future. This out migration is reflected in drastically declining school enrollment figures in Washington County (-26.2%) as well as an increase in the dependency ratio within households. The dependency ratio is a figure that essentially adds the elder and youth population together and then divides that sum by those of working age. It is a rough measure of a community's ability to generate income to support its needs. The ultimate impact of this decline in a working age population is a poverty rate in the Calais LMA of 16.9% in 2001 representing an increase of 1.5% since 1990.

Economic sectors in the Calais LMA that saw the largest growth in employment from 1998-2000 were Eating and Drinking Places, Educational Services and Food Stores. All three saw employment growth of greater than 10%, however average weekly wages were low (less than \$378/week). There are three sectors with high wages (greater than \$492/week) including Lumber and Wood Products, Paper and Allied Products and Trucking and Warehousing; however all three experienced stable or declining growth in employment. Likewise the Health Services sector has moderate wages (between \$379 and \$491/week) but experienced stable or declining growth in employment. Two other sectors, Automotive Dealers and Service Stations and General Merchandise Stores have low wages and are also experiencing stable or declining growth in employment. Note that the Calais LMA was redefined in January of 2005 as a result of changes in commuting patterns documented in the 2000 census. The analysis above is based on the earlier Calais LMA.

Almost all working Beddington residents commute to jobs located in surrounding communities. With a mean travel time to work of 20.7 minutes Beddington residents are traveling further than Washington County average (19.2 minutes). Even so their commuting time has decreased in the past decade (mean commuting time to work in 1990 was 26.0 minutes). However, with so few

workers (7; see Table E-2) a change in on e commuters distance could skew the average significantly.

In addition, according to the Census, Beddington's workforce commutes primarily by public transportation. Yet there is no public transportation in Beddington and the town has no confidence in these numbers. The economic links of importance to Beddington residents are to the east to Bangor and to the south the Cherryfield and Harrington.

Table E-2 COMMUTING TO WORK: 2000

COMMUTING TO WORK: 2000	Beddington		Washington County	
	Number	Percent	Number	Percent
Workers 16 years and over	7	100.0	13,743	100.0
Drove alone	2	28.6	10,444	76.0
In carpools	--	--	1,657	12.1
Using public transportation	5	71.4	64	0.5
Using other means	--	--	162	1.2
Walked	--	--	722	5.3
Worked at home	--	--	694	5.0
Mean Travel time to work (minutes)	20.7	--	19.2	--

Source: US Census

Some of the major Washington County regional employers are shown in Table 3.

Table E-3 REGIONAL EMPLOYERS

Business	Industry	Location	Approx. # of Employees (or range of employees)
Domtar (formerly Georgia Pacific)	Paper Mill	Baileyville	537
Calais Regional Hospital	General Medical and Surgical Hospital	Calais	203
Calais School Dept.	Public School	Calais	136
State of Maine	Various Departments/ Government Services	Jonesboro/ Machias/ Cherryfield/ Washington County	40-99
Thomas Di Cenzo, Inc.	General Contractors	Calais	100-249
Eastern Maine Electric Co-op	Electric Services	Calais	100-249
Wal-Mart	Dept. Store	Calais	181
Shop 'N Save	Grocery Store	Calais	100-249
Mardens	Dept. Store	Calais	40-99
Little River Apparel	Clothing	Eastport	40
Worcester Industries	Crafts/Peat&Power Plant/Sales	Harrington	100-249
Down East Community Hospital	General Medical and Surgical Hospital	Machias	249
Machias School Dept.	Public School	Machias	137

Business	Industry	Location	Approx. # of Employees (or range of employees)
Maine Wild Blueberry Co	Food Processing	Machias	100-249
Marshall's Health Care Facility	Skilled Nursing Care	Machias	100-249
Shop 'N Save	Grocery Store	Machias	100-249
University of Maine at Machias	University	Machias	163
Wymans	Agriculture, Food Processing	Cherryfield	58
Cherryfield Foods	Agriculture, Food Processing	Cherryfield	125
SAD 37	Public School	Milbridge /Cherryfield/ Harrington	40-99
Narraguagus Bay Health Care	Skilled Nursing Care Facilities	Milbridge	100-249
Dorr Lobster Co.	Seafood	Milbridge	100-249
Sunrise County Evergreens	Manufacturing Industries	Milbridge	100-249
Mardens	Dept. Store	Ellsworth	50-100
Maine Coast Memorial Hospital	General Medical and Surgical Hospital	Ellsworth	100-249
Walmart	Dept. Store	Ellsworth	100-249
Jackson Labs	Biotech	Bar Harbor	1179

Source: Maine Dept. of Labor (4th Quarter of 2000), and Maine 2001 Manufacturing Guide

LABOR FORCE AND EMPLOYMENT STATISTICS

The labor force is defined as all persons who are either employed or are receiving unemployment compensation. Table 4 shows the distribution of those aged 16 and above who are in or out of the workforce for Beddington and Washington County. Beddington has a slightly lower percentage of residents who are not in the workforce than does the county. As the numbers in Beddington are so small compared to the county it is difficult to draw many clear conclusions as to why this is the case.

Table E-4 LABOR FORCE STATUS: 2000

Labor Force Status: 2000 Subject	Beddington		Washington County	
	Number	Percent	Number	Percent
Persons 16 years and over	15	100.0	27,214	100.0
In labor force	7	46.7	15,500	57.0
Civilian labor force	7	46.7	15,354	56.4
Employed	7	46.7	14,042	51.6
Unemployed	0	0	1,312	8.5
Armed Forces	0	0	146	0.5
Not in labor force	8	53.3	11,714	43.0

Source: US Census

Table 4 also shows that in 2000, 0% of the town's residents were unemployed, while countywide almost 8.5% were unemployed. Again, Beddington is so small that comparisons are not terribly meaningful. But we can conclude that those who want to be employed have work. The employed population for Beddington and Washington County is described in Table 5 by industry. The top three sectors of employment for Beddington are 'Transportation, warehousing, utilities info'; 'Agriculture, forestry, and fisheries, mining'; and 'Manufacturing'. Washington County as a whole is supported by the following three sectors in order of economic importance: 'Education, health and social services', 'Manufacturing' and 'Agriculture, forestry, and fisheries, mining'.

Manufacturing jobs have historically provided a base for Washington County residents. But the entire manufacturing sector has declined steadily over the past three decades throughout the nation, the region, and the town.

Table E-5 EMPLOYMENT CHARACTERISTICS: 2000

Employment Characteristics: 2000	Beddington		Washington County	
	Number	Percent	Number	Percent
INDUSTRY				
Employed persons 16 years and over	7	100	14,042	100.0
Agriculture, forestry, and fisheries, mining	2	28.6	1,531	10.9
Construction	0	0	944	6.7
Manufacturing	2	28.6	1,968	14.0
Wholesale trade	0	0	384	2.7
Retail trade	0	0	1,521	10.8
Transportation, warehousing, utilities info	3	42.9	581	4.1
Information	0	0	146	1.0
Finance, insurance, and real estate	0	0	433	3.1
Professional, scientific, management, administrative, and waste management services	0	0	438	3.1
Education, health and social services	0	0	3,694	26.3
Arts, entertainment, recreation, accommodation and food services	0	0	779	5.5
Other services (except public administration)	0	0	642	4.6
Public administration	0	0	981	7.0
CLASS OF WORKER				
Private wage and salary workers	2	28.6	9,225	65.7
Government workers	2	28.6	2,882	20.5
Self-employed workers	3	42.9	1,886	13.4
Unpaid family workers	0	0	49	0.3

Source: US Census

The lack of public transportation in rural areas inhibits employment for many residents living at or below the poverty level. Residents of larger service centers can more readily walk or carpool to work. Without a car, most residents of Beddington would not be able to get to work, and when unemployed or underemployed in a minimum wage job, some cannot maintain a vehicle particularly for severe winter conditions.

INCOME

Beddington's median household income increased considerably (34.48%) since between 1989 and 1999 but did not surpass the median household income of the county until 2003. The state median income remains higher than the town. The median household income projection for 2015 is for more modest increases than occurred between 1989 and 1999.

Table E-6 MEDIAN HOUSEHOLD INCOME

	U.S. Census			Forecast1
	1989	1999	2003	2015 Projection
Beddington	\$18,125	\$24,375	\$31,000	\$35,069
Washington County	\$19,967	\$25,869	\$28,087	\$40,559
Maine	\$27,896	\$37,240	\$37,592	\$60,600

Source: U.S. Census, Maine State Housing Authority

Table E-7 MEDIAN HOUSEHOLD INCOME CHANGE

	1989-1999
Beddington	34.48%
Washington County	29.6%
Maine	33.5%

Source: U.S. Census

While the median household income for Beddington is close to that for Washington County's median household income, the per capita income in Beddington is higher than in Washington County. This observation is consistent with the reduction in household size that occurred since 1990 and the decline in school enrollment; families are getting smaller and there are fewer of them.

1 *2015 Estimates are based on a twenty-year period (1980-2000 or 1979-1999) using linear regression analysis. These estimates are not based on percent growth per year (% GPY). Longer trend analysis should be conducted for comparison and to provide a range of possible projections that might better account for unique local circumstances.

Table E-8 INCOME IN 1999: 2000 CENSUS

	Beddington		Washington County	
	Number	Percent	Number	Percent
Households	11	100.0	14,119	100.0
Less than \$10,000	4	36.3	2,515	17.8
\$10,000 to \$14,999	0	0	1,745	12.4
\$15,000 to \$24,999	2	18.1	2,579	18.3
\$25,000 to \$34,999	3	27.2	2,156	15.3
\$35,000 to \$49,999	0	0	1,833	13.0
\$50,000 to \$74,999	2	18.1	668	4.7
\$75,000 to \$99,999	0	0	318	2.3
\$100,000 to \$149,999	0	0	74	0.5
\$150,000 or more	0	0	120	0.8
Median household income (dollars)	24,375	-	25,869	-
Per capita income (dollars)	20,180	-	14,119	-

Source: U.S. Census

Sources of income for residents of Beddington come primarily from wages and salaries with a strong contribution of retirement income compared to Washington County as a whole. Wage and salary income includes total earnings received for work performed, i.e. wages, salary, commissions, tips, piece-rate payments, and cash bonuses earned before tax deductions were made. Wage and salary employment is a broad measure of economic well-being but does not indicate whether the jobs are of good quality. In the 2000 Census, 43% of Beddington residents report self-employment income compared to 13.4% in the county as a whole (see Table 5). This reflects the strong influence of the forestry, farming and construction sectors to the economy in Beddington.

More residents in Beddington collect social security income (36.3%) than do residents of the county (34%). Social Security income includes Social Security pensions, survivor's benefits and permanent disability insurance payments made by the Social Security Administration, prior to deductions for medical insurance and railroad retirement insurance from the U.S. Government. There are no Beddington residents receiving public assistance. Public assistance income includes payments made by Federal or State welfare agencies to low-income persons who are 65 years or older, blind, or disabled; receive aid to families with dependent children; or general assistance. In sum, the income types for Beddington show a higher percentage of self-employment income and retired persons in town than is seen for the county as a whole. Public assistance figures have changed since the 2000 census; specific numbers are not included for reasons of confidentiality.

Table E-9 INCOME TYPE IN 1999

Income Type in 1999 (Households often have more than one source of income, as seen here)	Beddington		Washington County	
	Number	Percent	Number	Percent
Households	11	100	14,119	100
With wage and salary income	5	45.4	10,162	72.0
With Social Security Income	4	36.3	4,795	34.0
With Supplemental Security income	0	0	949	6.7
With public assistance income	0	0	910	6.4
With retirement income	4	36.3	2,382	16.9

Source: U.S. Census

In 2000, the average poverty threshold for a family of four persons was \$17,050 in the contiguous 48 states (U.S. DHHS). The Bureau of Census income criteria to determine poverty status consist of several thresholds including family size and number of family members under 18 years of age. There were no Beddington families with incomes below the poverty level in 2000.

Table E-10 POVERTY STATUS IN 1999

Poverty Status in 1999	Beddington		Washington County	
	Number	Percent	Number	Percent
Below poverty level				
Individuals	0	0	6,272	19.0
Persons 18 years and over	0	0	4,524	17.8
Persons 65 years and over	0	0	1,076	19.2
Families	0	0	1,319	14.2
With related children under 18 years	0	0	861	20.3
With related children under 5 years	0	0	312	23.5

Source: U.S. Census

SALES

Taxable sales are one of the few available indicators of the actual size, growth, and character of an economic region. The Maine Revenue Services does not provide information on taxable sales disaggregated by retail sector at the municipal level for Beddington because of the town's small size. All figures in Table E-11 are in real dollars, not adjusted for inflation. Beddington reported taxable sales for the period of 1997 to 2002 but from so few businesses that the data is not released for reasons of confidentiality.

Table E-11 TAXABLE SALES IN THOUSANDS OF DOLLARS

Selected Retail Sectors	Washington County			Beddington		
	Annual Total Sales 1997	Annual Total Sales 2002	1997-2002 % Chg	Annual Total Sales 1997	Annual Total Sales 2002	1997-2002 % Chg
Business Operating	11,402.6	15,210.4	33.39%	N/A	N/A	--
Building Supplies	21,905.9	25,988.9	18.64%	N/A	N/A	--
Food Store	32,566.6	32,591.4	0.08%	N/A	N/A	--
General Merchandise	35,580.7	53,255.5	49.68%	N/A	N/A	--
Other Retail	9,351.9	10,613.5	13.49%	N/A	N/A	--
Auto Transportation	29,910.3	30,972.5	3.55%	N/A	N/A	--
Restaurant/Lodging	23,299.4	27,026.2	16.00%	N/A	N/A	--
Total Consumer Sales	152,733.2	180,403.1	18.12%	Not released	Not released	--
Total Taxable Sales	164,017.4	195,658.4	19.29%	Not released	Not released	--

Source: Maine Revenue Service 2003

Below are the definitions of each retail sector:

Consumer Retail Sales:	Total taxable retail sales to consumers.
Total Retail Sales:	Includes Consumer Retail Sales plus special types of sales and rentals to businesses where the tax is paid directly by the buyer (such as commercial or industrial oil purchase).
Building Supply:	Durable equipment sales, contractors' sales, hardware stores and lumberyards.
Food Stores:	All food stores from large supermarkets to small corner food stores. The values here are snacks and non-food items only, since food intended for home consumption is not taxed.
General Merchandise:	In this sales group are stores carrying lines generally carried in large department stores. These include clothing, furniture, shoes, radio-TV, household durable goods, home furnishing, etc.
Other Retail:	This group includes a wide selection of taxable sales not covered elsewhere. Examples are dry good stores, drug stores, jewelry stores, sporting good stores, antique dealers, morticians, bookstores, photo supply stores, gift shops, etc.
Auto Transportation:	This sales group includes all transportation related retail outlets. Included are auto dealers, auto parts, aircraft dealers, motorboat dealers, automobile rental, etc.
Restaurant/Lodging:	All stores selling prepared food for immediate consumption. The Lodging group includes only rental tax.

PUBLIC OPINION

In the public survey conducted in late 2004, home based businesses were especially supported as providing an opportunity for some retail and industry. There was almost no support whatsoever for large scale commercial tourism development with some respondents placing importance on limited development such as restaurants and bed and breakfast establishments.

POLICIES AND IMPLEMENTATION

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

The town will have an educated population ready to enter the work force.

Enhance and support existing businesses in Beddington and promote new business that is compatible with existing rural community values and patterns of development².

Policy	Implementation Strategy	Responsible Part(ies)	Timeframe
Promotion of Economic Activity			
Promote expansion and diversification of the economic base of the community.	Provide information on sources of business assistance at the Town Office, to include materials available through the Department of Tourism, Community and Economic Development, the Eastern Maine Development Corporation, the Sunrise County Economic Council and others.	Town Clerk	On-going
Regional Development			
The town will participate in regional organizations that provide technical assistance and information about business support and regional economic development opportunities.	Membership in the Washington County Council of Governments and participation with the Sunrise County Economic Development Council.	Selectmen directly, or through appointment of others	Immediate
Advocate for infrastructure improvements to enhance the economic competitiveness of Beddington and Washington County.	Advocate for improvements to State highways, airports, seaports and telecommunication facilities to enhance the regional economy.	Selectmen	Ongoing
Program Awareness			

2 This goal and the implementation measures that follow from it under the heading of sustainable development recognize the multiple business interests that sustain rural families over the course of a year – from their homes, and from other locations. This recognition assumes that there is and will be a mixture of uses in all districts of our community; an independent spirit among local residents and entrepreneurs; and a general resistance to excessive regulation. It also recognizes that change is at our doorstep and that there are some basic practical “good neighbor” standards that we will need to respond to the change that is upon us and to come.

Policy	Implementation Strategy	Responsible Part(ies)	Timeframe
The town will obtain information on programs that provide support for roads, parks, public transportation or other infrastructure and activities that materially aid the town’s economy.	As needed the town will obtain aid from higher levels of government, County, State and Federal, including such things as Community Development Block Grants and others identified in the Capital Improvement Plan.	Selectmen	Immediate and on-going
	Work with Economic Development groups to expand high speed internet access within Beddington.	Selectmen	Short Term (with next 2 years)
The town will assist those who are eligible for assistance and help them to receive it.	Town offices will provide current information about sources of public assistance, unemployment assistance, job training, and aid to the elderly and/or handicapped.	Town Clerk	Immediate
Educated Workforce			
Ensure that the educational opportunities, both academic and vocational, address the needs of Beddington residents.	Convene meetings with School Board and local/regional businesses to identify work force needs and educational foundation to support them.	Selectmen; SAD 37 Directors	Long-term
	Encourage and support efforts to provide job training and continuing education.	Selectmen	
Sustainable Development			
The town will develop a land use ordinance to attract, enhance and support existing and future development, while minimizing negative impacts of non-compatible uses.	A future land use ordinance will identify appropriate areas for commercial and industrial development.	Planning Board	Immediate
	Home occupation performance standards will be developed to ensure compatibility with residential neighborhoods and adjacent properties.	Planning Board	Short-term (within 2 years)
Allow and encourage existing land resource based industries to thrive in their current locations	Provide large rural areas for agricultural and forestry uses	Planning Board	Short-term (within 2 years)

SUMMARY

Beddington is a very small community dependant on regional sources of employment. Many residents are retired and/or self/employed. The top three sectors of employment for Beddington are ‘Transportation, warehousing, utilities info’; ‘Agriculture, forestry, and fisheries, mining’; and ‘Manufacturing’. Throughout this plan census data are reported but conclusions from it are qualified by local knowledge given the extremely small sample size reported in census figures; 7 individuals in the workforce for instance. The residents of Beddington have income levels that are slightly higher than residents of Washington County as a whole. However, with the aging of our population, the size the workforce continues to decrease. Living in a rural area limits employment opportunities and increases the costs of commuting to the service centers where many of the newly created jobs are located. Our local government should strive to encourage

and maintain appropriate development that will better employ residents. Growth needs to be channeled to areas of town capable of handling development while incurring minimal cost to the municipality.

F. HOUSING

The housing stock is the basis for our town's tax base, and housing represents the major investment of most individuals. The goal of this section is to document housing conditions and encourage affordable, decent housing opportunities for all Beddington residents.

HOUSING UNITS

Number of Units

In 2000, Beddington had a total of 272 housing units. During the 1990s, the town recorded a 37.4% percent increase in its housing stock, compared to almost 15 percent for Washington County and 11 percent for the state. As noted in the Population Section, in the 1990s Beddington experienced a 32.7% percent decline in average household size to 1.81 persons per household.

The town's population decreased by 32.6 percent to 29 persons in 2000, however the population increased to 44 persons by 2005, an increase of the same magnitude. Given how few absolute individuals are represented by these changes it is important to recognize that percentage changes overstate the relative shifts in the number of people and housing units. The ratio between population and total housing units went from 0.22 in 1990 to 0.10 in 2000. However, due to the rebound in the population in the last 5 years, the ratio of population to total housing units returned to 0.16 by 2005. If population forecasts for 2015 actually reach the maximum of 61 persons and if the ratio between population and total housing units remains at the 0.2 level, we can expect an increase to 305 total housing units in Beddington in 2015. Again however, these ratios are based on a very small resident population. Beddington has a large supply of seasonal units and, due to improvements in Route 9, is more accessible to regional employment centers than in the past. These ratios of population and housing, and predictions of future housing based on them, may change significantly if Beddington sees a significant increase in residents who convert existing seasonal housing and/or construct new housing on lakefront property.

Beddington has some older housing stock (see Table F-4) but less than what is commonly found in other parts of the county or the state. Some of this stock will be removed and more seasonal houses will be constructed. As the population ages, household size is likely to continue to decrease but some households are expected to convert to shared retirement living accommodations. Of course, changes in land use, local regulations, and the economy will determine the actual increase in the number of housing units over the next ten years.

Table F-1 TOTAL NUMBER OF HOUSING UNITS

	1990	2000	% Change
Beddington	198	272	37.4%
Cherryfield	573	644	12.4%
Columbia	223	268	20.2%
Deblois	42	62	47.6%
Milbridge	776	866	11.6%
Washington County	19,124	21,919	14.62%
Maine	587,045	651,901	11.05%

Source: U.S. Census

Structure Type

The distribution of housing unit types is an important indicator of affordability, density, and the character of the community. Housing units in structures are presented in Table F-2. In 2000, one-unit structures represented 97.5 percent of the town's housing units while mobile homes and trailers accounted for only 3 percent.

Beddington has a very small share of mobile homes and trailers relative to its entire housing stock. The number of mobile homes and trailers declined during the 1990s. Mobile homes and trailers are located on individual lots, not in mobile home parks. Overall, mobile homes are in good condition. Those mobile home units constructed pre-1976 which locate in town must meet the requirements of the Building Code and the State Electric Code.

Table F-2 HOUSING UNITS IN STRUCTURE

	Beddington		Cherryfield		Columbia		Deblois		Milbridge		Washington County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.
	%	%	%	%	%	%	%	%	%	%	%	%
One-unit	193 97.5%	251 92.3%	418 72.9%	456 70.8%	181 81.2%	199 74.3%	29 69%	42 67.7%	530 68.3%	654 75.5%	14,397 75.3%	17,080 78.0%
Multi-unit	0 0%	16 5.9%	67 11.7%	93 14.4%	0 0%	3 1.1%	1 2.4%	0 0%	58 7.5%	77 8.9%	1,473 7.7%	1,931 8.8%
Mobile Home trailer	3 1.5%	5 1.8%	66 11.5%	95 14.8%	41 18.4%	64 23.9%	12 28.6%	20 32.3%	115 14.8%	127 14.7%	3,254 17.0%	2,786 12.7%
Total units*	198 100%	272 100%	573 100%	644 100%	223 100%	268 100%	42 100%	62 100%	776 100%	866 100%	19,124 100.0%	21,919 100%

Source: U.S. Census

Note: * Total units includes: boat, RV, van, etc., not itemized in table

Seasonal dwellings are being converted into year-round houses for both year-round people and for future retirement purposes all over Washington County. In 2000, the Census recorded 236 units of housing used for seasonal purposes in Beddington, a 30.4 percent increase since 1990. Housing for seasonal purposes constitutes 94 percent of the housing stock in Beddington.

Table F-3 TOTAL NUMBER OF SEASONAL UNITS

	1990	2000	% Change
Beddington	181	236	30.4%
Cherryfield	60	77	28.3%
Columbia	56	49	-12.5%
Deblois	11	3	-72.7%
Milbridge	183	243	32.8%
Washington County	4,046	5,374	32.8%
Maine	88,039	101,470	15.3%

Source: U.S. Census

Recent increases in building permit issuance (see Table F-14) indicate that more single-unit housing is expected as seasonal units are converted to year round use, especially on shorefront properties in Beddington, and as more people commute to employment opportunities in the region.

Housing Stock

Maine's housing stock reflects the state's history, climate and the independent character of its people. Nationwide, Maine ranks first in the proportion (35%) of the housing stock that was built prior to 1940. Almost 8 percent of Beddington housing stock dates prior to 1940, substantially less than in the county or the state. A larger proportion of the town's housing stock was built in the 1980s and 1990s compared to the county and the state.

Table F-4 YEAR STRUCTURE BUILT

Years	Beddington		Washington County		Maine
	Number	%	Number	%	%
1990 to March 2000	84	30.9	3,145	14.4	14.6
1980 to 1989	88	32.4	3,203	14.6	16.0
1970 to 1979	32	11.8	4,038	18.4	15.9
1940 to 1969	47	17.3	4,359	19.9	24.4
1939 or earlier	21	7.7	7,174	32.7	29.1
Total housing stock	272	100.1	21,919	100.0	100.0

Source: U.S. Census

HOUSING CHARACTERISTICS

Table F-5 shows the proportional make-up of housing units by general physical condition of Beddington for the most recent years for which this information is available.

Table F-5 HOUSING CHARACTERISTICS

	Number	Percent
Total housing units in 2000	272	100.0
ROOMS in 2000		
1 room	30	11
2 rooms	82	30.1
3 rooms	48	17.6
4 rooms	53	19.5
5 rooms	9	3.3
6 rooms	35	12.9
7 rooms	0	0
8 rooms	15	5.5
9 or more rooms	0	0
SELECTED CHARACTERISTICS in 2000		
Lacking complete plumbing facilities	0	0
Lacking complete kitchen facilities	0	0
No telephone service	0	0
HOUSE HEATING FUEL		
Utility gas	0	0
Bottled, tank, or LP gas	0	0
Electricity	0	0
Fuel oil, kerosene, etc.	12	100
Coal or coke	0	0
Wood	0	0
Solar energy	0	0
Other fuel	0	0
No fuel used	0	0

Source: U.S. Census

HOME OCCUPANCY**Tenure**

Home ownership is a good indicator of the overall standard of living in an area. One way to trace home ownership change over time is to compare owners and renters as a proportion of total occupied housing, as illustrated in Table F-6. A high rate of owner-occupied housing is typical of a predominately residential community such as Beddington. In 1990 and 2000, the proportions of owner and renter-occupied housing units at the county level remained fairly stable with a slight increase in owner-occupied at the local level.

Table F-6 HOUSING TENURE

Tenure	Beddington		Cherryfield		Columbia		Deblois		Milbridge		Washington County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %
Occupied housing units	16 100%	16 100%	466 100%	493 100%	154 100%	190 100%	28 100%	20 100%	501 100%	866 100%	13,418 100%	14,118 100%
Owner-occupied housing units	13 81.3%	15 93.8%	360 77.3%	369 74.8%	131 85.1%	153 80.5%	21 75%	17 85%	406 81%	549 63.4%	10,568 78.8%	10,969 77.7%
Renter-occupied housing units	3 18.8%	1 6.3%	106 22.7%	124 25.2%	23 14.9%	37 19.5%	7 25%	3 15%	95 19%	317 36.6%	2,8501 21.2%	3,149 22.3%

Source: U.S. Census

VACANCY RATE

In 2000, over 91 percent of the town's total housing units were vacant; over 99 percent of these vacant units were for seasonal or recreational use. Countywide in 2000, 68 percent of vacant units were for seasonal or recreational use. The rental vacancy rate in 2000 for Beddington was 0 percent, compared to 13.3 percent for Washington County. The data suggest an adequate supply of housing for purchase and for rent.

Table F-7 HOUSING OCCUPANCY

Tenure	Beddington		Cherryfield		Columbia		Deblois		Milbridge		Washington County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %
All Housing Units	198 100%	253 100%	573 100%	644 100%	223 100%	267 100%	42 100%	57 100%	776 100%	866 100%	19,124 100%	21,919 100%
Occupied housing units	16 8.1%	16 6.3%	466 81.3%	493 76.6%	154 69.1%	190 71.2%	28 66.7%	20 35.1%	501 64.6%	549 63.4%	13,418 70.2%	14,118 64.4%
Vacant housing units	182 91.9%	237 93.7%	107 18.7%	151 23.4%	69 30.9%	77 28.8%	14 33.3%	37 64.9%	275 35.4%	317 36.6%	5,706 29.8%	7,801 35.6%

Source: U.S. Census

HOUSING AFFORDABILITY

The affordability of housing is of critical importance for any municipality. High costs are burdensome to individuals, governments, and the economy. Excessively high housing costs force low and moderate-income residents to leave the community, thus reducing labor force size.

Many factors contribute to the challenge of finding affordable housing, including: local and regional employment opportunities, e.g., in-migration to job growth areas; older residents living longer lives at home; more single parent households; and generally smaller household sizes than in previous years. Those Mainers most often affected by a lack of affordable housing include: older citizens facing increasing maintenance and property taxes; young couples unable to afford their own home; single parents trying to provide a decent home; low income workers seeking an affordable place to live within commuting distance; and young adults seeking housing independent of their parents.

The State Planning Office requires that comprehensive plans show the, “proportional make-up of housing units by affordability to very low income, low income, and moderate income households (municipality and region) - for the most recent year for which information is available (est.)” Gathering this data is not as straightforward as it may seem, as several factors help explain. First, data from the Census on housing values is not disaggregated by the State categories of income levels (very low, low and moderate income), which the state sets for each county. Second, the Census provides only housing values of specified housing units, not the entire owner-occupied housing stock of our town. Third, the value of a house based on tax assessment almost always misestimates its purchase price. Fourth, and more important, at any given time, most homes are not for sale, and so their value does not reflect their availability for purchase. Fifth, town assessment records do not differentiate between year round homes and camps, cottages and vacation homes that are not presently suited for year round occupancy, and would require major investment to make them year round housing, if environmental conditions would permit such use.

Given these data limitations, we attempt to show housing affordability by examining the income distribution of our town and county by state category, and relate this to the average selling price of homes recently sold in Alexander, as well as average rents in town. Additionally, we show the percentages of households who pay more than 30 percent of their income on housing, which is a measure of unaffordable housing as defined by the State. We show Maine State Housing Authority (MSHA) affordability index data for the housing market to which Beddington belongs. Importantly, we demonstrate that the town has met its obligation under the Growth Management Act for ensuring that a certain percentage of new housing is affordable and lay out strategies for increasing the percent of affordable housing to our housing stock.

Definitions of Affordability

Affordable housing means decent, safe, and sanitary living accommodations that are affordable to very low, low, and moderate-income people. The State of Maine defines an affordable owner-occupied housing unit as one for which monthly housing costs do not exceed approximately 30% of monthly income, and an affordable rental unit as one that has a rent not exceeding 30% of the monthly income (including utilities). The kinds of housing that are affordable at these income levels are often small homes on smaller lots and can include manufactured housing, multi-family housing, government-assisted housing, and group and foster care facilities. Increased density and reduced frontage requirements can contribute to a community's affordable housing stock.

Based on MSHA figures, in 2003 the median household income was \$28,087 in Washington County. Using state guidelines, three income groups are considered in Beddington for 2003:

Table F-8 INCOME AND AFFORDABLE MONTHLY HOUSING PAYMENTS

Washington County Households	Income Range	Percent of Households	Affordable monthly rent or mortgage payment
Extremely Low and Very low income	Up to \$15,500	31.6%	Up to \$388
Low income	\$15,500 to \$24,800	5.8%	\$388 to \$620
Moderate income	\$24,800 to \$46,500	47.2%	\$620 to \$1163

Source: MSHA, 2003

Housing Selling Prices

Table F-9 shows the affordable selling prices for extremely low, very low, low, and moderate-income groups for Beddington and Washington County.

Table F-9 HOUSEHOLD INCOME DISTRIBUTION & AFFORDABLE HOUSING SELLING PRICES, 2003

Households by Income	Percent of Households		Affordable Selling Price	
	Beddington	Washington County	Beddington	Washington County
Extremely Low and Very Low Income	31.6%	24.7%	up to \$41,646	up to \$56,300
Low Income	5.8%	16.8%	up to \$66,634	up to \$90,079
Moderate Income	47.2%	29.1%	up to \$124,938	up to \$121,774

Source: MSHA, 2003

Table F-10 shows that the median value of housing in Alexander was \$81,000 in 2000 suggesting that housing is affordable for households in the moderate-income groups and above (which constitutes approximately 50 percent of the town's households). However, the value of housing in Beddington for the year 2000 from the Census shown in Table F-10 is a small sampling (9 out of 272 total units) that misses 96.7 percent of the owner-occupied housing stock.

Table F-10 VALUE IN 2000: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

	Number	Percent
Less than \$50,000	2	22.2%
\$50,000 to \$99,999	7	77.8%
\$100,000 to \$149,999	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$299,999	0	0%
\$300,000 or more	0	0%
Median (dollars)	\$81,000	-

Source: U.S. Census

Additional data on housing affordability is available at the housing market level. Beddington is part of the Jonesport Milbridge Housing Market and the MSHA reports that the housing affordability index in this housing market for the year 2002 was 1.13 (under 1.00 equals unaffordable; while over 1.00 equals affordable).

In 2003, the median home sale price was **\$68,000** in the Jonesport Milbridge Housing Market, while the median income was \$26,973 in this housing market and the median income in Beddington was \$31,000. The home price that could be afforded at the housing market median household income of \$26,973 was \$77,139. Thus those with incomes above the median can still afford to purchase homes of the median sale price. But those with lower incomes, approximately 37% percent of households in Beddington, are losing access to the housing market.

The Statewide Multiple Listing Service (SMLS) recorded no house sales for Beddington from 1999 through 2003. However, local realtors report sales in Beddington in the last 2 years having an average sales price between \$65,000 and \$68,000 with selling prices as high as \$150,000 for a small cottage on lakefront property, and upwards of \$225,000 if improved with a year round residence. Lakefront property has more than doubled in the last three years with even sharper increases in the last twelve months due to low supply and increasing demand. The sale of former lease lots from International Paper to the lessees, many with camps on them, started about 5 years ago and has increased significantly in the last 12 months. Prices reflect the cost of the lot plus existing camps. The market is now turning these lots over again as demand increases.

Realtors cannot begin to fill the current demand and note that this is the last section of Maine where the average person can still purchase a lakefront property. Non-residents buy some of these scenic properties as vacation homes and some for future retirement. However one realtor reports that the majority of her clients are Maine natives.

Owner Costs

Table F-11 shows selected monthly owner costs as a percentage of household income for 60 percent of the owner-occupied housing units in Beddington in 1999. Two had monthly owner costs of 30 percent or more of their household income. This data suggests that housing affordability affects a small minority of residents.

Table F-11 SELECTED MONTHLY OWNER COSTS AS A % OF HOUSEHOLD INCOME IN 1999

Percentage of Household Income	Owner Occupied Housing Units
Less than 20 %	7
20 to 24 %	0
25 to 29 %	0
30 to 34 %	0
35 % or more	2
Not computed	-
Total units	9

Source: U.S. Census

Renter Occupied Housing Affordability

Table F-12 shows rental costs as a percentage of household income. Only year round rentals are reported and there were none in 2000. Any reported rents take into account the subsidies renters receive in the form of the federal Section 8 housing subsidy to low income residents. However, MSHA reports that in 2003, no Section 8 Vouchers were issued for rental housing in Beddington. There were no renter occupied units where more than 30% of household income was spent on housing costs, indicating that rental housing is affordable to renters in Beddington.

Table F-12 GROSS RENT AS A % OF HOUSEHOLD INCOME IN 1999 FOR ALEXANDER

Percentage of Household Income	Renter Occupied Housing Units
Less than 20 %	0
20 to 24 %	0
25 to 29 %	0
30 to 34 %	0
35 % or more	0
Not computed	0
Total units	0

Source: U.S. Census

There were no year round rental units reported in the 2000 Census in Beddington.

Table F-13 GROSS RENT IN 1999 FOR ALEXANDER

Rent	Number of Rental Units
Less than \$200	0
\$200 to \$299	0
\$300 to \$499	0
\$500 to \$749	0
\$750 or more	0
No cash rent	0
Median	\$0

Source: U.S. Census

Affordability and the Growth Management Act

The Maine Growth Management Act requires that every municipality "...shall seek to achieve a level of 10% of new residential development, based on a five-year historical average of residential development in the municipality, meeting the definition of affordable housing." During the six-year period from 2000 to 2005, 16 permits were issued for residential housing construction – see Table F-14. Beddington meets the requirement of the Act if the town sought to provide 1-2 low-income units in this period. Within this period, affordable housing was built in the form of mobile/modular housing (1 unit or 10% of all residential housing permits). There were no conversions from single to multiple family homes and the mobile homes were built according to current standards.

Table F-14 RESIDENTIAL BUILDING PERMITS (TYPE OF CONSTRUCTION)

	Stick-built Houses	Mobile/Modular Homes	Sheds/Decks/ Garages/Additions	Total
2000	0	0	3	3
2001	1	0	11	12
2002	2	0	4	6
2003	2	1	17	20
2004	2	0	2	4
2005	8	0	14	22
Total	15	1	51	67

Source: Beddington building permits

Seasonal and Year Round Housing Differences

There are effectively two housing markets in Beddington: seasonal and year round. Seasonal housing is spread throughout town with some clustering along waterfront areas, particularly the

shorelines of Beddington and Pleasant River Lakes. These units tend to be larger, 2000 - 3000 square feet and while they are seasonal and function primarily as vacation homes for non-residents, they are built for year round occupancy.

Affordable Housing Remedies

While meeting the letter of the Growth Management Act has not proved difficult for the town of Beddington, there is a desire by residents to maintain and provide affordable housing, as needed, beyond the state minimums. The state recommends that the town consider ways of helping meet this need. This can be very difficult for a small community like Beddington because the traditional recommendations may *not* apply, including:

1. The relaxation of zoning ordinance and building code requirements that tend to increase building costs. **Beddington has no town wide zoning or building code at present. If either is established, it will be sensitive to the need to lessen the potential costs imposed on low-income residents.**
2. Take steps to allow mobile homes and modular homes in more areas. **At present the town does not limit the location of these types of units.**
3. Provide town sewer, water and roads to new parts of town thus “opening up” land for new homes. **The town has no water or sewer systems and does not anticipate ever constructing them.**

Given the lack of current land use ordinances that would tend to increase housing costs, the town believes that a regional approach may best meet the need of its low and moderate-income residents. The town would encourage accessory apartments, so-called ‘mother-in-law’ apartments, and will put language in proposed ordinances and building codes as needed to do so.

Large lot sizes, while seemingly protecting the rural character of the community, can create the potential of driving land prices higher, thus housing costs higher, thereby reducing the affordability of housing in the community. Accordingly, this will be considered in the future land use section of this plan. Smaller lot sizes are proposed in the growth area proposed in the Land Use section of the plan. The town will also inform itself of the opportunities, technologies and permitting requirements for small scale community sewage treatment systems to enable small affordable lots to be created that will not contaminate source water protection areas or surface waters.

Elderly Housing

Elderly housing for long time residents who wish to remain in the area is available at several housing complexes in Calais (Methodist Homes, Calais Congregate Housing, St. Croix Apartments, Hornbrook Apartments and High Point Apartments) and in Machais (Marshall Manor). There are also several other regional providers providing assisted living complexes for the elderly. While our needs for elderly housing are being met currently, we plan to reexamine this issue as our population ages.

Table F-15 AGE OF HOUSEHOLDER

2000 Beddington AGE OF HOUSEHOLDER	Number	Percent
Occupied housing units	7	100.0
15 to 24 years	0	0
25 to 34 years	0	0
35 to 44 years	0	0
45 to 54 years	4	57.1
55 to 64 years	2	28.6
65 years and over	1	14.3

Source: U.S. Census

Housing Programs

In addition to ensuring that our ordinances do not significantly increase construction costs, the town will also compile information on affordable housing programs for residents to consult at the town offices. This resource will be updated on a regular basis and will include such programs as those offered through the Maine State Housing Authority, e.g. Rental Loan Program, Section 8, SHARP, Supportive Housing, and Vouchers, DEP septic and wells grants, and USDA Rural Development, among other organizations.

Local, state, and federal governments have a number of different means of subsidizing housing costs for eligible citizens. In most cases the efforts of the different levels of government are integrated, with funding and operation and jurisdictional fields overlapping.

The United States Department of Housing and Urban Development (HUD) is the primary federal agency dealing with affordable housing. Rural Development (RD), formerly Farmers Home Administration (FmHA), part of the United States Department of Agriculture (USDA), also deals with affordable housing. The Maine State Housing Authority (MSHA) is the State's agency for such issues. The town of Beddington does not have a local housing authority and does not have a public welfare department to oversee general assistance.

Subsidized units are built with state or federal monies for the express purpose of providing housing to lower income individuals and families. A housing project or development may be entirely formed by subsidized units, or the project may be of mixed uses. Subsidized units are typically available to individuals below certain income guidelines, and residents are expected to pay a fixed percentage of their income as rent.

Housing is also subsidized through certificates and vouchers. Especially when subsidized units are not available, the MSHA will provide monies for citizens to use as payment for rent for non-public units. The town is also reimbursed by the State for general assistance money that may be given to citizens with short-term immediate needs for housing. Finally, low interest loans through the federal or state governments are also a form of subsidy.

Public Survey Input

As in many Maine communities, respondents strongly support single-family housing and subsidized housing for the elderly. There is very strong support for “affordable” house lots and strong opposition to mobile home parks.

POLICIES AND IMPLEMENTATION

In order to encourage and promote affordable, decent housing opportunities for Beddington residents, the town has developed the following policies and implementation strategies:

Goal: Beddington will encourage and promote affordable, decent housing opportunities for Beddington residents.			
Policy	Implementation Strategy	Responsibility	Timeframe
Programs and Grants			
Pursue programs and grants that can assist in ensuring that at least 10% of new residential development meet the definition of affordable housing.	The town will compile information on programs and grants (CDBG housing assistance and rehabilitation programs) for the use of residents.	Town Clerk	Immediate
	The town will welcome and encourage participation in programs, grants and projects for the construction of subsidized housing whether within the town or the region including grants to homeowners for improvements to energy efficiency, habitability, etc	Selectmen	Immediate
	The town will welcome and encourage participation in programs, grants and projects, within the town or the region to insure sufficient, affordable housing options for its elderly citizens	Selectmen	Immediate
	The town will seek the assistance of regional and state agencies in the opportunities, technologies and permitting requirements for sewage treatment systems to address waste disposal needs within already developed areas.	Selectmen	Immediate
Codes and Regulation			
Ensure that local codes and ordinances are enforced for the public health, safety and welfare.	Ensure that the code enforcement officer (CEO) works to address reported violations of local ordinances and State laws and regulations that affect health, safety or community conditions such as the automobile graveyard provisions, removal of unsafe or	Selectmen; Code Enforcement Officer	Immediate

Goal: Beddington will encourage and promote affordable, decent housing opportunities for Beddington residents.			
Policy	Implementation Strategy	Responsibility	Timeframe
	deteriorated buildings, replacement of driveway culverts, etc.		
	Work with the planning board to address any need for modification to the existing land use regulations that may be appropriate.	CEO; Planning Board; Selectmen	On-going
	Work to correct all known failed or inadequate subsurface sewage disposal systems.	CEO; Selectmen	On-going
The future land use ordinance will not preclude the development of affordable housing	The town will continue to encourage affordable housing opportunities by allowing a mixture of housing types, including accessory apartments.	Selectmen; Planning Board	Short-term (within 2 years)
	Continue to allow mixed uses and mixed income housing within the residential areas of the town.	Planning Board	On-going
	Encourage senior citizen housing opportunities and provide residential areas that allow single and multi-family dwellings, as well as manufactured housing.	Planning Board	On-going

SUMMARY

Affordable housing is often defined as not costing more than 30% of household income. The data reviewed suggest that the cost of housing in Beddington is affordable for most people in the community. The home price that could be afforded at the housing market median household income of \$26,973 was \$77,139. Thus those with incomes above the median can still afford to purchase homes of the median sale price. But those with lower incomes, approximately 37% percent of households in Beddington, are losing access to the housing market and the price of real estate on Beddington is increasing.

Existing land use ordinances do not impose significant costs on the cost of building homes and the majority of people live in owner-occupied single-family housing. The desire for vacation homes on waterfront properties by non-residents has raised the value, and assessment, of many properties in Beddington. The percentage of homes owned by those in the workforce is likely to decline further while the percentage of homes owned by retirees - both those from away and natives - will increase.

G. RECREATION, SCENIC RESOURCES AND OPEN SPACE

The natural resources of Beddington and the surrounding region provide numerous recreational opportunities for residents and visitors alike. With several lakes, a Class A river, and extensive forest lands, Beddington has always been a haven for hunters, fishermen and outdoor enthusiasts.

The Town has limited municipal recreational facilities that include several boat launches and two day use waterfront areas. Our open space includes farms, heaths, forestlands, wetlands, lakeshores, and river corridors, as described in the natural resources section of this plan. Much open space is not formally accessible to the public but residents regularly use vast areas of private lands for walking, hunting, fishing, canoeing, skiing, snowshoeing and other outdoor activities. There are also many designated snowmobiling and ATV trails on private land.

As the regional population rises, development pressures on all open space will increase. The goal of this section is to promote and protect the availability of recreational opportunities including access to surface waters.

RECREATION PROGRAMS

Beddington does not have a Recreation Committee or formal recreation programs. There is a Beddington branch of the Airline Riders, a regional snowmobile and ATV club. They organize trail rides, trail signage, and trail maintenance activities.

LOCAL RECREATIONAL FACILITIES

The Maine Department of Conservation has published guidelines for the types of recreational facilities that municipalities should seek to develop and maintain. These guidelines are based upon a town's population. In the table below these guidelines and the facilities and services found locally are shown, as well as the condition and brief description of those facilities.

Guidelines for Recreation and Park Services for Municipalities with Populations under 1,000	Located In Beddington?	Condition	Description/Location/Capacity
<u>I. Administration</u> Recreation and Park Committee or Board	No	-	
<u>II. Leadership</u> Summer Program: Swimming Instructors	No	-	
<u>III. Program</u> Swimming Instruction	No	-	
Community-wide Special Events	No	-	
<u>IV. Facilities</u>			
<u>Outdoor Facilities</u>			
Community Recreation Area, 12-25 acres w/ball fields, tennis courts, swimming, ice skating, etc.	No	-	
Softball Diamond (0.75 per 1,000 pop.)	No	-	
Basketball Court (0.50 per 1,000 pop.)	No	-	
Ice Skating (5,000 s.f. per 1,000 pop.)	Yes	-	On frozen lakes; also ice fishing
Playgrounds (0.50 per 1,000 pop.)	No	-	
Picnic Areas w/tables & grills (2 tables per 1,000 pop.)	Yes	C	No tables and grills
<u>Indoor Facilities</u>			
School Facilities Available for Public Use	No	-	SAD 37 (closest facility 17 miles away) includes Cherryfield Elementary School and Narraguagus High School for students in regularly scheduled activities
Gym or Large Multi-Purpose Room (0.20 per 1,000 pop.)	No	-	
Auditorium or Assembly Hall	Yes	A	Community Building
Public Library	No	-	Cherryfield Public Library; Maine State Library books by mail
<u>V. Finance</u> (funds for operation and maintenance - not capital)			
Minimum \$6 per capital minimum for part-time	Yes	-	Recreational Account; annual set aside for purchase of additional land for public access

Condition Classification System:

Grade Classification

- A Relatively new facility, lifetime expected in excess of 20 years (with proper maintenance)
- B Facility is older and has been well cared for, lifetime expected to be in excess of 10 years
- C Older facility that may not be in the best of shape and may need minor improvements within 5 years
- D Old facility that needs considerable maintenance within 2 years and/or significant renovation
- F Very old facility that has outlived its usefulness or is in severe disrepair. This facility (or equipment) is unsafe or unusable and should be attended to very soon. Replacement may or may not be necessary (based on need assessment).

REGIONAL RECREATION

Recreational resources in Washington County have an impact on the local and regional economy. Tourist-related businesses that rely on the recreational opportunities are significant sources of income to many towns in the area. In Beddington, service businesses benefit in part from an influx of seasonal residents to the region, especially during the summer.

Regional recreation facilities accessible to Beddington residents and to visitors include wildlife refuges, parks, golf courses, picnic areas, public access to surface waters, and hiking and snowmobile trails. Major regional recreational resources include:

1. Cobscook Bay State Park in Edmunds: 888 acres; more than 100 - campsites and shelters are on the water's edge; boating; hot showers; picnic area; hiking and groomed cross-country ski trails, hiking trails.
2. Cobscook Trails: Local network of hiking trails.
3. Cutler Coast Public Reserved Land, Bold Coast Trails: maintained by the State, contains ten miles of hiking trails and three walk-in campsites.
4. Devil's Head, Calais; hiking, overlooks of St. Croix River and St. Croix Island.
5. Downeast Heritage Museum; interpretive center and visitor services; Calais waterfront.
6. East Plummer Island Preserve and the Mistake Island Preserve in Jonesport, both managed by the Nature Conservancy.
7. East Quoddy Lighthouse and Mulholland Lighthouse in Campobello, N.B.
8. Gleason's Cove Town Park in Perry: picnic sites, beach, fishing weirs, boat launch.
9. Great Cove Golf Course in Roque Bluffs: 9-holes, 1,700 yards long.
10. Great Wass Island Preserve in Beals: 1540 acres of boreal forest, peat bogs, and coastline managed by the Nature Conservancy.
11. Herring Cove Provincial Park, Campobello, N.B: golf course, campground, playground, beach, hiking trails.
12. Jonesboro Wildlife Management Area: 726 acres.
13. Jasper Beach in Buck's Harbor, Machiasport.
14. Lubec Municipal Marina.
15. Machias Seal Island, seabird nesting site with puffin colony, boat tours from Cutler, Jonesport and New Brunswick.
16. Moosehorn National Wildlife Refuge: 16,000 acres west of Calais, 6,700 acres in Edmunds. Migratory birds, big game and 50 miles of trails.
17. Petit Manan National Wildlife Refuge in Steuben: 3,335 acres on the mainland with hiking trails, several islands, and a variety of birds
18. Quoddy Head State Park in Lubec: 532 acres, easternmost point in the U.S., high rocky cliffs with extensive walking trails and views of Canada. The park features 4.5 miles of hiking trails, extensive forests, two bogs, diverse habitat for rare plants, and the red-and-white striped lighthouse tower of West Quoddy Head Light.
19. Reversing Falls Town Park in Pembroke: 140 acres, trails and picnic area.
20. Robbinston Boat Landing and Picnic area.
21. Roque Bluffs State Park: 2300-foot beach, picnic tables, grills, trails and playground.
22. Roosevelt-Campobello International Park in Campobello, N.B. A 2,800-acre park that includes the cottage and the grounds where Franklin Roosevelt and his family vacationed, as well as a large natural area with many nature trails and look-out points.

- The Island also has a Provincial tourist information center.
23. Shackford Head State Park in Eastport. A 90-acre undeveloped peninsula with protected coves, a bold headland, and hiking trails.
 24. St. Croix Country Club and Golf Course in Calais.
 25. St. Croix Island International Historic Site at Red Beach in Calais. Overlooks St. Croix Island, site of historic French settlement in 1604.
 26. Coastal and nature tours are available by kayak and motor vessels in nearby towns.
 27. Jones Beach in Gouldsboro.
 28. Rocky Pond in Township 22 off the “73,000 Road”
 29. Schoodic Point, Acadia National Park.
 30. Barren View Golf Course in Jonesboro.
 31. Sand Beach in Jonesport.
 32. McLellan Park in Milbridge.
 33. Spring River Lake and Tunk Lake, both in Cherryfield on State Scenic Byway Route 182.
 34. Bartlett Winery, Gouldsboro.
 35. Winter Harbor Boat Launch (lobster boat tours and ferries to Bar Harbor).
 36. Milbridge Boat Landing

PUBLIC ACCESS TO SURFACE WATER

Within the town there are five lakes all of which have public access. Pleasant River Lake and Beddington Lake are the most developed with seasonal camps and year round dwellings. Each has boat launch facilities that can accommodate boat trailers. There are two¹ on Beddington Lake, one of which is near a day use camp site. Southwest Pond has a hand carry boat launch and a public access through a common area of a subdivision. The Bog Brook Flowage is the least developed of the five lakes yet it does have one boat launch that accommodates trailers. Public access to Spruce Mountain Lake is available over a ten foot wide recreational easement between lots 1 and 2 on Buck Lane (see Map 2 – Public Facilities and Recreation).

Opinions in the survey (see Chapter L – Town Survey Results) were somewhat mixed about public access. There was clear support for investments to secure public access and to maintain boat launches. Less clear support was expressed for additional facilities on the lakes. This seems consistent with the often expressed sentiment to leave things pretty much as they are in Beddington.

Historically there were no restrictions on shore access in Beddington. Most camps were used only during hunting season. Year round residents took access to the lake across and in front of vacant seasonal camps. With most camp owners now resident for the entire summer season this access is gone. Additional public access to surface waters is therefore needed and the town is building a recreational fund to purchase land for public water access in the future. The following table provides a summary of the status of existing accesses that are in public ownership and in need of further action/research to secure their continued availability for public use.

¹ Both of these accesses have been used for many years by the public. They are in fact owned by an industrial forestland owner and by the development division of an industrial forestland owner. The town is actively pursuing secure permanent public ownership at both locations.

Access Point	Ownership	Location	Recommendation
Bog Brook Flowage	State Conservation Easement	Velvet Road	
Pleasant River Lake	State	East Pleasant River Lake Road	
Spruce Mountain Lake	10 foot wide Town owned Right of Way	End of Spruce Mountain Lake Road; between lots 1 and 2 in Spruce Mountain Lake Subdivision	Locate deed describing access
Beddington Lake	Formerly International Paper; traditional access	End of Dam Road	Secure permanent public access
Beddington Lake	Haynes; traditional access	West Beddington Lake Road	Negotiating town purchase with Land for Maine's Future and local funds

SNOWMOBILE TRAILS

Beddington has approximately four miles of snowmobile trails that are maintained by the Beddington branch of the Airline Riders Snowmobile Club and are actively used.

SCENIC AREAS

There are several areas of particularly scenic value to the town many of which were noted in the community meeting (held July 23, 2005 to include year round and seasonal residents) and the public survey. They include:

What/Where are Beddington's Special Places (in order of priority; votes in right column)?

- Lakes in general 36
- Rivers (Pleasant River, Narraguagus River) 14
- View of Spruce Mountain 9
- Blueberry fields 7
- View of Pleasant Mountain 6
- Spring on East Beddington Lake Road 6
- View of Lead Mountain 5
- Unnamed islands on Beddington Lake 3
- Access (easy) 2
- View of Southwest Bluffs 1
- Streams 1
- Small and Schoppee houses on Route 9 (formerly Stage Coach stop)
- Airline Snack Bar (near Beddington)
- Airline Highway (improvements)
- Milliken bog
- Bog Brook flowage
- Halls Ridge
- Dorman Island
- Southwest Pond
- Mountain Pond

LAND USE OPTIONS TO PRESERVE OPEN SPACE

Open space is an important part of recreational assets of a community. In some cases the advantage is that the land is particularly scenic, or used for recreation and access. A number of options can be used to protect open space, including government purchase of private land, donation, non-profit ownership, voluntary deed restrictions including conservation easements, or regulations like zoning and subdivision ordinances that seek to reserve open areas in new developments. In addition, the Tree Growth Tax Law program, and Farm Land and Open Space Tax Law can serve to protect open space. In 2005 Beddington had 37 parcels totaling 14,986 acres in tree growth tax status and 14 parcels totaling 1066 acres in farmland and open space tax status. The total taxable acreage in Beddington is 21,615 acres.

There are no provisions for open space or cluster development in Beddington's regulatory framework yet incentives or requirements for preservation are found in the ordinances of other towns. Beddington has adopted (April, 05) an interim subdivision ordinance which will be updated after completion of the Comprehensive Plan. Provisions for open space preservation will be examined in the later update of the subdivision ordinance.

Traditionally, local attitudes have been that unimproved land is seen as a shared resource, e.g. for hunting, and though privately owned, the land can be used by the residents. As more and more residents restrict the use of their land less is available for this traditional use. This makes the limited amount of public access provided on Town-owned lands increasingly important to residents and underscores the need for additional public access to surface waters.

POLICIES AND IMPLEMENTATION

In order to improve the provision of recreational opportunities, the Town has developed the following policies and implementation strategies:

Goal: Beddington will maintain and improve access to recreational opportunities particularly water access.			
Policy	Implementation Strategy	Responsibility	Timeframe
Public Access			
Secure public access to the water.	Pursue the wide variety of available measures to secure such accesses. These could include: Landowner negotiations; cooperation with local land trusts; accepting donations of land or easements; purchase of easements or land; use of Land for Maine's Future funds.	Selectmen	On-going and as funding allows
	Pursue purchase of access points on Beddington Lake, Narraguagus River and Spruce Mountain Lake.	Selectmen	On-going
	The town will educate itself on the legalities of public access to the water and stay up to date on changes in case law that could affect it over time.	Selectmen	On-going
Encourage recreational opportunities and increase public	Complete inventory traditional access points including recommendations for	Selectmen	Immediate

Goal: Beddington will maintain and improve access to recreational opportunities particularly water access.			
Policy	Implementation Strategy	Responsibility	Timeframe
access to surface water.	research and improvements.		
	Fund improvements on town owned land, including landing facilities, as described in the Capital Improvement Plan.	Selectmen	Immediate
Open Space			
Encourage the preservation of open space.	Land use ordinance will include provisions that will require major new residential developments reviewed by the planning board to present recreational and open space areas in their plans	Selectmen and Planning Board	Short-term (within 2 years)
Scenic			
Protect views identified by the community as scenic and important to the town's character.	Limit residential development on highly visible ridgelines so that roofs do not extend above height of ridge top	Selectmen and Planning Board	Short-term (within 2 years)
	Explore the parameters (size, slope etc.) to limit clearing of forestland on residential properties on highly visible scenic ridgelines.	Selectmen and Planning Board	Long-term (3-5 years)
Education			
Encourage and support traditional uses of land.	Develop educational materials describing traditional uses and practices, including issues such as hunting, and community institutions.	Selectmen or their designee	Short-term (within 2 years)

SUMMARY

Beddington has many recreational opportunities that center on the vast and varied natural resources of the Town and the region. The Town's most important recreational resources rely on waterfront access, which the town will maintain and improve. Large areas of woodland provide access for hunting, and trails within the town are actively used for snowmobiling, all terrain vehicles, mountain-biking and hiking. Community input indicates support for protection of the scenic lakes, islands and ridgetops within the town.

H. TRANSPORTATION

Communities depend on well-maintained transportation systems. Accessibility to transportation is one of the primary factors in the location of businesses and residents within Beddington. Safe streets, efficient street design and transportation linkages affect the economic viability of our businesses, the overall safety and convenience of our residents, as well as property values. The goal of this section is to plan for efficient maintenance and improvement of our transportation facilities and services in order to accommodate anticipated development.

In the Public Opinion Survey there are several questions that relate to local roads and transportation. Perceptions about road plowing and road repair, as a municipal service, were mixed with slightly more respondents expressing dissatisfaction with road plowing and slightly more expressing satisfaction with overall repair.

The planned extension of I-395 will decrease travel time to and from Bangor and make Beddington an even easier commute than already achieved by recent improvements in Route 9.

ROADS INVENTORY

The majority of roads in Beddington originated in the early days as pathways or carriage trails. These roads followed the easiest routes and were not concerned with sight distances, sharp corners, the weight load of trucks, or intersection design. Some of our roads were improved over the years to accommodate increased traffic, higher speeds and larger vehicles. In the last decade, the Maine Department of Transportation (MDOT) through its Local Roads Assistance Program has attempted to assist municipalities in improving further these roads to meet state and national safety design standards.

Roads can be divided into three classifications by function: arterial, collector, and local.

1. Arterials are roadways that serve long distance, high-speed through-traffic between communities, and are maintained by the state. The most important travel routes in the state, state highways, are arterials. Interstate highways may function as arterials.
2. Collectors gather and distribute traffic to and from arterials and generally provide access to abutting properties. Collectors serve places with smaller population densities, are often some distance from main travel routes, and often are maintained in part by the state.
3. Local roads are all roads not in the arterial or collector classification. Local roads are maintained by municipalities, provide access to adjacent land areas and usually carry low volumes of traffic.

There are 1.63 miles of arterial, 4.72 miles of collector and 1.97 miles of local public roads. Pork Brook Barrens Road (73-00-0 Road) is a private paper company road that is open to the public with a long history of public use. It goes from Route 193 out to Route 9 in Hancock County. A listing of all roads within the Beddington with their classification, length, maintenance responsibility and overall condition can be found in Table 1, their geographic location is illustrated on Map 2: Beddington Streets and Public Facilities.

Table H-1: ROADWAY INVENTORY

Roadway	Arterial, Collector, Local, Public Easement, or Private	Length in Miles	Owned by	Maintained by	Surface	Condition
Church Farm Rd.	Local	1.05	Town	Town	Gravel	Good
Dam Rd.	Local	0.92	Town	Town	Gravel	Fair
State Route 193	Collector	4.72	State	State	Paved	Good
State Route 9	Arterial	1.63	State	State	Paved	Excellent
Pork Brook Barrens Road (73-00-0)	Private	~2	Private	Private	Gravel	Fair
East Beddington Lake Road	Private	~4	Private	Private	Gravel/Dirt	Fair/Poor
West Beddington Lake Rod	Private	~2	Private	Private	Dirt/Gravel	Poor
West Pleasant River Road	Private	~4	Private	Private	Gravel/Dirt	Fair/Poor
East Pleasant River Road	Private	~4	Private	Private	Gravel/Dirt	Fair/Poor
Alder Lane	Private	~2	Private	Private	Dirt	Poor/Fair
Northeast Bluff Lane	Private	~3	Private	Private	Dirt/gravel	Poor/fair
Forest Lane	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Penny Lane	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Log Lane	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Spruce Ridge Lane	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Doe Lane	Private	~1.5	Private	Private	Dirt/gravel	Poor/fair
Buck Lane	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Spruce Mountain Lake Road	Private	~3	Private	Private	Dirt/gravel	Poor/fair
Shore Road	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Lake Road	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Lilly Pond Road	Private	~3	Private	Private	Dirt/gravel	Poor/fair
CC Road	Private	~1	Private	Private	Dirt/gravel	Poor/fair
Bog Brook Flowage Access	Private	~4	Private	Private	Dirt/gravel	Fair

Source: Maine DOT, Beddington Comprehensive Plan committee; 2005

MAINTENANCE

Overall, the public roadways in Beddington are in good condition. The town does not have a highway department but contracts for road services. Contracts are overseen by the Selectmen. The town works diligently with limited resources to maintain local roads.

The damage that does occur to our roads is largely the result of trucking activity. Harsh weather,

which includes rapid changes in weather conditions, is another cause of road deterioration. Roads are most vulnerable to the weight of trucks and other heavy vehicles during the spring thaw, which is also a time of year when many natural resource based products are transported to market. As road weight limit postings are put in place, the conflict between road maintenance needs and the economic needs of local businesses are clear.

MDOT is responsible for all the non-local roads. Their authority includes permitting of driveways and entrances, curb cuts, summer and winter maintenance, and traffic flow and safety decisions such as traffic signals, signs, reconstruction and road widening.

The town contracts by open bid for snow plowing, salting and sanding each year for both town roads and for State roads within the town. The cost is covered from tax appropriations. The state reimburses the town for about fourteen percent of the actual costs to the town for the State Roads that the town is mandated to maintain. Total yearly payment to Beddington from DOT is \$4092.00 (local road 1.05 miles + state aid minor collector miles 4.72 x 1200/mile = \$6,924). The amount from DOT does not add up exactly when calculated according to actual road lengths and the formula for reimbursement because all towns got a reduction when the legislature reduced the appropriation in fiscal year 1999. The reimbursement to each town will not drop below the amount received in 1999, which for Beddington was \$4092.00.

The Maine DOT Local Roads Center provides a “Road Surface Management for Maine Towns” training program, including Road Surface Management System (RSMS) software to identify which road maintenance techniques should be considered for individual roads or streets in a local street network. Introduced in 1990, it is being used by many communities to inventory their road network, record road surface condition data, interpret the surface distress information gathered, and “defend” their road maintenance budgets. The system is generic and provides an objective tool that a municipality can “customize” with its own repair techniques and local costs. The Selectmen should investigate its use and adoption in Beddington.

The MDOT prepares a Six-Year Plan, updated every two years, to link their policy based Twenty-Year Plan to the project based and fiscally constrained Biennial Transportation Improvement Program (BTIP). The most recent Six-Year Plan was issued in 2003 covering the period 2004-2009. The BTIP’s are issued every fiscal biennium. Other state agencies and business interests use the Six-Year Plan as they develop public and private investment strategies.

MDOT has proposed no projects in Beddington in the Six-Year Transportation Improvement Plan for 2004-2009, nor are there are Beddington projects included in the FY04-05 Biennial Transportation Improvement Plan.

TRAFFIC VOLUMES AND PATTERNS

Although the population of Washington County has decreased modestly during the 1990s, MDOT states that the total number of vehicle miles traveled in our County has increased by over 13 percent. MDOT estimates the average annual daily traffic volume (AADT) of most state and state aid roadways. Traffic counts taken every few years help the state calculate changes in traffic volume so that road improvements can be designed and built accordingly to handle those

changes. AADT volumes do not reflect seasonal variations in traffic or daily peak traffic volume. Instead, AADT volumes help us understand the overall growth or decline of traffic on a roadway and the pattern of traffic on our road networks.

Transportation linkages in Beddington consist primarily of State Route 9 which cuts across the northeastern corner of the town and State Route 193 which bisects the town north to south. Table 2 shows AADT counts for the most recent year (1999) for which data is available. Traffic counts are not available for other roads in our town. The volumes shown below represent both through traffic and local activity.

Table H-2 Traffic Volumes

Roadway	Location Description	AADT in 1999
US 9	SR9NE/O IR 2096	2840
US 193	SR193@DEBLOIS TL	670

Source: Maine Department of Transportation, 1999

Traffic counts were last conducted in 1999 and residents are convinced that volumes have increased significantly due to improvements on Route 9, current construction on Route 1 and congestion in Ellsworth. The town believes that MDOT should conduct traffic counts on Route 193 in the next round of traffic counts in the region.

LEVEL OF SERVICE

Traffic congestion can lower a roadway’s level of service (LOS). There are six levels of service, given letter designations from A to F. LOS A represents the best operating conditions, while LOS F represents the worst. LOS E is defined as the maximum flow or capacity of a system. For most purposes, however, a level of C or D is usually used as the maximum acceptable volume. As an annual average, however, LOS does not reveal the increased congestion during the tourist season. And so, for planning purposes, a seasonally adjusted LOS should be used when analyzing the need for local traffic management improvements.

In Beddington traffic volumes are low relative to the capacity of the roadways and so the LOS has not been affected. Accordingly, MDOT has not noted any degradation in the LOS for roadways within the town (see Map 9 Transportation Road Network).

ACCESS MANAGEMENT

Access Management is the planned location and design of driveways and entrances to public roads to help reduce accidents and prolong the useful life of an arterial. While arterial highways represent only 12% of the state-maintained highway system, they carry 62% of the statewide traffic volume. Maintaining posted speeds on this system means helping people and products move faster, which enhances productivity, reduces congestion-related delays and environmental degradation. By preserving the capacity of the system we have now, we reduce the need to build

costly new highway capacity such as new travel lanes and bypasses in the future.

MDOT has established standards, including greater sight distance requirements for the permitting of driveways and entrances for three categories of roadways: retrograde arterials, mobility arterial corridors, and all other state and state-aid roads. Due to the low volume of traffic on our roadways, our town has no roads in the retrograde or mobility corridor categories of roadways, which come under stricter access management standards.

To maintain and improve traffic flows, the Land Use section of this plan and future Land Use Ordinances should include access management performance standards that are in accordance with current law.

DANGEROUS INTERSECTIONS AND STRETCHES OF ROADS

MDOT rates accidents according to a Critical Rate Factor (CRF), which corresponds to the number of times the actual accident rate exceeds the expected (average) accident rate. Generally, a CRF of 1.0 or more indicates a higher than usual number of accidents at that specific intersection or stretch of road. According to MDOT's most recent data, Beddington has two locations with a CRF greater than one. Both are on Route 9 and associated with moose collisions in 1998 and 2002.

Although our town has no CRF areas speeding problems occur on Route 9 due to improved conditions and through the center of year round residents of Beddington. The chief reason for this is seen as a lack of enforcement of the existing speed limit of 55 miles per hour on Route 9 and the 40 mile per hour limit in downtown Beddington. Accidents, when they occur on Route 9, are frequently fatal. Many traffic accidents are also associated with wildlife collisions, particularly moose.

TRAFFIC CONTROL DEVICES

There are no traffic control devices in Beddington and none are anticipated as necessary in the foreseeable future.

SHOULDERS

Route 9 has well constructed wide shoulders on both sides of the road. All of Route 193 has soft unpaved paved shoulders. Paved shoulders make the road safer, allow an area that is more useful for temporary maintenance of vehicles, provide increased opportunities for faster vehicles to pass slow-moving vehicles, offer safer opportunities for pedestrian travel, and allow easier and safer travel for the increased numbers of bicyclists touring the town. Beddington will have an increased need for paved shoulders as the community grows and as traffic on Route 193 increases.

BRIDGES

The town has 1 bridge for which the State is responsible. The bridge and culverts in town are in good condition. The town's road commissioners (Selectmen) are responsible for inspecting, maintaining culverts/bridges and inspecting its roadways. All are structurally sound at present.

Bridge Name	Location	Capital Responsibility/ Maintenance Responsibility	Feature Under:	Structure Class	Condition Ratings
Blacks Tannery	0.5 East TL	MDOT	Narraguagus River	Bridge on State Highway	Substructure Condition: Excellent Superstructure Condition: Excellent Deck Condition: Excellent Wearing Surface: Very Good

PARKING FACILITIES

There are no parking structures in town. Present parking needs are met by existing on-street parking along roadways and with driveways. The town office has a parking lot but there are no municipal lots. At current rates of growth, it is anticipated that current parking facilities will meet town needs for the next ten-year period.

PEDESTRIAN FACILITIES

Presently, there are no sidewalks in Beddington and none are needed in the near future.

PUBLIC TRANSPORTATION

There are no public transit facilities in town. The Washington Hancock Community Agency (WHCA) provides scheduled van and door-to-door on demand transportation from our town to Machias, Ellsworth and Bangor for clients referred to them by the State of Maine Department of Human Services. These services are provided to income eligible persons and are typically children in state custody, welfare clients, Medicaid patients with medical appointments, the elderly and disabled, or people needing transportation to Meals for Me. Most of the longer trips are for medical services: shorter trips are to local doctors, pharmacies and groceries. Users of this service are mostly families living below poverty level, people with mobility limitations, people with one or no available vehicles, and the elderly. WHCA also provided transportation from September 2001 to August 2002 under the Demand Response Program. There were 9 clients which made 250 trips totaling 11,640 miles at a cost of \$4,453.75.

West Coastal Connection Bus Service offers daily service from Calais to Bangor, round trip. West also operates services three times weekly, connecting coastal communities to Ellsworth and coordinating its schedule with other service providers. Pick up points are at various locations

throughout the county.

AIRPORTS

There are no airports or public airfields within town. Primary regional airports include:

1. Bangor International Airport, provides national and international commercial passenger and freight services, as well as civil defense operations. 11,441-foot main runway. Car rental services are available.
2. Deblois Flight Strip, off State Route 193, has a 4,000-foot runway but no beacon or fueling services. Last rated by the state in poor condition.
3. Eastport Municipal Airport has a 4000-foot runway and provides limited charter and instructional services. Beacon and fueling services. Last rated by the state in good condition.
4. Hancock County - Bar Harbor Airport in Trenton is the nearest airport with regularly scheduled passenger commercial service. In addition to daily commuter service to Boston, Massachusetts, charter service is offered. Car rental services are available. 5,200-foot main runway.
5. Lubec Municipal Airport has a 2032-foot gravel/turf runway, with beacon, but no fueling services. Last rated by the state in good condition.
6. Machias Valley Airport has a 2909-foot runway and is used by private plane owners and in an emergency, by air ambulance services. Beacon, but no fueling services. Last rated by the state in good condition.
7. Princeton Municipal Airport has two runways, the larger of which is 3999 feet, and is used primarily by private businesses and recreational fliers. Beacon, but no fueling services. Last rated by the state in poor condition.

RAILROAD FACILITIES AND RAIL SERVICES

The former Maine Central Railroad line runs through Cherryfield and Columbia to the south of Beddington, however it is exempt. Abandoned rail lines stretch across Washington County and are generally in poor condition, as passenger service stopped nearly fifty years ago and freight service stopped in the mid-1980s. Recent efforts by the state have been made to create recreational trails along abandoned rail lines and right-of-ways through our County. The East Coast Greenway is a bicycle and walking trail planned to extend from Key West, Florida to Calais, Maine, which may use some rail line right-of-ways. There are efforts to expand freight rail service in Washington County, particularly in the Calais and Eastport areas with connections to Bangor. Passenger rail service in the State has been given a boost recently with the reinstatement of passenger service between Boston and Portland.

PORTS

There are no port facilities in our town. The deep water Port of Eastport is the closest port. It

has two piers, three berths, with a low tide depth of 40 feet, and over 75,000 square feet of covered storage. The outer berth can accommodate a ship up to 900 feet in length. There is also a town breakwater for use by smaller vessels.

Public Survey

The two highest priorities for public investment noted by survey respondents were fire station improvements and road maintenance.

POLICIES AND IMPLEMENTATION

In order to encourage, promote and develop efficient and safe transportation facilities and services that will accommodate our town’s anticipated growth and economic development we have developed the following policies and implementation strategies:

Goal: Beddington will encourage, promote and develop efficient and safe transportation facilities that will accommodate our town’s anticipated growth and economic development.			
Policy	Implementation Strategy	Responsibility	Timeframe
The town will plan for optimum use, construction, maintenance and repair of roads	The town has developed and will maintain a system to prioritize maintenance of town roadways.	Selectmen/Road Commissioners	On-going
	The town will investigate training from the MDOT Local Roads Center and adoption of the Road Surface Management System software to prioritize maintenance and construction of town roadways.	Selectmen/Road Commissioners	Short Term
	The town will request that MDOT conduct traffic counts (last done in 1999) on Route 193 as soon as possible to provide information of perceived increases in recent years.	Selectmen/Road Commissioners	Immediate
	When Route 193 requires reconstruction or repair the town will request that shoulders be added to improve public safety.	Selectmen/Road Commissioners	Long Term
The town will ensure that new development does not negatively impact the capacity or safety of existing roadways.	The town will consider a local roads ordinance that harmonizes the access of driveways and entrances with the state access management regulations and make the new state regulations available at the town office for property owners.	Selectmen	Long Term
	The town will consider increasing center line setbacks on collector roads outside of the village area from 35 feet to 50 feet to accommodate future drainage, utility and safety concerns.	Selectmen/ Planning Board	Short Term
The town will cooperate in the development of regional transportation policy.	The town will participate in regional transportation policy development	Selectmen	On-going

SUMMARY

Transportation linkages in Beddington consist primarily of US 193. Our town is reliant on its road network as the primary means of transportation movement. Local roads should provide safe, reliable access to work, school, stores, and residences. Overall, Beddington's roadways are in fair condition. Given limited funding and the significant expense, the town has done a noteworthy job of maintaining its roads. Continued proper and affordable maintenance of the road network in Beddington will be in the best interest of all residents. Since MDOT has jurisdiction over most main roads and bridges within Beddington, the town will continue to communicate and cooperate with the department. The town requires all new roads to be constructed to specific municipal standards.

Beddington Comprehensive Plan

MAP 9: Transportation Road Network

LEGEND

- Private roads
- - - Trail/Undeveloped roads
- Perennial streams
- Water

LEVEL OF SERVICE (LOS)

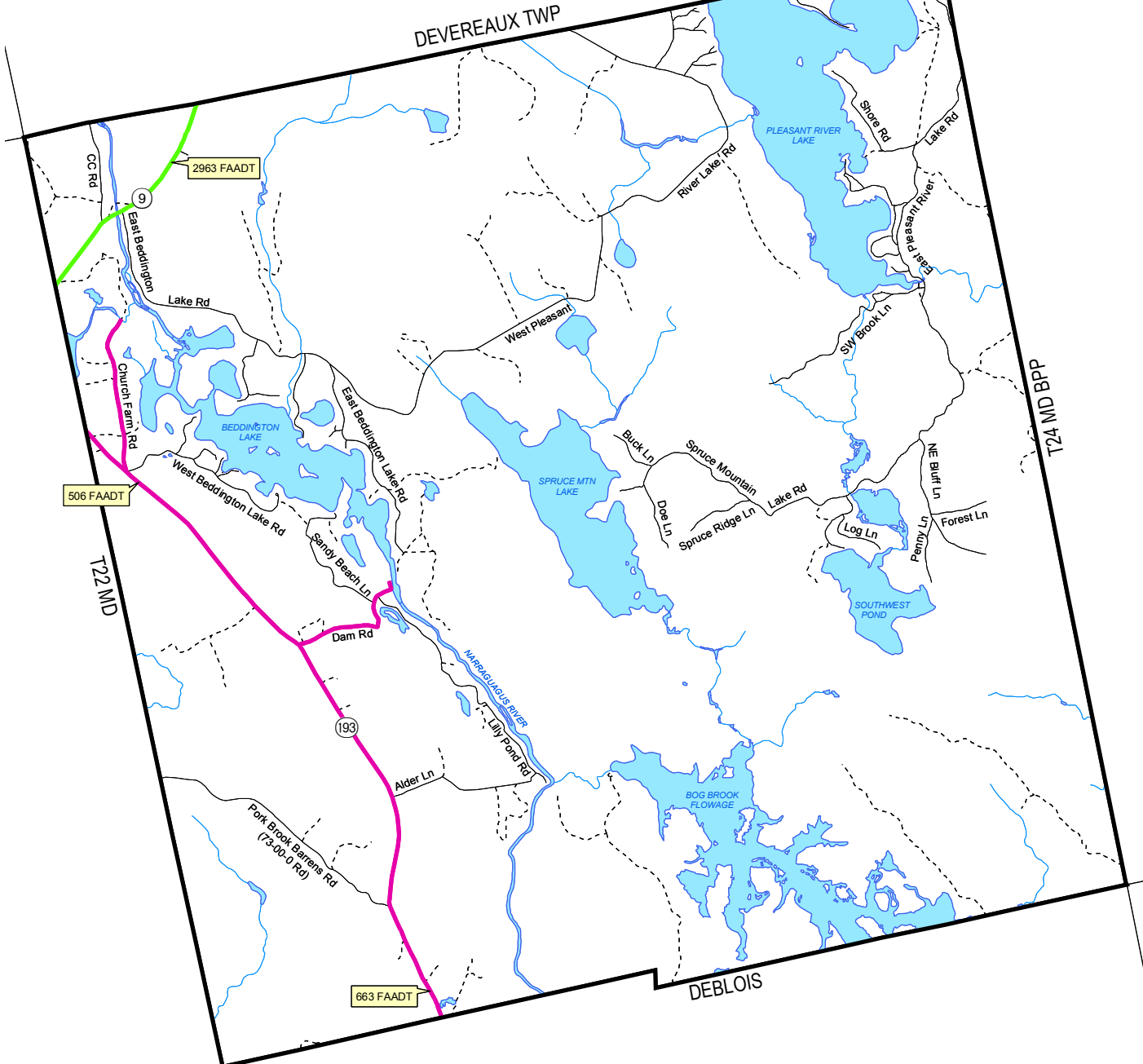
- LOS A
- LOS B

LOS data from 2002.

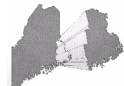
5916 FAADT Factored Annual Average Daily Traffic *

* The AADT numbers shown on this map are from 2002 and are factored to account for growth.

MDOT's Level of Service data is meant for system analysis and should not be substituted for an engineering study of a specific corridor or segment of roadway which includes consideration and verification of all factors that affect the LOS value of the subject facility.



Prepared by Eastern Maine Development Corporation
 Sources: MDOT and MEGIS
 Map revised: April, 2005



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 Calais, ME 04619
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See map disclaimer at end of the Executive Summary.

I. PUBLIC FACILITIES AND SERVICES

This section reviews the current public facilities and services of the Town of Beddington to determine if they meet our needs today and if they have the capacity to serve our town for the next ten years. The goal of this section is to plan, finance, and develop an efficient system of public facilities and services that will accommodate the town's future needs.

GENERAL MUNICIPAL ADMINISTRATION

Beddington is part of State Senate District 4, State House District 131, and U.S. Congressional District 2. The town has a selectpersons/town meeting form of government with a part-time town clerk responsible for town records maintenance. All municipal departments have capital reserve accounts for equipment replacement and building maintenance. The three-member board of selectpersons serves one-year terms and typically every other Monday, or as needed. The town's fiscal year ends on December 31st and approval for the budget is achieved through the annual town meeting/election held in March.

BOARDS AND COMMITTEES

The Board of Selectpersons appoints long term, short term and project committees as needed. They include:

Board of Selectmen/Board of Assessors

Board of Appeals (Board of Selectmen serves as Board of Appeals)

Comprehensive Plan Committee, volunteers, meets 3rd Monday

Planning Board appointed, meets every other Monday opposite the Select Board meetings

Pay tuition for students to attend SAD 37, 3 Beddington residents on SAD 37 Board

The planning board consists of 5 members. Meetings are held to review development proposals, shoreland zoning and wetland's issues for compliance with state and local regulations.

MUNICIPAL BUILDINGS/FACILITIES

The Community Building includes the town office, a meeting space and fire department. The community space was constructed in 1992 and is attached to the fire department that was constructed in 1985. The structure is approximately 1400 square feet, situated on an acre, at 1982 State Highway 193 with an approximate valuation of \$150,000.00. A sand and salt building at the corner of Dam Road and Route 193 was constructed in 1994. The Sand and Salt shed sits on one half acre and is worth approximately \$78,000.00.

The town owns no other buildings or undeveloped land.

MUNICIPAL SERVICES**Town Clerk**

The town clerk is responsible for administering the town's routine business and reports to selectpersons. Duties include town clerk and the registrar of voters. Another individual serves as tax collector and another as town treasurer. A certified code enforcement officer is contracted. The Selectmen serve as road commissioners. The town office is open every other Monday for 2 hours or by appointment on an as needed basis. An answering machine is checked regularly.

Highway Department and Solid Waste Management

Beddington contracts for winter road maintenance.

There are no landfills or waste transfer facilities within Beddington. Residents take their trash to the transfer station/recycling facility in Cherryfield. Similarly, the town has no recycling facility; recycling facilities are available in Cherryfield.

Beddington pays \$4000 per year to the town of Cherryfield for the opportunity to use their transfer station. The amount is based on a population of 29 residents in 2000. This figure increased to \$7000 in 2005. Many seasonal residents request and receive stickers to use the facility. The town is concerned that this rate has increased drastically and will continue to increase in the future if many more seasonal residents choose to stay year round or if Cherryfield chooses to base its charges on seasonal population.

Each of Maine's municipalities has to submit an annual report of its solid waste management practices. The state's objective is for each municipality to recycle at least 50 percent of its household waste. If the quota is not attained, a fee is imposed, unless the municipality indicates good faith in attempting to improve its recycling rate. Developing a reasonable progress plan agreeable both to Maine Solid Waste Agency and the municipality does this. Many communities did not achieve the state planning office's (SPO) 1998 deadline for achieving 50 percent recycling. Recycling rate data for Beddington is included in the Cherryfield region. The 2003 municipal recycling rate for this region was 25% with a trend rate of "constant". Recycling should be actively promoted in our community and region.

Water Supply

The town does not have a public water system. Residents and businesses depend upon their own on-site dug or drilled wells and springs for all water needs. These sources have adequately met our needs and are projected to continue to do so for the foreseeable future. The utmost care must be taken to prevent pollution of these sources. Areas should be designated where public water supply of good quality could be obtained in future years, and care must be taken not to pollute these water resources. Wetlands protect our water supplies. Throughout Washington County, the natural occurrence of arsenic in bedrock necessitates regular testing of wells for this and other contaminants.

Septic Systems

The town does not have a municipal sewerage system. Disposal is by on-site wastewater systems (septic tanks and leach fields). Nearly all residents and business depend upon private septic systems. Because of our dependence upon wells and springs for drinking water, it is crucial to install, upgrade where necessary, and maintain adequate septic/sewage disposal systems. Referring to the town's soils suitability maps before installing any system can help prevent the possibility of pollution. The minimum standards for the installation of septic disposal systems established by the State of Maine must be observed. Lots with no public water supply or public sewage disposal systems must meet the State minimum of 20,000 square feet.

Stormwater Management System

Beddington's stormwater system consists of roadside ditches and culverts.

Police Protection

Beddington elects a constable each year. The town also receives police protection from Washington County Sheriff's Office and the Maine State Police. The County Sheriff's Office provides the dispatching services for emergency services.

Fire Protection

Beddington has a volunteer Fire Department and a mutual aid agreement with neighboring Deblois. The Maine Forest Service also responds to brush fires and any structures at risk near forest and brush fires. The Fire Department owns the following equipment (year, make, model, pumping capacity).

- 1968 gallon tank truck; 70,000 miles; 2000 gallon
- 1979 brush fire truck, 8000 miles, 300 gallon

Beddington has no dry fire hydrants. But the town could use them in several locations in order of priority including:

- A. adjacent to the fire station on Route 193,
- B. near one agricultural pond in close proximity to existing housing.
- C. near the pond on Route 193 at the town line with Deblois,
- D. on Route 9 near the Narraguagus River,
- E. on Bear Brook near the State DOT garage,
- F. on the east (F1) and west (F2) sides of Beddington Lake, and
- G. on the east (G1) and west (G2) sides of Pleasant River Lake
- H. outlet of Beddington Lake

These proposed locations are also shown on Map 2 Public Facilities and Recreation.

Emergency Services

Beddington is provided volunteer ambulance service by Cherryfield Ambulance Service, located on Route 182 in Cherryfield. There is no inter-local agreement with the Cherryfield Ambulance. Washington County dispatch provides the dispatching services for our town.

Enhanced 9-1-1

The Emergency Services Communication Bureau has assisted Beddington in the physical addressing of all properties. Beddington fully participates in the enhanced E-911 program. E-911 service automatically displays a caller's address on a computer screen at a call-answering center and the caller's number can automatically be redialed if the line is disconnected.

Cemeteries

Cemeteries are a cultural resource providing insight into the history of the community. Beddington has one cemetery located one half mile south of the town office on Route 193. This cemetery is shown on Map 2. The cemetery was recently expanded and is expected to be sufficient to meet the needs of the community for the foreseeable future.

MAIL DELIVERY

There is no Post Office in Beddington; the Cherryfield Post Office serves our town. Some residents have a post office box and most of the mail is delivered through a rural carrier for home delivery.

EDUCATION

SAD 37 provides for the education of pupils in the towns of Addison, Beddington, Cherryfield, Columbia, Columbia Falls, Deblois, Harrington, and Milbridge. SAD 37 operates the following schools, none of which is located in Beddington:

Schools	Pupils in October , 2003	Grades
Cherryfield Elementary	129	K-8
Columbia Falls Elementary	88	K-8
Daniel W Merritt School	140	K-8
Harrington Elementary School	133	K-8
Milbridge Elementary School	107	K-8
Narraguagus High School	268	9-12

Beddington children attend Cherryfield Elementary and Narraguagus High School through tuition payments.

The above table includes all pupils who were attending these schools on October 1, 2003. In addition, these counts include some pupils who do not reside in the school unit, but attend these schools; their tuition charges are paid by the school unit where they live. More information on schools, with town enrollments for the past five years, is found in the population section of this comprehensive plan.

Higher Education

The Washington County Vocational Institute was established in 1969 and became the WASHINGTON COUNTY COMMUNITY COLLEGE in 2003. The Calais campus is situated on 400 acres of land overlooking the St. Croix River. Washington County Community College is one of seven institutions in the Maine Community College System. Thirty-six of WCCC's 38 catalog programs are located in Calais, training students for employment in several diverse occupations - from construction and mechanical trades to food service and business studies. Several of these programs articulate into degree programs at other colleges and Universities. The College has the capacity for 500 full-time students, while the Continuing Education Division serves an additional 400 part-time students at sites throughout Washington County.

UNIVERSITY OF MAINE AT MACHIAS (UMM). <http://www.umm.maine.edu> This 1,000 student branch of the University of Maine System is less than an hour from Eastport, and offers Bachelor and Associate degrees in a wide range of subjects including business education and administration, recreation management, biology, environmental studies, English, and history. Many of its students are "non-traditional" (older persons returning for their degrees). The University is linked to all the other branches of the system by inter-active TV. Associate degrees in Science, Business Administration, Liberal Arts, and other subjects may be earned without entering a "traditional" university classroom. ITV is funded by a grant and administered through the University of Maine in Augusta.

The University of Maine system also offers a wide range of daytime and evening classes at its Calais Center, located at the Unobskey School on Main Street downtown. Enrollment at the center varies from semester to semester. Approximately 120 students are currently enrolled at the Calais Center.

HEALTH CARE

EASTERN MAINE MEDICAL CENTER, <http://www.emh.org>, is a 411 bed facility and one of only three trauma centers in the state. It is located in Bangor, fifty miles away, and is the closest in terms of time to arrival. Their 300 physicians provide primary care hospital services, as well as specialty and intensive services. There are other medical facilities available in Bangor, including St. Joseph's Hospital.

DOWN EAST COMMUNITY HOSPITAL located in Machias, the closest hospital to Beddington, is a 36-bed nonprofit acute care, general community hospital with an emergency department. The Active Medical Staff consists of 25 practitioners who provide a range of medical, surgical, obstetrical, orthopedic, and ophthalmic service. Additional physicians serve as

consultants, regularly providing care in the specialty disciplines of cardiology and oncology. The Hospital also houses a full-time Pharmacy, Physical and Cardiac Rehab Departments, and maintains an active continuing education program.

MAINE VETERANS HOME. Scheduled for completion in 2005, this facility will be attached to the Downeast Community Hospital and provide 30 beds for veterans needing assisted living facilities.

MAINE COAST MEMORIAL HOSPITAL located in Ellsworth is a 64-bed fully accredited community hospital healthcare center. They offer extended services at two major clinical centers in Gouldsboro and Southwest Harbor and four rehabilitation centers. The Active Medical Staff consists of 31 practitioners who provide a comprehensive range of medical, surgical, obstetrical, orthopedic, and ophthalmic service to the community. Outreach programs like support groups and on-going health classes are also offered.

Smaller clinics in the area include the Harrington Family Health Center, the Arnold Memorial Medical Center and the Milbridge Medical Center.

CULTURE/COMMUNITY EVENTS

The community center building provides a venue for community events and gatherings. Library services are available through the Cherryfield library and books by mail through the Maine State Library system.

COMMUNITY ORGANIZATIONS AND SERVICES

There are no churches in Beddington.

PUBLIC UTILITIES AND SERVICES

Electrical Service: Bangor Hydro
Telephone Service: Union River, cellular telephone services

Television, Cable, and Radio

- WLBZ - Channel 2 (NBC affiliate) Bangor
- WABI - Channel 5 (CBS affiliate) Bangor
- WVII - Channel 7 (ABC affiliate) Bangor
- Maine PBS - Channel 12 (PBS affiliate) Bangor
- DirecTV
- WQDY (1230 AM & 92.7 FM) Calais
- WALZ (95.3 FM) Calais and Machias (92.9) Ellsworth
- WERU (89.9) Blue Hill

Newspapers

- Bangor Daily News (daily)
- Ellsworth American (weekly)
- Downeast Coastal Press (weekly) Cutler
- Machias Valley Observer (weekly)

- WVOM (103.9) Bangor
- WKIT (100.3) Bangor
- WKSQ (94.5) Ellsworth
- W (90.9) (NPR Affiliate) Bangor
- WMED (89.7 FM) (NPR affiliate) Calais
- WCRQ (102.9 FM) Calais

Internet Providers: Internet service is provided through Rivah.net and via satellite.

Public Survey

Respondents were generally satisfied with emergency services and with Town services or had no opinion about them. However, the majority of respondents reside (85%) in Beddington seasonally and do not appear to use many facilities in the survey.

The two highest priorities to respondents (11 votes each) are maintenance of roads and the Fire Station on Route 193. The next highest priority was another fire engine for structure fires (9 votes) closely followed by another fire engine for woods fires (7 votes).

The next group of priorities included shore access for residents (6 votes), boat launch maintenance and restoration (4 votes), and shore access in general and historical buildings/museums (3 votes each). The final group where priorities were emphasized including trails, recreational facilities, and a youth/community center (2 votes each).

Beddington seems to have struck a good balance between the services it provides and the taxes it collects. The generally high level of satisfaction with property tax levels is unique in surveys of this kind and may also reflect the preponderance of non-resident tax payers who are comparing their assessments to those paid in other parts of the country where taxes are even higher than in Maine.

POLICIES AND IMPLEMENTATION

In order to plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development, the town has developed the following policies and implementation strategies:

Goal: Beddington will plan for, finance and develop an efficient system of public facilities and services to accommodate current and anticipated growth and economic development.			
Policy	Implementation Strategy	Responsibility	Timeframe
Local Services			
Local services will be maintained and address community needs.	The town will address future funding needs for new and replacement items through the Capital Improvement Plan	Selectmen	On-going
	Continue to explore best alternatives for solid waste disposal	Selectmen	Immediate
Education about Services			

Goal: Beddington will plan for, finance and develop an efficient system of public facilities and services to accommodate current and anticipated growth and economic development.			
Policy	Implementation Strategy	Responsibility	Timeframe
Local services will be visible and understood by Beddington Citizens.	The town will continue to educate its citizen on the importance of recycling through the use of fliers, informational meetings and school programs.	Town Clerk	On-going
	Literature on the local recycling program will be made readily available to residents at the town office.	Town Clerk	On-going
Regional Coordination			
The town will cooperate on the delivery of regional services and endeavor to achieve economies of scale where feasible.	Beddington will continue to cooperate with neighboring communities to seek funding for upgrading or replacing inadequate well and septic systems and reducing and overboard discharges.	Selectmen	On-going
	The town will seek out cooperative means of reducing regional administrative costs for the school district and delivery of public services.	Selectmen	On-going

SUMMARY

Through proper maintenance and investment, Beddington’s public facilities and services have remained in good condition overall. Although the town has not previously established a formal Capital Improvement Plan, reserve accounts have been used for many necessary items and a CIP is proposed in this Comprehensive Plan.

J. FISCAL CAPACITY

In order to maintain a consistent mil rate year to year, town government must operate in a manner that is fiscally responsible. Large fluctuations in the tax rate can cause public concern and can also discourage economic development. Although the priorities of the town may change from change from one year to another, stable municipal finances are always a fundamental responsibility of town government. It is important for Beddington to handle diligently all yearly expenditures while at the same time planning for the town's long-term objectives. As is the case with any business, the physical assets of Beddington must be properly maintained through capital reserve accounts to protect the town's continued economic health.

The goal of this section, as with the Public Facilities section, is to plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development, without placing an enormous burden on the town's taxpayers.

The majority of the financial information for this section was taken from town reports.

VALUATIONS

The town's primary revenue source is through the taxation of real and personal property. These taxes are assessed to local property owners according to the fair market value of their property. This assessment is known as the municipal or town valuation and is determined by the local tax assessor.

According to the town report, Beddington's total real and personal property valuation was **\$12,193,754.00** in 1999 and has risen to **\$20,150,000.00** in 2005 (\$14,150,000.00 for 2002, 15,200,000.00 for 2003 and \$17,150,000.00 for 2004), close to a 65.2 % increase. Figures for valuation in 2002, 2003 and 2004, in parentheses, describe a continuing upward trend.

State law provides for tax exemptions for certain types of property, such as: charitable and benevolent, religious, literary and scientific, and governmental. Generally, such properties would be totally non-taxable by exemption. Partial exemptions also exist for veterans of foreign wars or their widows that have not re-married; individuals who are legally blind and homestead exemptions for the homeowner's primary residence. The state does provide some reimbursement to the municipalities for veteran and homestead exemptions. However, in many communities the number of exempt properties is increasing which decreases the municipal tax base. Since exemptions are established by statute, the town has virtually no choice but to grant an applicable exemption. Often, in such a case as a real estate transfer to a tax-exempt organization, the town has little notice that the property will seek exempt status and then the town must deal with the impact on the upcoming budget. As the amount of these exemptions increases, it becomes very difficult for the community to maintain a constant tax rate.

The state also places a total valuation on the town. This value is known as the State Valuation. Every year the Maine Revenue Services Property Tax Division reviews all arms length sales that have occurred in each community. (An arms length sale is a sale that occurs between a willing seller and a willing buyer without any extenuating circumstances. Examples of non-arms length sales could be estate sales, interfamily transfers, foreclosure sales, and auctions.) These sales are compared to the town's local assessed values to determine the assessment ratio or the percentage of market value that the town is assessing. The state's valuation is used to determine the amount of revenue sharing the town will receive and the portion of the county tax that the municipality will pay.

The assessor's records do not indicate when the town last had a total town-wide revaluation. The town's current state certified assessment ratio is 83 percent of market value. The state indicates that a town should be revalued at least once in every 10-year period. However, they also indicate that a revaluation must be performed when the assessment ratio falls below 70 percent of market value.

MIL RATE

After the town's budget has been approved and all applicable state and local revenues are deducted from the approved expenditures, the town arrives at the dollar amount that will be raised through tax revenues. This amount is called the net commitment or appropriation. The local assessor arrives at a valuation for each taxable property in the town and the taxpayers are assessed their share of the tax burden through a mathematical calculation. The total appropriation is then divided by the total taxable or assessed valuation of the town to arrive at the minimum tax rate. This rate is usually expressed in dollars per thousand-dollars of valuation, or in decimal form, commonly referred to as the mil rate. The difference between the amount that is actually committed to the collector and the total appropriation is called overlay. Overlay is commonly used to pay any tax abatements that are granted during that tax year. Any overlay that remains at the end of the year is usually placed into the general fund. The overlay cannot exceed 5 percent of the total appropriations. Since the mil rate is a direct result of a mathematical calculation, fluctuations in this rate will occur from year to year if there is a change in the total valuation or the tax commitment. The mil rate in 1999 was 0.00540 and in 2004 was 0.006. In 2005 the mil rate was 0.0053.

Maine Municipal Association (MMA) has ranked local property tax burden for all Maine municipalities. Their calculation considered municipal full value mil rate, commitment, median household income, median home value and property tax. The most recent data available is from 1999. The table below shows selected municipalities in Washington County, as well as the countywide average. A rank of 1 was the highest burden and 486 was the lowest. Beddington was listed as number 468.

Table J-1: Tax Burden Rankings

Municipality	Tax Paid as % of Median Income	1999 Burden Rank
Lubec	6.61	15
Harrington	6.59	16
Eastport	6.56	17
Machias	5.78	35
Steuben	4.87	69
Jonesport	4.77	73
Milbridge	4.57	96
Addison	4.33	119
Columbia Falls	4.2	131
Calais	4.03	151
Beals	3.97	159
Cherryfield	3.66	202
Columbia	3.61	210
East Machias	3.34	259
Jonesboro	2.72	350
Beddington	1.32	468
Centerville	1.18	472
Deblois	0.89	479
Washington County Average	3.44	253

Source: Maine Municipal Association 1999

MUNICIPAL REVENUES AND EXPENDITURES

Revenue

The table below shows the major sources of municipal revenue for calendar years 2000 through 2004. Intergovernmental revenues consist of road maintenance funds and state park, tree-growth, veteran and homestead reimbursements. Departmental revenues are those dollars that are received through departmental user fees, photocopy charges, application fees, etc. Local revenues consist of: general assistance funds, sale of town property, and interest on investment. Other financing sources include transfers from other funds, interest and municipal revenue sharing.

Total revenues increased very little over the past five years. As a percent of total revenues, property taxes decreased slightly from 73.24 percent to 69.78 percent during this period.

Table J-2: Town of Beddington Revenues 2000-2004

REVENUES	2000	2001	2002	2003	2004
Property Tax (incl. interest/liens)	93,513.48	82,189.40	90,223.02	93,262.12	85,997.74
Vehicle & Boat Excise	4,576.77	4,925.41	7,327.94	6,674.67	9,004.51
Intergovernmental Revenues	19,990.01	25,835.59	25,367.30	27,140.57	28,053.00
Departmental Revenues	19.00	58.00	67.00	110.00	73.00
Local Revenues (Building Permits)	-	80.00	150.00	155.00	105.00
Total	118,099.26	113,088.40	123,135.26	127,342.36	123,233.25

Source: Beddington Town Reports

Expenditures

The table below shows the amount of money expended for each of the major departments within the town of Beddington for calendar years 2000 through 2004. Unlike most towns in the state, total expenditures for education are decreasing in Beddington, going down to 46.62 percent of total expenditures in 2004 compared to approximately 57.69 percent in 2000. Total expenditures increased 10.6 percent from 2000 to 2004, while education and county tax expenses decreased 10.6 percent. Expenditures are affected yearly, not only by the local budget but also by the amount of state revenue sharing. It is difficult to predict municipal expenditures for the next ten years. Demands for services, county assessments, valuation, population, and many other factors all enter the very political process of determining expenditures every year. The increases in public works and employee expenses reflect the increasing demand on municipal services from increasing seasonal development.

Table J-3: Town of Beddington Expenditures 2000-2004

EXPENDITURES	2000	2001	2002	2003	2004
Administration	3,618.59	4,388.88	2,274.42	2,730.00	2,423.00
Public Safety (Fire Department, Forest Control, Building, Town Road)	293.46	6,468.83	152.29	8,513.81	3,729.00
Public Works (Trash and Snow Removal)	28,750.51	37,943.35	51,503.37	42,472.97	40,722.00
Debt Service	-	-	-	-	-
Miscellaneous (Bonds, Insurance, MMA, Charity, Attorney)	8,202.86	6,182.00	8,976.44	5,970.50	6,849.00
Education, County Tax, Overlay	73,739.00	71,485.20	74,115.00	71,609.10	65,890.00
Employees	13,203.91	12,229.09	17,934.16	20,449.22	21,719.00
TOTAL	127,808.33	138,697.35	103,452.31	151,745.60	141,332.00

Source: Beddington Town Reports

CAPITAL IMPROVEMENT PLAN

The comprehensive plan recognizes planned growth and a diverse mix of land uses within the town as an important aspect of fiscal planning. The primary implementation strategy for the fiscal capacity section is the development of a capital improvement plan (CIP). The purpose of a CIP is to establish a framework for financing needed capital improvements. A CIP guides budgeting and expenditures of tax revenues and identifies needs for which alternative sources of funding such as loans, grants or gifts will be sought.

Capital improvements are investments in the repair, renewal, replacement or purchase of capital items which can include equipment and machinery, buildings, real property, utilities and long-term contracts. Capital improvements differ from operating expenses or consumables which are ordinarily budgeted as operations. Capital improvements are funded through the establishment of financial reserves and generally have an acquisition cost of \$5,000 or more; usually do not recur annually; have a useful life of 3 or more years; and result in fixed assets.

For the purpose of this plan, the total costs have been recognized with an indication of the expected time frame for each item that is desired based on priority ratings. Each year the Budget Committee will review the funding requests and make a recommendation for town meeting review.

The capital improvements identified below were assigned a priority based on the listed rating system. Logically, “A” improvements would be implemented prior to “B” and so on. A lower priority item may be funded ahead of schedule if higher priority items have already been funded or are prohibitively expensive, or if other sources of revenue (such as donated funds) become available. In order to fund some capital improvements projects, it may be necessary to begin to identify funding sources and set aside funds in advance of the projected time of funding.

A - Immediate need. A capital improvement rated in this category would typically remedy a danger to public health, safety and welfare.

B - Necessary, to be accomplished within 2 to 5 years. A capital improvement rated in this category would typically correct deficiencies in an existing facility or service.

C - Future improvement or replacement, to be accomplished within 5 to 10 years. A capital improvement rated in this category would be desirable but is of no urgency. Funding would be flexible and there would be no immediate problem.

D - Desirable, but not necessarily feasible within the 10- year time frame of the current plan.

Projects previously in this comprehensive plan and existing reserve accounts are the basis for this capital improvement plan and have been incorporated into the table below.

Table J-4: Capital Improvement Plan - Beddington

Item	Costs	Priority	Responsibility	Funding Sources
Dry Hydrants	\$24,000	A-B	Selectmen, Fire Department	CDBG, Taxation
Public Access to Lakes and River (land purchase)	\$70,000	A-B	Selectmen	CDBG, LMFB
Public Access Facilities and Erosion Control	\$10,000	C	Selectmen	Excise Tax
Records Storage System	\$5000	C	Town Clerk	Historical Collections and Facilities Grant Program
Sand Salt Shed lean-to addition (both sides)	\$40,000	B	Selectmen	CDBG
Fire Station Addition	\$100,000	B	Selectmen and Fire Department	CDBG
Transfer Station	\$150,000	D	Selectmen	CDBG & Waste Management Bonds
Electric Generator	\$12,000	B	Selectmen	Taxation

SUMMARY

As indicated by the figures, Beddington has been doing very well in managing its finances over the last five years and the mil rate has remained within a consistent range. In the past, the town has budgeted for capital improvements through town meeting appropriations and the use of reserve funds for recreation and fire control. The town has prepared a Capital Investment Plan as part of this Comprehensive Plan.

K. LAND USE

Beddington is a rural community of 38 square miles or 24,215 acres. There are many lakes, rivers, streams and wetlands, extensive forestland a small amount of open blueberry land.

With 44 year round inhabitants and close to 400 seasonal residents there is minimal commercial activity, primarily agricultural operations. The remaining development is year round and seasonal residential uses.

Development in Beddington has followed a traditional New England pattern with housing near old schools and civic buildings. Residential and home based development in the town is scattered along existing roadways and concentrated in one area near the town municipal building and fire department. More recent development has occurred along the lake shorelines particularly along the western and southeastern shores of Beddington Lake and the eastern and western shorelines of Pleasant River Lake. Recent significant improvements to Route 9 have made Beddington more accessible to population centers in Bangor and Calais and has spurred development.

PAST DEVELOPMENT TRENDS

Development in Beddington was driven and supported by the timber industry. A sawmill was located on Church Farm Road and several others were located along the Narraguagus River. Lumber went down the Narraguagus River to the boat building and shipping operations in Cherryfield. There was a tannery operating during the 1880s at the foot of Schoppee Hill.

The vast majority (75%) of the land in Beddington is in industrial forestland ownership. Development and roads were established through the western side of the town along the higher ground as there are many wetlands throughout. In the mid to late 1800s most of the arable lands were in pasture and fields. The blueberry and forestry industries, including wreath brush, remain seasonal sources of income for many residents. Today resident incomes are generated primarily through agriculture, construction, forestry, health care, industry, crafts, law enforcement, natural resource management, outdoor recreation, pensioners, professional services, and wreath making.

As noted in the History Chapter development pressures in Beddington are supported by comparatively recent modern improvements. For many years telephone service in Beddington was based at the Forestry Station on Route 9. A more modern telephone system arrived in 1975 allowing calls to reach beyond Deblois and Beddington. Electricity came to Deblois in 1963 and to Beddington in the following decade. Beddington Lake and Pleasant Lake received electricity in the 1980s.

EXISTING LAND USE PATTERN

Beddington's existing land use patterns are summarized in the descriptions of Land Cover shown in Table 1 and are illustrated on several Maps in this document including Map 2, Beddington

Streets, Public Facilities and Historic Structures; Map 6, Land Cover (from which the data in Table 1 is derived); and Map 8, Existing Land Use and Shoreland Zoning, located at the end of this section. The source data for Map 6 is 1993 satellite imagery and is not entirely accurate with respect to farmland and development. It should be used as a general depiction of forestland, the larger blueberry barrens and wetlands. The developed land is vastly over stated throughout the map and under stated along the lake shores. For instance the logging roads and some blueberry land are inaccurately classified as development. In addition the forest cover along the lakeshores appears to mask the amount of development along the shorelines.

Table K-1 – Existing Land Cover

Land Cover	Acreage	Percentage
Bare Ground	32.25	0.13%
Cultivated Land	22.24	0.09%
Developed Land	263.09	1.09%
Forest	18743.14	77.40%
Grassland	813.74	3.36%
Swamps/Wetlands/Open Water	4340.69	17.93%
Total	24215.14	100.00%

Source: Land Cover and Wetlands of the Gulf of Maine. U.S. Fish and Wildlife Service, Gulf of Maine Program and MEGIS

There is virtually no commercial development besides industrial forestry in Beddington. Development is composed of year round and seasonal residential uses and some public and agricultural uses.

DEVELOPMENT PRESSURE

Several large tracts of forest land have changed hands in the past few years. With changes in ownership there are also changes in use particularly near lakeshores where the demand for waterfront property is pushing the demand for residential use. Industrial forestland owners are selling formerly leased lots (primarily used seasonally) along the shorefront of Pleasant River Lake and Beddington Lake for permanent shorefront development. Larger tracts are also changing hands and new shoreland subdivision proposals are anticipated on Pleasant River Lake. Shorefront around Spruce Mountain Lake is also vulnerable to this development pressure.

There are no schools in Beddington and overall enrollment is declining. Because of the town's geography and population distribution, resident children attend elementary schools in neighboring towns.

ANTICIPATED FUTURE DEVELOPMENT TRENDS

The town's growth rate has fluctuated over the past several decades. The State Planning Office predicts that the population of Beddington will rise to 44 individuals by 2005, to 57 in 2010 and then to increase modestly to 67 individuals by 2015. As these changes track a very small number of individuals the percent change appears far more dramatic than is occurring within the

community. The 51.7% increase forecast for 2005 represents in fact only 4 or 5 households. In fact Beddington's population reached approximately 44 by 2005. Of greater significance will be increases that may result from conversion of currently seasonal housing into year-round residences.

The town's population decreased by 32.6 percent to 29 persons in 2000, however the population increased to 44 persons by 2005, an increase of the same magnitude. Given how few absolute individuals are represented by these changes it is important to recognize that percentage changes overstate the relative shifts in the number of people and housing units. The ratio between population and total housing units went from 0.22 in 1990 to 0.10 in 2000. However, due to the rebound in the population in the last 5 years, the ratio of population to total housing units returned to 0.16 by 2005. If population forecasts for 2015 actually reach the maximum of 61 persons and if the ratio between population and total housing units remains at the 0.2 level, we can expect an increase to 305 total housing units in Beddington in 2015. Again however, these ratios are based on a very small resident population.

Beddington has a large supply of seasonal units and, due to improvements in Route 9, is more accessible to regional employment centers than in the past. These ratios of population and housing, and predictions of future housing based on them, may change significantly if Beddington sees a significant increase in residents who convert existing seasonal housing and/or construct new housing on lakefront property.

PRESENT LAND USE REGULATIONS

Apart from the State required minimums, the Town of Beddington has a limited set of regulatory measures to affect the nature and pattern of development. Building permits are required, a subdivision moratorium was in effect between March of 2004 and September of 2005, and the town has developed an interim local subdivision ordinance which will be updated upon completion and adoption of the Comprehensive Plan. The town is also currently preparing an interim land use ordinance which will also be updated upon completion of the Comprehensive Plan.

Several existing land use regulations that municipal boards and officials must follow are listed below. Regulations change over time and it is the responsibility of municipal officers to keep up with these changes.

MDOT Access Management (17-229 Maine Administrative Rules Chapter 299, Part A and B) - The Act specifically directs the MDOT and authorized municipalities to promulgate rules to assure safety and proper drainage on all state and state aid highways with a focus on maintaining posted speeds on arterial highways outside urban compact areas. The law also requires that the rules include standards for avoidance, minimization, and mitigation of safety hazards along the portions of rural arterials where the 1999 statewide average for driveway related crash rates is exceeded. Those rural arterials are referred to in the rules as "Retrograde Arterials". There are no such retrograde arterials in all of Washington County.

Shoreland Zoning Ordinance (Maine *Land Use Laws*, 1992) - Shoreland areas include those areas within 250 feet of the normal high-water line of any great pond, river or saltwater body, within 250 feet of the upland edge of a coastal or freshwater wetland, or within 75 feet of the high-water line of a stream. The purposes of these controls are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore covers, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas. Beddington last revised its Shoreland Zoning Ordinance in 1995 and it contains the following districts:

Resource Protection District (RP)
Limited Residential District (LR)
Stream Protection District (SP)

The community uses the following state ordinances/regulations:

Maine State Plumbing Code - Installation of plumbing fixtures and septic systems must be in accordance with the Maine State Law and the Subsurface Wastewater Disposal Rules and Regulations.

National Electrical Code - All electrical work in Beddington must be consistent with applicable portions of the National Electrical Code.

NFPA 101 – National Fire Protection Association regulations pertaining to Life Safety, Ingress, Egress and capacity provisions.

Local Fire Code – Unique among Washington County towns, Beddington has a local fire code that is tailored to a small fire department.

AREAS UNSUITABLE FOR DEVELOPMENT

There are areas within Beddington that require special consideration based on the potential environmental impact of land use activities. In these areas stricter regulation or, in some circumstances, prohibition may be called for to avoid problems for both people and the town's natural resources. These areas include:

Floodplains - Flood prone areas where flooding is frequent and can be severe. Use needs to be limited to activities unharmed by flooding, such as agriculture, forest and some types of recreation. By definition maritime activities and businesses locate in flood prone areas and construction standards must take these risks into account.

Water Resources/Wetlands - Areas that fall under the Shoreland Zoning Laws. Development in

these areas is severely restricted and requires review and approval by the pertinent State Agencies.

Wildlife Habitat/Conservation - Areas that fall under the provisions of the applicable mandated legislation. Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

Unsuitable Soils - Areas with limited development potential because of poor soils. Larger lot sizes would be required in order to meet the requirements of the Maine State Plumbing Laws.

Slopes - Areas that have a slope greater than 15 percent that preclude extensive development because of problems with erosion, runoff, and construction limitations such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. Also, the Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent.

PROPOSED LAND USE DISTRICTS

Growth management legislation requires the designation of growth and rural areas in comprehensive plans. The designation of growth areas is intended to direct development to areas most suitable for such growth and away from areas where growth and development would be incompatible with the protection of rural resources. In addition, growth areas are located close to municipal services to minimize the cost to the municipality for their delivery and maintenance. The designation of rural areas is intended to protect agricultural, forest, wildlife habitat, scenic areas, and other open space areas from incompatible development and uses and for the enjoyment and sustainable use by the people.

Growth Areas

The purpose of the land use plan and map is to identify appropriate locations to accommodate anticipated growth and future development. The proposed land use plan does not identify specific parcels. Only detailed site-specific analysis can determine land suitable for development and at what densities. In addition, the comprehensive plan has not assessed the individual landowner's desires to sell their land for development, to develop it or to leave it undeveloped.

Beddington proposes two Growth districts to reflect existing conditions and enable expansion of civic services.

The districts proposed as growth areas are described below and illustrated on the Proposed Land Use Map at the end of this section.

Public/Civic Services District (CS)

The purpose of this district is to support the existing concentration of municipal services in support of town government and community gathering. It includes the existing municipal offices and fire department. A second area includes the gravel extraction and storage pits used by

MDOT and the town to maintain Routes 9 and 193. The area surrounding this district is low density residential. It is therefore small and not intended to support a great deal of additional residential or commercial growth. The town will use a minimum lot size of 2 acres for public lots and 4 acres for private lots with a minimum road frontage of 150 feet.

Rural Areas

The Rural Areas consists of those areas in Beddington where new development will be regulated to limit its impact on the town's important natural resources including its lakes and headwaters, agricultural land, forested land, wetlands, scenic areas, and open space. (Open space is defined as land that is not developed and not forested, such as fields, so-called barrens, etc.).

The rural districts have varying recommended lot sizes to protect resources within them but Beddington will also discourage development in these sensitive areas through its public investment decisions. For instance there will be no extension of paved surfaces beyond the current extent of paved roads in the town's ownership. In addition, the town will not extend winter maintenance (plowing) beyond its current extent.

The land use districts proposed in the rural areas are described below and shown on the Proposed Land Use Map at the end of this section.

Rural Agricultural Residential District (RAR)

The purpose of this district is to maintain the rural character of the town, to protect agricultural and forestry uses, to provide open spaces, and to provide for single family residential dwellings with larger lot sizes. The minimum lot size will be 4 acres. Frontage requirements will be 250 feet to maintain the rural character of the town. Commercial agricultural and commercial forestry operations will be permitted, as well as limited business use.

Cluster development may be appropriate within this district. All subdivision development proposals within this district will be required to submit a cluster plan, as well as a conventional plan for the Planning Board's consideration. Cluster Developments included in any land use ordinance will encourage the preservation of rural land areas. Development regulations should encourage residential development to occur on existing or newly-constructed roads following existing road patterns. Developers are responsible for proper road construction and maintenance.

Lakeside Limited Residential District (LLR)

The Lakeside Limited Residential District includes the area surrounding Beddington and Pleasant Lakes (500 feet deep) except those already in Resource Protection according to the Shoreland Zoning ordinance. Minimum lot size will be 5 acres with 400 feet of frontage. New construction and renovations will be limited to a maximum height of 20 feet. Expansions of existing structures on lots that do not meet the minimum lot size will be limited to an increase of no more than 30% and only after on-site septic systems are brought up to the standards of the current law. The purpose of the provisions in this district is to maintain the character and water quality of Beddington's two most developed lakes as directed by the opinions expressed in the survey of town residents in the fall of 2004 and the community meeting in July, 2005. These provisions are also necessary to ensure public safety given that the private roads surrounding

these lakes are not accessible to fire fighting equipment during the winter months. Any new subdivisions of greater than five lots will be required to install dry hydrants that are accessible to existing or new roads.

Headwaters Limited Residential District (HLR)

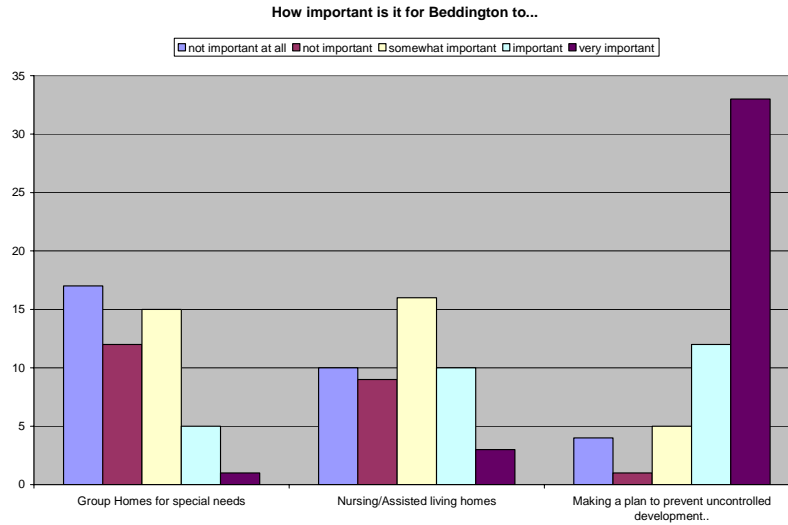
The Headwaters Limited Residential District includes areas in which intensive development would be detrimental to Beddington's most sensitive aquatic systems - the headwater lakes and streams and those areas adjacent to Atlantic salmon habitat. Minimum lot size will be 21 acres and minimum frontages will be 400 feet on water bodies. This lot size reflects current conditions created by earlier subdivision in the interior forested portions of Beddington where 20-40 acre lots are currently undeveloped or contain seasonal camps and wood lot operations. This density also addresses the need to minimize overall density to protect pristine headwater aquatic systems. Cluster Developments of any future subdivisions will be encouraged to minimize further forest fragmentation.

Resource Protection District (RP)

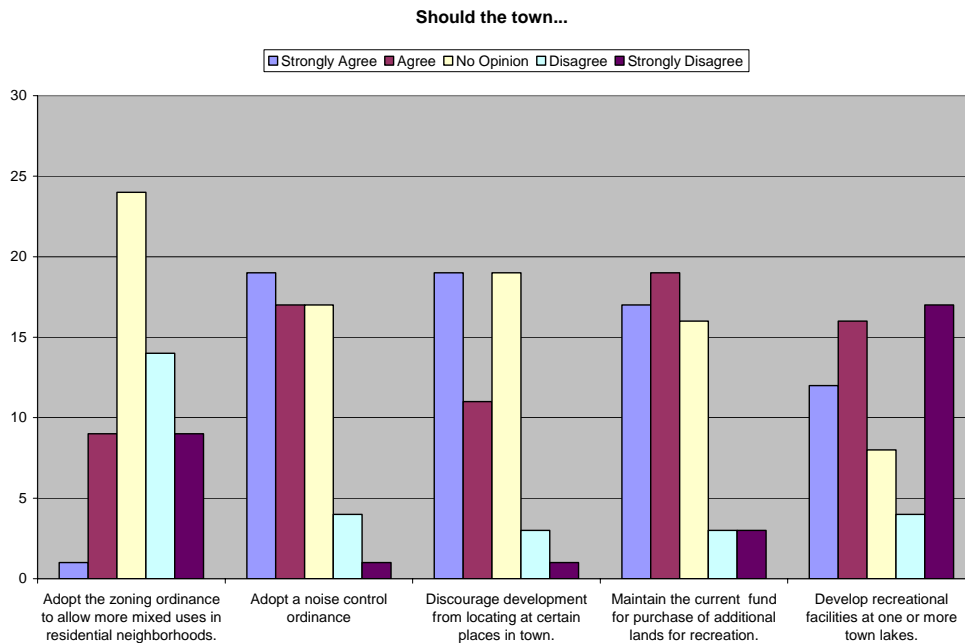
The Resource Protection District includes areas in which development would be detrimental to Beddington's most critical natural resources – the Bog Brook Flowage, the critical habitats identified within it, and the endangered salmon habitat in the Narraguagus and Pleasant Rivers. Lot sizes will be large (greater than 10 acres), development will be severely limited, to small seasonal structures for instance, and protection measures will be encouraged. Existing development in these areas will continue, i.e. be “grandfathered”. The protection measures under consideration include cooperation with local land trusts that have the means or tax advantage alternatives to compensate landowners who choose to voluntarily restrict their property by conservation easement or sell it for conservation purposes.

GENERAL RECOMMENDATIONS FOR DEVELOPMENT ORDINANCES AND LAND USE PERFORMANCE STANDARDS

The people of Beddington have expressed their support for the town to make a plan to prevent uncontrolled development.



Another question in the survey asked about development of a zoning ordinance but included a qualifier about such an ordinance allowing more mixed used in residential neighborhoods. This yielded less clear results. However, at the July 2005 community meeting there was strong support for regulations that would protect the lakes and to develop appropriate ordinances that protect the town and the health, safety, and well-being of residents.



The various growth and rural districts proposed above are consistent with these views. The town should consider development of ordinances. Such ordinances might require all developments provide a detailed site plan, set forth restrictions to minimize conflicts, focus specifically on certain businesses (e.g. campgrounds), and increase set-back distances from bodies of water and streams.

The Comprehensive Planning Committee is guided by the opinions expressed in the public

survey but is also aware that Beddington is a small rural town that does not uniformly embrace restrictive regulations. Beddington's Zoning Ordinance, when developed, will be consistent with the intent of this comprehensive plan and cognizant of this reluctance to infringe on the rights of landowners.

Thus, land use regulations will be kept to the minimum necessary to achieve the goals of the comprehensive plan and to reduce the number of non-conforming properties. It is not the intent of the Comprehensive Planning Committee to impose burdensome requirements on the everyday activities of the town's residents or to create costly enforcement issues for town government. The ultimate goal of growth management is to regulate land use development to the extent necessary to protect natural resources, property values, and public safety. However, the imposed regulations should not make the town's residents feel that they have lost their freedom as landowners. Therefore land use regulation should not be so restrictive that they have negative impacts on existing land use practices.

Ordinances need specific standards and clear definitions. They must also meet the minimum requirements of state law and be consistent with the recommendations of the comprehensive plan. The comprehensive plan provides the legal basis for enacting the ordinances, and their consistency with the plans, goals, and policies will be a major consideration in the event that the ordinances are subject to a legal challenge.

Therefore the land use ordinance will: (1) create a user friendly application and permitting process; (2) assign more responsibility for review and approval to code enforcement; and (3) develop clear and consistent guidelines for obtaining approval.

LAND USE ORDINANCE PERFORMANCE STANDARDS

The town of Beddington will develop a Zoning Ordinance consistent with the identified needs of the town. In order to protect and preserve natural resources, property values, public safety including fire protection, health and welfare, provide for affordable housing and ensure the proper future development of the town, the following performance standard topic areas should be considered when developing the town's zoning ordinance.

Public Issue or Concern	Performance Standard
<i>Access Requirements</i>	In keeping with state access management regulations (17-229 Maine Administrative Rules Chapter 299, Part A and B, and as subsequently amended), minimize the creation of strip development within the community, and minimize the creation of road hazards.
<i>Agriculture</i>	Minimize soil erosion to avoid sedimentation, non-point source pollution, and phosphorus and nitrogen levels of water bodies.
<i>Buffer Provisions</i>	Minimize the negative impacts of inconsistent development and protect water resources, wetlands, and wells
<i>Conversion</i>	Regulate the conversion of existing structures into multi-family dwellings, to ensure the health, safety, and welfare of citizens.
<i>Home Occupation</i>	Home occupations may be established to minimize their impact on existing neighborhoods.

Public Issue or Concern	Performance Standard
<i>Industrial Performance Standards</i>	Ensure appropriate industrial development within designated areas of the community.
<i>Manufactured housing</i>	Ensure the safety, health and welfare of mobile home occupants and mobile home owners regardless of the date manufactured
<i>Mobile Home Park</i>	Placement and design of mobile home parks within the designated growth areas in the town.
<i>Off Street Loading</i>	Minimize traffic congestion associated with commercial development.
<i>Oil and Chemical Storage</i>	Regulate the location and containment of combustible material that can migrate to surface and ground waters.
<i>Parking Requirements</i>	Establish and regulate the number of parking spaces to be provided for different types of development.
<i>Pesticide Application</i>	Protect the public from dangers associated with pesticides
<i>Refuse Disposal</i>	Regulate the disposal of solid and liquid wastes in relation to resources that can transport them or be contaminated by them; to protect public health.
<i>Road Construction</i>	In conjunction with the State Department of Transportation, regarding road construction in new developments.
<i>Sedimentation and Erosion</i>	Minimize the volume of surface water runoff during and after development.
<i>Signs</i>	Placement of signs, sign size, and sign type.
<i>Soils</i>	Ensure development is located on appropriate soils.
<i>Storage Materials</i>	Orderly storage of material in residential areas to promote and preserve the character of the neighborhoods
<i>Topsoil and Vegetation Removal</i>	Prevent soil erosion and destruction of topsoil during construction.

OTHER CONSIDERATIONS

The planning board, code enforcement officer, board of appeal, and board of selectmen will review annually the zoning ordinance, shoreland zoning ordinance, subdivision regulation, mobile home park ordinance, and floodplain management ordinance to determine any required changes and to ensure the ordinances and regulations are consistent with the Plan. In the review, they will determine whether changes in the minimum requirements of state or federal laws would require local amendment of the land use regulations.

In order to educate residents on local land use ordinances, a list of all local ordinances and when they are applicable should be developed and made available to the public at the town office. The town is required to notify and involve all citizens in the development and amendment of local ordinances, which must be voted on at a town meeting.

ENFORCEMENT

The value of an ordinance depends on how well it is enforced. To achieve better enforcement, two issues are important: (1) educating residents about the requirements of local and state regulations, and (2) providing adequate time for the code enforcement officer to ensure

compliance. The zoning ordinance must provide the code enforcement officer with proper legal language and definitions, and management and elected officials also must support the code enforcement department.

REGIONAL COORDINATION

Comprehensive planning recognizes the importance of regional cooperation. The land uses in one community can impact another community, particularly when that land use is located near the boundaries of the town. As indicated in the natural resources section of the plan, the town should attempt to develop compatible resource protection standards with nearby communities. Beddington has physical boundaries with the neighboring municipalities of Deblois and with several unorganized townships (Devereaux Township, T24 MD BPP in Washington County and T22 MD in Hancock County). Development in these communities has impacted, and will continue to impact, Beddington and our residents. None of these neighboring communities has adopted town wide zoning. The unorganized territories have land use functions administered by the Maine Land Use Regulatory Commission. Commercial retail activity in Machias, Calais, Bangor and Ellsworth attracts Beddington residents as consumers and for work.

POLICIES AND IMPLEMENTATION

Based on the concerns of Beddington residents, as expressed through public meetings, the town wide survey and town officials, the town of Beddington has developed the following policies and implementation strategies:

Goal: Beddington will preserve and protect the character of the town that is vital to the continued stability of the local economy; Beddington will continue to be a great place to live, work and vacation			
Policy	Implementation Strategy	Responsibility	Timeframe
Ordinances and Regulation			
Review and revise existing use regulations, consistent with the goals and guidelines of this Comprehensive Plan.	Prepare a zoning ordinance consistent with the future land use designations in the Comprehensive Plan.	Planning Board	Immediate
	Update the existing ordinances to ensure their consistency with state and federal laws and the local needs.	Planning Board; CEO	On-going
Enforcement			
Enforce ordinances fully and fairly.	Ensure ordinances contain proper legal language and definitions.	Planning Board; Selectmen	On-going
	Management and elected officials support the code enforcement department.	Planning Board; Selectmen	On-going
	Develop summary of regulations to meet in order to obtain a building permit.	Planning Board	Immediate
	Provide adequate time for the code enforcement officer to ensure compliance.	Planning Board; Selectmen	On-going
Encouraging Growth where Services Exist			
Promote and support growth in the existing village area of Beddington.	Expand existing town office, community center and fire department.	Selectmen	Short-term (within 2 years)

Goal: Beddington will preserve and protect the character of the town that is vital to the continued stability of the local economy; Beddington will continue to be a great place to live, work and vacation			
Policy	Implementation Strategy	Responsibility	Timeframe
Encouraging Resource Based Activities in Rural Areas			
Allow and encourage existing land resource based industries to thrive in their current locations.	Provide large rural areas for agricultural and forestry uses.	Planning Board	Immediate
Education about Land Use			
Educate residents about the requirements of local and state regulations.	Provide a list of all local ordinances at the town office.	Town Clerk	Immediate

SUMMARY

Beddington is feeling development pressure associated with conversion of industrial forestland into residential second home subdivisions along lakefronts. Support exists for regulation on development activity but there is some concern that it not be excessive or burdensome. This plan is intended to protect the town's character and to direct residential and commercial activities to appropriate areas. It also seeks to ensure that residents can continue to support themselves with a mixture of activities necessitated by seasonal and diverse rural livelihoods.

Beddington Comprehensive Plan

MAP 10: Existing Land Use

LEGEND

— State roads	- - - - Trail/Undeveloped roads
— Town roads	— Perennial streams
— Private roads	■ Water

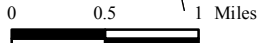
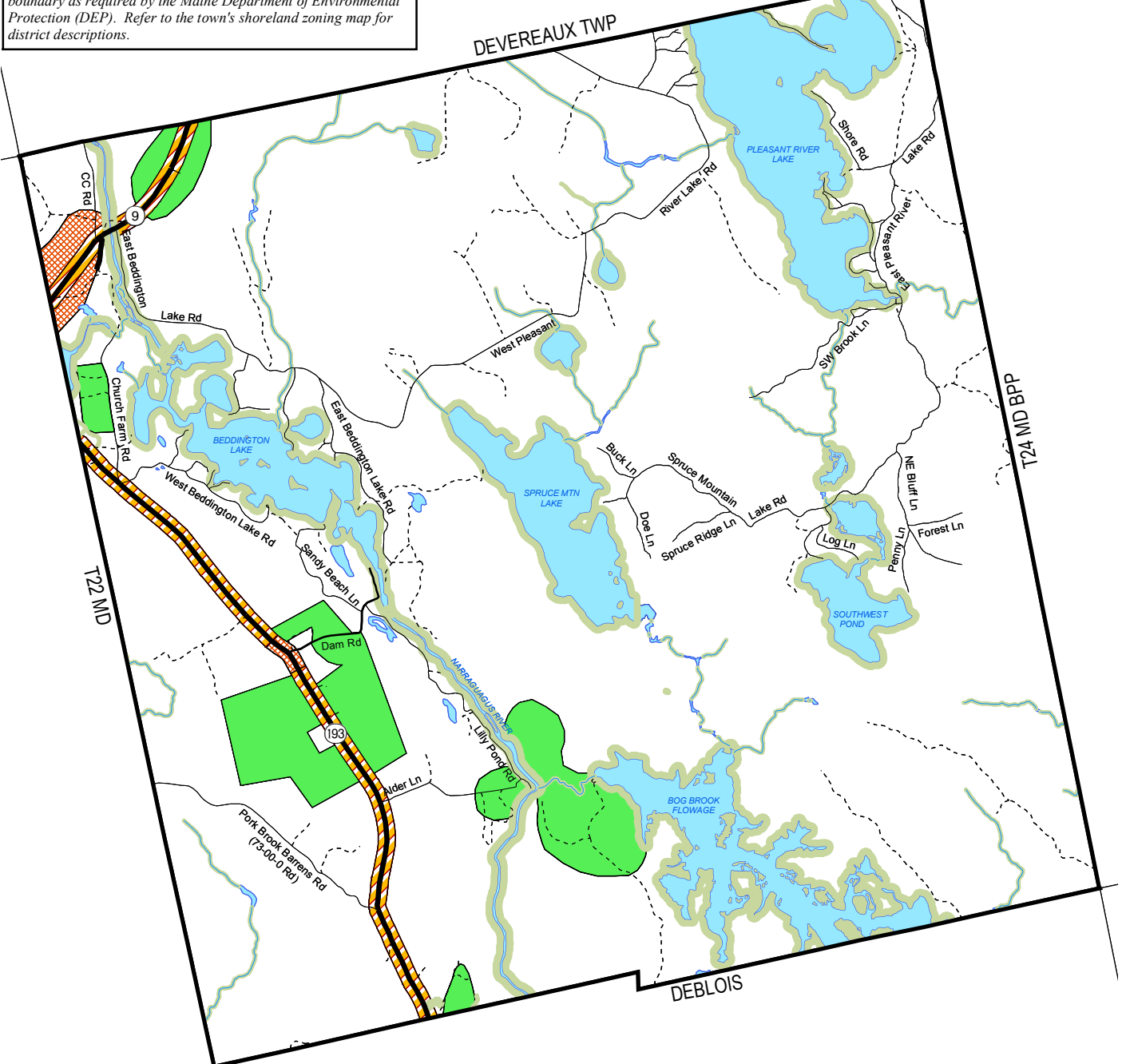
RURAL AREAS

- Very low residential/forestry/seasonal camps
- Blueberry Barrens
- Shoreland Zoning *

GROWTH AREAS

- Civic/Public Facilities
- Low Density Residential

* Shoreland zoning as shown on this map depicts the jurisdictional boundary as required by the Maine Department of Environmental Protection (DEP). Refer to the town's shoreland zoning map for district descriptions.



Prepared by Eastern Maine Development Corporation
 Sources: Town of Beddington, MDEP and MEGIS
 Map revised: April, 2006

Washington County Council of Governments
 PO BOX 631
 Calais, ME 04619
 (207) 454-0465
 Web site: www.wccog.net

See map disclaimer at end of the Executive Summary.

Beddington Comprehensive Plan

MAP 11: Proposed Land Use

LEGEND

- State roads
- Town roads
- Private roads
- - - Trail/Undeveloped roads
- Perennial streams
- Water

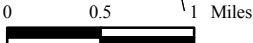
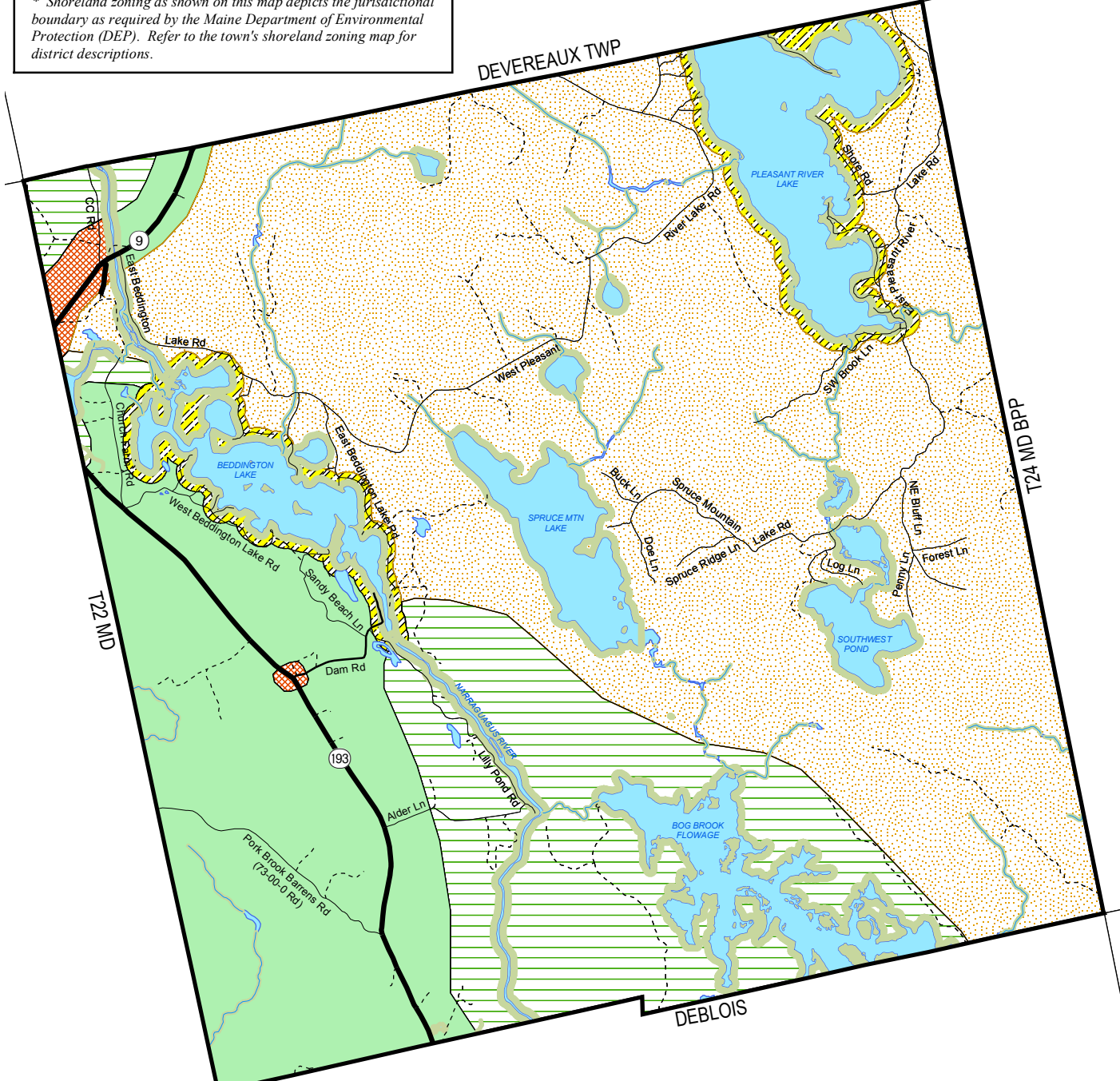
RURAL AREAS

- Headwaters Limited Residential
- Lakeside Limited Residential
- Rural Agricultural Residential
- Resource Protection
- Shoreland Zoning *

GROWTH AREAS

- Civic/Public Services

* Shoreland zoning as shown on this map depicts the jurisdictional boundary as required by the Maine Department of Environmental Protection (DEP). Refer to the town's shoreland zoning map for district descriptions.



Prepared by Eastern Maine Development Corporation
 Sources: Town of Beddington, MDEP and MEGIS
 Map created: February, 2006



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L. TOWN SURVEY RESULTS

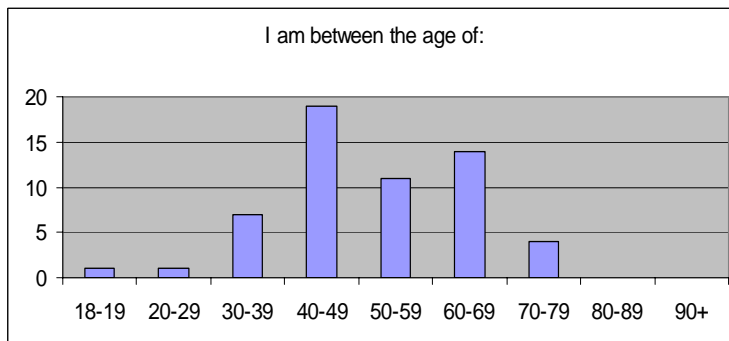
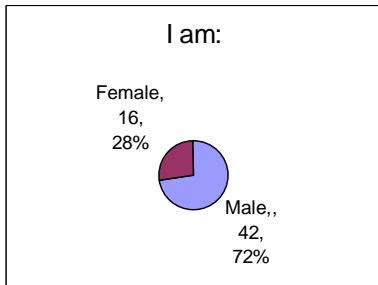
The survey that was mailed to town residents (including renters) and non-residents in October of 2004 is reproduced in Appendix A. There were 424 surveys mailed to all resident households and non-resident property owners. Surveys were mailed back with property tax bills and dropped off at the town office. A total of 73 surveys were returned representing a 17.22% response rate. There were many responses to the four open ended questions at the end of the survey as well as other written comments throughout the survey. All of the written responses are reproduced in Appendix A. Summaries of the written comments are noted with the charted data here and throughout the document as the issues they address are raised. The raw data is available at the town office and graphical summaries of the responses are provided here.

SURVEY RESULTS

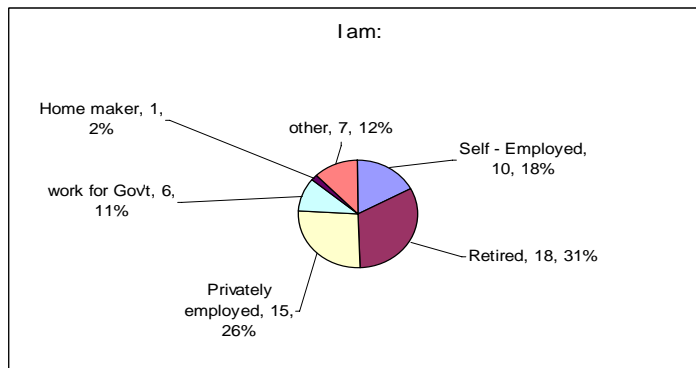
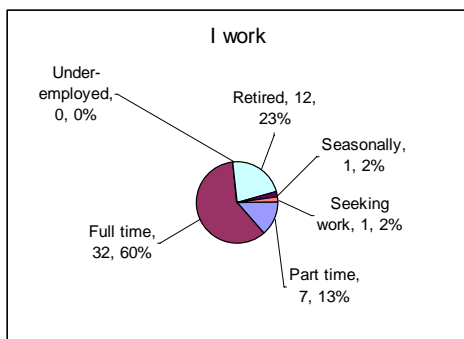
Survey results are presented here in charted form as the raw data is voluminous and not instructive.

A. General

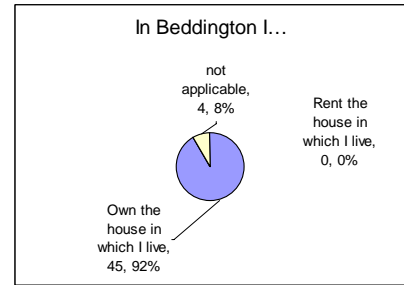
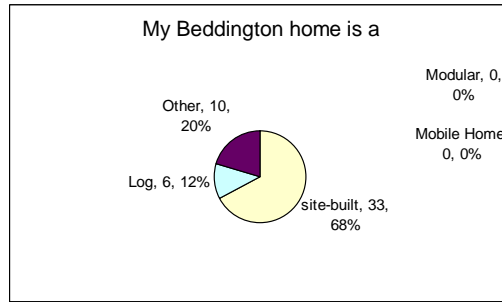
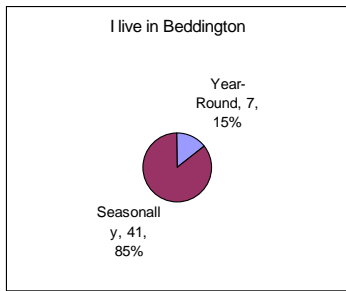
The cross section of survey respondents reflects a greater proportion of men than females. As 85% of respondents were seasonal residents the committee believes this is indicative of predominantly male camp owners. Respondents also predominantly reflect the opinions of those over 40 years of age.



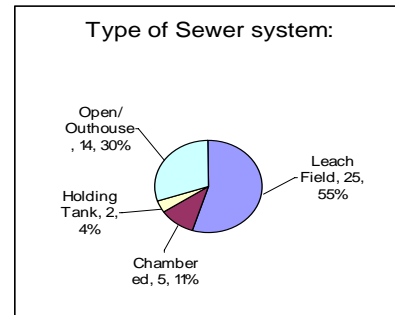
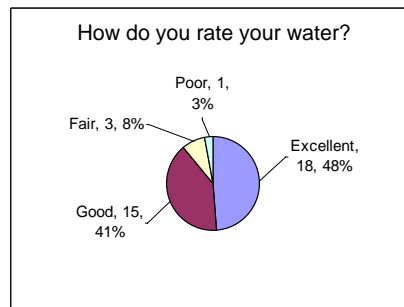
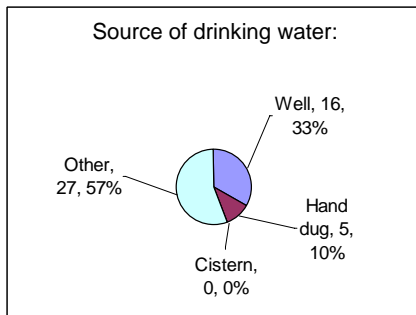
The large proportion of self-employed and retired residents is evident in the make-up of the respondents.



Respondents are primarily seasonal residents and all own their home.



The majority of respondents described their water source as “other” indicating many use lake and/or bottled water. Satisfaction with water is generally good. The number of outhouses and open systems is indicative of numerous seasonal and recreational camps. As these camps are converted to year round use they must be upgraded to meet the State Plumbing Code.



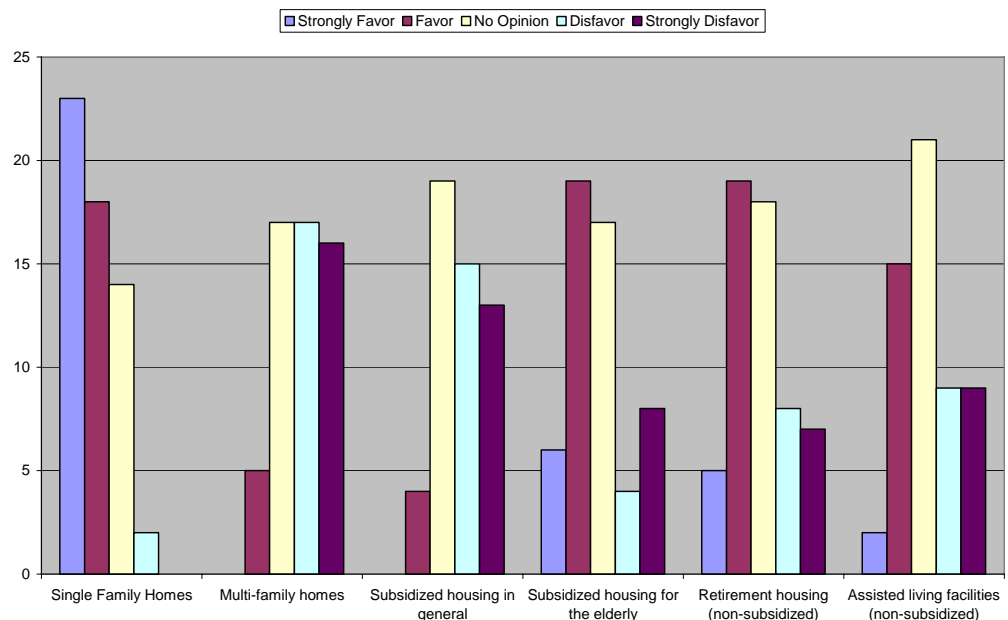
B. Housing, Development and Preservation

Housing

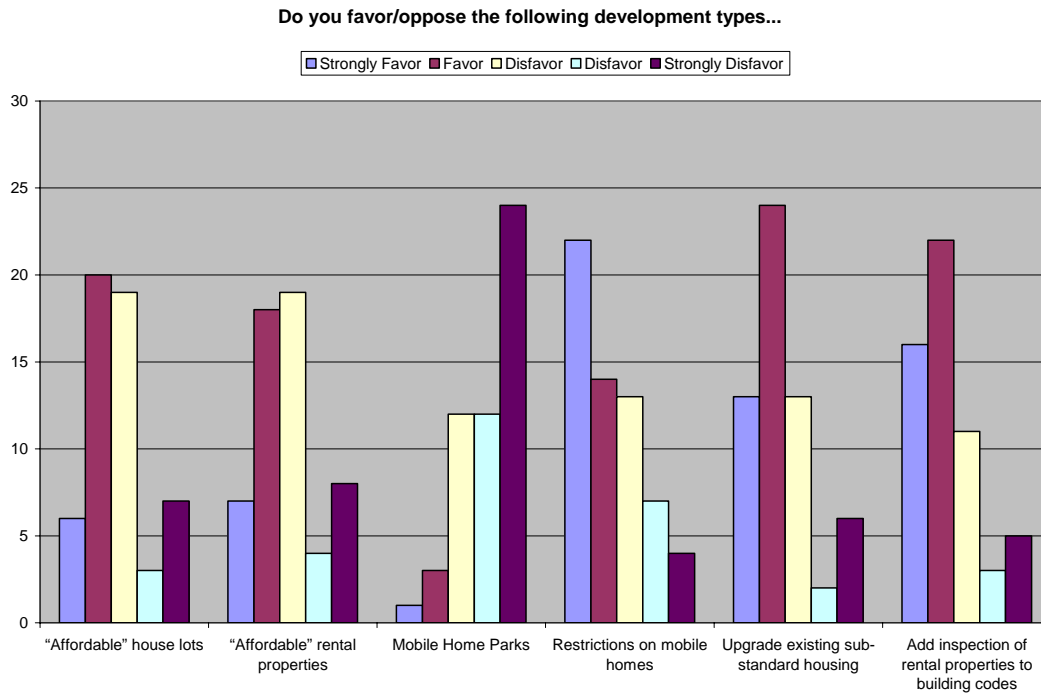
As in many Maine communities, respondents strongly support single-family housing and subsidized housing for the elderly.

There is very strong support for “affordable” house lots and “affordable” rental properties. There is strong opposition to mobile home parks and strong support for

Do you favor/oppose the following development types..

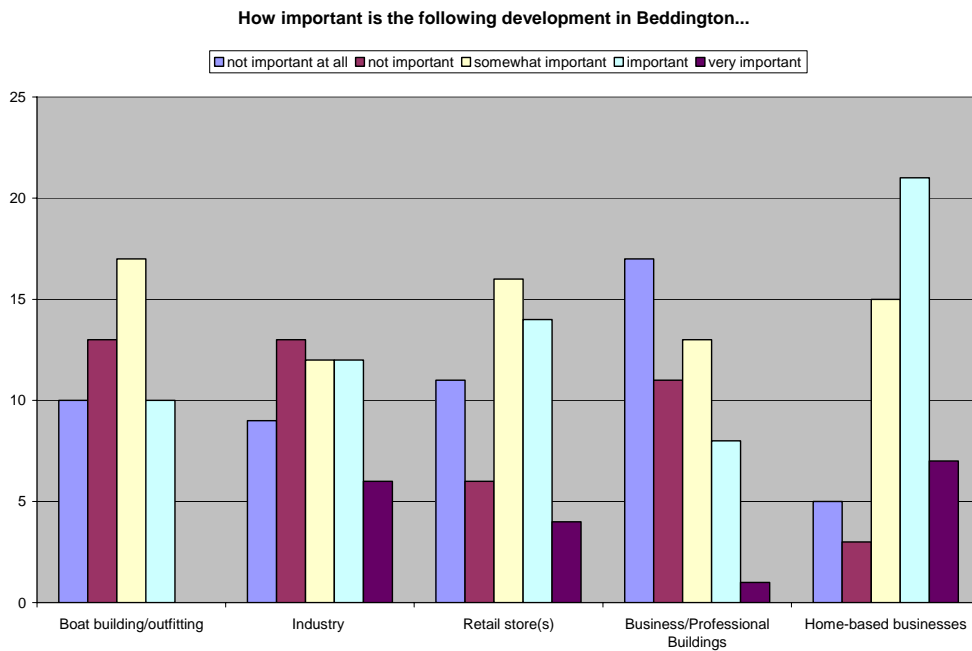


efforts to upgrade substandard housing including through inspection of rental properties.

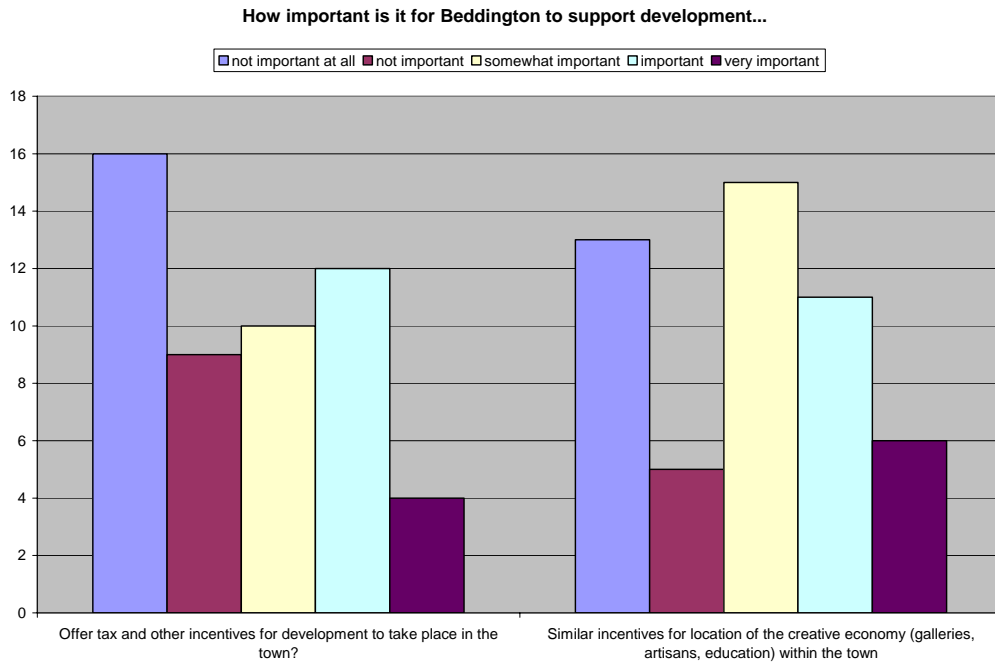


Development

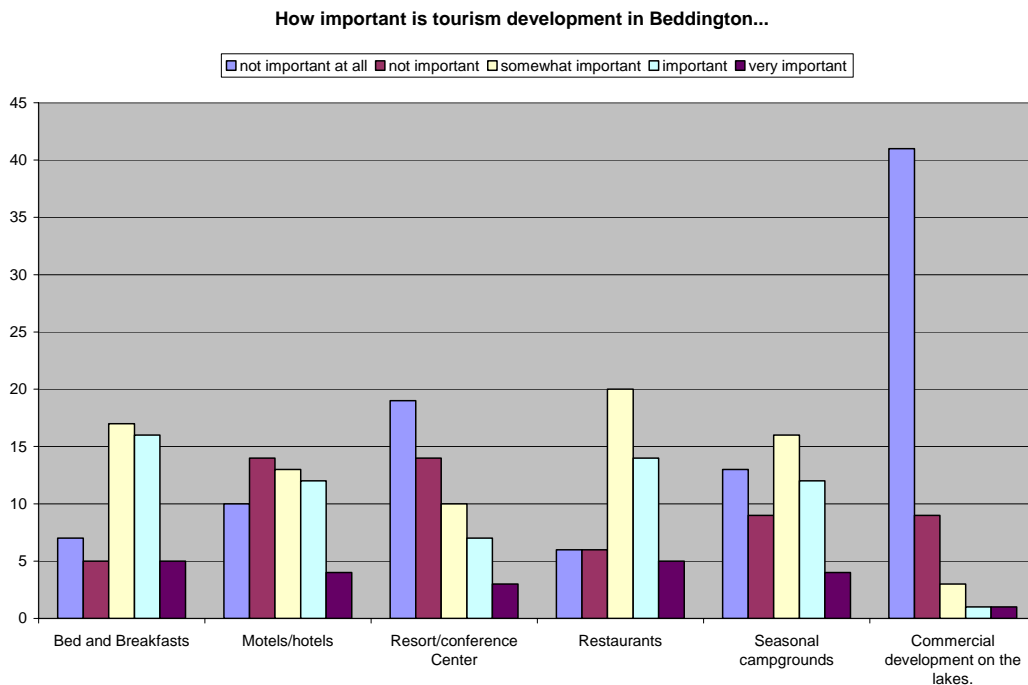
A wide variety of questions sought input on development types and opportunities. Home based businesses were especially supported as were providing an opportunity for some retail and industry.



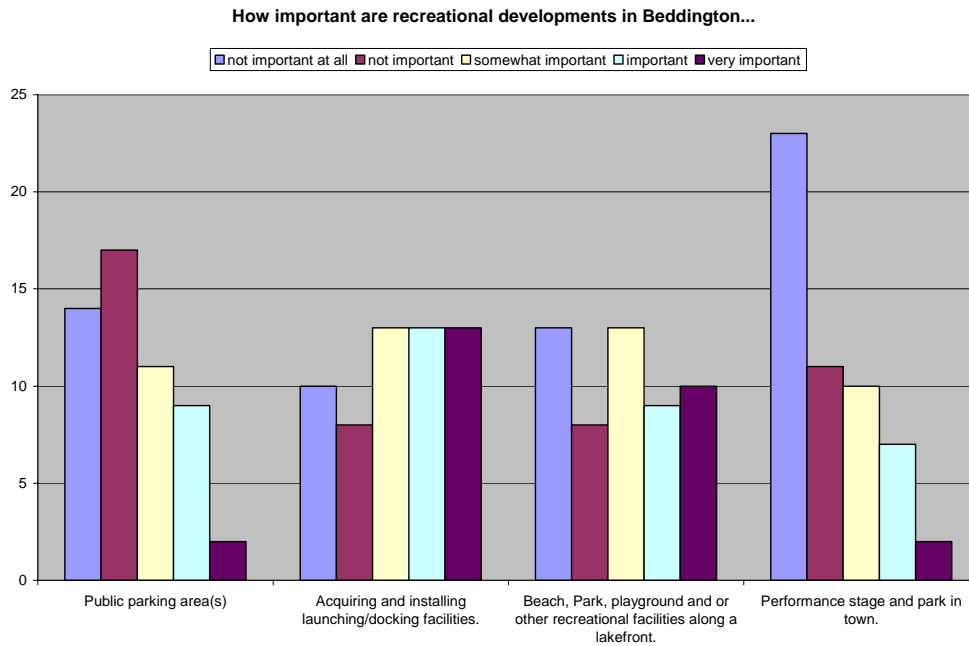
Opinions were very mixed over how much the town should develop incentives to encourage development within the town.



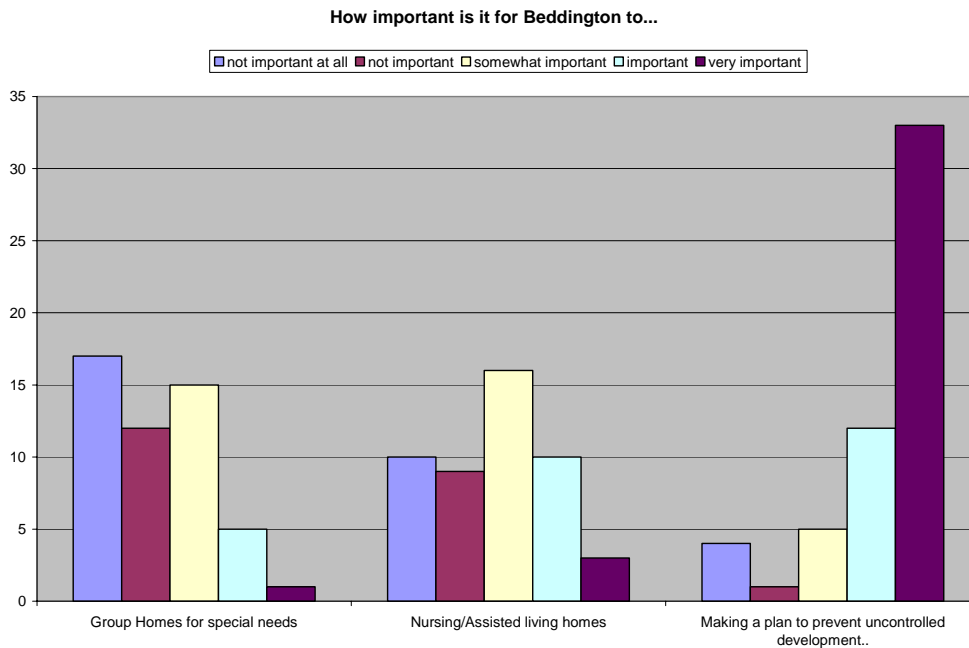
The following chart describes responses to tourism developments. There was almost no support whatsoever for large scale commercial tourism development with some respondents placing importance on limited development such as restaurants and bed and breakfast establishments.



When asked about acceptable recreational development types, respondents favor some additional docking and launching facilities on the lakes as well as, for some, additional playground equipment.



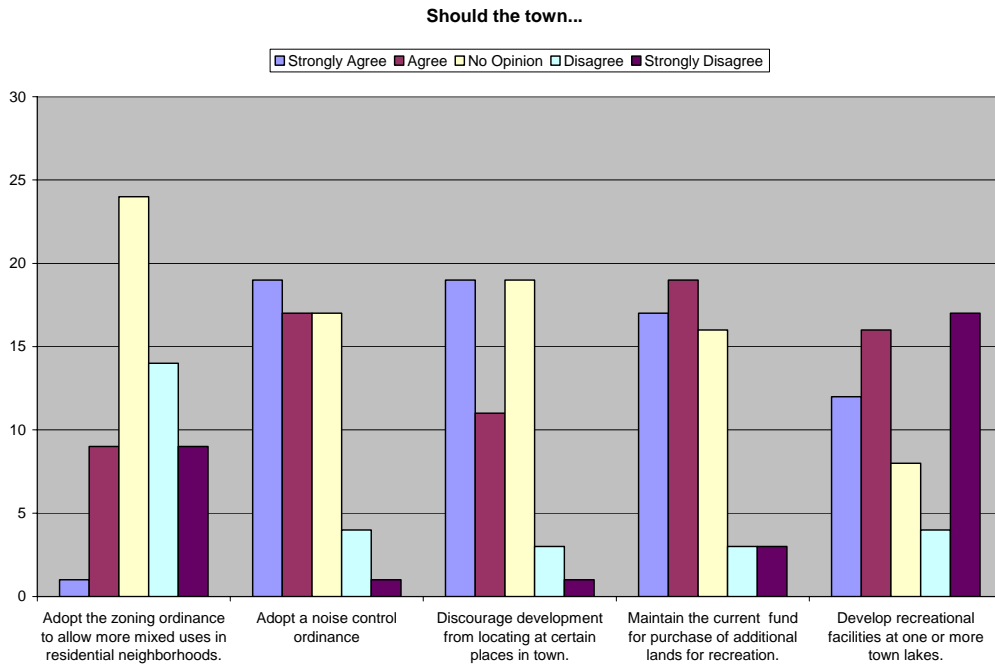
Support was strongest across all categories to create a plan to prevent uncontrolled development.



Preservation, Planning and Land Use.

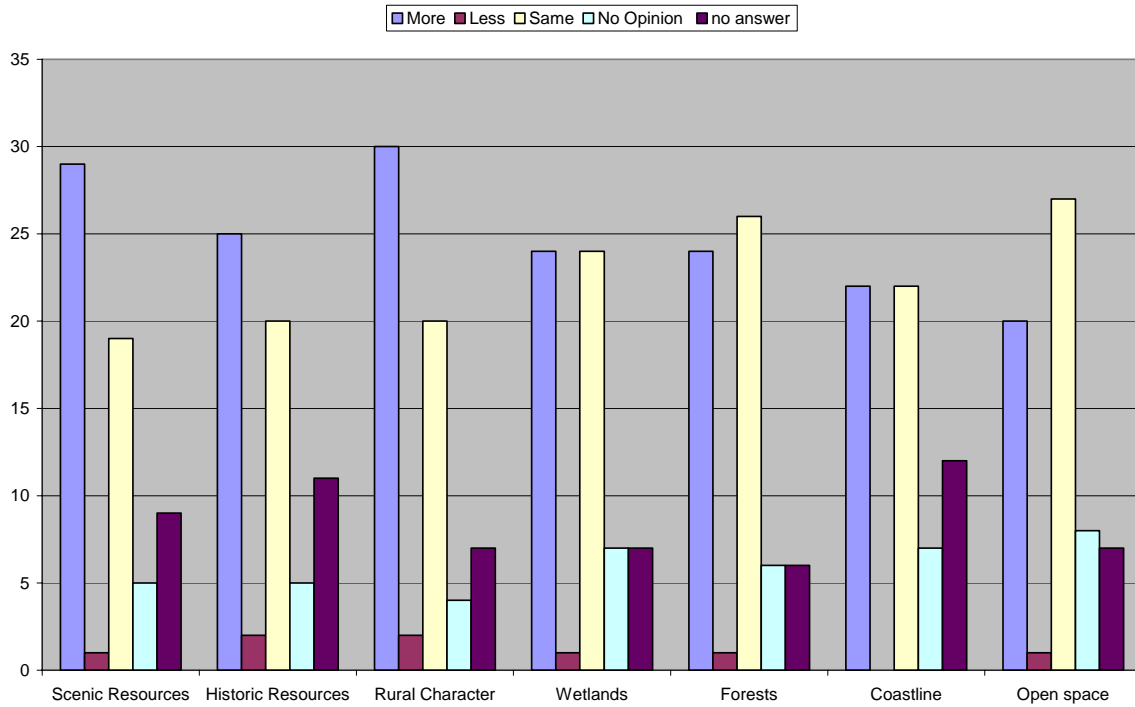
Opinions on regulation and development are mixed on some issues and very clear on others. There was support for a noise control ordinance and for discouraging development in certain areas of town. However, respondents did not generally support adoption of a zoning ordinance to allow more mixed

uses in residential neighborhoods. This somewhat contradicts the clear support for a plan to prevent uncontrolled development however it likely reflects that the question referred to allowing of mixed uses in residential areas rather than a zoning ordinance in general.



Respondents indicate that they are relatively content with the town’s efforts to preserve open space. Most would like to see the town continue to make the same or more efforts to preserve scenic resources, rural character, and historic resources. They are somewhat less enthusiastic about preserving wetlands, forests and coastline though still positive overall. These responses are consistent with many written comments that simply stated town efforts should keep Beddington “the same as it is”.

Should the town do more/less to preserve...



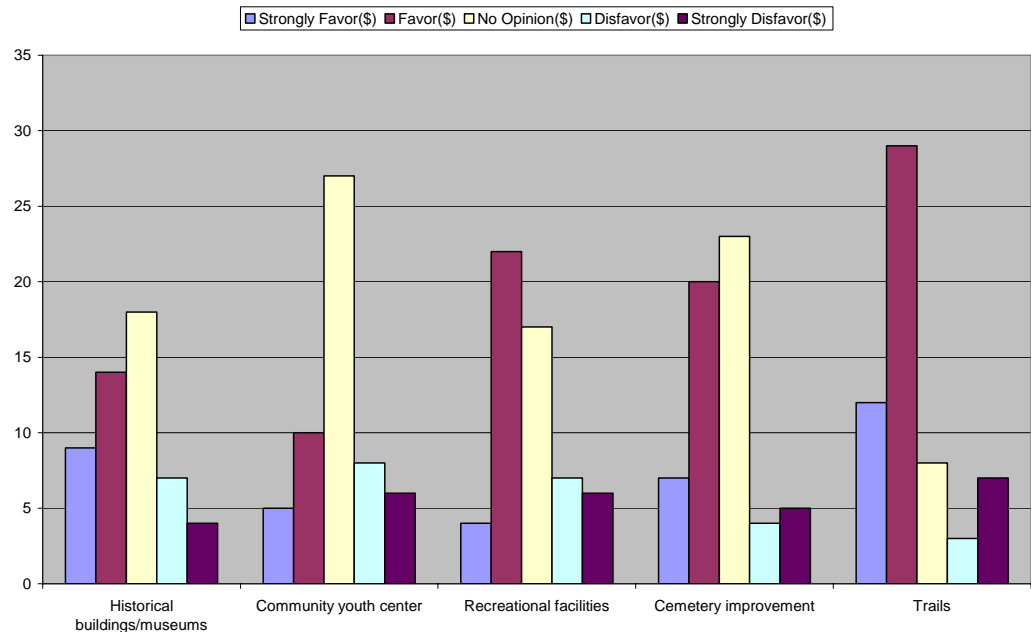
Public Investments

The next set of survey questions sought to understand how much taxpayers are prepared to spend or invest in their preservation priorities and in community services.

Respondents were asked how much they favored/disfavored investment in each item and then to mark an X beside

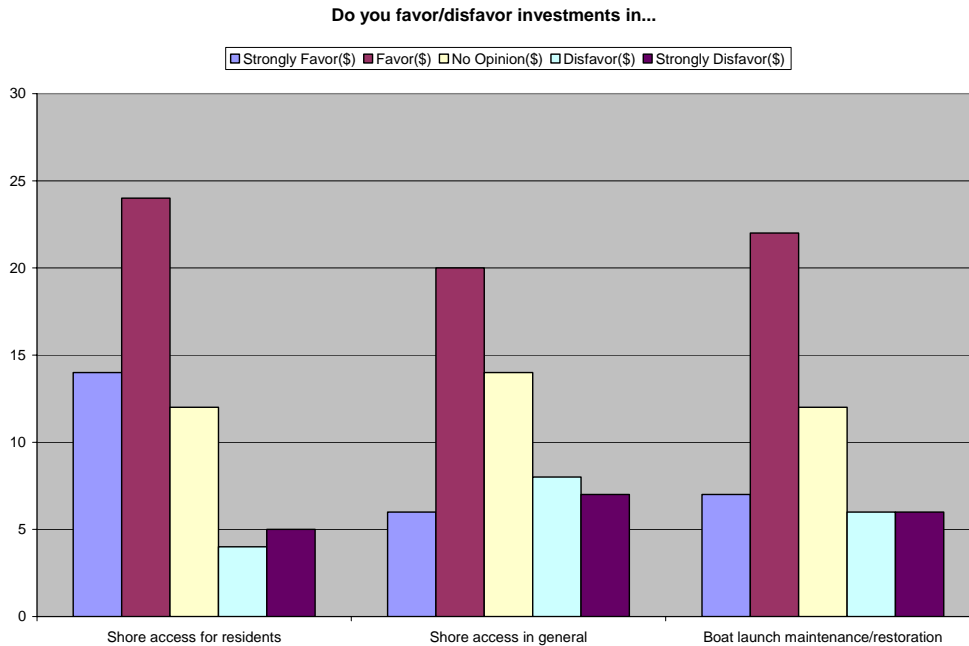
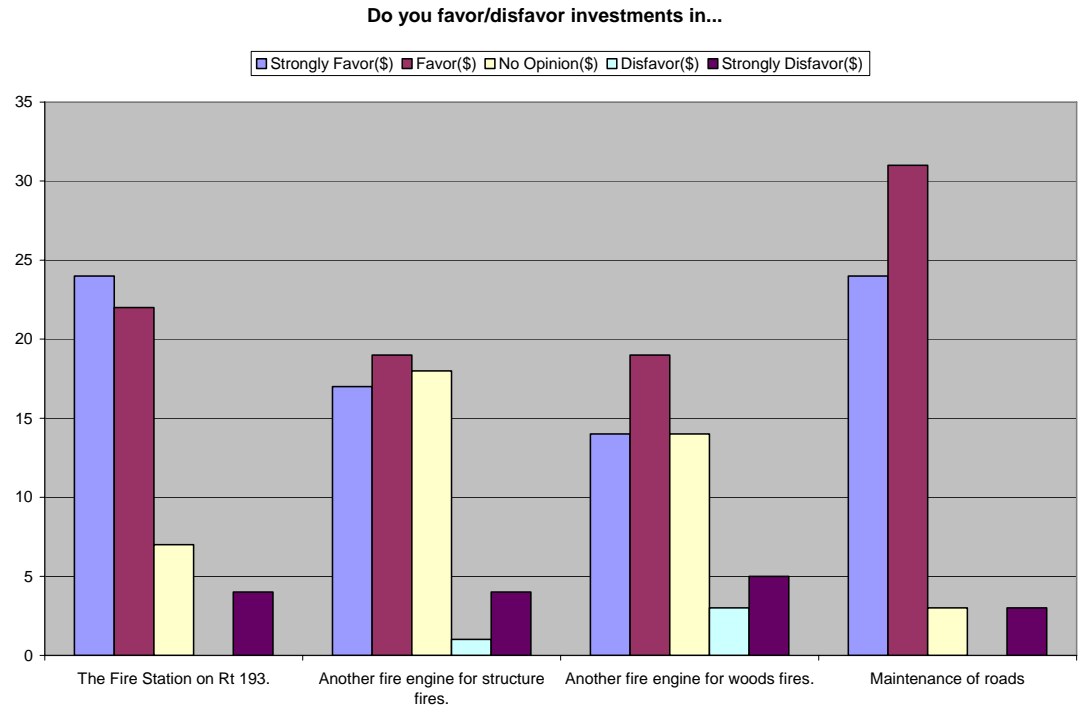
their highest priorities. The two highest priorities to respondents (11 votes each) are maintenance of roads and the Fire Station on Route 193.

Do you favor/disfavor investments in...



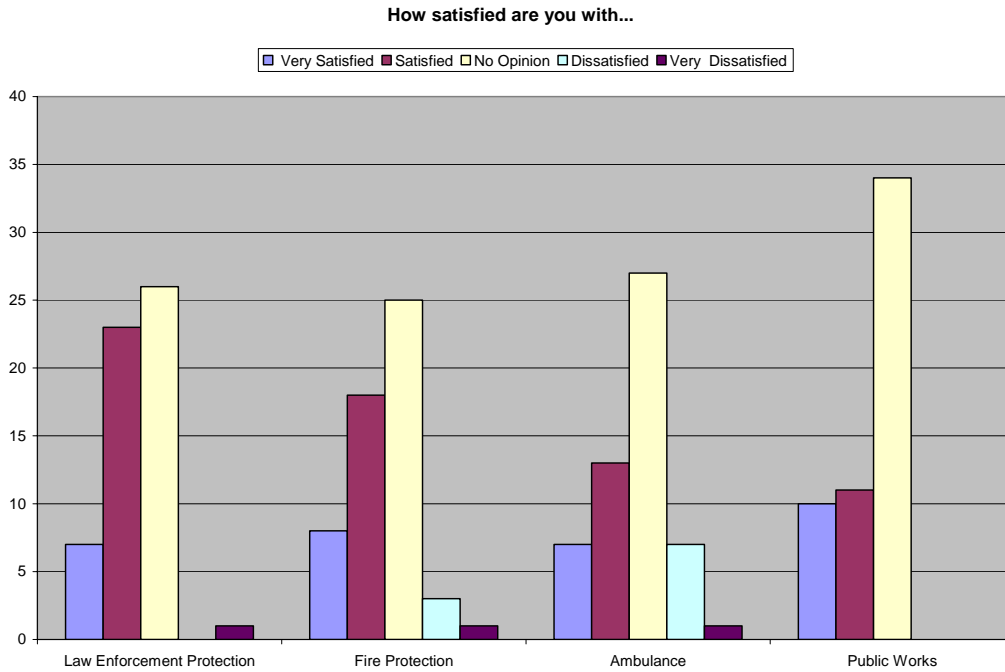
The next highest priority was another fire engine for structure fires (9 votes) closely followed by another fire engine for woods fires (7 votes).

The next group of priorities included shore access for residents (6 votes), boat launch maintenance and restoration (4 votes), and shore access in general and historical buildings/museums (3 votes each). The final group where priorities were emphasized including trails, recreational facilities, and a youth/community center (2 votes each).

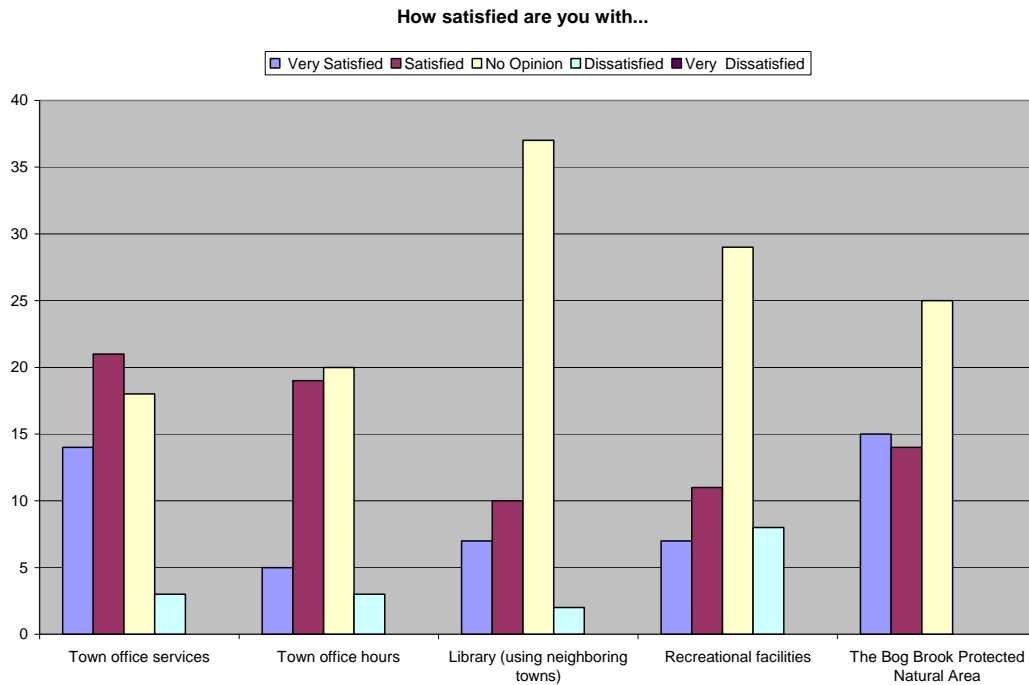


C. Facilities and Services

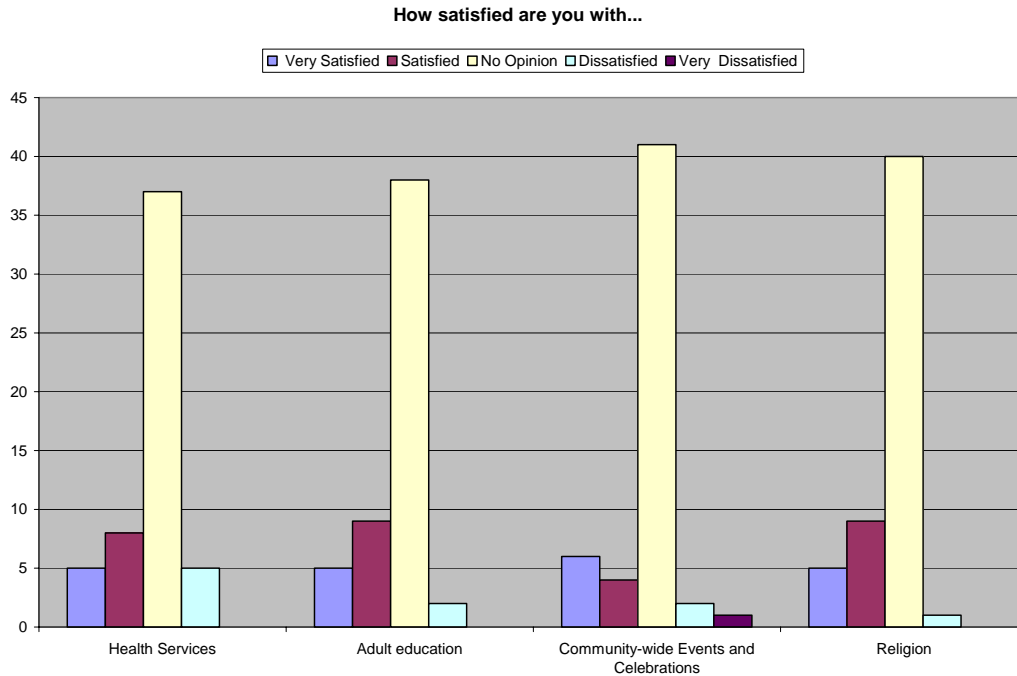
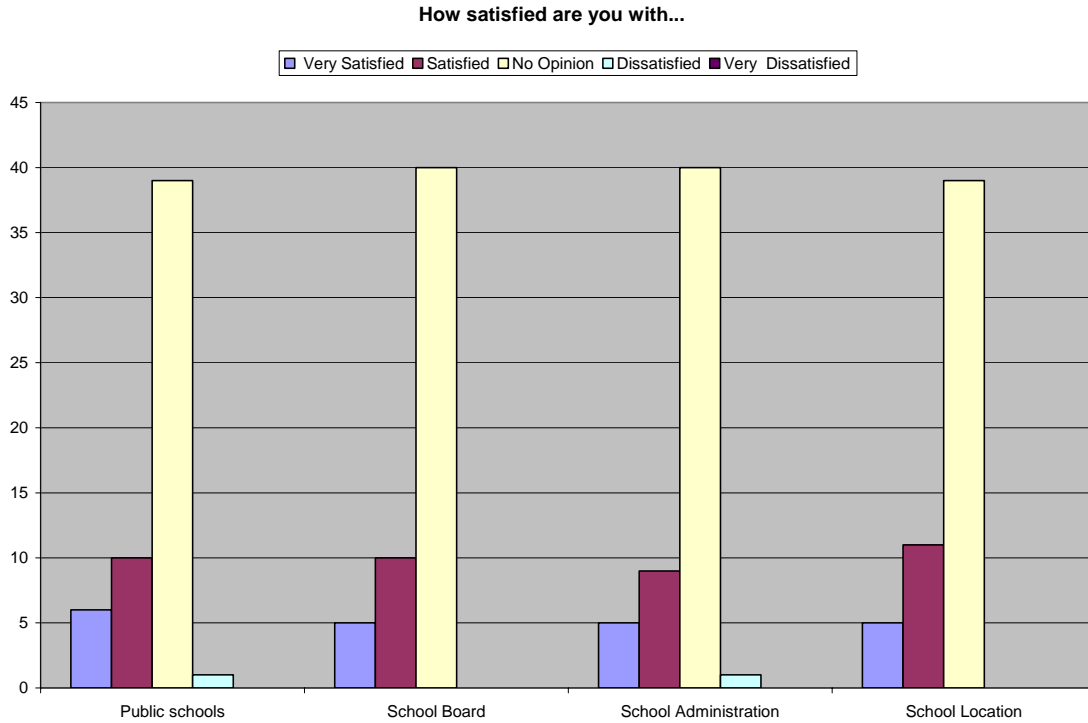
Respondents were generally satisfied with emergency services or had no opinion about them.



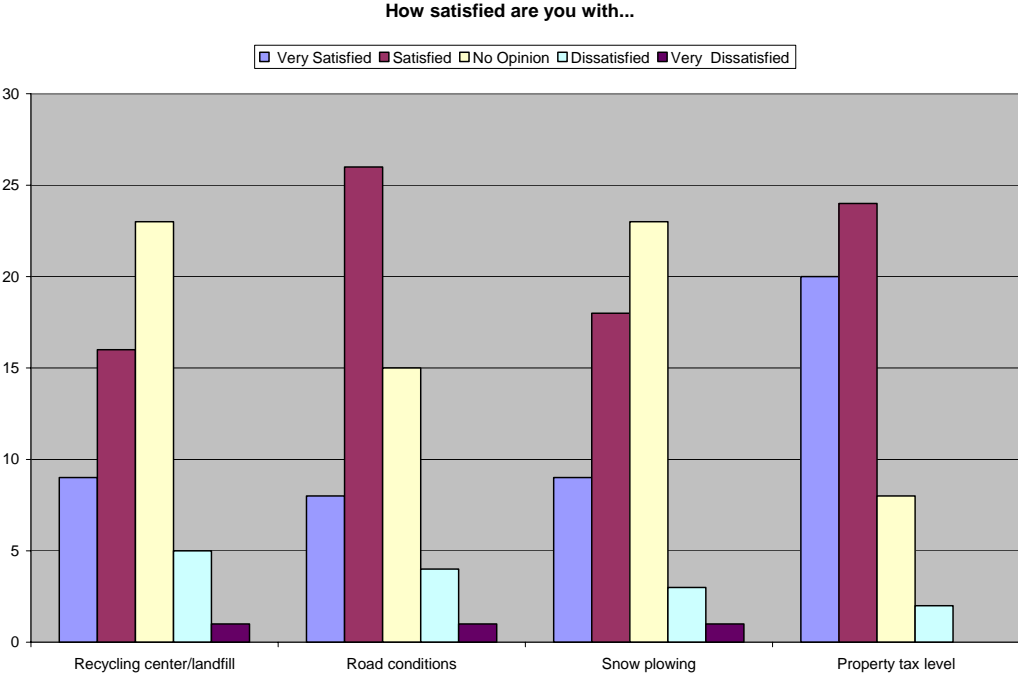
Respondents are generally satisfied with Town services or had no opinion. The majority of respondents reside (85%) in Beddington seasonally and do not appear to use many facilities in the survey.



Likewise many respondents had no opinion of school services presumably because they do not use them.



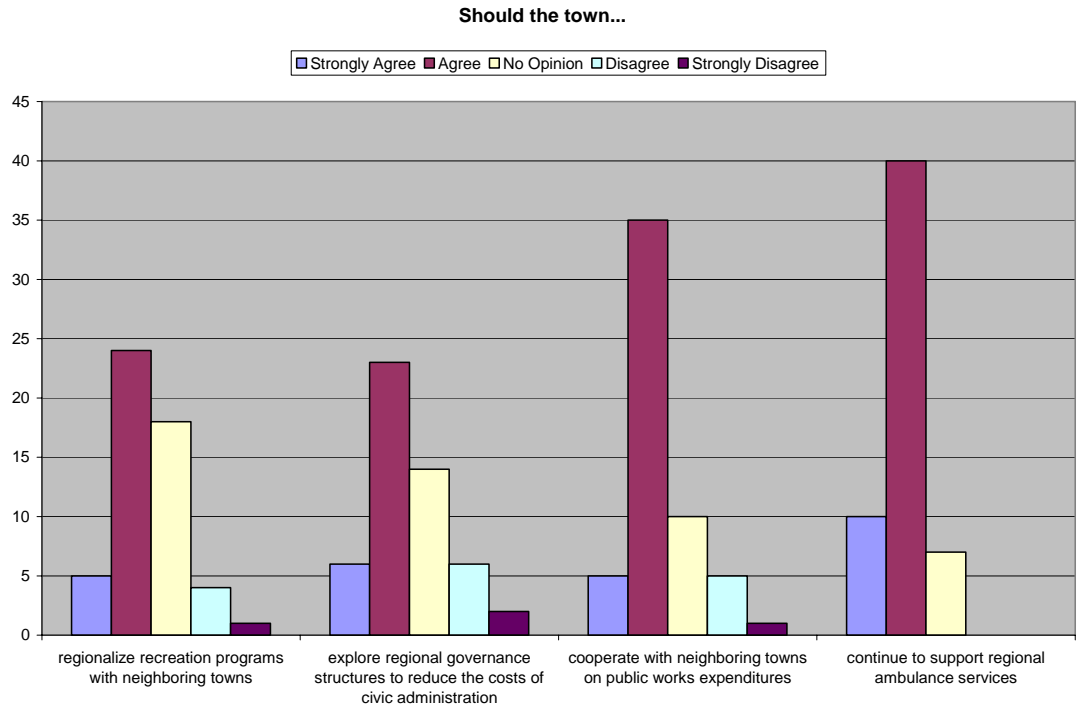
Beddington seems to have struck a good balance between the services it provides and the taxes it collects. The generally high level of satisfaction with property tax levels is unique in surveys of this kind and may also reflect the preponderance of non-resident tax payers who are comparing their assessments to those paid in other parts of the country where taxes are even higher than in Maine.



Regionalism

Several questions sought input on the need and value of greater regionalization of service delivery and coordination.

Respondents are generally very supportive of regionalizing services. The Comprehensive Plan Committee sees this as support for continuation of the services that are already delivered on a regional basis in Beddington and to explore new opportunities to improve efficiencies.



SUMMARY

In late 2004 Beddington residents completed a survey to give their views on important aspects of the town’s future. The participation rate was high (17.22%) for surveys of this type and included a great deal of written input. The response rate from seasonal residents was very high (85%) and reflects the very large number of seasonal property owners (over 400 property owners but only 42 year round residents).

There is very strong support for “affordable” house lots and “affordable” rental properties and strong opposition to mobile home parks. Home based businesses were especially supported as were providing an opportunity for some retail and industry. There was almost no support whatsoever for large scale commercial tourism development with some respondents placing importance on limited development such as restaurants and bed and breakfast establishments. Respondents favor some additional docking and launching facilities on the lakes as well as, for some, additional playground equipment. Support was strongest across all categories to create a plan to prevent uncontrolled development.

Opinions on regulation and development are mixed on some issues and very clear on others. There was support for a noise control ordinance and for discouraging development in certain areas of town. However, respondents did not generally support adoption of a zoning ordinance to allow more mixed uses in residential neighborhoods. This somewhat contradicts the clear support for a plan to prevent

uncontrolled development however it likely reflects that the question referred to allowing of mixed uses in residential areas rather than a zoning ordinance in general.

Respondents indicate that they are relatively content with the town's efforts to preserve open space. Most would like to see the town continue to make the same or more efforts to preserve scenic resources, rural character, and historic resources. They are somewhat less enthusiastic about preserving wetlands, forests and coastline though still positive overall. These responses are consistent with many written comments that simply stated town efforts should keep Beddington "the same as it is".

Respondents were asked how much they favored/disfavored investment in each item and then to mark an X beside their highest priorities. The two highest priorities to respondents (11 votes each) are maintenance of roads and the Fire Station on Route 193.

Respondents are generally satisfied with Town services or had no opinion. The majority of respondents reside (85%) in Beddington seasonally and do not appear to use many facilities in the survey. Beddington seems to have struck a good balance between the services it provides and the taxes it collects. The generally high level of satisfaction with property tax levels is unique in surveys of this kind and may also reflect the preponderance of non-resident tax payers who are comparing their assessments to those paid in other parts of the country where taxes are even higher than in Maine.

Respondents are generally very supportive of regionalizing services. The Comprehensive Plan Committee sees this as support for continuation of the services that are already delivered on a regional basis in Beddington and to explore new opportunities to improve efficiencies.

COMPREHENSIVE PLAN SURVEY FOR BEDDINGTON, ME

Beddington is drafting its Comprehensive Plan and we need your input. Each adult in the town is encouraged to participate in the survey on an individual basis. **Your answers will help us develop a plan that gives consideration to what you want Beddington to be today and on into the future. - PLEASE RESPOND BY AUGUST 30, 2004 .**

Beddington has seen many changes since its incorporation in 1833. Even in just the last ten years, Beddington has experienced many changes. Beddington will see major changes in the future as recent development of seasonal camp lots to year round residences or more complex buildings occurs. These are changes that can have profound effects on the town's taxes and the nature of the lake front portion of the community. We cannot stop change. However, we can choose to work to orchestrate change to be organized and in the best interest of our community.

Please take a few minutes of your time to complete the enclosed survey. We would also like to hear from you regarding your recollections. For example: A century ago Beddington had a tannery, Inn, sawmills, school and pottery works. Please feel free to include you recollections on a separate piece of paper to share with us. Again, thank you for taking the time to assist us in this very special planning project.

For this survey to be really useful, please “speak your mind” in answering these questions. Please be as accurate and as thorough as possible. If you have any questions or if you need help in completing the survey, please feel free to contact any **member of the committee: Mike Loughlin (chairman), Carol Varin, George Robinson, Rick Decarteret and Dotti Cardarelli.** You may sign the form or you may leave the signature line blank, protecting your identity, as you wish. If you would be willing to assist even more fully in this project, please contact selectman or the chairman of the Comprehensive Planning Committee. The plan is expected to be ready for submission to the selectmen and at a town meeting for action in about 24 months.

A. General - Please circle your response:

- Circle one: I am *Male, Female*
- Circle one: I am 18-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70-79, 80-89, 90+
- Circle one or more: I am *Self-Employed, Retired, Privately employed, work for the Government, Home maker, other*
- Circle one or more: I work *Part time, Full time, Under- employed, Seasonally, Retired, Seeking work, N/A*
- I live in Beddington: *Year-Round, Seasonally, or other please describe (adjoining town):* _____
- How many years have you lived in Beddington: *year round* _____ *seasonally* _____
- Circle one: My Beddington home is a *Mobile Home, modular, site-built, log or Other*
- Circle one: In Beddington I *Own or Rent* the house in which I live, *not applicable*
- Circle one: Source of drinking water: *Well, Hand dug, Cistern, other*
- Circle one: How do you rate your water? *Excellent, Good, Fair, Poor*
- Circle one: Type of Sewer system: *Leach Field, Chambered, Holding Tank, Open*

B. Housing, Development and Preservation

Housing Do you favor or oppose development of the following in town – Please mark an “x” in the column that applies:

	Strongly Favor	Favor	No Opinion	Disfavor	Strongly Disfavor
Single Family Homes					
Multi-family homes					
Subsidized housing in general					
Subsidized housing for the elderly					
Retirement housing (non-subsidized)					
Assisted living facilities (non-subsidized)					
“Affordable” house lots					
“Affordable” rental properties					
Mobile Home Parks					
Restrictions on mobile homes					
Upgrade existing sub-standard housing					
Add inspection of rental properties to building codes					

Development Please rate the following types of development strategies on a scale from 1-5 where 1=not important at all and 5=very important in Beddington? Please mark your opinion with an X.

	1 (not important at all)	2 (not important)	3 (somewhat important)	4 (important)	5 (very important)
Boat building/outfitting					
Industry					
Offer tax and other incentives for development to take place in the town?					
Similar incentives for location of the creative economy (galleries, artisans, education) within the town					
Group Homes for special needs					
Retail store(s)					
Business/Professional Buildings					
Home-based businesses					
Nursing/Assisted living homes					
Bed and Breakfasts					
Motels/hotels					
Resort/conference Center					
Restaurants					
Seasonal campgrounds					
Public parking area(s)					
There is no town lakefront development plan now.					
• Making a plan to prevent uncontrolled development.					
• Acquiring and installing launching/docking facilities.					
• Beach, Park, playground and or other recreational facilities along a lakefront.					
• Performance stage and park in town.					
• Commercial development on the lakes					
• Other please describe:					

L. Preservation, Planning and Land Use. Should the town...? Please mark your opinion with an X.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Adopt a zoning ordinance to allow more mixed uses in residential neighborhoods.					
Adopt a noise control ordinance					
Discourage development from locating at certain places in town. Please list:					
Maintain the current fund for purchase of additional lands for recreation.					
Develop recreational facilities at one or more town lakes.					

Circle one. Should the town do more, less or the same to preserve...Please mark your opinion with an X.

	More	Less	Same	No Opinion
Scenic Resources				
Historic Resources				
Rural Character				
Wetlands				
Forests				
Coastline				
Open space				

Public investments: Do you favor or disfavor town **INVESTMENTS** in the following: Mark with an X
Please ALSO put a * star beside your three highest priorities.

	Strongly Favor(\$)	Favor(\$)	No Opinion(\$)	Disfavor(\$)	Strongly Disfavor(\$)
Historical buildings/museums					
Community youth center					
Recreational facilities					
Cemetery improvement					
Shore access for residents					
Shore access in general					
Boat launch maintenance/restoration					
The Fire Station on Rt 193.					
Another fire engine for structure fires.					
Another fire engine for woods fires.					
Maintenance of roads					
Trails					

C. Facilities and Services. Please indicate your level of satisfaction by marking an X in the column:

	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied
• Law Enforcement Protection					
• Fire Protection					
• Ambulance					
• Town office services					
• Town office hours					
• Public Works					
• Library (using neighboring towns)					
• Public schools					
• Recreational facilities					
• School Board					
• School Administration					
• School Location					
Community Services and Facilities					
• Health Services					
• Adult education					
• Community-Events and Celebrations					
• Religion					
Recycling center/landfill					
Road conditions					
Snow plowing					
Property tax level					
The Bog Brook Protected Natural Area					

Regionalism: Please indicate your level of agreement and comments on the following regional issues/services:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Should the town:					
• regionalize recreation programs with neighboring towns					
• explore regional governance structures to reduce the costs of civic administration					
• cooperate with neighboring towns on public works expenditures					
• continue to support regional ambulance services					

D. Opinion Poll (attach separate sheet if you wish to extend your comments)

1. What are the things about Beddington that you like and would preserve?

2. What are the things about Beddington that you would like to see changed?

3. Describe how you see Beddington in the future.

4. Do you want a landfill for biomass generator waste?

End. Thank you for your assistance.

Signature (optional): _____ Date: _____

Please return the completed survey questionnaire with your tax remittance by August 30, 2004.

Distributed July 2004.

Written Comments on Surveys

Question 1: What are the things about Beddington that you like and would preserve?

- Friendly and peaceful neighborhood; lakes and forests
- Its scenic beauty
- Not having camps/houses on top of each other. The forests, lakes, tote roads. I live in a small city currently. Hate the traffic and public lights (street lights!) Can't sleep at night or watch the stars if out-of-staters want to move in, tell them they can adapt or go back to where they came from (I'm a former Mainer who married an out-of-stater).
- Preserve the quiet. Do not encourage growth. It will only increase town costs.
- Natural character, woods fuels and bodies of water
- I would like to see the town stay rural in character.
- Its scenic beauty
- The natural beauty of the lake. Wildlife, quietness, preserve the peace in general.
- Quiet, clean lakes
- The rural aura of a small town
- Rural character, local governance
- Keep as is but allow single family homes to be built.
- Lakes, rivers, woods-ALL
- Waterways, trails, lots of opportunities for just about all types of people, ATV's snowmobile, hikes, campers, etc., etc.
- I would like to see shore fronts to stay the same with strong and strict development regulations that would preserve lake quality.
- It's quiet, the neighbors are friendly, we're not harassed.
- Rural nature
- Quiet rural character. Try to keep the development under control. Scenic woods and lakes
- Rural character, easy access to trails, logging roads, woods
- The small amount of people and nice roads
- Rural setting, small town atmosphere
- Wild places
- Forest and lakes.
- Open space, rural ness
- Remoteness
- Rural character
- Low taxes
- Landowner's right to do as they please on their property. No zoning for wooded lots.
- A quiet rural area.
- A good place to camp and relax
- Rural atmosphere
- Sparse population
- Remoteness! Cleanliness, safety, security, administrative structures
- The natural quiet of the lake
- The lakes and surrounding forest land
- The quiet, rural nature. Limit access to lake—building up as is
- Rural character
- The rural character of your town, and the natural beauty of surrounding wooded areas. I would like to see this natural, undeveloped environment maintained. This is the reason I purchased 44+ acres.
- The way we are now
- Keep Beddington the way it is – a place to escape from the hustle and bustle
- Rural environment
- Minimum restrictions on life
- The rural, undeveloped wilderness area
- Beddington's greatest assets are its lakes and rural feeling. We need to protect our lakes for further generations and provide lake access for all residents.
- Beautiful rural landscapes, lack of people, privacy

Question 1: What are the things about Beddington that you like and would preserve?

- Small town charm, natural resources
- Rural ness and underdevelopment of lakefront
- Nice quiet town with no pretentious frills that some in town might want
- Rural character , distance from casinos and traffic and urban civilization
- Serenity
- Low tax base
- Lakes and rural character

Question 2: What are the things about Beddington that you would like to see changed?

- The addition of more local, family-owned businesses (i.e. restaurants, galleries, gift shops, antiques shops, etc.)
- I would like to see all town residents working towards a goal of using our lakes by our residents by the town developing a boat ramp and beach area on Beddington Lake
- Haven't lived there long enough to determine changes in facilities and/or services.
- Ambulance service
- Beddington and the surrounding county is perfect as it is
- Acquisition of recreational property
- Maintenance of camp roads so winterized homes could be accessed also could increase year round population
- A mapped system of off roads in area. System maps like paper company ownership. A town news letter of meetings
- To at least get something, one thing, for my paying property tax
- The town maintain the roads around Pleasant River Lake
- I would like to stay as a rural community only with a few more close amenities.
- Taxation on both sides of a peninsula on lake, the state disagrees with your policy
- The governor
- Waterfront access is being cut off, would like to get more and better access
- Would like to see some of the roads graded/repared. Not sure if this is the town's concern or IP
- Setbacks from lake fronts-"enforced". New lot size restrictions and developments on lakes watched closely.
- Town picnic and swimming area, park
- Maintain camp roads
- A more central area of services
- I would like to see the roads better maintained in areas where the taxes are collected. A copy of the town report showing where all taxes collected are spent!
- More commercial-light industry
- See the town maintain the camp roads
- Better capability for fire control/fire fighting and better access to lakes area
- Easier access to town officials. Quicker response to letters or phone calls-just good business courtesy. Physically-nothing. It's nice stress-free, slower paced living. If you want the city/town life, go back to where you came from!
- From very rural to less rural
- Increase attention to young people and the elderly
- At this time, everything should remain the same.
- Absolutely nothing! That's the whole point.
- None. Love it as it is now.
- 2 responses: not much
- 13 responses: nothing or none

Question 3: Describe how you see Beddington in the future.

- When LP sells lots provide plowing for owners
- Peaceful, scenic, natural, much as it is now and has been for years.
- Quiet peaceful community, clean and pristine.
- Meeting the needs of the community without losing its charm.
- Beddington: less rural: park/playground facility available: active in community activities (i.e. Beddington Day; 4th of July; etc...); upped population esp. young families; ambulance and health services available in town.
- Don't want to see it changed. It's great the way it is. Maybe add a church or two. Use the town hall more for fun town activities (plays, musicals, etc)
- Mostly the same, but with better civic control regarding landfill, firefighting, crime and emergency service improvement.
- A resort community

- A small rural town
- Hopefully, not a lot different.
- Except for more houses, same as now
- I would like to see Beddington with a small town feel and slow growth rate.
- As it is, wishful, but would expect reasonable growth!
- Hopefully, still a quiet area where you can live in a peaceful lifestyle.
- Higher population, but still very rural mix of year round and seasonal homes. Maybe a few small businesses. Continued access to trails, logging roads, etc. for hiking, ATV's, hunting. Improved waterfront access-boat landing and public beach—ideally
- Nice small town
- Rural-open spaced communities
- Keep it as a small rural community yet with some more businesses for travelers and local people (ie motel, campgrounds, stores, gas station with diesel, and restaurants on Rt. 9 or 193
- Unorganized town
- Not sure
- Slowly growing important controlled recreational areas. With intelligent decisions about people living full time or seasonally in this area.
- Minimal development. Control sprawl.
- Rural
- Slight growth
- Remote-hopefully not over crowded
- As an exemplar and model for the entire nation; for resisting the twin evils of overdevelopment and commercialization.
- Hopefully very much unchanged from the way it is now
- Hopefully, a rural area with improved facilities and not overbuilt
- Little change
- Continue to be rural wilderness undeveloped area
- As a rural town, wit possible older retired residents
- Preserved-much as it is today
- The same as long as possible
- Hopefully, it will remain a summer vacationland because of its location, lack of industry, and its seasonal lake use
- I hope it stays a very small town.
- With very little change
- Growing too fast
- Wonderful
- Keep Beddington the way it has been for future generations
- Quiet and unpretentious
- 9 responses: the same

Question 4: Do you want a landfill for biomass generator waste?

- Cost would determine acceptability
- No need as I only own land
- Acquire Deblois Peat Plant. Convert to biomass-trash to energy for profit.
- No! Absolutely not. This is what has destroyed many rural areas of Pennsylvania.
- It would be nice.
- Only if the town can make lots of money and keep taxes low.
- Yes
- 43 responses: no

Additional comment:

Try to keep multi-family housing, mobile home and cluster housing under control as this usually leads to more children to more facilities required to more taxes. Changes the whole rural town character.

BEDDINGTON COMMUNITY MEETING

July 23, 2005 Airline Snack Bar 3-5 PM

How do you serve the community of Beddington?

<ul style="list-style-type: none"> • You showed up today • Fire Department • Planning Board • Comprehensive Plan Committee • Select Board 	<ul style="list-style-type: none"> • Appeals Board • Beddington Homeowners Association • Pleasant River Lake Association • Taxpayers
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How long have you lived in/come to Beddington?

Attendees at the meeting live in Beddington:

<ul style="list-style-type: none"> • All my life (so far) 4 • 30+ years 3 • 20 – 30 years 11 • 10 – 20 years 3 • 5 – 10 years 7 • Less than 5 years 11 • Family here since the 1800's 1 	<ul style="list-style-type: none"> Year round: 11 Seasonally 36
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Why do you live in/come to Beddington?

<ul style="list-style-type: none"> • Low taxes • Lake • Peaceful • Quality of life • Low population • No traffic • Beauty • Friends • Quiet • Fishing 	<ul style="list-style-type: none"> • Hunting • Casino • Open space • Animals • Nature photography Retirement • Affordable with a blueberry field • Not crowded • Access to water and the woods • Small size water craft on lakes
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What/Where are Beddington's Special Places (in order of priority; votes in right column)?

• Lakes in general	36
• Rivers (Pleasant River, Narraguagus River)	14
• View of Spruce Mountain	9
• Blueberry fields	7
• View of Pleasant Mountain	6
• Spring on East Beddington Lake Road	6
• View of Lead Mountain	5
• Unnamed islands on Beddington Lake	3
• Access (easy)	2
• View of Southwest Bluffs	1
• Streams	1

- Small and Schoppee houses on Route 9 (formerly Stage Coach stop)
- Airline Snack Bar (near Beddington)
- Airline Highway (improvements)
- Milliken bog
- Bog Brook flowage
- Halls Ridge
- Dorman Island
- Southwest Pond
- Mountain Pond

What is your vision for the future of Beddington?

- Keep it as close to what it is now
 - Year round employment for those who live here
 - We need change in order to stay the same
 - We need regulations but do not want them to be too burdensome
 - To protect the lakes:
 - Increase setbacks
 - Limit clearing and amount of lawns
 - Enforce buffers along lake shores
 - Increase zoning lot sizes
 - Limit the size/#/horsepower of boats
 - No commercial development on the lakes
 - No jet skis on the lakes
 - Use land protection options (land trusts, purchase with Land for Maine's Future funds)
 - Town purchase of Haines land for access on Beddington Lake (in negotiation now; town has a right of first refusal)
 - Keep intensity of use to historic levels
 - Not paved
 - Keep "rustic"
 - Use zoning to protect water quality primarily
 - What about a motor cycle race track? Noise and nuisance ordinances can be used.
 - Allow cellular phone towers in a coordinated way
 - Require Co-location of several carriers on one tower
 - Allow/require co-location for public safety and emergency services needs
 - Explore "stealth" tower construction to limit visual impacts
 - In Subdivision regulations
 - Include open space set aside requirements
 - Explore boat regulations for speed and nuisance (using IF&W rules and enforcement)
 - Investigate how to limit speed and horsepower
 - Not too burdensome
 - Make regulations problem specific and lake specific; eg. Beddington Lake is too shallow for jet boats
 - Noise of jet skis is a nuisance and a safety hazard for swimmers
 - Call on the state to enforce their rules
 - Keep in mind that we are here because of the lack of regulations
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- Therefore develop regulations in a step by step fashion to see if they are effective; increase the “burden” if the problems are not addressed by the regulations or other measures to protect the lakes.

The State policies that are found in the Comprehensive Planning and Land Use Regulation Act (30-A MRSA §4311 et seq.) are reproduced in this Appendix. The Act requires that a municipality will specify what approaches they will take to address them. The town of Beddington has tailored these policies to the specific circumstances of Beddington as they are raised in each of the major substantive areas (chapters) of this Comprehensive Plan. The town's policies can be found at the end of each chapter, in the body of the Capital Improvement Plan in the Fiscal Capacity chapter, and in the Land Use Plan that is mapped and described in the Land Use Chapter.

A. STATE POLICIES

1. to encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services, and preventing development sprawl.
2. to plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
3. to promote an economic climate that increases job opportunities and overall economic well-being;
4. to encourage and promote affordable, decent housing opportunities for all Maine citizens;
5. to protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas;
6. to protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas;
7. to protect the State's marine resources industry, ports, and harbors from incompatible development, and to promote access to the shore for commercial fishermen and the public;
8. to safeguard the State's agricultural and forest resources from development that threatens those resources;
9. to preserve the State's historic and archeological resources and;
10. to promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

B. STATE COASTAL MANAGEMENT POLICIES

1. to promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation, and recreation;
2. to manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters, and to enhance the economic value of the State's renewable marine resources;
3. to support shoreline development that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline, and that considers the cumulative effects of development on coastal resources;
4. to discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides, or sea-level rise, it is hazardous to human health and safety;
5. to encourage and support cooperative state and municipal management of coastal resources;

6. to protect and manage critical habitats and natural areas of state and national significance, and to maintain the scenic beauty and character of the coast, even in areas where development occurs;
7. to expand the opportunities for outdoor recreation, and to encourage appropriate coastal tourist activities and development;
8. to restore and maintain the quality of our fresh, marine, and estuarine waters to allow for the broadest possible diversity of public and private uses; and
9. to restore and maintain coastal air quality to protect the health of citizens and visitors, and to protect enjoyment of the natural beauty and maritime character of the Maine coast.