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VIENNA COMPREHENSIVE PLAN PART I.



March 8, 2008

VIENNA COMPREHENSIVE PLAN

PART I.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

March 8, 2008

**Prepared by the
Vienna Comprehensive Plan Committee**

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Planning Board: Waine Whittier, Creston Gaither, Bob Bassett, Alan Williams, Lionel LaLiberte

Code Enforcement Officer/Plumbing Inspector: John Archard

Road Commissioner: Linwood Meader, Jr.

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Consultant: Gwendolyn Hilton

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INTRODUCTION

TOWN MEETING DIRECTIVE AND THE PLANNING PROCESS

1 **Vienna Town Meetings for the years 2004, 2005 and 2006 voted to raise funds to update Vienna's**
2 **1984 Comprehensive Plan.** The Selectmen appointed a Comprehensive Plan Committee in the fall of
3 2005 in response to those directives. The Selectmen and the Committee then applied for and received a
4 State Planning Office Planning Grant that made it possible to hire a consultant to assist in the
5 development of the Comprehensive Plan.

6 **The Comprehensive Plan Committee has been meeting** twice a month or more, to review and debate
7 the various chapters of the Plan. Ongoing public input has been a priority, and the following opportunities
8 were provided:

- 9 • Public Opinion Survey
- 10 • Visioning Workshop
- 11 • Newsletters distributed to residents
- 12 • WEB page with section dedicated to the Comprehensive Plan
- 13 • Public Forums
- 14 • Over 25 other Committee Meetings open to the public

PURPOSE OF THE COMPREHENSIVE PLAN

15 **The Comprehensive Plan serves many purposes:**

- 16 • Most importantly, it is a way for local people to have control over the future of their town.
- 17 • It serves as an expression of the townspeople's vision for their future.
- 18 • It contains a considerable amount of information about the town including mapped information.
- 19 • It makes predictions about the future of the town.
- 20 • It is a means to control future growth and development.
- 21 • It is a means to control taxes by minimizing the costs to the town for future development.
- 22 • It is a legal foundation for regulations, **if and when the town adopts them.**
- 23 • It helps in obtaining grants such as: to improve water quality of ponds; recreational grants for public
24 access to ponds, town parks and trails, including snowmobile trails; funding for housing and septic
25 system upgrades; historic preservation grants; and grants for fire protection and emergency shelter
26 equipment.

THE COMPREHENSIVE PLAN: DOCUMENTS AND MAPS

The Comprehensive Plan document is organized into two parts as follows:

Part I. Comprehensive Plan Summary of Findings and Recommendations

Summary of Findings from the Inventory and Analysis

Vision for Vienna to the Year 2020

Recommendations: Goals, Policies and Implementation Strategies

(Including the Future Land Use Plan and Open Space Plan)

Appendices:

Map 1. Future Land Use Plan

Map 2. Open Space Plan

Map 3. Parcels (Property Tax)

Part II. Supporting Documentation: Inventory and Analysis

Appendices:

A. Results of the Public Opinion Survey

B. Results of the Visioning Workshop

C. Maps:

Map 1. Public and Semi-Public Facilities

Map 2. Topography

Map 3. Constraints to Development

Map 4. Water Resources

Map 5. Significant Habitat

Map 6. Parcels (Property Tax)

Map 7. Existing Land Use

Map 8. Cultural Resource

Note: The Beginning with Habitat Program Notebook and Maps (not included in this document) are important reference materials associated with this Plan.



VISION FOR VIENNA TO THE YEAR 2020

Note: This vision for Vienna was developed based upon the results of the public opinion survey and the community visioning workshop.

Introduction

1 Vienna is a small, charming community with a year-round population of 570 people. In the summertime
2 the population at least doubles due to seasonal residents. The town's greatest assets are its small town
3 rural character and close-knit community of socially and civically active citizens.

4 Population growth and its impact on Vienna is inevitable due to people fleeing more urban and suburban
5 areas in search of rural settings to have a home or camp. The town's year-round population is projected to
6 increase by 110 individuals to a total of 680 people by the year 2020. The seasonal population will
7 probably increase at a similar rate. These increases in population translate into a total of over 500 homes
8 in Vienna by the year 2020. More home occupations, cottage industries and other small business
9 endeavors can also be expected. Farming, forestry and outdoor recreational activities will continue to be
10 an important part of the community. There will be more traffic on the town's roads, more people using the
11 town's ponds, and increased demands on town services and facilities.

Vienna's vision is to maintain the quality of life that citizens cherish and to preserve the most treasured places while accommodating population growth.

12 Vienna will be a friendly, welcoming town with a peaceful and beautiful landscape in the year 2020. The
13 culture and rural lifestyle will be much as it is today. Vienna will still be a bedroom community to
14 Augusta, Farmington, Waterville and other service center communities, but there will be more people
15 living and working in Vienna due to the ability to telecommute and the presence of a strong local
16 economy. Vienna's overall population will be older, but will continue to have interesting people from
17 many walks of life.

18 There will be a strong sense of community with many folks involved in town affairs and community
19 activities. Town government will be accessible with a town office that is open at least several days per
20 week. People will continue to volunteer for town and civic endeavors. Vienna may share more services
21 and facilities with neighboring towns. There will be a strong sense of history with an active Historical
22 Society. The Grange, Union Hall Association, Cooperative Extension, local churches and other
23 organizations will continue to be actively engaged in making Vienna a great place to live.

24 Vienna's ponds, streams, mountains, forests, blueberry barrens, farmland and quaint village define the
25 landscape and provide many cultural and natural features such as outstanding scenery, abundant wildlife
26 and many outdoor recreational opportunities. A vision of Vienna must include the identification of those
27 places most treasured by the community; many would consider the loss of these places a great failure.
28 Some of these treasured places are culturally significant such as the village and the Town House, while
29 others are unique natural areas such as Flying Pond and the Kennebec Highlands.

1 Vienna's quaint village will still be the civic and cultural center of the community in the year 2020. The
2 Post Office, Fire Station/Community Room, Union Hall, Grange Hall, Mill Stream dam, Historical
3 Society spring and building, and old homesteads will all still be in the village area. The village will
4 continue to be a small place, but with a few more homes and a few more small businesses. Traffic will
5 travel slowly through the village making it a safe place to walk or bike. The Town House will still be
6 located a mile up the road. The shoulders of Route 41 will be wide enough so that people can walk
7 between the Town House and the village. People will also be able to walk or bike between Vienna village
8 and Mount Vernon village via either a smooth widened shoulder along Route 41 or a separate pathway.

9 People will spend more time together in the village because there will be a town green with a gazebo and
10 a recreation area with a ball field. People will also be able to walk to a public beach on Flying Pond, and
11 then hop in a kayak or canoe and paddle to one of the islands for a picnic. The small businesses in the
12 village will cater to the local people and summer visitors. These businesses might include a small café and
13 shops where local artisans can sell their wares. The organic market farm in the village area will be
14 growing produce and selling it at a farm stand, or maybe there will be a local farmer's market selling
15 produce from many area farms.

16 The town's ponds will be peaceful and pristine as a result of ongoing efforts to limit phosphorus and other
17 pollutants, strong efforts to prevent invasive plant infestations, and limitations on boat motor size.
18 Development in the direct watersheds of Flying, Parker and Kimball Ponds will be limited and well
19 designed to assure long-term protection. The other ponds will have very little development due to their
20 remote locations and/or the presence of undevelopable land. Lake associations and neighboring towns
21 will be important partners to Vienna in protecting the ponds.

22 Landowners, local land trusts and the town will work together to conserve important natural areas in
23 Vienna. Ecologically sensitive areas around the ponds such as wetlands important to wildlife, and large
24 blocks of wildlife habitat such as deer wintering areas, will be conserved. The Kennebec Highlands, a
25 significant regional asset, will be a complete block of public reserve land shared by several towns. There
26 will be a McGurdy Stream greenway extending along the town's western boundary to provide an
27 important corridor for wildlife. Conservation of this greenway will be a joint project with neighboring
28 Chesterville. Vienna's higher elevations and steep slopes will continue to be mostly forested or blueberry
29 barrens. The public will be able to enjoy the town's scenery, views of the ponds and views from the
30 mountains.

31 Active farming and forestry will be an important part of the fabric of the community. There will be
32 vegetable farms, maple syrup operations, cattle and other livestock operations, hayfields and cropland.
33 Blueberries will be an important business in town. The blueberry barrens and active farmland will be
34 highly valued for their economic importance and as part of the scenic landscape. Woodlot owners will be
35 able to harvest firewood and lumber for personal use, derive income from sustainable forestry, and
36 generally receive pleasure from their forests as habitat for wildlife and as places of beauty and solitude.
37 Forestry and agriculture will use "best management practices" to prevent degradation of ponds and other
38 water bodies. Much farm and forestland will be open to the public for passive uses and sportsmen for
39 hunting and fishing.

40 Most of the projected 100 new homes will be located so as to have minimal impact on the town's ponds,
41 other significant natural resources, and town facilities and services. Some of these homes will be located
42 in or near the village area. Many of these homes will be located outside the village area, but near or along
43 Route 41 and the Tower Road. Very few new homes will be located on the town's dirt roads in steep
44 and/or remote areas of town. Additionally, there will be affordable homes for local people, including
45 seniors on fixed incomes and young families.

- 1 The town's exceptional rural character will be preserved because homes and businesses will be screened
2 from public roadways by natural vegetation. Residential developments will be clustered, or otherwise
3 designed to preserve open space and natural character. Open space in these developments will be
4 consistent with the town's open space plan that identifies those areas most important to conserve such as
5 the McGurdy Stream greenway.
- 6 Developments and homes will be located so as to be accessible to emergency services, and with
7 driveways or access roads designed to minimize traffic conflicts. Any new businesses will be small,
8 designed and sited to have minimal negative impacts on nearby residential areas, natural resources, public
9 roads or public services.
- 10 Vienna will be a wonderful place to live, work and play in the year 2020. Change will have had modest
11 impacts as a result of a caring community of actively involved citizens.



SUMMARY OF TOP RECOMMENDATIONS

SUMMARY OF TOP RECOMMENDATIONS (Not in order of Importance)		
Project / Task	Project or Task Details	Responsible Entity, Page Reference for time- frame and cost estimate, if applicable
Town Government Operations	Consider having regular, part-time office hours	Selectmen; page 50, strategy #7
Village Area Improvements	Consider the following: Town House improvements; more functional town office (office, meeting and storage space; protection of town records; parking); Fire Station/Community Building roof repairs	Selectmen and other town officials; page 49, strategy #2; and page 57, Table 11-1.
Long-term Capital Improvements and Transportation Program	Prudently finance capital needs by planning ahead, maximizing efficiencies, utilizing the best funding mechanisms, and spreading costs out over time. Obtain professional advice, as needed. Inventory roads; prioritize based on usage and location. Present annual updates at town meeting.	Selectmen, Road Commissioner, Fire Chiefs and others; page 49, strategy #1; page 52 strategy #1; and page 57, Table 11-1.
Regional Coordination and Consolidation	Improve service and reduce costs. Consider the following for regional coordination or consolidation: household hazardous waste disposal; town administration (staff, lake warden, CEO); emergency services; recreation facilities; and contracting services, such as snow removal	Selectmen, Fire Chiefs, Road Commissioner, and others; page 51, strategy #9.
Watershed Protection for Lakes, including Parker and Flying Ponds	Protect lake water quality through the following: adopting public works standards and watershed-based ordinance provisions; adequate enforcement; public education; land conservation; regional coordination; and identification and repair of problems areas with grant funding.	Selectmen, Planning Board, Road Commissioner, CEO, Lake Warden, Conservation Commission, lake associations, land trusts, etc.; page 43, policy #3, pages 35-38 (many strategies).
Public Works Practices and Responsibilities (protection for water quality and fisheries)	Formally adopt best management practices for construction and maintenance of public roads and properties for use by town officials, employees and contractors.	Selectmen, Road Commissioner; page 36, strategy #3.
Continued on next page		

SUMMARY OF TOP RECOMMENDATIONS (Not in order of Importance)		
Project / Task	Project or Task Details	Responsible Entity, Page Reference for time- frame and cost estimate, if applicable
New Site Plan Review Ordinance and Updated Subdivision Regulations	Provide more local control over major subdivisions and major commercial and industrial uses.	Planning Board; page 31, strategy #6.
Update the Notification of Construction Ordinance to be a Building Ordinance	Consider including the following: indication of use; driveway permit; evidence of compliance with state laws; simple erosion and sedimentation control; hand-drawn plan of construction site and natural features; setbacks and screening; good neighbor standards (noise, pollution, safe and sanitary storage of materials); minimum lot size; and frontages.	Planning Board; page 30 strategy #3, page 37, strategy #9.
Repeal or Update the Resource Protection and Timber Harvesting Ordinance	Repeal or update to be consistent with state law. Include Maine Forest Service best management practices.	Planning Board; page 38, strategy #10.
Administration, Funding and Enforcement for Ordinances	Assure adequate funding for administration and enforcement by adjusting permit fees to cover costs, requiring that developers pay their share of costs, and expanding code enforcement officer authority.	Selectmen, Planning Board; page 32, strategy #9.
Appoint Conservation Commission	Appoint a Commission to work to protect natural resources through education, open space planning (identification of important areas) and other non-regulatory means, such as working with landowners and coordinating conservation efforts with land trusts, lake associations, state agencies and others.	Selectmen, Conservation Commission; page 45, strategy #1.

SUMMARY OF FINDINGS FROM THE INVENTORY AND ANALYSIS



Population, Housing and Economy

- 1 • **Vienna's year-round population is around 570 individuals.** The population is projected to increase
2 to 609 individuals by the year 2010, and to 676 individuals by the year 2020.
- 3 • **Population growth will be the result of people moving into Vienna,** as opposed to an increase in
4 the birth rate. As the areas around Augusta, Waterville and Farmington become more developed,
5 Vienna will become increasingly attractive as a place to live.
- 6 • The **summertime population** at least doubles due to the large number of seasonal homes and day trip
7 recreational opportunities. The seasonal population will continue to increase over the next decade.
- 8 • **Vienna will have an overall older population** (age 44+). The large number of aging "baby
9 boomers" has implications related to housing, health care, transportation and social desires.
- 10 • **Land and homes are becoming increasingly expensive** as a result of the in-migration of more
11 affluent people and the growing demand for seasonal homes on ponds and areas with scenic views.
- 12 • There is concern about **the ability of year-round residents to be able to afford to live in town.**
13 Seniors on fixed incomes, young families, and others may be having a hard time finding affordable
14 housing.
- 15 • Vienna has, and will continue to have, **considerable economic strength.** Residents have a wide-
16 range of employment opportunities within commuting distance. There is a very active local economy
17 consisting of a variety of small businesses and home occupations, a viable natural resource base with
18 land suitable for small scale farming and forestry, and an attractive rural landscape that includes the
19 Kennebec Highlands and a number of ponds and scenic vistas suitable for recreation businesses. More
20 small businesses to expand and diversify the tax base might be desirable.
- 21 • The town could **support the local economy** by supporting the Mount Vernon and Vienna Business
22 Alliance, and seeking improvements to the infrastructure that serves businesses, commuters and
23 telecommuters such as: improvements to town roads and State Route 41, and town-wide high-speed
24 internet service.

Land Use¹

- 25 • **Future Land Use** issues include:
 - 26 ○ To what extent does the town wish to direct future development?
 - 27 ○ How can the town best prepare for future development?
 - 28 ○ How does the town ensure that new development will be compatible with existing uses and the
29 rural character?
 - 30 ○ How can the town assure that new developments will not over-tax public services and facilities?
- 31 • A **driving force in how quickly Vienna grows** will be the affordability of housing and land.
32 Additionally, as shorefront properties are developed in the Belgrade Lakes Region people may look to
33 Vienna for more affordable seasonal homes on or near ponds.
- 34 • The **village area** consists of about 30 year-round homes; about 20 seasonal homes, many with
35 frontage on Flying Pond; the Post Office; the Fire Station/Community Building; a church; the Grange
36 Hall; a waterfront park; the Union Hall; two businesses and some active farmland. The village is the
37 center of many town activities. The Town House (current town office) is located about one mile north
38 of the village center. Very little new development has occurred in the village over the past decade.

¹ Existing land uses are displayed on the Land Use Map in the Appendices of Part II. of the Comprehensive Plan.

- 1 • **Flying and Mill Ponds, wetlands and steep terrain restrict expansion of the village.** There are
2 several large parcels, but there doesn't appear to be interest in developing them. Additionally, any
3 future development would have to be designed to prevent further degradation of the Flying Pond.
- 4 • **Residential uses** are the predominant structural land use in Vienna. There were 409 homes, of which
5 about 220 were year-round homes and about 189 were seasonal homes or camps (June 2006).
- 6 • The majority of **homes are dispersed** along public roads (primarily Route 41 and portions of town
7 roads such as the Kimball Pond and Tower Roads). Most seasonal housing is located around Flying
8 and Kimball Ponds. There are a few homes and camps around Parker and Whittier Ponds.
- 9 • Most **homes** are located on lots ranging in size from one to ten acres. The smallest lots are located in
10 the center of the village and along the shores of Flying and Kimball Ponds. Vienna does not have a
11 town-wide minimum lot size for individual lots so the state minimum lot size of 20,000 square feet
12 applies, unless the lot is located in the shoreland zone where the minimum lot size is one acre. The
13 Subdivision Regulations require a two-acre minimum lot size.
- 14 • **Residential development** over the past decade has consisted (on average) of about seven new houses
15 per year and one new small subdivision (less than 8 lots in size) per year. The areas where most
16 permits were issued for homes and camps since 1998 were: Route 41 (15 permits), Flying Pond (10
17 permits), Kimball Pond Road (9 permits), Tower Road (6 permits) and many of the remaining 24
18 permits were for homes scattered along other town roads.
- 19 • There isn't much remaining shorefront available for new homes along the shores on **Flying and**
20 **Kimball Ponds**. Any new development in these areas would have to occur as second-tier lots behind
21 the shorefront lots. Development around **Parker, Egypt and Whittier Ponds** consists of larger lots
22 where a few additional lots might be added. Very little development is anticipated for areas around
23 the other ponds either due to remoteness, small size or the presence of development constraints.
- 24 • Approximately **70 new homes will be built over the next ten years** if the current rate of residential
25 development continues. Slightly less than half of these homes will be seasonal homes based on past
26 trends. The distinction between seasonal versus year-round homes may be of limited importance
27 because most homes built today have the potential to be used year-round.
- 28 • The **development patterns and trends** of the past decade will probably continue into the next
29 decade. Given that Vienna does not have any land use regulations that direct development to one area
30 of town as opposed to another, it is likely that new development will continue to occur along town
31 roads, and may well extend off rural roads to provide scenic views and more remote settings.
- 32 • The **areas most attractive for future homes** include areas near the Kennebec Highlands, remaining
33 vacant subdivision lots, any remaining shorefront or second-tier lots behind shorefront lots, and
34 locations with outstanding views and vistas.
- 35 • Most **commercial uses** are relatively small, non-intensive land uses and many are home occupations.
36 There are about 50 commercial uses (not including forestry and agricultural uses). Many businesses
37 (16) are located along Route 41. Eight businesses are located on the Davis Road and five businesses
38 are located on the Kimball Pond Road. Other business are scattered along the town's other roads.
39 Commercial uses have usually been compatible with adjacent residential uses.
- 40 • There is nothing to suggest that past trends in the character of **commercial uses** will not continue.
41 There may be an increase in part-time, home-based businesses operated by semi-retired people. High-
42 speed internet service will make it possible for people to conduct business from Vienna. It is unlikely
43 that a large industry or business will locate in Vienna because of its rural location and distance from
44 major thoroughfares. However, Route 41 is not posted to heavy trucks in the spring. Wind power
45 might be viable due to the orientation of the mountains.

- 1 • There is **concern about new commercial and industrial uses** that might have negative impacts on
2 residential neighborhoods, natural resources, roads and other public facilities and services. The town
3 could enact of a Site Review Ordinance to address these concerns.
- 4 • Vienna's nearly 14,000 acres of **forestland** is owned by small woodlot owners who use their
5 forestland for a variety of purposes. There have been 86 **timber harvests** since 1996 (8 to 9 harvests
6 per year, or 515 acres per year). Almost 2,900 acres of forestland is enrolled in the state **Tree Growth**
7 **Property Tax Program**
- 8 • Vienna requires a **permit for timber harvesting** (25 cords or more per lot within any 12-month
9 period) through its Resource Protection and Timber Harvesting Ordinance. The ordinance needs to be
10 repealed or updated to be consistent with Maine's Forest Practices Act.
- 11 • There are about 930 acres of **farmland** of which about 326 acres are blueberry barrens. Commercial
12 farms include one dairy and maple syrup operation, three blueberry operations and an organic
13 produce farm. There are also other smaller farm-related land uses.
- 14 • **Commercial forestry and agriculture** will continue to be an important part of Vienna. There will be
15 less of a land base for commercially viable forestry or agriculture as land is divided into smaller lots
16 and converted to house lots. Conflicts between commercial forestry and agriculture and new
17 residential uses may become an issue, as it has in other communities.
- 18 • **Town property** includes the Town House, the Fire Station/Community Building, the closed landfill,
19 several cemeteries, and a small park on Flying Pond.
- 20 • **State property** includes the Kennebec Highlands and the sand and salt storage facility off Route 41.
- 21 • Vienna is fortunate to have its own **U. S. Post Office**.
- 22 • **Semi-public uses** include two churches, the Union Hall, the Grange, the Historical Society village
23 spring and building, and conservation land owned by three land trust/conservation organizations
24 (Belgrade Regional Conservation Alliance, Kennebec Land Trust, and Small Woodlot Owners
25 Association).
- 26 • **Vienna's land use regulations** include:
 - 27 ○ Notification of Construction Ordinance
 - 28 ○ Shoreland Zoning Ordinance (state mandated)
 - 29 ○ Subdivision Regulations (state mandated review required)
 - 30 ○ Resource Protection and Timber Harvesting Ordinance
 - 31 ○ Floodplain Management Ordinance (required for participation in Federal Flood Insurance)
 - 32 ○ Mass Gathering Ordinance
 - 33 ○ Wireless Telecommunications Ordinance
 - 34 ○ Road Construction Ordinance
- 35 • The **most significant concern** has been maintaining the water quality of the town's ponds.

- **General ordinance changes** that have been discussed for the next ten years include:
 - Including in the Building Notification Ordinance an indication if a commercial use is proposed.
 - Amending ordinances to be in conformance with state laws (e.g., shoreland zoning, timber harvesting and subdivision).
 - Revising ordinances with provisions based on current model ordinances (subdivision, in particular).
 - Amendments to provide greater protection of ponds - best management practices to control erosion and stormwater runoff.
 - New Site Plan Review Ordinance to regulate major commercial and industrial uses.
 - Driveway and subdivision road access requirements to address safety, culvert and ditch designs.
 - Mass gathering permit requirements for smaller gatherings (600 people or more).
 - Subdivision provisions to encourage conservation subdivisions and cluster housing with open space requirements linked to an Open Space Plan.
 - Resource protection zoning for McGurdy Stream to protect high value wildlife habitat and unique natural character (exemptions for existing structures/lots that might be affected).
 - Expanded shoreland zoning stream protection in areas with high value fisheries.
 - Bridge and culvert design specifications with standards for erosion control and fish passage.
 - Regulations to preserve scenic resources.
 - Town-wide zoning
- Vienna has neither **town-wide zoning** or any other regulations directing development to any designated growth areas or away from rural areas or critical natural resource areas.
- Vienna has relied on a relatively traditional, low-budget, volunteer-based **approach to administering and enforcing** its land use regulations.
- The **Planning Board** has been the primary entity involved in administering ordinances and drafting new ordinances and amendments to existing ordinances. The Code Enforcement Officer could handle some of the Board's permitting duties.
- **Increased coordination** between the Lake Warden and code enforcement officers in area towns has been suggested as a way to increase protection for lakes and ponds.
- **Funding for administration** of ordinances comes from town appropriations and permit fees. Permit fees should cover the costs of permitting and administration.
- The Planning Board should have the authority to require funds from developers to hire professional assistance in reviewing applications for major projects.
- The town may have to **increase its administrative and enforcement capacity** as the population grows and development activity increases.

Natural Resources²

- Vienna encompasses about **25 square miles** (about 16,000 acres) within the **foothills of western Maine**. The town has an exceptionally varied topography. The town's steep slopes, highly erodable soils, shallow soils with ledge, wet soils and floodplains pose significant **constraints to development**.
- Vienna has an abundance of **very good quality water** primarily due to its small and widely dispersed population and mostly forested land cover.

² Water resources and other natural resources are displayed on several maps in the Appendices of Part II. of the Comprehensive Plan.

- 1 • Vienna has **12 ponds** that are ten acres or larger in size. The town's tax base (property values) is
2 directly related to the health of its ponds.
- 3 • **The most serious threat to lakes is phosphorus pollution** from roads, buildings, lawns, farms,
4 timber harvesting and other activities that eliminate vegetation and natural depressions. The lack of
5 vegetation and natural depressions associated with these uses allows excessive amounts of sediment
6 and phosphorus laden rainwater to runoff more quickly and directly into lakes. Negative impacts can
7 be excessive algal growth, cloudy green waters with unpleasant odors unappealing for swimming and
8 boating, loss of fisheries, and a resultant reduction in property values.
- 9 • Two **options for addressing phosphorus runoff** include:
 - 10 ○ **Conducting a survey** to determine the location and extent of existing problem areas and then
11 working to repair these areas. Grants are available for this work.
 - 12 ○ **Adopting ordinance standards** to require that developers design developments to limit
13 phosphorus and updating the Resource Protection and Timber Harvesting Ordinance to require
14 the most up-to-date best management practices.
- 15 • **Flying and Parker Ponds** have significant value from a regional and statewide perspective, and have
16 water quality that is threatened from some land use activities in their watersheds. These watersheds
17 are a priority for state assistance in developing and implementing watershed management plans.
- 18 • **Flying Pond's water quality** has been of great concern due to stormwater washouts resulting in the
19 filling in of Mill Pond and a brown plume of sediment flowing into Flying Pond during some storms.
- 20 • **Invasive plants** can destroy water quality resulting in loss of property values, reduced recreation
21 opportunities and large expenditures to eliminate them. Invasive plants have not been identified in
22 any of Vienna's ponds, but variable milfoil infestations have been identified in nearby water bodies.
- 23 • The **Parker Pond Association, the Flying Pond Improvement Association and the Kimball Pond**
24 **Association** actively protect some ponds by doing water quality monitoring, invasive plant
25 monitoring and education. The **Thirty Mile River Watershed Association** has just been established
26 to increase regional coordination in the protection of water bodies.
- 27 • Vienna's **Lake Warden** coordinates boat inspections for invasive plants and safety issues, and
28 monitors land uses for shoreland zoning violations on Parker, Flying and Kimball Ponds during the
29 summer.
- 30 • The primary **water supply** for residents is groundwater through individual wells. No groundwater
31 quality or quantity issues were identified. Potential **sources of ground water contamination** are
32 malfunctioning septic systems, leachate from sand and salt stockpiles and landfill refuse, spills associ-
33 ated with junkyards and other commercial uses, and certain agricultural activities.
- 34 • Vienna has an **abundance of high value wildlife habitat** including:
 - 35 ○ Thirteen important waterfowl and wading bird habitats.
 - 36 ○ Wetlands and shorelands of water bodies (up to 80% of animals use shorelands).
 - 37 ○ Eight deer wintering areas.
 - 38 ○ At least five large blocks of undeveloped habitat shared with neighboring towns.
 - 39 ○ A total of 3,342 acres of protected habitat in the Kennebec Highlands public reserve land.
 - 40 ○ High value fisheries, including Mill Stream (lower section), Kimball and Davis Pond outlets,
41 McGurdy Stream, Parker Pond, Kimball Pond, Flying Pond and Egypt Pond.
- 42 • **Federal and state laws** provide some protection to natural resources, but enforcement can be
43 sporadic due to agency staffing levels. The local code enforcement officer can help by informing
44 people of state/federal laws and by alerting agencies when there are violations.

- 1 • Existing **local regulations** that provide some level of protection to natural resources include the
2 Shoreland Zoning Ordinance, the Subdivision Regulations, the Resource Protection and Timber
3 Harvesting Ordinance, and the Floodplain Management Ordinance. Maine's subsurface wastewater
4 treatment law and plumbing code administered by Vienna's Code Enforcement Office/Plumbing
5 Inspector also protects water quality.
- 6 • The Belgrade Regional Conservation Alliance, the Kennebec Land Trust, the Small Woodlot Owners
7 Association and the lake associations are **non-regulatory entities** that the town could work with to
8 preserve important open space and natural resources.
- 9 • Town **road construction and maintenance practices** can be major contributors of pollution to water
10 bodies. Town officials have worked hard to address road washouts. The Selectmen might consider
11 formally adopting road and bridge construction and maintenance standards to require the utilization of
12 best management practices in maintaining and constructing roads, ditches, culverts, and bridges so
13 that road commissioners (one year term) and contractors are fully aware of the town's expectations.
- 14 • **Grant programs** available to assist in water quality protection include Small Community Grants
15 (malfunctioning septic systems), the Invasive Aquatic Plants Cost Share Program and lake watershed
16 programs. The Maine Department of Environmental Protection administers these programs.

O u t d o o r R e c r e a t i o n

- 17 • **Outdoor recreation** with access to rural land and water bodies is a strong tradition in Vienna.
- 18 • **Publicly owned recreation land** includes the Kennebec Highlands, the Town Park and several road
19 rights-of-way that provide access to water bodies. The public also uses several of the **islands** in
20 Flying Pond, but ownership of these islands is unclear and needs to be determined.
- 21 • The **Kennebec Highlands** public reserve land is owned and managed by the Maine Bureau of Parks
22 and Lands. The Highlands are the most significant public outdoor recreational area in the region. A
23 management plan is currently being developed for the Highlands.
- 24 • **Public access to ponds** from within Vienna is limited. Parker, Flying, Kimball, Crowell and Egypt
25 Ponds are only accessible from public road rights-of way, and not all are from within Vienna. There is
26 concern about the safety and adequacy of these sites. Opportunities to establish public access to water
27 bodies will become increasingly difficult as the town develops.
- 28 • The **use and size of motors** on ponds is an issue. The town can regulate this on ponds 10 acres or
29 larger in size.
- 30 • Vienna has exceptional **scenic resources**. The most important scenic resources are those visible to the
31 public from a public road, public recreation area, pond, or other publicly accessible location.
- 32 • Issues related to **trails** include: expansion of the snowmobile trail system; creation of ATV trails; a
33 pedestrian/bicycle way between Vienna and Mount Vernon villages; widening and smoothing of road
34 shoulders for walking and biking; and the use of formally abandoned or discontinued town roads.
- 35 • **Other recreational improvements** that have been discussed include ball fields, playgrounds, a
36 village recreation area, town green, and connected open spaces or greenways for people and wildlife.
37 Vienna should also consider **facilities available in neighboring communities** when looking to meet
38 the needs of the community.

Mechanisms for **enhancing outdoor recreation and conserving scenic and open space areas** include:

- Purchase of the site, either outright or as conservation easement with grant funding or a town appropriation. Vienna could establish a capital reserve fund for recreation and open space land that could be used as match for grants.
 - Work with a land trust to preserve scenic areas or important conservation land.
 - Ordinance requirements for recreation areas or open space in major subdivisions.
 - Voluntary landowner agreements.
- Vienna should develop a formal **Open Space and Recreation Plan** that would identify the highest priorities and make recommendations for the preservation of these areas.

Historical and Archaeological Resources

- The people of Vienna treasure their **history**, which is particularly evident in the ongoing activities of the Vienna Historical Society. The **Vienna Historical Society** has the following goals:
 - Purchase property and a building to house a research library and manuscript repository.
 - Identify and mark buildings of historical significance and areas of archeological significance (the shoreline of Flying Pond is considered an archaeologically significant area).
 - Catalog and preserve photographs, documents and artifacts of historical significance.
 - Record the oral histories of older residents.
 - Preserve the Vienna Town House (on the National Register of Historic Places).
 - Host public programs and special events to connect people with Vienna's past.
 - Publish documents important to understanding Vienna's history.
- The **primary threat to historical buildings and sites** is the desire of property owners to alter them in ways that destroy the architectural or archaeological integrity of the building or site.

Public Services and Facilities, and Transportation

- Many of Vienna's **services and facilities** are adequate at this time, and with some improvements should be adequate for the next ten years. Planning ahead for necessary capital improvements, working with other towns, and guiding growth and development to areas most efficiently served are actions the town can take to manage ongoing and future municipal expenditures more efficiently.
- **Vienna's town government works cost-effectively in large part because of the high levels of volunteerism.**
- There will be **increased demand for services and facilities** as a result of population growth, primarily the result of people from away with higher expectations moving to Vienna.
- **Potential service and facility issues** for the next ten years include:
 - A more functional town office and regular office hours.
 - Improvements to the Fire Station/Community Building - roof repairs, more parking.
 - Fire Department equipment – forestry truck and the longer-term need for a pumper truck
 - Increased recycling and composting; disposal of household hazardous wastes (pesticides, paint, etc.).
 - Paid administrative staff, paid instead of volunteer fire fighters and rescue service personnel.
 - Groundwater monitoring at the landfill and sand/salt facility; a sand/salt storage shed.
 - Town-wide cell phone coverage, high-speed Internet access and cable TV.

- **Potential transportation issues** for the next ten years include:
 - Improvements to State Route 41 (adequate repaving, better snow removal, realignment of two dangerous curves).
 - Traffic going too fast through the village.
 - Maintenance of 23 miles of town roads. Road expenditures are the second highest budget item after education. Town acceptance of new roads will increase costs.
 - Many town roads have very steep hills that are a challenge to maintain.
 - About 65% of town roads are paved and the rest are gravel. There is some interest in paving more roads, but the cost is prohibitive.
 - Wider, smoother road shoulders for walking and biking, especially between Vienna and Mount Vernon villages, would be desirable.
 - Safer road access through a formal driveway permit to address sight distances, culvert design, etc.
 - Public transportation, such as KVCAP demand response services, will become increasingly important with an aging population.
 - Road Ordinance should be updated to reflect modern standards and better address stormwater runoff.
- **A formal, long-term road management program** would enable the town to prioritize and schedule road improvements and spread costs out over time. The Selectman and Road Commissioner positions have one-year terms, which may make consistent long-term planning more of a challenge.

Fiscal Capacity

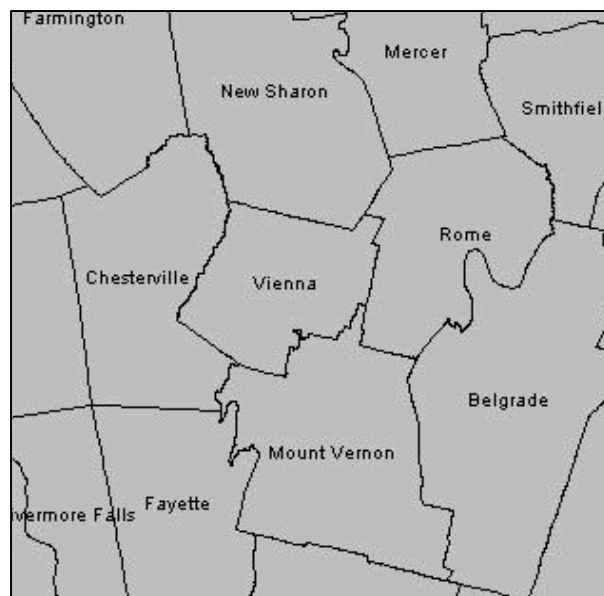
- **The foundation of Vienna's fiscal health is the value of its property.** The increasing value of property in Vienna is providing a steady source of income to support government services.
- **Vienna's total property valuation increased a dramatic \$18 million between 2000 and 2005** (state equalized figures). It is very likely the overall property valuation will continue to increase, which in turn can be used to support increases in expenditures. However, residential property does not necessarily provide enough tax revenue to support increased service demands.
- **Property taxes** in Vienna are **slightly higher** than in neighboring communities, but are **less than** Augusta or Farmington. Towns like Rome and Mount Vernon have more high-valued seasonal lake front property that allows for lower tax rates.
- **About 76% of the town's operating revenues come from property taxes.** Excise taxes account for another 10% of operating revenues. **Property taxes** will continue to support the bulk of municipal expenditures in the future because it is **unlikely there will be significant increases** in state road assistance, state revenue sharing or other intergovernmental funds. Funding for education is uncertain particularly in light of decreasing enrollments and proposed consolidations.
- **Town operating expenditures** increased from about \$707,000 in 2000 to about \$873,000 for 2006. This was an increase of \$166,000 or 23% (a 6% increase when adjusted for inflation).
- **Education expenditures** were the highest (\$390,000 in 2006) and increased more than any other expense category since 2000.
- **Highway and bridge expenditures** were the second highest expense category (\$224,000 in 2006) and also increased significantly since 2000.
- **Town operating expenditures** will increase over the next decade due to increasing costs associated with providing services to the growing population. Significant increases can be anticipated when certain thresholds are met, such as the decision to pave more roads, town acceptance of new roads, or

1 when the fire department needs to purchase a new truck or must shift from volunteer firefighters to
2 paid firefighters.

- 3 • The town has **limited direct control over** education expenses and county taxes, and to some extent
4 over contracted services such as waste disposal, recycling and ambulance service where there is a
5 very limited choice in vendors. The town has **greater control over** expenditures for general
6 government, highways, and fire protection.
- 7 • Vienna has a relatively **small amount of long-term debt** (\$159,126 - fire truck and photocopier). The
8 town's share of school and county debt was approximately \$445,531. (December 2006)
- 9 • A **formal budgeting and long-range capital planning process** that anticipates major capital outlays
10 and prioritizes and schedules funding in a fiscally sound manner could be used to minimize drastic
11 changes in taxes and avoid interest payments on borrowed money. The process would also allow for a
12 variety of funding approaches.

Regional Coordination

- 13 • **Vienna can work more efficiently and effectively to achieve common goals through regional**
14 **coordination and cooperation.** Opportunities for additional regional coordination include:
 - 15 ○ Sharing of municipal staff.
 - 16 ○ Coordination/consolidation of emergency services.
 - 17 ○ Household hazardous waste disposal.
 - 18 ○ Local business promotion through the Mount Vernon and the Vienna Business Alliance.
 - 19 ○ Joint advocacy for infrastructure improvements (Route 41 and high-speed internet service).
 - 20 ○ Natural resource protection for shared resources – Parker Pond, Flying Pond, etc.
 - 21 ○ Work with area conservation organizations (Belgrade Regional Conservation Alliance, land
 - 22 trusts, lake associations).
 - 23 ○ Consistent land use regulation in areas along town boundaries.
 - 24 ○ Shared enforcement and monitoring of regulations through the code enforcement officer and lake
 - 25 warden positions.
 - 26 ○ Shared use and management of recreational facilities (boat launches, beaches, trails, etc.).
 - 27 ○ Management and expansion of the Kennebec Highlands public reserve land.



RECOMMENDATIONS: GOALS, POLICIES AND IMPLEMENTATION STRATEGIES



CHAPTER 1. POPULATION AND HOUSING

Goals:

1. Maintain the community's unique rural character and small town culture while accommodating anticipated year-round and seasonal population growth.
2. Encourage and promote a diversity of affordable, decent housing opportunities for all citizens.

Policies:

1. Strive for at least 10% of all housing built or placed in Vienna during the next decade to be affordable to low and moderate-income households³, including young families and seniors on fixed incomes.
2. Ensure adequate workforce housing to support necessary economic development in the community and region.
3. Ensure that land use controls support the development of quality affordable housing including rental housing, manufactured housing and accessory apartments in single-family homes.
4. Strive for housing that is decent, safe and sanitary by working to assist homeowners with modest incomes to improve housing and/or septic systems.
5. Monitor regional housing trends including affordability and housing for an aging population, and participate in regional and collaborative efforts amongst towns, as possible.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Land Use Regulation: Assure that land use regulations allow a wide range of housing opportunities including affordable housing types such as accessory apartments, rental housing and mobile home parks.	Planning Board <i>Notes: (1) Ordinance changes require town meeting approval;</i>	<i>See Chapter 3. Future Land Use Plan for time-frames</i>
2. Minimum Lot Size: Continue to use the State Minimum Lot Size (20,000 square feet based on soil suitability for subsurface sewage disposal) for individual lot development outside of areas zoned through Shoreland Zoning.	<i>(2) See Chapter 3. Future Land Use Plan for details.</i>	
3. Update Subdivision Regulations to encourage conservation and cluster development with provisions to permit more affordable development designs (smaller lots, increased densities/density bonuses ⁴ and shorter roads and utility distances).		
4. Monitor Housing Growth and Affordability by reviewing building permits, property transfers, and housing costs every 5 years, or as necessary, to determine overall trends. Address any significant affordable housing issues as needed.	Selectmen	Ongoing, review by 2013

³ This is a state policy goal that is part of Maine's Growth Management Act (30-A MRSA Chapter 187).

⁴ Density bonuses allow developers to build an additional number of units than otherwise allowed in exchange for providing affordable housing.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>5. Substandard Housing: Consider the following options:</p> <ul style="list-style-type: none">a. Publicize the housing programs available through the Kennebec Valley Community Action Program (wells, septic systems, heating and electrical systems, repair/replacement of old drafty windows and doors, roofs, chimneys, structural problems, repair/replacement of siding, handicapped accessibility, and other health and safety repairs).b. Participate in the Maine Department of Environmental Protection's Small Communities Program to provide assistance to income-eligible individuals in upgrading substandard septic systems.	Selectmen	2010 & ongoing
<p>6. Regional Coordination: Monitor the activities of neighboring towns and housing coalitions within the Farmington and Augusta Housing Market Areas to address affordable housing needs. Participate as opportunities and needs arise.</p>	Selectmen	2009 & ongoing



CHAPTER 2. ECONOMY

Goals:

- 1 1. Promote an economic climate that increases job opportunities and overall economic well-being.
- 2 2. Plan for, finance, and develop an efficient system of public facilities and services to accommodate
- 3 anticipated growth and economic activity.
- 4 3. Support the ability of local people to make a living within the community.

Policies:

- 5 1. Support economic activity that is compatible with Vienna's small town rural character and that
- 6 reflects Vienna's role within the region as a bedroom community to area service center communities.
- 7 2. Support the expansion and development of small businesses to increase and diversify the town's
- 8 property tax base.
- 9 3. Encourage and support townspeople including those who are creatively self-employed in their
- 10 endeavors to make a living by allowing small businesses and home occupations throughout the town.
- 11 4. Encourage the continued use of land for forestry and agriculture.
- 12 5. Support economic well-being in Vienna by advocating or providing for services and facilities needed
- 13 by local businesses, commuters and telecommuters.
- 14 6. Coordinate with regional development entities and surrounding towns as necessary to support desired
- 15 economic development.



Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-Frame
<p>1. Land Use Regulations: Assure that regulations support forestry, agriculture, home occupations, cottage industries and other small-scale business endeavors.</p> <p>2. New Site Plan Review Ordinance: Adopt an ordinance to assure that commercial and industrial enterprises meet site design and performance standards that address environmental issues, nuisances (noise, odors, safe and sanitary storage of materials, etc.), traffic and parking, and impacts on public services and facilities. Consider requiring that commercial and industrial uses with significant traffic and other impacts be located along Route 41 or other main roads, such as the Tower Road.</p> <p>3. Infrastructure Improvements:</p> <ul style="list-style-type: none"> a. Work with Maine Department of Transportation to improve and adequately maintain State Route 41, the town's key transportation artery. b. Advocate for adequate telecommunications including town-wide high-speed internet services and cell phone coverage. <p>4. Economic Development Committee: Assess local interest in more actively encouraging economic development. Appoint an economic development committee to conduct this work including the tasks listed under #5 below, if there is interest.</p> <p>5. Regional Coordination: Participate in any regional economic development efforts, as follows:</p> <ul style="list-style-type: none"> a. Appoint a town representative to the Mount Vernon and Vienna Business Alliance. b. Support the efforts of the Mount Vernon and Vienna Business Alliance by distributing information about the Alliance on the town's WEB page, in newsletter articles, and at town office. c. Have information available at the town office on economic development assistance available through state and regional entities. d. Monitor regional economic development trends and initiatives and participate as appropriate. 	<p>Planning Board Notes: (1) Ordinance changes require town meeting approval; (2) See Chapter 3. Future Land Use Plan.</p> <p>Selectmen</p> <p>Selectmen</p> <p>Selectmen</p> <p>Town Representative to the Alliance, Economic Development Committee</p>	<p>See Chapter 3. Future Land Use Plan for time-frames.</p> <p>2008 & ongoing</p> <p>2008</p> <p>2008</p> <p>2008 & ongoing</p>

CHAPTER 3. FUTURE LAND USE PLAN

Linking the Future Land Use Plan to the Vision:

1 The townspeople of Vienna have indicated through the town-wide public opinion survey and community
2 visioning workshop what they would like their community to look and feel like over the next two
3 decades. The “*Vision for Vienna to the Year 2020*” was drafted based on the results of the public opinion
4 survey and visioning workshop. This Future Land Use Plan is designed to implement the vision.

5 The “*Vision for Vienna to the Year 2020*” preserves Vienna’s small-town rural character and close knit
6 community of socially and civically active citizens. Vienna’s ponds, streams, mountains, forests,
7 blueberry barrens, farmland and quaint village define the landscape, and provide many cultural and
8 natural values, such as outstanding scenery, abundant wildlife and many outdoor recreational
9 opportunities. Vienna’s vision is to maintain the quality of life that citizens cherish and to preserve the
10 most treasured places while accommodating population growth.

11 Most new development over the past decade has been single-family homes, both seasonal and year-round.
12 Some new home businesses and small commercial enterprises have also been established. Most of this
13 residential and commercial development has occurred along Route 41, Flying Pond, Kimball Pond Road
14 and the Tower Road. Very little new development has occurred in the village. To date, development has
15 been sparse enough and screened from view such that the rural character has not been perceptibly
16 impacted.

17 Vienna will experience modest year-round population growth from 609 people in 2010 to 676 people by
18 2020. Housing growth, both year-round and seasonal, will be on average about 7 new homes per year
19 over the next decade according to the projections. Vienna will continue to serve as a bedroom community
20 to area service centers. Most new homes will be located along town roads outside the village and near the
21 ponds. New homes will also be located in areas with outstanding views, such as on ridgelines and near the
22 Kennebec Highlands. There will be limited commercial or industrial development due to the town’s
23 somewhat remote location. Vienna may be less attractive to large commercial or multi-family
24 developments due to the lack of a major state highway, and centralized water and sewer systems.

25 This Future Land Use Plan seeks to preserve Vienna’s small town rural character by suggesting areas
26 most appropriate for future growth and other areas that should be maintained as rural areas. The health of
27 the town’s ponds is a top priority. Of particular concern is maintaining the water quality of Parker and
28 Flying Ponds, both regionally significant and threatened ponds. It is of paramount importance that future
29 development and expansion of Vienna’s village on the north end of Flying Pond and at the base of
30 McGaffey and John Brown Mountains be designed to prevent degradation of the pond. While the village
31 is perhaps the most obvious location to encourage future growth, it may be best suited to accommodate
32 only a minimal amount of growth over the next decade.

33 One area that has been identified as being suitable for additional development, perhaps village scale
34 (smaller lots sizes), is located around the intersection of Tower Road and Route 41, and extending along
35 Route 41 to the New Sharon town line. This area has few environmental constraints, no significant
36 wildlife resources, is outside the watersheds of Flying and Parker Ponds, and is located along or near a
37 state highway. Additionally, this area and other areas along Route 41 may be the most suitable and
38 desirable locations to have more small-to-medium-sized commercial enterprises that fit in with the rural
39 character of the community.

This Plan also identifies Rural Areas and Critical Resource Areas as set forth in Maine’s Planning and Land Use Regulation Act⁵.

The Future Land Use Plan

Maine’s Planning and Land Use Regulation Act (a/k/a Growth Management Act) requires that Comprehensive Plans include a Future Land Use Plan that identifies growth, rural and critical resource areas (as defined in the footnote on this page). The Act further specifies that a town must have a comprehensive plan that meets all of the requirements of the Act (e.g., recommends zoning), if they decide to have town-wide zoning, impact fees, or growth/building caps (limits on the number of new homes allowed each year).

This Plan does not recommend that Vienna adopt a zoning ordinance at this time. It does recommend that the town re-visit the zoning concepts set forth in this Plan sometime within the next ten years, particularly if there is a dramatic increase in the number of homes or other development occurring within the community. There does not appear to be broad support for town-wide zoning at this time based on several public meetings and a town-wide public opinion survey. However, there is value in presenting the growth and rural area concepts so that, if and when, there appears to be support for such a concept, the town would have a starting point for further discussions. In the interim, the town can engage citizens in further discussion about how zoning might help the community achieve its vision.

Description of Land Use Areas:

The Future Land Use Map (see Appendix) that accompanies this chapter displays the proposed Village and North Vienna areas (growth areas), Rural Areas and Critical Natural Resource Areas. The following is a description of each of these areas.

The **Village and North Vienna** areas are suitable for orderly village-scale development including homes, home businesses and small commercial enterprises. The goal would be to have the majority of this type of development occur in these two areas over the next ten years.

⁵ **Maine Planning and Land Use Regulation Act (Growth Management Act)** definitions (paraphrased):

“**Growth area**” - area suitable for orderly residential, commercial, and/or industrial development into which most development projected over 10 years is directed.

“**Rural area**” - area deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, open space, wildlife habitat, fisheries habitat, and scenic lands, and away from which most development projected over 10 years is diverted.

“**Critical resource area**” - area most vulnerable to impacts from development and must include: (1) critical rural areas; (2) critical natural resources; and (3) critical waterfront areas [boat launches].

“**Critical rural area**” - a rural area deserving maximum protection from development to preserve natural resources and related economic activities that may include, but are not limited to, significant farmland and forest land; high value wildlife or fisheries habitat; scenic areas; public water supplies; scarce or especially vulnerable natural resources; and open lands functionally necessary to support a vibrant rural community.

“**Critical natural resources**” - areas comprised of one or more of the following: (1) shoreland zone; (2) large habitat blocks; (3) multi-function wetlands; (4) essential wildlife habitats and threatened, endangered, and special concern species [bald eagle nests]; (5) significant wildlife habitats [mapped high-moderate value waterfowl and wading bird habitat, high-moderate value deer wintering areas and significant vernal pool habitat]; (6) significant freshwater fisheries habitat [mapped brook trout streams]; (7) Beginning with Habitat focus areas [Kennebec Highlands]; 100-year floodplains.

The criteria for the designation of these areas as suitable for future growth are as follows:

- Easily served by public services and facilities because of accessibility to State Route 41, and the absence of gravel roads.
- Near existing development (i.e., village and other clusters of houses and/or businesses).
- Have suitable soils with few development constraints (steep slopes, floodplains, wetlands).
- Away from critical wildlife habitats or other critical resources (deer wintering areas, waterfowl/wading bird habitat, etc.).

North Vienna also has the advantage of not being located within the watersheds of Parker and Flying Ponds where water quality is a significant concern of regional significance.

These areas can be described as follows:

- **Vienna Village** area: the area associated with the existing village that extends west along Route 41 out to the Town House and southeast to the Carr Hill Road.
- **North Vienna** area: a new “village-scale” area located around the intersection of Route 41 and Tower Road, and extending northward along both sides of Route 41 to the town line.

The **Vienna Village** area should continue to serve as the civic and social center of the town with public facilities, civic organizations, village-scale homes, and small businesses. Recreational opportunities, such as a town green and recreation area, will greatly enhance this area for community life. Development in the village must be designed carefully to prevent phosphorus-laden runoff into Flying Pond.

The **North Vienna** area is suitable for additional homes and small businesses. This area could handle a larger share of the projected housing and business growth because it has few constraints to development and is outside of the watersheds of Flying and Park Ponds. Business development in this area would have the advantage of visibility for marketing purposes, particularly along State Route 41.

Rural areas should support agriculture, forestry, open space, wildlife habitat, fisheries habitat, and scenic lands with less residential and business development than in the North Vienna and Vienna Village areas. Major subdivisions and other major developments should be diverted away from these areas. Many rural areas are currently enrolled in the Tree Growth or Farm and Open Space property tax programs.

Critical Resource areas are the most vulnerable to impacts from development and deserve maximum protection to preserve natural resources. These areas may include: (1) significant farmland (blueberry barrens); (2) high-moderate value deer wintering areas; (3) high-moderate value waterfowl and wading bird habitats; (4) high value fisheries habitat⁶ (brook trout streams – outlets of Kimball and Davis Ponds); (5) high value scenic areas; (6) public water supplies (Village spring); (7) undeveloped and remote shoreland zones that serve as wildlife corridors; (8) large habitat blocks including the *Beginning with Habitat* Kennebec Highlands Focus Area; (9) habitats of special concern (bald eagle nest area at Parker Pond); multi-function wetlands; and undeveloped 100-year floodplains.

Many **Critical Resource areas** are described in Chapter 8. Open Space Plan, which will dovetail with the regulatory framework of this Land Use Plan. These areas will be the focus of conservation efforts either through acquisition, such as state purchase of additional land in the Kennebec Highlands or acquisition of land or conservation easements by land trusts, either existing trusts (the Small Woodlot Owners Association, the Kennebec Land Trust) or a new Vienna land trust.

⁶ Other high value fisheries include McGurdy Stream, Mill Stream lower section, and Egypt, Parker and Flying Ponds.

Table 3-1. General Description of Land Use Areas (See Future Land Use Map in the Appendix)			
	Village and North Vienna Areas	Rural Areas	Critical Resource Areas
General Location(s)	Expanded existing Village; New North Vienna area around the intersection of Tower Road and Route 41 and extending northward to the New Sharon town line.	Areas other than Village and North Vienna areas or Critical Resource areas.	Critical wildlife habitat, undeveloped shorelands with wildlife or fisheries values, floodplains, shoreland with steep slopes or highly erodible soils.
Desired Uses	Civic, social, and recreational uses; homes; home occupations; and village-scale businesses.	Farming and forestry, low intensity recreation, rural-scale homes and home occupations, natural resource based businesses.	Open space; low intensity recreation, such as trails and parks.
Overall Character	Generally allow smaller lots sizes ⁷ and denser village pattern making these areas more walkable.	Maintain rural character to preserve viability for farming and forestry, and preserve open space.	Preserve large blocks of wildlife habitat, including riparian corridors, and open space character.
Subdivision Regulations	Use state minimums for wastewater disposal ⁸ ; use caution in existing village due to Flying Pond water quality concerns; encourage cluster housing.	Preserve open space through conservation/clustered development. Subdivision min. lot size – 1-2 acres; max. lot size - 3 acres; limit the size of subdivisions to no more than 10 lots; limit road lengths and require internal roads.	Developments must minimize impacts to critical resources; discourage subdivisions unless critical resource areas are part of open space.
Commercial and Industrial Development⁹	Good neighbor standards ¹⁰ to assure compatibility with village residential uses; limit businesses to a village-scale maximum of 2,800 to 4,000 square feet.	Locate along Route 41 or the Tower Road; assure no negative impacts on other rural uses, the environment, or public facilities and services, including roads; maximum building size of 20,000 square feet.	Generally discourage in critical resource areas.
Non-regulatory Tools	Provide recreational opportunities (parks, trails, pedestrian ways); provide a high level of maintenance to public infrastructure, including roads.	Encourage use of Tree Growth, and Farm and Open Space Property tax programs; provide a moderate level of maintenance to public roads – limit paving of roads; limit new roads.	Protect and conserve through purchase, easements, landowner agreements, etc.; limit public investment in infrastructure; discourage new roads.

⁷ Village area lot sizes and densities must consider the need to protect the water quality of Flying Pond.

⁸ Maine Subsurface Waste Water Disposal Rules (approximately 20,000 square feet minimum per dwelling unit) and Maine Shoreland Zoning Act (40,000 square feet minimum lot size per dwelling unit)

⁹ New Site Plan Review Ordinance to address environmental and public facility issues.

¹⁰ To address nuisances - vegetative screening and buffering, noise, lighting, sanitary storage of materials, etc.

GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

Goals:

- 1 1. Encourage orderly growth and development in appropriate areas of Vienna, while protecting the
2 town's rural character, making efficient use of public services, and preventing development sprawl.
- 3 2. Maintain the quality of life that citizens cherish and preserve the most treasured places, while
4 accommodating population growth.
- 5 3. Maintain the ability of property owners to do as they please with their land to the maximum extent
6 possible, while at the same time protecting the character of the town.

Policies:

- 7 1. Support the locations, types, scales, and intensities of land uses the community desires as stated in
8 "*The Vision for Vienna to the Year 2020*". Identify village areas, rural areas and critical resource
9 areas to provide a foundation for implementing the vision. (See Description of Land Use Areas)
- 10 2. Protect critical resource areas from the impacts of development.
- 11 3. Protect the town from the potential negative environmental impacts of major multifamily, commercial
12 and industrial developments, such as resorts, RV parks, campgrounds, condominiums, mobile home
13 parks, mass gatherings, telecommunications towers, and wind farms.
- 14 4. Assure that new subdivisions and other developments do not overtax public services and facilities in-
15 cluding roads and schools. Require that impacts are identified and that costs are borne by the
16 developer, to the maximum extent possible.
- 17 5. Provide adequate administration and enforcement including maintenance of up-to-date land use and
18 natural resource information, and maps that are accessible to town officials, developers and the
19 public.
- 20 6. Assure efficient permitting procedures. Require that applicants pay for the cost of administering
21 permit applications and related expenses.
- 22 7. Support the level of financial commitment necessary to provide the infrastructure needed to support
23 future growth consistent with this Future Land Use Plan.
- 24 8. Monitor growth and development to determine the effectiveness in achieving the goals of this Plan.
25 Make adjustments as necessary to meet intended goals.
- 26 9. Develop and implement a coordinated program for conserving important critical resources through
27 education, land use regulation and land conservation. This coordinated program should dovetail with
28 the Chapter 8. Open Space Plan.
- 29 10. Coordinate Vienna's land use strategies with other local and regional land use planning efforts.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Implement the Future Land Use Plan as follows: <ul style="list-style-type: none"> a. The Selectmen will be responsible for overseeing implementation of this Future Land Use Plan and the Chapter 11. Capital Improvement Program¹¹. b. The Planning Board will be responsible for implementing the changes to the town's land use regulations and ordinances. c. The Conservation Commission and Selectmen will work together to implement the non-regulatory recommendations of the Future Land Use Plan and Open Space Plan to include land acquisition, conservation easements, and other mechanisms designed to conserve high value resource areas. 	Selectmen, Planning Board <i>Notes:</i> (1) <i>Ordinance changes require town meeting approval;</i> (2) <i>Other chapters also include regulatory recommendations</i>	2008 & ongoing
2. Directive for Regulatory Recommendations: Using the guidance provided in the Future Land Use Plan narrative (previous pages) adjust local ordinances to: <ul style="list-style-type: none"> a. Clearly define the desired scale, intensity and location of future development. b. Establish fair and efficient permitting procedures. c. Clearly define protective measures for Critical Resource Areas. 		
3. Update the Notification of Construction Ordinance to be a Building Ordinance as follows: <ul style="list-style-type: none"> a. Require an indication of the intended use on notification form or permit application (e.g., year-round or seasonal residence, home occupation, commercial). b. Require evidence of compliance with other state and local ordinances, such as a copy of a state driveway permit for access to State Route 41. c. Ensure safe and adequate road access to public roads (formalize existing driveway/culvert installation requirements). See Chapter 10. Transportation. d. <u>Consider</u> minimum setbacks from public roads and requirements for natural vegetative buffers/screening to maintain rural character. Minimum setbacks assure adequate space for plowed snow in winter, space for buffers/screening, and space for future expansion of the roadway, such as for a wider traveled way or a walking, biking lane. e. <u>Consider</u> other possible dimensional requirements, such as minimum lot size, frontage, setbacks, parking requirements, etc.) f. <u>Consider</u> good neighbor standards to address noise, pollution, odors, safe and sanitary storage of materials, and other nuisances. g. <u>Consider</u> requiring erosion control measures for construction activities to protect lake water quality. 	Planning Board <i>See Chapter 5. Water and Critical Natural Resources</i>	2009
4. Update Shoreland Zoning Ordinance as required by state statute (See Chapter 5. Water Resources and Other Critical Natural Resources).	Planning Board	2008
5. Repeal or Update Resource Protection and Timber Harvesting Ordinance as required by state statute (See Chapter 5. Water Resources and Other Critical Natural Resources).	Planning Board	2009

¹¹ The Capital Improvement Plan is a summary list of municipal capital investments anticipated during the planning period (ten years) in order to implement the strategies of the Comprehensive Plan (See Chapter 11).

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>6. Update Existing Subdivision Regulations/Adopt New Site Plan Review Ordinance¹² as follows:</p> <ul style="list-style-type: none"> a. Update the Subdivision Regulations to address all of the statutory requirements of state statute (30-A MRSA §§ 4401-4407). b. Make a distinction between minor and major subdivisions, and commercial developments. Require a more in-depth regulatory process with public hearings for major subdivisions and developments. Establish a simpler process for minor subdivisions and developments. c. Exempt home occupations from review where the primary use of the property is as a residence, and the home occupation does not alter the residential or rural character of the neighborhood. d. Consider the following highway access management provisions: <ul style="list-style-type: none"> i. Limit/control the number of driveways connecting with public roads, particularly for major subdivisions (require that individual lots have driveways that connect to an internal subdivision/development roads). ii. Require adequate sight distances and intersection designs (drainage, alignment, etc.) e. Update the Road Standards to reflect current engineering practices. Require adequate access and turn-around areas for emergency vehicles. f. Assure that major subdivisions/developments adequately address issues, such as the retention of topsoil and preservation/enhancement of natural landscape; water quality and quantity; sewage treatment and waste disposal; erosion and storm water runoff; storage and handling of materials; environmentally sensitive areas; archaeological and historic resources; lighting and signage; parking and loading; pedestrian amenities; traffic impacts, site access and road design. g. Update subdivision cluster development provisions to allow greater flexibility to preserve open space. Require consistency with the Open Space Plan, where possible. h. Require impact statements for major subdivisions/developments. Where there are significant impacts, require that developers pay for the expansion of roads, services, and other facilities needed by their developments, and do not overtax public services and facilities. 	<p>Planning Board</p> <p><i>Notes:</i> (1) <i>Ordinance changes require town meeting approval;</i> (2) <i>Other chapters also include regulatory recommendations</i></p> <p><i>See Chapter 10. Transportation</i></p> <p><i>See Chapter 5. Water and Critical Natural Resources</i></p> <p><i>See Chapter 8. Open Space Plan</i></p>	<p>2008–2011</p>
<p>7. Update the Mass Gathering Ordinance to amend the definition of a mass gathering subject to the requirements of the ordinance. Consider a threshold of 600 people instead of the current 1,000 people for 7 or more hours during any 72-hour period.</p>	<p>Planning Board</p>	<p>2013</p>
<p>8. Update the Wireless Telecommunications Facilities Ordinance to assure that it is consistent with current state and federal regulations.</p>	<p>Planning Board</p>	<p>2015</p>

¹² These two regulations/ordinances can be combined into one ordinance, or can be separate ordinances. Many of the requirements of these ordinances are similar, so they are included together in these recommendations. Examples of projects requiring review include: subdivisions (division of a parcel into 3 lots in any given 5 year period, with some exceptions), resorts, condominiums, RV parks/campgrounds, mobile home parks, racetracks, wind farms, assisted living facilities, sporting camps, etc. The State Planning Office has model ordinances that can be used to develop ordinances for Vienna.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>9. Administration, Funding and Enforcement:</p> <ul style="list-style-type: none"> a. Assure adequate funding for administration and enforcement. b. Adjust permit fees to cover the cost of administration and enforcement. Have permit fees set by the Selectmen, instead of included in the ordinances. c. Adopt ordinance provisions to require that developers pay for necessary impartial professional reviews on behalf of the Planning Board (engineering, planning, etc.) d. Develop up-to-date bylaws for the Planning Board and the Appeals Board. e. Provide the Code Enforcement Officer (CEO) with the tools, training and support necessary to enforce land use regulations, and ensure that the CEO is certified in accordance with 30-A MRSA §4451. f. Consider having the CEO responsible for issuance of some of the permits currently issued by the Planning Board. This change may require increased funding for the CEO. Permitting to consider would include: <ul style="list-style-type: none"> i. Shoreland Zoning permits (as allowed by state rules). ii. Resource Protection and Timber Harvesting permits. iii. Notification of Construction/Building Permits (all). g. Periodically review administrative and enforcement levels to determine if there is a need for additional staffing and/or funding. This review should occur at least every five years or when major changes are made to ordinances. 	<p>Selectmen, Planning Board, Appeals Board</p> <p><i>Notes: (1) Ordinance and funding changes require town meeting approval; (2) Other chapters also include regulatory recommendations</i></p>	<p>2008 & ongoing</p>
<p>10. Information and Mapping: Maintain up-to-date property tax, land use, natural resource, transportation and public facilities maps and data for use by town officials, developers and the general public.</p>	<p>Selectmen, Planning Board</p>	<p>2008 & ongoing</p>
<p>11. Development Tracking and Monitoring:</p> <ul style="list-style-type: none"> a. Track new development in the community by type and location. Continue and expand existing tracking system. Monitor growth in neighboring towns. b. Periodically (at least every 5 years) evaluate the following: <ul style="list-style-type: none"> i. The degree to which strategies have been implemented. ii. How municipal capital investments are influencing development patterns. iii. Location of new development. iv. Protection of critical resource areas. c. If the above evaluation concludes that portions of the current plan and/or its implementation are not effective, the town should propose changes as needed. 	<p>Planning Board</p>	<p>2008 & ongoing</p>
<p>12. Capital Improvements Plan: Include capital improvements needed to support the proposed Future Land Use Plan (See Chapter 11. Capital Improvements Plan).</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>
<p>13. Regional Planning and Coordination: Periodically, meet with neighboring towns to coordinate land use designations, and regulatory and non-regulatory strategies. More specifically, seek consistency in the following:</p> <ul style="list-style-type: none"> a. Designation of growth, rural, shoreland zoning, and critical resource areas. b. The provision of public services across town boundaries, and coordination of road maintenance and capital improvements. c. Consistency in lake management, including land preservation and conservation, code enforcement, and management by the lake warden. 	<p>Planning Board</p>	<p>2008 & ongoing</p>

CHAPTER 4. AGRICULTURE AND FORESTRY

Goal:

- 1 Safeguard Vienna's agricultural and forestry resources from development which threatens those resources.

Policies:

- 2 1. Safeguard areas with active farmland, lands identified as prime farmland, and land capable of
- 3 supporting commercial forestry.
- 4 2. Promote the use of best management practices for timber harvesting and agricultural production.
- 5 3. Support farming and forestry and encourage economic viability.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Resource Protection and Timber Harvesting Ordinance: <ol style="list-style-type: none"> a. Repeal or update to be consistent with the Maine Forest Practices Act. Include Maine Forest Service's recommended best management practices, as applicable. Consult with the Maine Forest Service district forester. b. Assure landowner compliance with Vienna's Resource Protection and Timber Harvesting Ordinance or the Maine Forest Practices Act by periodically reviewing Maine Forest Service timber harvesting notifications. Follow-up as necessary. 	Planning Board, Code Enforcement Officer (CEO)	<i>See Chapter 3. Future Land Use Plan for time-frames</i>
2. Technical and Cost Share Assistance: Encourage landowners to take advantage of technical assistance and cost share programs available through the Kennebec County Soil and Water Conservation District, the U.S. Resource Conservation Service and the Maine Forest Service. Assistance may be available for soil conservation practices, forest management plans, timber stand improvement, tree planting, logging road improvements, wildlife habitat preservation, etc. Provide information on these programs at the town office. Encourage the local Grange and Cooperative Extension to assist in this effort.	Selectmen, Mill Stream Grange, Mount Vernon/ Vienna Extension	2008 & ongoing
3. Subdivision and Site Plan Review Ordinances: <ol style="list-style-type: none"> a. Require, to the greatest extent practicable, that areas with active or potentially active farmland or forestland, and particularly areas with prime farmland soils, be set aside as open space b. Encourage the development of small-scale natural resource-based businesses, nature tourism/outdoor recreation businesses, farmers' markets, roadside stands, greenhouses, pick-your-own operations and home occupations that are consistent with the small town character of Vienna. 	Planning Board <i>See Chapter 3. Future Land Use Plan</i>	<i>See Chapter 3. Future Land Use Plan for time-frames</i>
4. Tree Growth, Farmland and Open Space Property Tax Programs: Encourage owners of productive farm and forestland to enroll in the current use taxation programs (Tree Growth and Farm and Open Space).	Assessors	Ongoing
5. Economic Development Plans: Include agriculture and commercial forestry in economic development plans. (See Chapter 2. Economy)	Selectmen	2008 & ongoing

CHAPTER 5. WATER RESOURCES AND OTHER CRITICAL NATURAL RESOURCES

Goals:

- 1 1. Protect and enhance Vienna's natural landscape and resources to maintain a healthful, attractive,
2 thriving, and productive natural environment for current and future generations.
- 3 2. Protect the quality and manage the quantity of Vienna's water resources including lakes, aquifers,
4 great ponds, rivers, and streams.
- 5 3. Protect Vienna's other critical natural resources, including without limitation, wetlands, wildlife and
6 fisheries habitat, shorelands, scenic vistas¹³ and unique natural areas.

Policies:

- 7 1. Protect current and potential drinking water sources.
- 8 2. Protect significant surface water resources from pollution and improve water quality, where needed.
- 9 3. Provide watershed-based protection to great ponds¹⁴ to control phosphorus and other threats that
10 could degrade water quality and negatively impact property values.
- 11 4. Protect the water quality of threatened ponds of regional significance (Flying and Parker Ponds) by
12 eliminating existing threats and controlling future development within the watersheds of these ponds.
- 13 5. Require that all land use activities have adequate, approved wastewater treatment systems, utilize best
14 management practices, minimize stormwater runoff and do not pollute water resources, as applicable.
- 15 6. Direct development to areas with suitable soils, slopes and drainage, and discourage development on
16 floodplains, steep slopes, highly erodable soils or in wetlands.
- 17 7. Assure that town officials, employees and contractors utilize best management practices and other
18 techniques to prevent soil erosion and sedimentation, and to protect water resources.
- 19 8. Monitor and correct existing and potential sources of contamination to ground and surface water
20 resources.
- 21 9. Maintain healthy populations of a diversity of native animal species by conserving critical natural
22 resource areas including: large blocks of wildlife habitat, deer wintering areas, habitat for threatened
23 or rare species, wildlife travel corridors and shoreland areas, waterfowl and wading bird habitat, and
24 other important plant, animal and fisheries habitats.
- 25 10. Develop and implement a coordinated program for conserving important natural resources through
26 education, land use regulation and land conservation. This coordinated program should be based on
27 an Open Space Plan that identifies the most important natural resource areas to be conserved.
- 28 11. Coordinate with neighboring communities, regional and state resource agencies, area lake
29 associations, and land trusts to protect shared water resources and other critical natural resources.

¹³ Recommendations for scenic resources are included in Chapter 6. Outdoor Recreation.

¹⁴ Great ponds are 10 acres or larger, and include Black, Crowell, Davis, Egypt, Flying, Kidder, Kimball, Parker, and Whittier Ponds. Great ponds receive special regulatory protection through Maine's Shoreland Zoning Act and Natural Resources Protection Act.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<p>1. Public Education and Assistance: Provide education and assistance on protection of water resources and other important natural resources, as follows:</p> <ul style="list-style-type: none"> a. Distribute or make available information about applicable local, state or federal regulations, to those living in or near critical natural resources. b. Provide educational materials regarding aquatic invasive species at appropriate locations, such as at boat launching areas. c. Distribute educational materials when issuing building or other permits. Have information available at the town office. d. Support the efforts of lake associations to educate landowners and boaters. e. Provide “best management practices” information to farmers and loggers. f. Utilize educational materials from the following: the Maine Department of Environmental Protection, Bureau of Land and Water Quality; the Kennebec County Soil and Water Conservation District; the Maine Department of Conservation, Maine Forest Service; the Maine Department of Inland Fisheries and Wildlife; the Maine Beginning with Habitat Program, and others, as appropriate. g. Provide information on the proper maintenance of septic systems. If possible, provide assistance to income-eligible individuals for upgrading substandard septic systems using the Department of Environmental Protection’s Small Communities Program and/or the Kennebec County Community Action Program (KVCAP) Maine Home Repair Network. h. Encourage local groups such as the Mill Stream Grange, Vienna Cooperative Extension and Vienna Historical Society to assist in education about conserving and protecting natural resources. 	<p>Planning Board, Code Enforcement Officer (CEO), Lake Warden, lake associations, Selectmen</p>	<p>2008 & ongoing</p>
<p>2. Education and Assistance to Municipal Officials:</p> <ul style="list-style-type: none"> a. Take advantage of training opportunities for municipal officials on soil and water conservation, best management practices, low-impact development standards¹⁵, wildlife management and other natural resource issues. b. Utilize programs, publications, and technical and financial assistance available through state, federal, county and non-profit entities (i.e., Kennebec County Soil and Water Conservation District, the Nonpoint Education for Municipal Officials Program (NEMO), Beginning with Habitat Program, and the Departments of Environmental Protection and Transportation). 	<p>Plumbing Inspector, Selectmen</p> <p>Selectmen</p>	<p>2008 & ongoing</p> <p>2008 & ongoing</p>
	<p>Selectmen, CEO, Planning Board, Conservation Commission</p>	<p>2008 & ongoing</p>

¹⁵ Low impact development standards focus on maintaining and replicating the natural hydrogeologic cycle of rainfall, runoff, infiltration, evaporation and plant transpiration to minimize impacts on water bodies (pollution, flooding, damage to fisheries, etc.). Designs involve keeping stormwater on site by maintaining natural vegetation, utilizing porous pavement, and other techniques designed to prevent runoff.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
3. Public Works Practices and Responsibilities: <ul style="list-style-type: none"> a. Assure the use of up-to-date “best management practices” to minimize pollution of groundwater and surface waters by sediment, phosphorus, sand and salt, and other contaminants. b. Formally adopt best management practices standards for construction and maintenance of public roads and properties to protect natural resources. Require their implementation by town officials, employees and contractors (may require town meeting vote). c. Conduct an annual inventory to identify and correct any erosion and sedimentation problems associated with roads, bridges, culverts and other town facilities. d. Install culverts that allow fish passage in locations with high value fisheries. Maintain vegetation and shade along water bodies to protect fisheries and other aquatic species. Consult with the Maine Department of Inland Fisheries and Wildlife in these efforts. 	Selectmen, Road Commissioner	2008 & ongoing
4. Water Quality Monitoring and Protection: <ul style="list-style-type: none"> a. Evaluate the need for groundwater monitoring at the sand and salt facility and the closed town landfill. Work with the state to address the need for improved storage of sand and salt at the state/town facility and any necessary improvements at the landfill. Consider any other actions as indicated. b. Support local lake water quality monitors, and review water quality information at least every 5 years to determine water quality trends. c. Continue to fund the Lake Warden position. Consider expanding the position to include increased coordination with the Code Enforcement Officer, coverage for other ponds, and a collaborative effort with neighboring towns. 	Selectmen Conservation Commission, Lake associations	2009 2008 & ongoing
5. Protection for Parker, Flying Ponds, Kimball and Crowell Ponds: Conduct comprehensive watershed surveys to identify the locations of problem areas (erosion and sedimentation, septic discharges, etc.). Obtain technical and monetary assistance to repair problem areas. Utilize Maine Department of Environmental Protection grants and other grants to support these efforts.	Selectmen, Conservation Commission, Lake associations	2008 & ongoing
6. Protection for Public Water Systems¹⁶: Adopt ordinance provisions (subdivision, site plan review, building) consistent with 30-A MRSA Sec. 4358-A Source Water Protection Area for “public water supplies”, by requiring that septic systems be located at least 300 feet from wellheads [includes springs] and underground fuel storage tanks be located at least 1,000 feet from wellheads. Require notification of public water suppliers when permits for septic systems, subdivisions, site plan review, building, etc. are requested for activities in surrounding areas. Consider requiring similar protections for town-owned water supplies, such as the well serving the Fire Department/Community Room.	Planning Board <i>See Chapter 3. Future Land Use Plan</i>	<i>See Chapter 3. Future Land Use Plan for time-frames.</i>

¹⁶ A “public water system” is defined by state law as one that serves 25 or more people for 60 or more days per year. There are three types: Community Water Systems that serve people in their place of residence; Non-Transient Non-Community Water Systems, such as schools or office buildings; and Transient Non-Community Water Systems that serve a constantly changing, transient population, such as motels, restaurants and campgrounds. The state has identified Vienna’s Village Spring as the only “public water system” located in Vienna at this time.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>7. Shoreland Zoning: Update to meet state regulations. Also, consider putting the undeveloped shorelands of water bodies with high value fisheries and other undeveloped shorelands of remote ponds and remote portions of streams into resource protection zones.</p> <p>8. Existing Subdivision/New Site Plan Review Ordinances: Adopt and/or incorporate the following, as applicable:</p> <ul style="list-style-type: none"> a. Stormwater runoff performance standards consistent with the Maine Stormwater Management Law and Maine Stormwater regulations (38 MRSA Sec 420-D and 6-096 CMR and 502). b. A watershed-based phosphorus control program for great ponds (10+ acres) consistent with the Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake watersheds. Require that all subdivisions/developments are designed and maintained to minimize phosphorus runoff and preserve water quality. c. Low-impact development standards to keep stormwater from running off-site (see Implementation Strategy #2.a. footnote for definition of low-impact development standards). d. Comprehensive Plan maps, the Open Space Plan, and Beginning with Habitat Program maps and information. e. A requirement that development plans show the location of all critical natural resources, including development constraints (steep slopes, floodplains, wetlands, etc.). f. A requirement that developers take appropriate measures to protect critical natural resources, including but not limited to, modification of the proposed site design, timing of construction, and/or extent of excavation. g. A requirement that development plans show building/development areas (building envelopes) in the remaining developable areas. <p>9. Notification of Construction Ordinance/Building Ordinance: Adopt provisions to require the following, as applicable:</p> <ul style="list-style-type: none"> a. Evidence of a subsurface wastewater disposal/plumbing permit. b. Evidence that owners of "public water systems" within the area have been notified as required by state law. c. Evidence that all required federal and state permits have been obtained. d. Require the following for new homes and other significant construction (thresholds to be based on size and potential impact on water quality/natural resources): <ul style="list-style-type: none"> i. A drawing of the construction site and any significant natural features. ii. A description of how the proposal will minimize impacts on ponds, streams, vernal pools and other significant natural resources. iii. A soil erosion and sedimentation plan including the location of areas that are to remain permanently vegetated. <p>The above can be prepared by the applicant and does not have to be prepared by a professional planner, engineer, or surveyor.¹⁷</p>	<p>Planning Board</p> <p>Planning Board</p> <p><i>Notes:</i> (1) Ordinance changes require town meeting approval; (2) See Chapter 3. Future Land Use Plan for more details on ordinances.</p> <p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan for more details on ordinances.</i></p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames.</i></p> <p><i>See Chapter 3. Future Land Use Plan for time-frames.</i></p>

¹⁷ The town should provide assistance, as needed, to applicants in drawing site plans and doing erosion control plans. The Conservation Commission might be able to assist (See Chapter 8. Open Space Plan, #4c)

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>10. Resource Protection and Timber Harvesting Ordinance: Repeal or update to provide adequate protection to water resources and other natural resources.</p> <p>11. Floodplain Management Ordinance: Maintain an up-to-date Floodplain Management Ordinance.</p> <p>12. Future Land Use Plan and Open Space Plan: Utilize a two-pronged approach to protecting critical natural resources that includes regulatory and non-regulatory mechanisms (See Chapter 3. Future Land Use Plan and Chapter 8. Open Space Plan).</p> <p>13. Regional Coordination:</p> <ul style="list-style-type: none"> a. Participate in regional efforts to monitor, protect, and improve water quality, such as multi-town efforts to protect ponds. b. Initiate or participate in inter-local and regional planning, management, and regulatory efforts around shared critical natural resources, such as management and enhancement of the Kennebec Highlands. c. Pursue public/private partnerships to protect critical natural resources, such as through purchase of land or easements from willing sellers. d. Work with neighboring communities, lake associations, land trusts, the Maine Department of Conservation, and other entities to protect and conserve important natural resources (see following list). 	<p>Planning Board</p> <p>Planning Board</p> <p>Planning Board, Conservation Commission</p> <p>Selectmen, Planning Board, Conservation Commission</p>	<p>2009</p> <p><i>See Chapter 3. Future Land Use Plan.</i></p> <p>2008 & ongoing</p>
<p style="text-align: center;"><u>Shared Natural Resources and Cooperative Entities</u></p> <p>Kennebec Highlands (Focus Area/undeveloped habitat block - 13,979 acres) including Kidder and Boody Ponds) – Maine Department of Conservation, New Sharon, Rome, Mount Vernon, Belgrade Regional Conservation Alliance.</p> <p>Other Great Ponds¹⁸:</p> <ul style="list-style-type: none"> • Flying Pond including significant waterfowl and wading bird habitat – Mount Vernon, Flying Pond Improvement Association • Parker Pond including eagle nesting area and deer wintering area – Mount Vernon, Chesterville, Fayette, Parker Pond Association • Kimball Pond – New Sharon, Kimball Pond Association • Crowell Pond including significant waterfowl and wading bird habitat – New Sharon, Chesterville • Egypt Pond – Chesterville • McGurdy Stream including the deer wintering area, significant waterfowl and wading bird habitat, etc. – Chesterville • Long Pond watershed – Belgrade, Mount Vernon, Rome <p>Other Undeveloped Habitat Blocks:</p> <ul style="list-style-type: none"> • Southwestern portion of Vienna (3,460 acres) - Chesterville • Northwestern portion of Vienna including McGurdy Stream (4,933 acres) – Chesterville • North-central portion of Vienna including Eaton Mountain area (5,283 acres) - New Sharon 		

¹⁸ The newly organized Thirty Mile River Watershed Association should be included in many of these efforts.

CHAPTER 6. OUTDOOR RECREATION

Goals:

1. Promote and protect the availability of outdoor recreational opportunities for all citizens, including managed access to surface waters.
2. Promote the use of outdoor recreational facilities to encourage active, healthy lifestyles.

Policies:

1. Maintain and upgrade recreational facilities as necessary to meet current and future needs.
2. Preserve open space for recreational use, as appropriate, and include recreational use as one of the criteria for conserving important areas in the Chapter 8. Open Space Plan.
3. Seek to achieve, or continue to maintain, at least one point of public access to major water bodies for boating, fishing and swimming, and work with nearby property owners and neighboring towns to address concerns.
4. Identify and preserve high value scenic resources essential to maintaining the unique character of the town. High value scenic resources are those visible to the general public from a public way, public waters, public recreation area or other public location.
5. Require consideration for open space, recreation areas, and scenic views in new developments.
6. Coordinate with state agencies, lake associations, area land trusts, neighboring communities and other organizations, as appropriate, to preserve open space and provide recreational opportunities.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Town Parks and Recreational Plan: Develop a recreation plan to meet current and future needs. Explore ways of addressing identified needs and implementing the policies and strategies outlined in this Plan.	Recreation Committee, Selectmen	2008 & ongoing
2. Village Recreation: Consider a village green, park with a ball field and other facilities, a town beach on Flying Pond, and a pedestrian and bicycle path or wider road shoulders along Route 41 between the Town House, Vienna village and Mount Vernon village.	Recreation Committee	2009 & ongoing
3. Public Access to Islands in Flying and Parker Ponds: Research ownership, and work for public access, where possible.	Recreation Committee	2010
4. Public Access to Ponds: Work to address the following, as appropriate: a. Parker Pond – improve safety at public boat launch off Tower Road. b. Flying Pond – i. Advocate for safety improvements at public boat launch off Route 41 in Mount Vernon. ii. Seek additional public access and development of a public beach.	Recreation Committee, Selectmen	2009 & ongoing

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<ul style="list-style-type: none"> c. Kimball Pond – improve public access from the Kimball Pond Road. d. Egypt and Crowell Ponds – support Chesterville and New Sharon, respectively, in their efforts to maintain public access to these ponds. e. Boody and Kidder Ponds – advocate that the Maine Bureau of Parks and Lands manage these ponds as remote ponds, with trail access only. f. Whittier and Black Ponds – seek to maintain these as remote ponds in a conservation area designed to provide wildlife habitat and protect the water quality of Parker and Flying Ponds. 	Recreation Committee, Selectmen	2009 & ongoing
<p>5. Motor/Boat Size, Operation and Speeds: Investigate public support for regulation, and seek restrictions, as desired. Work with lake associations, adjacent towns, and property owners in these efforts.</p>	Recreation Committee, Selectmen	2010
<p>6. Promote Physical Fitness: Distribute information on recreational facilities – fliers/maps of parks, playfields, trails, etc., and the map of the Kennebec Highlands (Maine Department of Conservation). Include information on Town WEB page and at Town House.</p>	Recreation Committee	2008 & ongoing
<p>7. Interconnected Trail Systems: Work with public and private partners to extend and maintain a network of trails for snowmobiling, cross-country skiing, biking and hiking. Connect with regional trail systems, as appropriate. Consider trails connecting to the Highlands and existing snowmobile trails. Also consider a trail connecting Vienna and Mount Vernon villages. Complete an inventory and assessment of existing trails, logging roads, and un-maintained/abandoned town roads, and their potential for public use.</p>	Recreation Committee, Vienna Mountaineers	2009 & ongoing
<p>8. Landowner Outreach and Education: Provide education regarding the benefits and protections for landowners who allow public recreational access on their property. Distribute education materials available from the Maine Bureau of Parks and Lands, and the Maine Department of Inland Fisheries and Wildlife, in these efforts.</p>	Recreation Committee, Vienna Mountaineers	2009 & ongoing
<p>9. Scenic Resources: Conduct a detailed inventory and assessment of scenic resources to include a photographic record, or description, that clearly identifies what is considered a “scenic resource” worthy of protection. Consider criteria and sites included in the scenic inventory of this Part II. of this Plan.</p>	Conservation Commission	2009-10
<p>10. Subdivision, Site Plan Review Ordinances: Consider requiring that:</p> <ul style="list-style-type: none"> a. New subdivisions and residential developments provide recreational facilities and open space areas linked to existing or planned facilities, as appropriate (See Chapter 8. Open Space Plan). b. New subdivisions and other developments be designed to minimize impacts to high value scenic resources, to the extent practicable. c. Conservation Commission and Recreation Committee review of developments with recreational and/or open space components. 	<p>Planning Board</p> <p><i>See Chapter 3 Future Land Use Plan</i></p>	<p><i>See Chapter 3 Future Land Use Plan for time-frames.</i></p>
<p>11. Recreation and Open Space Plan: Continue to expand the inventories of important scenic, recreation, and open space resources. Work with local land trusts or other preservation organization to identify and acquire important open space or recreational land. (See Chapter 8. Open Space Plan)</p>	Recreation Committee, Conservation Commission	2008 & ongoing

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>12. Funding Recreation: Fund outdoor recreation through a variety of sources, including grants, donations, general funds, etc. Consider the following:</p> <ul style="list-style-type: none"> a. Utilize state snowmobile and ATV registration reimbursements to support maintenance and improvements to trails. b. Utilize, as possible, funding from the following: Maine Bureau of Parks and Lands Programs - Maine Recreational Trails Program, Land and Water Conservation Fund (community parks, recreation areas, athletic facilities), Boating Facilities Fund, Snowmobile Trail Fund, and ATV Management Fund; and the Land for Maine's Future Program. c. Include any capital needs identified for recreation facilities in the Chapter 11. Capital Improvements Plan. 	<p>Recreation Committee, Selectmen</p> <p><i>Funding requires Town Meeting vote.</i></p>	2008 & ongoing
<p>13. Regional Coordination: Consider opportunities for collaboration on the following:</p> <ul style="list-style-type: none"> a. Kennebec Highlands – Maine Bureau of Parks and Lands, Belgrade Regional Conservation Alliance, Rome, Mount Vernon, New Sharon, Belgrade. b. A trail system that connects Vienna village with Mount Vernon village c. Public access to water bodies – <ul style="list-style-type: none"> i. Parker Pond – Mount Vernon, Fayette ii. Flying Pond – Mount Vernon iii. Egypt Pond – Chesterville iv. Crowell Pond – Chesterville, New Sharon v. Kimball Pond – New Sharon d. Public Beach - Mount Vernon has a public beach on Minnehonk Lake. Some Vienna residents, particularly those with young children have used the beach. Vienna may want to consider investigating formal use of this beach for Vienna residents. 	<p>Recreation Committee, Selectmen</p>	2008 & ongoing



CHAPTER 7. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Goal:

- 1 Preserve Vienna's historical and archaeological resources and cultural heritage.

Policies:

- 2 1. Protect, to the greatest extent practicable, the significant historical and archaeological resources in the
3 community.
- 4 2. Provide adequate preservation and storage of historically important town documents.
- 5 3. Maintain the historical integrity of town-owned property such as the Vienna Town House.
- 6 4. Encourage landowners of historical and archaeological sites to preserve the historical or
7 archaeological integrity of their buildings or sites.
- 8 5. Support and encourage the Vienna Historical Society in its endeavors to preserve the cultural heritage
9 of the community.
- 10 6. Require identification and protection of historical and archaeological resources in major
11 developments.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Important Town Documents: Investigate or determine past and current efforts to preserve historically important town documents. Provide proper storage and preservation of these documents.	Selectman, Town Clerk, Historical Society	2008 & ongoing
2. Town House: Maintain and enhance the historical character of the structure and site with any renovations.	Selectmen, Town House Committee	2008 & ongoing
3. Vienna Historical Society: Support the Society, as appropriate, in pursuing the following goals: a. Purchase property and building to house a research library and manuscript repository with historical documents and artifacts of Vienna's history. b. Identify and mark areas of archeological significance (see # 4). c. Identify and mark buildings of historical significance (see # 4). d. Catalog and preserve photographs, documents and artifacts of historical significance. e. Record the oral histories of Vienna's older residents. f. Insure the preservation the Vienna Town House. g. Host public programs and special events to connect people with Vienna's past. h. Publish documents that are important to understanding Vienna's history.	Selectmen	Ongoing

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>4. Maine Historic Preservation Commission Recommendations: Pursue the following recommendations, as opportunities arise:</p> <ul style="list-style-type: none"> a. Have a professional archaeologist systematically survey the shorelines of ponds, and in particular, Flying Pond (potentially significant) for Native American archaeological resources. b. Have a professional survey conducted town-wide with focus on agricultural, residential and industrial sites relating to the earliest European American settlement of the town. c. Have a comprehensive survey conducted to identify other properties that might be eligible for nomination to the National Register of Historic Places. 	<p>Selectmen, Historical Society</p>	<p>2008 & ongoing</p>
<p>5. Sensitive Archaeological Areas: Include sensitive archaeological areas in resource protection or open space designations, to the extent feasible (See Chapter 3. Future Land Use Plan).</p>	<p>Planning Board</p>	<p><i>See Chapter 3. Future Land Use Plan</i></p>
<p>6. Existing Subdivision and Shoreland Zoning Ordinances/New Site Plan Review Ordinance: Include the following as applicable:</p> <ul style="list-style-type: none"> a. Incorporate maps and information provided by the Maine Historic Preservation Commission into the ordinance review process. b. For sites with identified potential for historical and archaeological resources, require that subdivision or commercial property developers identify any historical and archaeological resources and take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. c. Incorporate the following wording, or similar wording, into the ordinances:¹⁹ “An appropriate archaeological survey shall be conducted for archaeological sites within or adjacent to the proposed subdivision/development which are either listed in the National Register of Historic Places, or within or adjacent to an area designated as archaeologically sensitive or potentially containing sites, as determined by the town or Maine Historic Preservation Commission. If one or more National Register eligible or listed archaeological sites will suffer adverse impact, appropriate mitigation measures shall be proposed in the subdivision/development plan, and submitted for comment to the Maine Historic Preservation Commission at least 20 days prior to action being scheduled by the Planning Board.” 	<p>Planning Board</p> <p><i>Notes:</i> <i>(1) All ordinance changes require town meeting approval;</i> <i>(2) See Chapter 3. Future Land Use Plan for more details on ordinances.</i></p>	<p><i>See Chapter 3. Future Land Use Plan</i></p>

¹⁹ Maine’s subdivision statute requires review of the impact on “historic sites”, which includes properties either currently listed or eligible for listing on the National Register. Maine’s shoreland zoning statute includes as one of its purposes “to protect archaeological and historic resources”.

CHAPTER 8. OPEN SPACE PLAN

Introduction:

“Open Space” is undeveloped forested and unforested land, both publicly and privately owned. It includes ponds, streams and wetlands. It can include wildlife habitat, farm and forestland, passive recreation areas (parks, water access areas and trails), scenic resources and historic and archaeological areas. The primary goal of the Open Space Plan is to preserve, manage and protect the most important undeveloped open space resources.

Non-regulatory Focus - The Open Space Plan provides a non-regulatory approach to preservation of the most important open spaces and is designed to dovetail with the Chapter 3. Future Land Use Plan that has a more regulatory focus. The Open Space Plan can be used as a guide during the regulatory permitting process by showing the areas most desirable as open space in subdivisions and other developments.

A Vienna Conservation Commission will be needed to oversee implementation of the Open Space Plan. The Commission will be able to work with landowners and coordinate conservation efforts with land trusts, lake associations, state agencies and others within the community and beyond. Ideally, this Commission will have representation from other boards, committees and organizations that have a stake or part in implementing the Plan.

Landowner interest and willingness to sell and/or formally agree to preserve their land is one of the most important aspects of land preservation efforts. These efforts will also need to be sensitive to the type of conservation individual landowners desire. For example, some landowners may want to continue cutting timber rather than a forever-wild designation, or some may want to restrict public access to their land. In many cases, timing is everything with respect to taking advantage of opportunities to act based on landowner decisions. While the goal is long-term preservation, short-term options may allow time to find the right approach, including the need for funding.

Land trusts are important partners in land preservation. These organizations have as their primary mission preservation of open space. Land trusts are often better able to negotiate with landowners confidentially and more quickly than towns.

The Kennebec Land Trust, the Small Woodlot Owners Association and the Belgrade Regional Conservation Alliance are all active in the region and potential partners. There also is interest in establishing a Vienna Land Trust.

Existing conservation land is shown in Table 8-1. Some parcels are owned by public entities while other parcels are either owned by a land trust or the land trust holds a conservation easement on the parcel. Generally, land trusts are better able to assure long-term preservation because it is their primary mission. Public ownership is subject to political will and therefore does not necessarily assure long-term preservation.

Table 8-1. Inventory of Existing Conservation Land		
Name/Location	Ownership Status	Acres
Kennebec Highlands	State - Owner	3,342
Town Park (Flying Pd.)	Town – Owner	3
Closed Landfill Parcel (possible Town Forest)	Town - Owner	80
Parcel Adjacent to Kennebec Highlands	Belgrade Regional Conservation Alliance - Owner	35
McGurdy Stream Preserve	Kennebec Land Trust - Owner	15
Ladd Forest	Small Woodlot Owners Association Conservation Easement	130
Flying Pond Farm	Kennebec Land Trust Conservation Easement	40
Whittier Shoreland (Parker Pond)	Kennebec Land Trust Conservation Easement	3.5
Total		3,649
Note: Cemeteries might also be considered open space.		

Current use property tax programs (Tree Growth, Farmland, and Open Space)²⁰ can be considered land conservation programs; however, there is no assurance of long-term open space protection for the land. Enrollment in these programs is usually an indication of the landowner's desire to manage the land for forestry, farmland or as open space, as opposed to subdividing or developing the land. There are currently 2,853 acres enrolled in Tree Growth, 9 acres enrolled in Farmland, and 35 acres enrolled in Open Space in Vienna.

Open Space Plan Recommendations

Goal: Permanently preserve for future generations a variety of important open spaces, critical natural and cultural resources, and passive recreation areas to serve the existing and future needs of the community.

Policies:

1. Work to permanently preserve as much open space as possible.
2. Provide the highest level of permanent protection to the most highly valued open spaces.
3. Identify other valuable open space areas so that future development can be designed to conserve and enhance these areas.
4. Utilize land preservation approaches that entail working with willing landowners.
5. Establish a flexible and effective land preservation program that utilizes a variety of approaches and funding sources, including working cooperatively with neighboring towns, land trusts, lake associations, state agencies, snowmobile clubs, and others, as appropriate.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Town Conservation Commission: Establish a Vienna Conservation Commission to oversee implementation of this Open Space Plan.	Selectmen	2008
2. Open Space Preservation Forum: Consider having a public forum to further identify and refine the town's priorities for preserving open space.	Conservation Commission	2008
3. Ongoing Open Space Inventory, Evaluation and Mapping: <ol style="list-style-type: none"> a. Inventory and evaluate open space areas. b. Establish and maintain a database of all land in conservation to include pertinent information, such as the type of conservation, the landowner, the holder of any conservation easements, etc. c. Develop a system for prioritizing open space to justify preservation efforts. Consider the guidance provided in this Plan to identify: <ol style="list-style-type: none"> i. High value areas appropriate for long term preservation. ii. Other important open space appropriate for other conservation measures (regulation, landowner agreements, current use property tax programs, and educational efforts). d. Maintain, and periodically update, the Open Space Plan Map based on progress in preserving lands and ongoing prioritization. 	Conservation Commission	2008 & ongoing

²⁰ These programs allow property to be taxed at a lower rate if the land is managed for forestry, agriculture or as open space. See Chapter 4. Agriculture and Forestry for more information.

Implement the Goals and Policies as follows: (continued from the prior page)	Responsible Party	Time-frame
<p>4. Public Education: Utilize the Open Space Plan Map and other materials to provide guidance to landowners and developers as follows:</p> <ul style="list-style-type: none"> a. Post at the Town House and include on the Town WEB page. b. Provide a copy of the map (8.5" x 11") to applicants for building permits with suggestions for conservation of resources, where applicable. c. Assist landowners, as needed, and to the extent practicable and appropriate, in preparing building permit applications. d. Utilize in the development and subdivision review process to guide development around or away from important open spaces. e. Utilize in the land acquisition and preservation program. f. Encourage landowners to enroll in Tree Growth, and Farm and Open Space Programs, as appropriate. 	Conservation Commission	2008 & ongoing
<p>5. Landowner Contacts and Negotiations: Develop a working relationship with land trusts, lake associations and others as needed. Approach landowners with property having value for conservation and/or open space preservation. Depending upon landowner's wishes and the situation, assist in negotiations.</p>	Conservation Commission	2008 & ongoing
<p>6. Funding Land Preservation: Establish a town land acquisition fund to be used primarily to leverage funding from state, federal and private sources. Consider the following:</p> <ul style="list-style-type: none"> a. A funding mechanism so that a certain amount or percentage of money goes into a town land acquisition fund every year. b. Income from a "town forest" at the former town landfill site (80 acres); have a forester determine the value of the timber and develop a forest management plan; conduct harvests, as appropriate. c. Income from tax acquired land and/or Tree Growth tax penalties. d. Other funding mechanisms, such as grants, cooperative purchases, general obligation bonds, conservation easements, lease agreements, rights of first refusal, purchase and resale with easements, and purchase of development rights. e. Grant programs - (Land for Maine's Future Program, Maine Outdoor Heritage Program, Maine Land and Water Conservation Program; etc.) f. Include funding for land preservation in the Chapter 11. Capital Improvements Plan. 	Selectmen, Conservation Commission	2008 & ongoing
<p>7. Monitor and Maintain Conservation Easements: Advocate or ensure, as appropriate, that there is adequate monitoring and maintenance of conservation easements and other similar agreements, particularly where the town has an interest. Some land trusts will not accept conservation easements or land unless funding for monitoring and maintenance is included.</p>	Conservation Commission	2008 & ongoing
<p>8. Monitor Progress at Meeting Open Space Preservation Goals: At least every five years, and adjust program and/or goals as appropriate.</p>	Conservation Commission	2008 and ongoing
<p>9. Regional Coordination: Work with neighboring towns and others to promote the preservation of open space. Particular attention should be given to areas of common interest, such as the McGurdy Stream Greenway, expansion of the Kennebec Highlands, and an interconnected trail system with Mount Vernon.</p>	Conservation Commission	2008 and ongoing

Conservation Areas Identified for Future Consideration

Note: This is a preliminary list of important open space areas with multiple values (See Open Space Plan Map in the Appendix). They are not listed in order of priority. The Conservation Commission and townspeople will be responsible for determining more specific priorities based on additional public input and other information.

1. Kennebec Highlands: Expansion of the Highlands should include the blueberry barrens and contiguous forestland on McGaffey and Vienna Mountains in permanent protection. McGaffey Mountain is the highest mountain in Kennebec County. This area is part of the Kennebec Highlands Focus Area and a portion of the area is a deer wintering area. Some of the land is in Tree Growth.

2. McGurdy Stream Greenway: Permanent protection for the entire length of McGurdy Stream would be ideal. The most southerly portion has multiple values as waterfowl and wading bird habitat, deer wintering areas, undeveloped shorelands serving as travel corridors, and valuable wetlands habitat. Consider resource protection zoning, to the extent practicable, for the full 250 foot shoreland corridor, much of which is floodplain, wetlands, hydric (wet) soils, and generally not suitable for development. Consider designation of a Greenway corridor of at least 500 feet wide, and working with landowners and developers to maintain this area as undeveloped open space.

3. Village Open Space: Open space and recreation areas within and near the village are important because they contribute significantly to the quality of life near where many people live. Consider the following: a town green, park and recreational area (ball fields, play ground, etc.), public beach on Flying Pond, and a trail system between Vienna and Mount Vernon Villages. The organic farm and other farmland in the village area is also important open space.

4. Kimball and Davis Pond Outlets, Mill Stream, Mill Stream Pond Corridor: Kimball and Davis Pond outlets are high value wild fisheries habitats (brook trout) under duress. The lower portion of Mill Stream is a significant smelt run habitat. Mill Pond is a significant waterfowl and wading bird habitat. The stream system also drains a major portion of the Flying Pond watershed including steep slopes where soil erosion is a problem that is affecting the water quality of Flying Pond.

5. Flying Pond and Parker Pond Islands: Some of the islands are used for recreational purposes, but ownership and ongoing public use is uncertain. These are important recreational assets that warrant further research to determine ownership status and assure continued public access.

6. Whittier and Black Ponds Conservation Area: There are a number of critical natural resources in this area including valuable waterfowl and wading bird habitat, deer wintering areas, and wetlands. This area is also fairly undeveloped due to its remoteness, wet soils, and steep slopes. Conservation of this area would help protect the water quality of Parker and Flying Ponds.

7. Davis and Mason Roads Blueberry Barrens Conservation Area: This area consists of an area of productive blueberry barrens with spectacular views of the western Maine Mountains and Mount Washington. There are a number of logging trails linked to other areas of town that are used by the public.

8. Village Spring: Investigate the need to purchase easements on additional land to increase protection for the spring.

9. Interconnected Trail Systems: There is an extensive informal trail system in Vienna that includes logging roads, and un-maintained or abandoned town roads. Some of these trails connect to the Highlands. A comprehensive study of this system including the status of the un-maintained/abandoned road system is needed to determine priorities for the development of trails accessible to the public. Consider the existing “snow mobile trail system model” of working with willing landowners in developing and maintaining trails systems.

Table 8- 2. Considerations For Determining Priorities	
Category	Comments and Examples
Conservation Networks	Develop and expand conservation networks over time. Expanding existing conservation areas into interconnected networks can add value to open space. This is particularly important for protection of shoreland areas for water quality, fisheries habitat protection, and wildlife travel corridors. This can also correspond to the development of trail networks.
Water Quality Protection: Lakes, Streams, etc.	A watershed approach is most comprehensive, with protection of shoreland areas most crucial. Conservation on steep slopes within critical watersheds would also be beneficial.
Important Wildlife Habitat	Includes: wading bird and waterfowl habitat; deer wintering areas; undeveloped shorelands that serve as travel corridors and provide shade important for fisheries; wetlands and vernal pools; uncultivated fields and fields hayed late for grassland birds; habitat for threatened and/or endangered species (bald eagles).
Farm and Forest Land	Consider economic values. Larger parcels often make farming and forestry more commercially viable. Farmers often rely on leased land to fulfill their needs. Contributes to rural character, scenic beauty, and cultural heritage.
Desirability of Large Parcels (50+ acres)	Large tracts of undeveloped land not crossed by roads provides critical habitat for many wildlife species. As land is developed, habitats become fragmented, which can threaten the existence of some species. Hunting is more viable on large tracts of land.
Contiguous with Other Similar or Important Parcels	Look for opportunities to make tracks of open space larger by seeking conservation opportunities on adjacent land. The addition of open space to existing town-owned parks or conservation land can increase the value of the preserved open space for passive recreation, trails and wildlife habitat.
Proximity to Built-up Areas	Town greens, parks, trails and other open spaces in and adjacent to villages provide easily accessible recreational areas for people.
Dispersed Geographic Location	Open space/passive recreation areas located in a number of places in town can provide greater public access and enjoyment by citizens.
Interconnected Trail Systems	Interconnected trails, or trails that lead to interesting places may be more valuable than other trails.
Outdoor Recreational Use	Public access to water bodies is important – boat access, swimming, picnicking. Islands can provide great recreational areas.
Historical and Archaeological Areas	Could include historic structures and sites, and archaeological sites in open space. Old cemeteries, stone walls, cellar holes could also be important values.
Scenic Resource	Scenic resources are important to maintaining rural character. A scenic vista visible from a highway, public park or lake may be more valuable than a scenic vista without public access.
Multiple Values	Multiple values often add to the importance of open space: for example, a scenic historic farmstead with pond frontage may be more valuable than a farm without these characteristics; or trails that connect to the Highlands or the village may be more valuable than other trails.
Regional Values	The Highlands has regional value for recreation and wildlife. An interconnected trail system between Mount Vernon and Vienna villages is another example.
Single Value	In some instances, an open space resource may be very important because of a single value, such as the area around a bald eagle nest site

CHAPTER 9. PUBLIC SERVICES AND FACILITIES

Goals:

1. Provide community services and facilities²¹ to assure the health, safety, and welfare of all residents.
2. Plan for, finance and develop an effective system of public facilities and services to accommodate anticipated growth and economic development.

Policies:

1. Effectively meet identified public facility and service needs.
2. Provide public facilities and services in a manner that promotes and supports growth and development consistent with the Chapter 3. Future Land Use Plan.
3. Coordinate, where possible, the provision of services and facilities with neighboring communities and others to provide improved services and use resources more efficiently.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Capital Improvement Needs: <ul style="list-style-type: none">a. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics. (See Chapter 11. Capital Improvements Plan)b. Establish an ongoing Capital Improvements Program (CIP) to prudently finance capital needs by maximizing efficiencies, utilizing a variety of funding mechanisms, and spreading costs out over time. Include capital needs identified in this Plan. Update the CIP on a regular basis.	Selectmen, Fire Chief, Road Commissioner, and others, as appropriate	2008 & ongoing
2. Village Area Capital Improvements: <ul style="list-style-type: none">a. Address the need for Town House improvements based on the recommendations of the Town House Committee.b. Address the need for a more functional town office to include office, meeting and storage space, protection of important town records, parking.c. Maintain the Fire Station/Community Building. Make repairs to the roof, and consider increasing the size of the parking area.d. Consider a village green, town recreation area, town beach, and pedestrian ways. (See Chapter 6. Outdoor Recreation and Chapter 10. Transportation)	Selectmen Town House Committee Town Office Committee Fire Chiefs Recreation Committee	2008 2009 2008 & ongoing 2009 & ongoing

²¹ Community services include emergency services (police, fire, rescue), solid waste and recycling pick-up, road maintenance and town government services (administration, tax collection, vehicle registration, permitting, etc.). Community facilities include roads and highways, Fire Department/Community Building, Town House, closed landfill, and the sand and salt facility.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
3. Fire Protection: <ul style="list-style-type: none"> a. Provide adequate fire protection and improve the town's fire insurance rating by making necessary improvements, where needed (e.g., adequate equipment, dry hydrants, training, E-911 system and road signage). Include capital needs in the Capital Improvements Program. b. Request input from the Fire Chiefs during reviews of major subdivisions and other large developments. (See Chapter 3. Future Land Use Plan) c. Assure that town roads and subdivision roads are constructed and maintained to allow adequate access by emergency vehicles. (See Chapter 3. Future Land Use Plan and Chapter 10. Transportation) 	Selectmen, Fire Chiefs Planning Board, Road Commissioner	2008 & ongoing 2008 & ongoing
4. Emergency Preparedness²²: <ul style="list-style-type: none"> a. Continue to work with the Maine Emergency Management Agency and Kennebec County, as appropriate. b. Continue to participate in the Federal Flood Insurance Program, and utilize federal disaster funding, as necessary. c. Continue to provide and improve emergency services within Vienna, including provisions for emergency shelter, communications, and other equipment, training, and needs. 	Selectmen, Fire Chiefs	2008 & ongoing
5. Waste Disposal/Recycling: <ul style="list-style-type: none"> a. Continue to provide solid waste and recycling pick-up on a regular basis. b. Increase recycling to decrease the volume of solid waste disposal. c. Ensure proper disposal of household hazardous waste. (See #9 Regional Coordination) 	Selectmen, Merry Dumpsters	2008 & ongoing
6. Closed Landfill/Sand and Salt Storage: Conduct annual inspections of these facilities. Initiate professional evaluations of potential contamination of water resources. Conduct ground water monitoring, if warranted.	Selectmen	2008 & ongoing
7. Town Government: Review and evaluate town government and make improvements, as appropriate. Consider the following: regular office hours; written job descriptions; bylaws for committees; town charter; administrative staffing; shared staffing with another town; paid versus volunteer positions; expanded hours for the code enforcement officer; and sharing with other towns in the funding of the lake warden position.	Selectmen	2008 & ongoing
8. Communications: <ul style="list-style-type: none"> a. Continue to publish the <i>Vienna Record</i> and maintain the town WEB page. b. Seek town-wide high-speed internet access and cell phone service. 	Selectmen, Volunteer	2008 & ongoing

²² Emergency planning and hazard mitigation covers a range of disaster situations, such as snow/ice storms, flooding, power outages, forest fires, hazardous chemical spills, flu pandemics, and homeland security.

CHAPTER 10. TRANSPORTATION

Goal:

- 1 Plan for, finance and develop an efficient and safe transportation system²³ to accommodate anticipated
- 2 growth and economic development.

Policies:

- 3 1. Prioritize community and regional needs associated with safe, efficient, and optimal use of
- 4 transportation systems. Work with MDOT to maintain State Route 41 as a major collector highway.
- 5 2. Preserve or improve the safety and efficiency of the transportation system through long-term
- 6 planning, prioritizing and financing of maintenance and capital improvements.
- 7 3. Promote public health, protect natural and cultural resources, and enhance livability by managing land
- 8 use in ways that maximize the efficiency of the transportation system and minimize increases in
- 9 vehicle miles traveled.
- 10 4. Meet the diverse transportation needs of residents (including children, the elderly and disabled) and
- 11 through travelers by providing a safe, efficient, and adequate transportation network for all types of
- 12 users (motor vehicle drivers, pedestrians, bicyclists).
- 13 5. Enhance “gateways” to the community to improve scenic beauty and control traffic speeds.
- 14 6. Participate in regional and state transportation and land use planning efforts.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Transportation Management/Capital Improvements Planning: Develop a prioritized ten-year improvement, maintenance, and repair program for the transportation system that reflects community, regional and state objectives. The program should be based on the Maine Department of Transportation (MDOT) Road Management System ²⁴ and should include, at a minimum: a. An inventory of the roads, bridges and culverts, including physical descriptions and conditions. b. Priorities for improvements based on usage and location relative to the Chapter 3. Future Land Use Plan growth and rural areas. c. A 5-to-6 year schedule for capital improvements, including road paving and resurfacing. d. An annual or biennial update presented at Town Meeting to reflect work completed and any changing needs.	Selectmen, Road Commissioner	2008 & ongoing

²³ Vienna’s transportation system includes consideration for state and local roads and bridges, roads in subdivisions, private road access to public roads, public parking facilities, pedestrian and bicycle use, and public transportation provided by social service agencies (Kennebec Community Action Program).

²⁴ Contact Maine Local Roads Center, Maine Department of Transportation for assistance.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>2. State Route 41 Deficiencies: Work with MDOT as appropriate to address deficiencies in the system, or conflicts between local, regional and state priorities for the local transportation system.</p> <ul style="list-style-type: none"> a. Seek a higher level of MDOT winter road maintenance on Route 41 consisting of more prompt and frequent plowing, sanding and salting, and plowing before 8 A.M. in the morning. b. Seek MDOT improvements that will result in an adequate road surface over the long term. c. Seek MDOT reconstruction of two curves to correct road banking – curve between the village and the Town House, and curve just south of the New Sharon town line. d. Work with MDOT to install, where feasible, traffic calming techniques to slow traffic through the village (e.g., visual or physical narrowing of roadway using traffic islands, cross walks, landscaping, etc.). Could be combined with village gateway improvements (See #11 below). 	<p>Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>
<p>3. High Accident Locations, Highway Capacity: Evaluate MDOT traffic volume and accident data at least every 5 years. Work with the MDOT to address problem areas.</p>	<p>Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>
<p>4. State Directive for Ordinances, in General:</p> <ul style="list-style-type: none"> a. Enact or amend local ordinances as appropriate to be consistent with local, regional and state transportation policies identified in this Plan. b. Enact or amend ordinance standards as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> i. Policy objectives of the Sensible Transportation Policy Act (23 MRSA sec 73)²⁵. ii. State access management regulations pursuant to 23 MRSA sec 704 (State Access Management Law); iii. State traffic permitting regulations for large developments pursuant to 23 MRSA sec 704-A (State Traffic Movement Permit²⁶). 	<p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan for more information on ordinances.</i></p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames.</i></p>
<p>5. Transportation Networks: Enact or amend ordinance standards for subdivisions and other major developments, and for public and private roads, as appropriate, to foster transportation-efficient growth patterns and provide for future road connections.</p> <ul style="list-style-type: none"> a. Require that developers design transportation systems to facilitate future interconnecting roads, where applicable. b. Design and build public roads to facilitate future interconnections, where applicable. This is particularly important in village areas, and will reduce the number of driveways connecting directly to major highways and roads. 	<p>Planning Board, Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>

²⁵ Generally states that transportation decisions must minimize impacts to the human environment and natural resources, give preference to non-highway alternatives, reduce reliance on foreign oil, and are consistent with the state land use act.

²⁶ Generally applies to developments that generate 100 or more vehicle trips per peak hour.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>6. Safe Access to Public Roads:</p> <ul style="list-style-type: none"> a. Inform landowners and potential buyers of land about the required MDOT permit for new entrances along State Route 41. b. Consider the following in developing ordinances: <ul style="list-style-type: none"> i. Require evidence of an MDOT Entrance/Driveway Permit for entrances to State Route 41, as required by state law. ii. Ensure that new driveways on town roads be designed with adequate sight distances, culverts and other runoff controls to assure safety, prevent water damage to public roads and adjacent properties, and minimize water quality impacts on water bodies. iii. Encourage individuals to utilize combined driveways where possible, particularly along Route 41 and the Tower Road. iv. Update or adopt subdivision and site plan review highway access standards to control the number, location and design of entrances. Restrict direct access to public roads for lots in major developments, where possible. v. Require a traffic impact analysis and mitigation (where necessary) for major developments projected to generate considerable traffic. 	<p>Road Commissioner</p> <p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan for more information on ordinances.</i></p>	<p>2008 & ongoing</p> <p><i>See Chapter 3. Future Land Use Plan for time-frames</i></p>
<p>7. Road Construction and Culvert Standards: Update to be consistent with current engineering practices, including best management practices for erosion control. (Consult MDOT Maine Local Roads Center).</p>	<p>Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>
<p>8. Bridges: Monitor the MDOT inventory and assessment process. Advocate widening the Route 41 bridge in the village to accommodate pedestrians.</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>
<p>9. Bicycle and Pedestrian Improvements:</p> <ul style="list-style-type: none"> a. Advocate for adequate travel widths for bicycles and pedestrians along State Route 41, particularly in village area. b. Widen and/or improve the shoulders of town roads, where possible. c. Include walkways for pedestrians in subdivisions, as appropriate. 	<p>Road Commissioner, Selectmen</p> <p>Planning Board</p>	<p>2008 & ongoing</p> <p><i>See Chapter 3.</i></p>
<p>10. Parking:</p> <ul style="list-style-type: none"> a. Ensure adequate parking for major commercial, industrial and other developments in land use regulations. b. Consider parking needs in the development of a more functional town office and for the Fire Station/Community Building. 	<p>Planning Board</p> <p>Selectmen</p>	<p><i>See Chapter 9.</i></p>
<p>11. Enhance the Town's Gateways through signage, landscaping, and other improvements that also function to slow traffic. Obtain a Community Gateways Grant to do this work.</p>	<p>Selectmen</p>	<p>2010</p>
<p>12. Public Transportation: Assist senior citizens, low-income people, and the handicapped by providing information on the Kennebec Valley Community Action Program (KVCAP) transportation services at the Town House.</p>	<p>Selectmen</p>	<p>Ongoing</p>
<p>13. Regional Coordination:</p> <ul style="list-style-type: none"> a. Advocate for town-wide high speed internet and cell phone service to support telecommunications as an alternative to commuting by vehicle. b. Seek opportunities to coordinate activities with neighboring communities in an effort to use resources more efficiently. 	<p>Selectmen</p> <p>Selectmen, Road Commissioner</p>	<p>Ongoing</p> <p>Ongoing</p>

CHAPTER 11. CAPITAL IMPROVEMENTS PLAN²⁷

Overview:

The Capital Improvements Plan establishes a **framework for long-range scheduling and financing** for the replacement and expansion of public facilities, including roads. The primary goal is to anticipate major expenditures, and to prioritize and schedule the funding of these projects in a fiscally sound manner that minimizes drastic changes in tax levels. By anticipating future needs, the town is better able to take advantage of outside funding opportunities as they arise. Vienna does not currently have a capital improvements plan.

A capital improvement is usually defined as a **major construction project or purchase** that requires funds from sources other than normal operating expenses. Capital improvements are usually relatively expensive (\$8,000 to \$10,000 or more), don't reoccur annually, last a long time, and usually result in fixed assets.

There are **three major approaches to paying for capital needs**: (1) Pay Out Now 100 Percent of Costs, usually through a town meeting appropriation; (2) Borrow and Pay Debt Service through a loan or bond; and (3) Save and Buy through reserve accounts. A balanced capital improvement program may use all three of these approaches, plus other funding mechanisms, depending upon circumstances, such as lease purchase agreements, grants, trust funds, outside contributions, user fees and impact fees.

Vienna has used all three of these approaches to pay for capital needs: a bond for a fire truck, the establishment of a reserve account for future Fire Department expenditures, and annual appropriations for other capital projects. Improvements to the Town House are being funded through the Dorothy Waugh trust.

Given that the road budget is the second largest expense item after education, road improvements are included in the Plan's recommendations. Vienna's road paving projects are funded primarily through state road assistance funds. Town officials have suggested that this amount is not adequate due to the astronomical cost of paving and road construction. There is concern that the town is falling behind in maintaining its paved roads. There is also concern about maintaining gravel roads, particularly on steep slopes that have been subject to washouts. Federal emergency management funds for flood damage have allowed the town to address some of these problems.

This Capital Improvements Plan is designed to dovetail with the other recommendations of this Comprehensive Plan. The capital projects listed were identified in the inventory and analysis and are a key part of planning for the next ten years.

Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies:

1. Finance existing and future facilities and services in a cost effective manner that avoids major spikes in property taxes.

²⁷ Maine's Growth Management Act and Rules require the development of a "Capital Investment Plan". The term "Capital Improvement Plan" is used here to eliminate confusion over the different terminology.

- 1 2. Explore grants available to assist in the funding of capital improvements within the town to reduce
- 2 sole reliance on property taxes.
- 3 3. Make the capital investments necessary to serve future growth and development consistent with the
- 4 goals of Chapter 3. Future Land Use Plan.
- 5 4. Strive to reduce the town's tax burden by staying within LD 1 spending limitations.²⁸

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<p>1. Capital Improvements Program:</p> <ul style="list-style-type: none"> a. Utilize this Plan as a basis for developing an ongoing Capital Improvements Program. b. Continue to use annual appropriations, reserve accounts, bonding (loans), state road subsidies and general funds for capital improvements. c. Seek other sources of funding such as grants and donations for capital projects. d. Develop a Road Management System to inventory and schedule capital improvements (including paving and repaving) to spread the costs out over time. (See Chapter 10. Transportation) e. Obtain the advice of a financial expert to determine the most cost effective approach for financing capital improvements over the next ten years. f. Review and update the ongoing Capital Improvements Program annually or every two years. g. Consider the capital needs identified in the following table. <p>2. Regional Coordination: Explore opportunities to work with neighboring communities for shared financing of common or adjacent capital improvements to increase cost-savings and efficiencies. Consider the following:</p> <ul style="list-style-type: none"> a. Recreation facilities – town beach, boat launches. b. Emergency services – buildings, vehicles, staffing. c. Household hazardous waste collection. d. Town contracts such as snow removal. e. Land conservation – joint efforts, such as expansion of the Kennebec Highlands or the McGurdy Stream Greenway. <p>(Note: In some cases the town may be better served by contracting for services rather than owning facilities and/or vehicles)</p>	<p>Selectmen, Fire Chiefs, Road Commissioner, Recreation Committee, Conservation Commission</p> <p><i>Note: Capital improvement expenditures and borrowing require Town Meeting Approval.</i></p> <p>Selectmen</p>	<p>2008 & ongoing</p> <p>2008 & ongoing</p>

²⁸ LD 1. An Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels (enacted 1/20/05). The key to the LD 1 tax burden reduction is to keep the percentage growth in taxes below the percentage increase in personal income. The tax cap is applicable to state, county, and local governments.

Table 11-1. Capital Improvements Plan Projects with Potential Funding Requirements for the Town (Ten Year Timeframe)						
Project Description	Total Cost Estimate	Reserve Accounts	Other Funding	Priority	Year	Comments
Town House: capital improvements	Study underway	Not applicable	Waugh Trust Fund	High	2008-09	Town House Committee recommendations
Town Office: office, storage and meeting space, parking	Unknown	None	Annual Town Meeting appropriations	High	2009-10	Will need further study.
Road Management Program: capital improvements (roads, repaving, culverts)	Unknown	Paving Account- \$32,000 (State Road Assistance)	Annual Town Meeting appropriations	High	Ongoing	Need to prioritize and schedule improvements for the next ten years.
Fire Department Equipment: forestry truck, pumper truck	forestry truck \$40,000	Fire Dept. reserve consists of annual allocations not spent	forestry truck grant	forestry truck Medium	forestry truck 2008	The life of a fire truck (pumper) is about 20 to 30 years.
	pumper \$250,000		pumper bond (loan)	pumper Low	pumper 2021	
Fire Station/Community Building: roof repairs, additional parking	Unknown	None	Annual Town Meeting appropriations	Roof repairs - High	Roof repairs - 2008-09	Will need further study to address additional parking ²⁹
Land Conservation/Recreation Facilities: town green, beach, open space, recreation area	Unknown	Establish reserve account – consider yearly appropriation ³⁰	State grants; individual contributions of land or money	Medium	Ongoing	See Open Space Plan – needs further study
Gateways: signage, landscaping, traffic calming	Unknown	None	State Gateways Grant (\$5,000 plus local match)	Medium	Ongoing	Volunteer/Committee
Covered Sand/Salt Storage	Estimate - \$150,000+	None	Local match with state funding	Low ³¹	2010	Low priority for state funding at this time.

²⁹ The need for additional parking is contingent on a study of all future building needs, including the need for town office facilities.

³⁰ Could include income from tax-acquired land, Tree Growth penalties, income from Town Forest (landfill property).

³¹ This is a low priority for state funding because according to the state it is not a threat to existing water supplies.

APPENDICES

Map 1. FUTURE LAND USE

Map 2. OPEN SPACE PLAN

Map 3. PARCEL (PROPERTY TAX)

(Maps are on the following pages)



VIENNA COMPREHENSIVE PLAN PART II.



March 8, 2008

VIENNA COMPREHENSIVE PLAN

PART II.

SUPPORTING DOCUMENTATION: Inventory and Analysis

March 8, 2008

**Prepared by the
Vienna Comprehensive Plan Committee**

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INTRODUCTION

The Comprehensive Plan: Documents and Maps

This document is Part II. Supporting Documentation: Inventory and Analysis

The Comprehensive Plan document is organized into two parts:

Part I. Comprehensive Plan Summary of Findings and Recommendations

Summary of Findings from the Inventory and Analysis

Vision for Vienna to the Year 2020

Recommendations: Goals, Policies and Implementation Strategies

(Including the Future Land Use Plan and Open Space Plan)

Appendices:

Map 1. Future Land Use Plan

Map 2. Open Space Plan

Map 3. Parcels (Property Tax)

Part II. Supporting Documentation: Inventory and Analysis

Appendices:

A. Results of the Public Opinion Survey

B. Results of the Visioning Workshop

C. Maps:

Map 1. Public and Semi-Public Facilities

Map 2. Topography

Map 3. Constraints to Development

Map 4. Water Resources

Map 5. Significant Habitat

Map 6. Parcels (Property Tax)

Map 7. Existing Land Use

Map 8. Cultural Resources

Photography credits: Holly Dominie, page 71; Phil Gregory, page 63; Stan Hapeman, page 31, 35; Peg Lang, pages 4, 78, 79, 90, 103, 111, 119; Alan LaVallee, cover, pages 22, 64, 84; 130.

Note: The Beginning with Habitat Program Notebook and Maps (not included in this document) are important reference materials associated with this Plan.

INVENTORY AND ANALYSIS



CHAPTER 1. POPULATION

Overview

Maine's population grew at one of the slowest rates in the nation between 1990 and 2000 due to a number of factors, such as lower birth rates consistent with the aging of the "baby boom" generation beyond childbearing age and the out-migration of younger people seeking better employment opportunities. The economic recession of the 1990s, which had a significant impact on Maine, resulted in fewer job opportunities and contributed to this loss of population.

Between 2000 and 2004 Maine started growing again primarily as a result of the in-migration of people from away. In fact, in-migration to Maine between 2000 and 2004 was over seven times greater than natural increase (i.e., population change due to births minus deaths). While southern and coastal Maine counties experienced the greatest in-migration, central and western Maine counties received over 1,000 net in-migrants each.¹ These trends will continue into the future with most population growth the result of people moving into Maine from other states as opposed to natural increase (i.e., births minus deaths).

Population growth or decline of an area is primarily driven by the economic climate. Social trends, geographic location and physical setting also contribute to the growth or decline of a population in a particular area. Maine is projected to experience very modest economic growth for the rest of this decade according to a leading state economist². Further, while there should be a significant increase in personal income, actual growth in the number of jobs is projected to be sluggish. A slowing of the real estate market will also put further downward pressure on the economy. This suggests that population growth, particularly in central and western parts of the state, will continue to be modest. In-migration of people looking for a job may be modest, and young people may have to leave the state to find employment. These trends may not affect the in-migration of retirees, however.

The overall aging of the population due to the aging of the "baby boom" generation (born between 1947 and 1964) is a very significant trend nationwide and within Maine. Maine actually has the oldest population in the nation. The needs of this large segment of the population with respect to housing, health care, social desires and other considerations are an important part of planning for the future.

Population Growth in Vienna and the Region

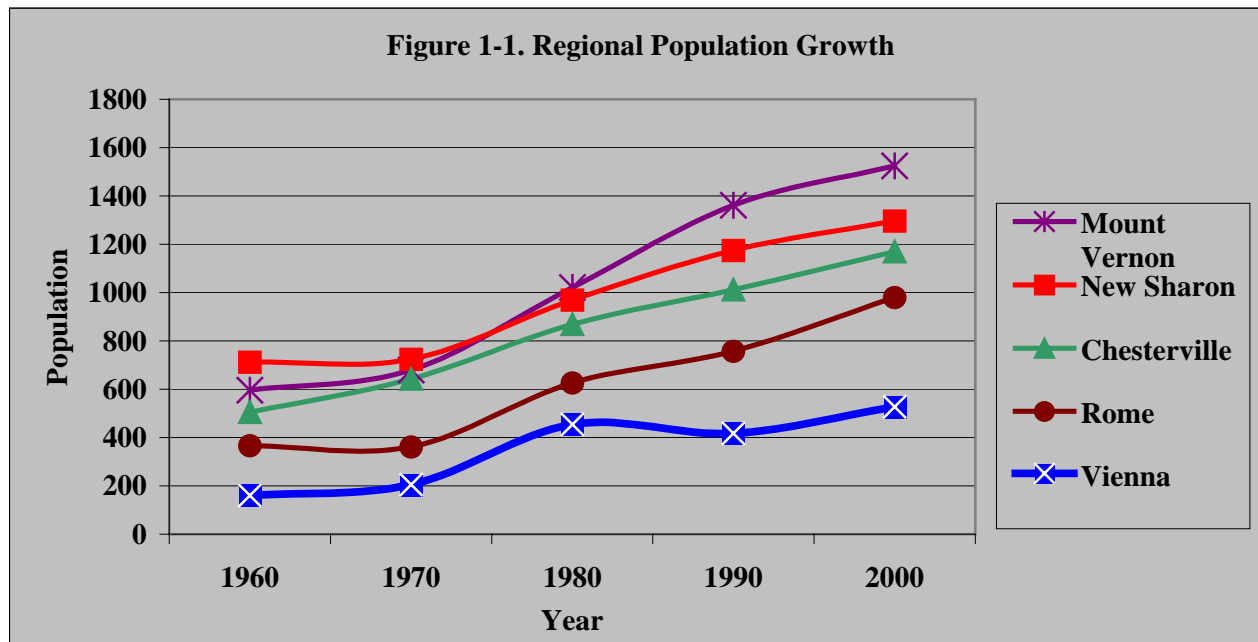
Vienna and surrounding towns experienced higher rates of growth than countywide (Franklin or Kennebec) or statewide over the past twenty years (Table 1-1). New Sharon, Chesterville, Mount Vernon and Rome are all attractive rural communities within easy commuting distance from area service and employment centers, such as Augusta and Farmington. Vienna's population growth rate was considerably lower than rates for adjacent towns, but slightly higher than the countywide and statewide rates. Vienna's slower rate of growth than for its neighbors is probably due to its location further from regional employment and service centers but still within reasonable commuting distance.

¹ "*Charting Maine's Future*", Brookings Institution Metropolitan Policy Program, 2006; analysis of U.S. Census data.

² "*Maine to see very modest growth*", Edward D. Murphy, Portland Press Herald, Nov. 15, 2006. Interview of Charles Colgan.

Table 1-1. Area Population Changes Over Time					
Town	1980	1990	2000	# Change 1980-2000	% Change 1980-2000
Vienna	454	417	527	73	16%
New Sharon	969	1,175	1,297	328	34%
Chesterville	869	1,012	1,170	301	35%
Mount Vernon	1,021	1,362	1,524	503	49%
Rome	627	758	980	353	56%
Franklin County	27,098	29,135	29,487	2,389	9%
Kennebec County	109,889	116,293	117,226	7,337	7%
Maine	1,119,971	1,231,719	1,277,393	157,422	14%
Source: U.S. Census, 1980, 1990, 2000					

- 1 Vienna's population grew from 454 people in 1980 to 527 people in 2000, a 16% increase (73
2 individuals). Between 1980 and 1990 the town's population actually decreased from 454 to 417 for the
3 1990 census, and then grew to 527 for the 2000 census. Comprehensive Plan Committee members
4 suggest that perhaps the census figures may be incorrect for either 1980 (too high) or 1990 (too low).



Source: U.S. Census

- 5 Vienna's current year-round population is estimated to be 570 individuals (local estimate for 2006). The
6 most current Census estimate (2004) for Vienna is 539 individuals, which may be a low estimate.
- 7 Population growth in Vienna since 1990 has been primarily the result of in-migration. During the 1990s,
8 almost 90% of population growth was due to in-migration (Table 1-2). In-migration accounted for almost
9 88% of population growth between 2000 and 2004. This trend will likely continue.

Table 1-2. Characteristics of Population Growth: Natural Change and In-migration (Number of Individuals)					
Years	Births	Deaths	Natural Change	Migration	Net Gain
1990-2000	34	23	11	99	110
2000-2004	17	12	5	35	40

Source: U.S. Census; Maine Department of Health and Human Resources, Office of Data, Research and Vital Statistics

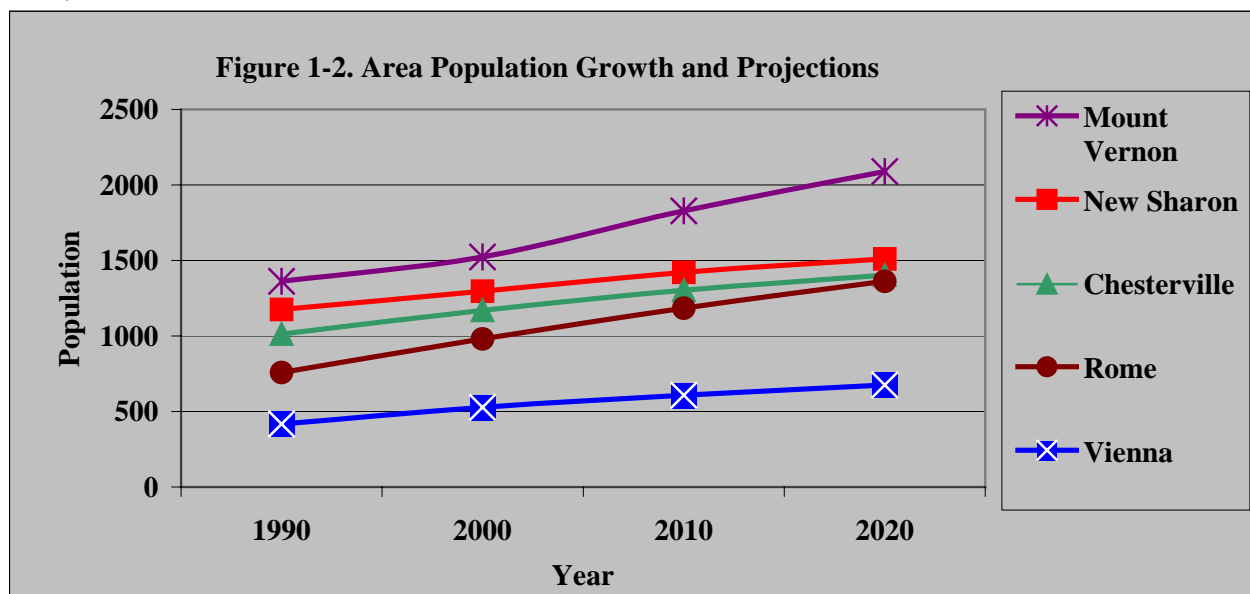
Population Projections

The number of year-round residents of Vienna will increase to 609 by the year 2010 and then increase to 676 by the year 2020 (Table 1-3).

This would be an increase of 149 individuals between 2000 and 2020, more than double the population growth between 1980 and 2000. Rome and Mount Vernon are projected to have the greatest population growth at 382 and 565 individuals, respectively. Vienna and its neighbors are all projected to experience faster rates of population growth than countywide and statewide.

Table 1-3. Area Population Projections					
Jurisdiction	2000	2010	2020	Change 2000 - 2020	
				#	%
Vienna	527	609	676	149	28
New Sharon	1,297	1,422	1,510	213	16
Chesterville	1,170	1,303	1,403	233	20
Mount Vernon	1,524	1,828	2,089	565	37
Rome	980	1,185	1,362	382	39
Franklin Co.	29,487	29,971	29,686	199	1
Kennebec Co.	117,226	123,595	125,966	8,740	7
Maine	1,277,393	1,363,966	1,415,497	138,104	11

Sources: Maine State Planning Office, 2005 projections



Source: U.S. Census, Maine State Planning Office, 2005 projections

In conclusion, Vienna is a very attractive, small rural community located within commuting distance from service and employment centers, which makes it a highly desirable place to live or have a summer home. Rural places like Vienna will become increasingly attractive as the areas around Augusta, Lewiston, Auburn, Waterville and Farmington become more developed. Another draw to the community is the Kennebec Highlands, a prominent regional preserve of over 6,000 acres of high value open space, and one of the few public recreation areas in the region. This area includes the most significant mountain range in central Maine and has miles of trails, extensive wildlife habitat, and several ponds – all, open to the public.

Race and Sex

Approximately 99% of Vienna's residents were white according to the 2000 Census. There were two black or African Americans and one American Indian or Native Alaskan. Of the total 527 people, 269 (51%) were males and 258 (49%) were females.

Household Characteristics

There were a total of 214 households in Vienna for the 2000 Census (Table 1-4). This was 62 households more than what was reported in the 1990 Census. The 41% increase in the number of households compared to the 26% increase in the population for the 1990s reflects the overall decrease in household sizes.

The average household size decreased from 2.74 persons per household in 1990 to 2.46 persons per household in 2000. This decrease in average household size is consistent with state and national trends, and reflects an increase in single head of household families due to divorce or choice, and an increase in single-person households, including more elderly living alone and longer.

While it is not clear what the national trend in average household size will be during the first decades of the 21st Century, it will probably continue to decline for a while longer but at a slower rate than during the 1990s. Using this assumption, it is projected that Vienna will have approximately 265 households by the year 2010 and 294 households by the year 2020. This information will be helpful in anticipating the number of additional housing units needed over the next decade.

Table 1-4. Vienna Population and Household Changes and Projections

	Year		% Change	Projections*	
	1990	2000	1990 - 2000	2010	2020
Total Population	417	527	26%	609	676
Total Households	152	214	41%	265	294
Average Household Size (persons/household)	2.74	2.46	-10%	2.30	2.30
Source: U.S. Census, 1990, 2000;					
*Note: Projections were calculated by using the Maine State Planning Office population projections and the assumption that household size would decrease to 2.3 persons per household.					

Most households (72%) in Vienna are family households (individuals related through blood or marriage). There were 48 households where the person was living alone, 15 of these households were individuals over the age of 65. Seventy households had children under age 18.

Table 1-5. Other Household Characteristics in Vienna		
Characteristic	Number	Percent of Total
Total Households	214	100%
Total Family Households*	154	72%
Non-Family Households	60	28%
Householder Living Alone	48	22%
Householder Living Alone Age 65 and Over	15	7%
Households with Individuals Age 65 and Over	38	18%
Households with Individuals Under Age 18	70	33%
* A Family Household has individuals that are related through blood or marriage. Source: U.S. Census, 2000		

Age Distribution

The most notable trend in the nation today is the overall aging of the population, largely as a result of the “baby boom” generation (a huge group born between 1947 and 1964) who are now “middle age”. Maine has also experienced an influx of retirees, which has contributed to the state’s aging population. Maine had the lowest birth rate in the nation during the 1990s, with 7,800 fewer children in 2000 than in 1990. Additionally, Maine experienced a 22% decline in the number of young adults in the age 20 to 34 category. Some of this decline is a result of out-migration. Experts suggest these young people left to relocate in more metropolitan areas in search of more attractive education and job opportunities, and greater cultural and social environments.

Vienna has had an overall older population than countywide or statewide (Table 1-6). Estimates for 2005 suggest that the trend of an increasingly older population will continue.

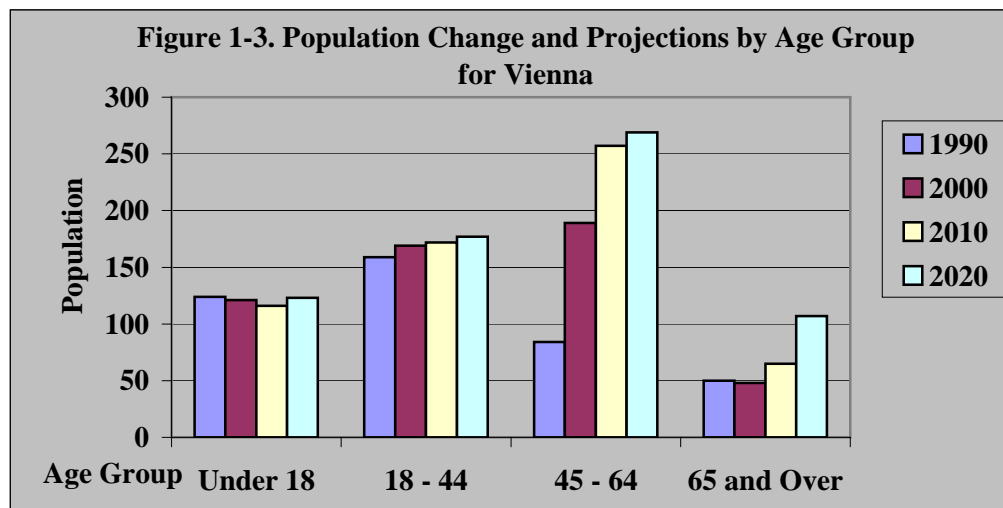
Vienna’s overall population is older now than what it was in 1990 (Table 1-7). There was a 125% increase (105 individuals) in the number of middle age people (45 to 64 years old) during the 1990s. The town only experienced a 6% increase (10 individuals) in the number of young adults, ages 18 to 44 years old. There were small decreases in the number of individuals in the under age 18 category and the age 65 and over category.

Table 1-6. Median* Age Comparison			
	1990	2000	2005
Vienna	36.6	42.8	Not available
Franklin County	32.9	38.2	
Kennebec County	34.2	38.7	41.5
Maine	33.9	38.6	41.2
* Note: “Median” is the middle number in a series of numbers in which 50% of all figures are above the median and 50% are below the median. Source: U.S. Census, 1990 and 2000; American Community Survey, 2005			

Table 1-7. Vienna’s Population Changes by Age Category					
Age Group	1990		2000		1990 – 2000
	#	%	#	%	# Change
Under 18 (Children)	124	30%	121	23%	-3
18 – 44 (Young Adult – Child Bearing Age)	159	38%	169	32%	10
45 – 64 (Middle Age)	84	20%	189	36%	105
65 and Over (Seniors – Retirement Age)	50	12%	48	9%	-2
Total	417	100%	527	100%	110
Source: U.S. Census, 1990, 2000					

Population Projections By Age Group

Projections of the population by age group can be used to make predictions about future needs in the community. The number of middle-age people in Vienna will continue to grow much larger than the other age categories through to the year 2020 (Figure 1-3). These people are past childbearing age and probably at or near the peak of their income potential - some will likely be retiring within 5 to 15 years. The proportion of people age 65 and over will double in size by the 2020. The projections suggest a modest increase in the young adult age group (18 to 44), and very little change in the under age 18 category. People in the 18 to 44 age brackets are of childbearing age, and will probably be the parents of many of the children living in the community.



Source: Maine State Planning Office, 2005

Seasonal Population

The population of Vienna at least doubles during the summer due to the large number of seasonal and second homes. There were approximately 189³ seasonal homes or camps located within the community in 2006. Assuming that each home is occupied by an average of 2.4 persons, the seasonal population would be about 450 people. There is also an increase in the seasonal population due to more short-term visitors at Sunset Mountain View Camps and day visitors at the town's ponds and at the Kennebec Highlands.

Vienna's seasonal population is expected to increase over the next ten years. In the past, seasonal homes, especially those on the ponds, accounted for a considerable proportion of Vienna's residential development. This trend is expected to continue because there is still a considerable amount of vacant land available that would be attractive for seasonal homes. This includes the remaining undeveloped land adjacent or near ponds, land with great views, and land near the Kennebec Highlands.

It is roughly estimated that 3 to 4 new seasonal homes or camps will be built each year over the next decade based on development over the past ten years. This suggests that the town's overall population including year-round and seasonal residents will easily exceed 1,000 individuals by the year 2020.

³ Town Clerk, June 2006

Educational Attainment

Overall, Vienna has a more educated population than statewide or countywide according to the 2000 Census. Approximately 88% of Vienna residents over the age of 25 had a high school education or higher as compared to 85% countywide (both Kennebec and Franklin) and 85% statewide (Table 1-8). Approximately 27% of Vienna's population over age 25 had a bachelor's degree or higher, as compared to 21% countywide (both Kennebec and Franklin) and 23% statewide.

Table 1-8. Educational Attainment

Educational Level	Vienna		Kennebec County	Franklin County	Maine
	#	%	%	%	%
Less than 9 th Grade Education	24	7%	6%	5%	5%
9 th through 12 th Grade – No Diploma	18	5%	9%	9%	9%
High School Graduate (or Equivalency)	131	36%	38%	41%	36%
Some College, But No Degree	67	19%	19%	18%	19%
Associates Degree	24	7%	8%	6%	7%
Bachelors Degree	59	16%	13%	14%	15%
Graduate or Professional Degree	38	11%	8%	7%	8%
Percent High School Graduate or Higher		88%	85%	85%	85%
Percent Bachelors Degree or Higher		27%	21%	21%	23%
Note: Numbers and percentages are of the total population 25 years and older.			Source: U.S. Census, 2000		

Income and Poverty Levels

Overall income levels for Vienna were higher than for Franklin County as a whole, but were somewhat lower than statewide levels, depending on what income measure was used. The 2000 Census found that Vienna had a per capita income of \$15,987, which was slightly higher than the same figure for Franklin County (\$15,796), but somewhat lower than the figures for Kennebec County (\$18,520) and for the state (\$19,533). However, Vienna's median household income (\$36,985) was higher than Franklin County's (\$31,459) and Kennebec County's (\$36,498), but slightly lower than statewide (\$37,240).

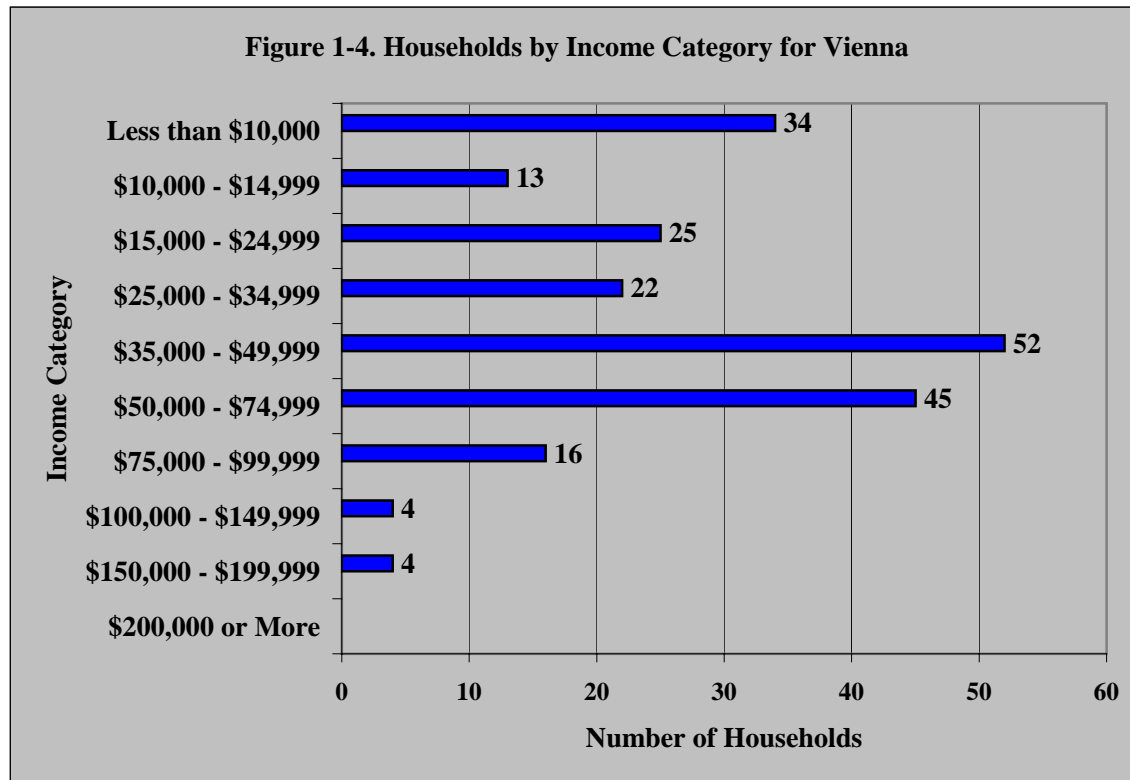
Table 1-9. Income

Category	Vienna	Franklin County	Kennebec County		Maine	
	2000	2000	2000	2005	2000	2005
Per Capita Income	\$15,987	\$15,796	\$18,520	\$23,570	\$19,533	\$33,606
Median Household Income	\$36,985	\$31,459	\$36,498	\$44,162	\$37,240	\$42,801
Median Family Income	\$41,146	\$37,863	\$43,814	\$54,145	\$45,179	\$52,338
Note: Data is for full-time year-round workers; in 1999 dollars						
Source: U.S. Census, 2000 (data is for 1999); American Community Survey, 2005						

More current income data for the year 2005 (only available for Kennebec County and the state) found that real personal income increased by 7.9% between 2000 and 2005. The state economist suggested that personal income growth for Franklin County during this time period was only about 3.5% to 4.5%. Income growth in Vienna may have been somewhere in between the figures for Franklin County and Kennebec County given the town's location along the county lines.

Figure 1-4 displays the number of households by income category as reported in the 2000 Census (1999 incomes) for Vienna. There were 47 households with incomes less than \$15,000. Approximately 56% of

1 households had incomes of more than \$35,000. No one reported a household income of \$200,000 or
2 more.



Source: U.S. Census, 2000

3 Overall poverty rates for Vienna were lower than countywide and statewide rates, with the exception of
4 individuals age 65 and over (Table 1-10). The Census found a total of 49 individuals (all ages), or 9% of
5 the town's population, were living below the poverty level. This compared to 11% of Kennebec County's
6 population, 15% of Franklin County's population, and 11% of individuals statewide. Poverty rates are
7 usually of greatest concern for the elderly and children. Vienna's poverty rate of 23% of people age 65
8 and older was more than double the countywide and statewide rates. The percentages of children or
9 families with children below the poverty level for Vienna were quite low as compared to countywide or
10 statewide.

Table 1-10. Poverty Rates					
Category	Vienna	Percent Living Below the Poverty Level			
	# Living Below the Poverty Level	Vienna	Kennebec County	Franklin County	Maine
Individuals	49	9%	11%	15%	11%
Individuals Age 65 & Over	13	23%	10%	10%	10%
Individuals - Related Children under Age 18	6	5%	13%	18%	13%
Families	9	6%	9%	11%	8%
Families with Related Children under Age 18	2	3%	13%	17%	12%
Source: U.S. Census, 2000					

CHAPTER 2. HOUSING

Regional Overview

There has been a considerable increase in the number of new housing units in the state over the past decade even though there has been relatively slow population growth. Several reasons for this phenomenon include: (1) the decreasing size of households has resulted in the need for more housing units; (2) people have been upgrading by building new homes or by buying manufactured housing, and (3) investors have been purchasing homes and land as an alternative to investing in the stock market.

The demand for new housing has been a major factor affecting the affordability of housing, in general. Housing was still generally affordable in the central/western Maine region during the 1990s and early 2000s. However, this appears to be changing as a result of the in-migration of more affluent people seeking year-round or seasonal homes in rural areas, including shorefront property. Property values have increased significantly as a result. First time homebuyers, seniors on fixed incomes, and lower income residents are the hardest hit by the increasing cost of housing.

Vienna and adjacent towns all experienced higher rates of housing growth than in either county or statewide during the 1990s (Table 2-1). Vienna experienced an increase of 59 housing units (19% growth rate) during the 1990s. The largest increase in the number of units for area towns occurred in Rome (164 units) and Chesterville (149 units).

Second homes are common in the region, particularly in towns with lakes (Figure 2-1). More than half of Vienna's housing is "seasonal, recreational, or occasional use" housing. The towns with the most lake frontage (Rome and Mount Vernon) have the most "seasonal, recreational, or occasional use" units. Rome experienced the largest increase in "seasonal, recreational, occasional use" units during the 1990s.

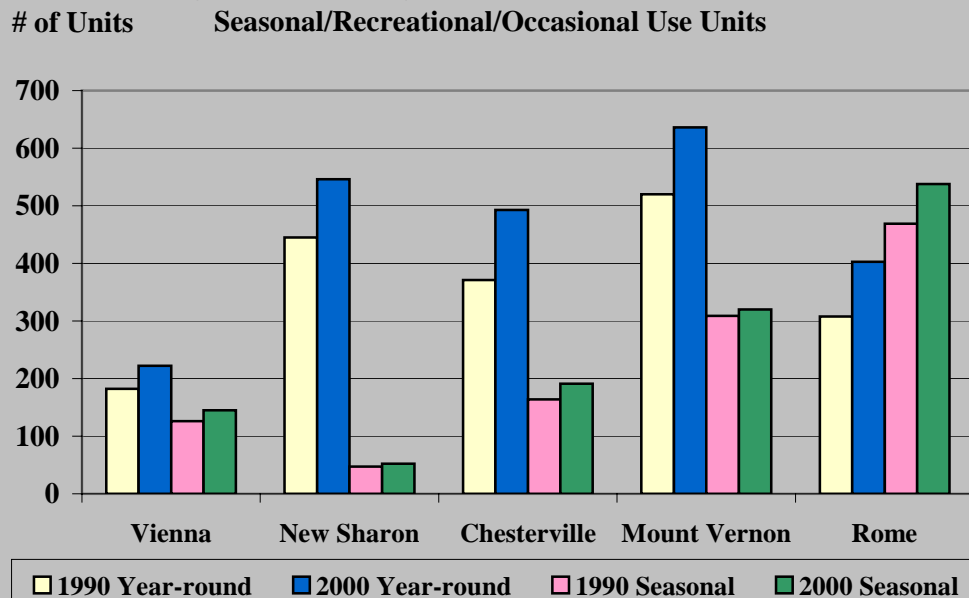
Source: U.S. Census, 1990 and 2000.

Table 2-1. Growth in the Total Number of Housing Units

Jurisdiction	1990 # Units	2000 # Units	# Change 1990-2000	% Change 1990-2000
Vienna	308	367	59	19%
New Sharon	492	598	106	22%
Chesterville	535	684	149	28%
Mount Vernon	829	956	127	15%
Rome	777	941	164	21%
Franklin County	17,280	19,159	1,879	11%
Kennebec County	51,648	56,364	4,716	9%
Maine	587,045	651,901	64,856	11%

Source: US Census, 1990 and 2000.

Figure 2-1. Housing Growth: Year-round Units and Seasonal/Recreational/Occasional Use Units



Housing Projections

There will be a total of 337 year-round units in Vienna by the year 2015 according to State Planning Office Projections done in 2003. This would be an increase of 70 units between 2005 and 2015. The towns surrounding Vienna are projected to experience even greater growth in the number of housing units, although the rate of growth will be higher for Vienna as displayed in Table 2-2. The rates of housing growth projected for Vienna and adjacent communities are significantly higher than the rates projected for Franklin County or Kennebec County.

Table 2-2. Year-Round Housing Unit Projections*						
Jurisdiction	2000 # Units	2005 # Units	2010 # Units	2015 # Units	2005 to 2015	
					# Change	% Change
Vienna	220	267	311	337	70	26%
New Sharon	531	581	622	657	76	13%
Chesterville	472	531	579	629	98	18%
Mount Vernon	625	693	746	785	92	13%
Rome	400	451	492	529	78	17%
Franklin County	11,686	12,284	12,852	13,497	1,213	10%
Kennebec County	49,562	51,060	52,523	54,462	3,402	7%
*Note: Units that are occupied or for sale or rent						
Source: Maine State Planning Office, October 2003						

Chapter 4. Land Use contains additional information on housing projections.

Housing Tenure, Occupancy and Vacancy Status

About 58% (214 units) of Vienna's housing units were year-round occupied units, and 40% (145 units) were "seasonal, recreational or occasional use"⁴ units according to the 2000 Census (Table 2-3). There were only 8 vacant units, probably either for sale or for rent.

The most significant change in housing tenure during the 1990s was the 41% increase in the number of occupied year-round units as compared to an only 15% change in the number of "seasonal, recreational, occasional use" units. There also was a very significant decrease (73%) in the number of vacant units. The very significant decrease in the number of vacant units between 1990 and 2000 might be due to any one or several factors including an under-reporting of units in one of the other categories or that there was a very significant demand during the 1990s that converted these vacant units to year-round or seasonal housing.

⁴ Terminology used by the Census.

Table 2-3. Housing Type and Occupancy						
Type of Housing Units	1990 # Units	2000 # Units	# / % Change 1990 -2000	Percent of Total (2000 Census)		
				Vienna	Kennebec County	Franklin County
Occupied Year-round	152	214	62 / 41%	58%	78%	62%
Seasonal, Recreational or Occasional Use	126	145	19 / 15%	40%	9%	34%
Other Vacant	30	8	-22 / -73%	2%	14%	4%
Total Housing Units	308	367	59 / 19%			
Source: U.S. Census, 1990 and 2000						

Vienna has a relatively high proportion of “seasonal, recreational, occasional use” housing as compared to countywide. Many of these homes are located along the shores of the town’s ponds. Vienna’s proportion of “seasonal, recreational, occasional use” housing (40%) was considerably higher than in Kennebec County (9%) and somewhat higher than in Franklin County (34%), according to the 2000 Census.

As of June 2006, there were 409 homes in Vienna, of which 220 (54%) were year-round homes and 189 (46%) were seasonal homes or camps.⁵

Vienna had 190 (89%) owner-occupied units and 24 (11%) renter-occupied units (Table 2-4). These figures represented a 35% increase (49 units) in the number of owner-occupied units and a 118% increase (13 units) in the number of renter-occupied units during the 1990s.

Kennebec County’s proportion of renter-occupied units (29%) and Franklin County’s proportion of renter-occupied units (24%) reflect the higher proportions of rentals in service center communities, such as Waterville, Augusta and Farmington.

Table 2-4. Housing Tenure, Occupancy Status and Vacancy Rates						
	Vienna			Percent of Occupied Units (2000 Census)		
Year-round Occupied Units	1990	2000	# / % Change 1990 -2000	Vienna	Kennebec County	Franklin County
Owner Occupied	141	190	49 / 35%	89%	71%	76%
Renter Occupied	11	24	13 / 118%	11%	29%	24%
Total Occupied Units	152	214	62 / 41%			
Vacancy Rates (2000 Census)						
	Percentage of Year-round Units					
	Vienna		Kennebec County		Franklin County	
Homeowner Units	1.0%		1.6%		1.7%	
Rental Units	14.3%		8.9%		8.9%	
Source: U.S. Census, 1990 and 2000						

The homeowner vacancy rate for Vienna was 1%, which suggests there was a shortage of housing for sale. Generally, a vacancy rate of 5% to 6% is desirable to allow for adequate choice in homes available to purchase. The rental vacancy rate at 14.3% is significantly higher suggesting that there were a number of rental units available at that time.

⁵ Town Clerk, June 2006.

Housing Types

Vienna's housing stock consisted primarily of single-family detached homes: 329 units (91% of the town's housing) according to the 2000 Census (Table 2-5). The most significant change during the 1990s was the increase in the number of mobile homes/trailers from 18 units in 1990 to 30 units in 2000. About 8% of the town's housing units were mobile homes or trailers in 2000. Mobile homes are often more affordable than stick built homes, and will probably continue to be popular in Vienna as an affordable housing option.

Table 2-5. Units in Structure for Vienna				
Housing Type	1990		2000	
	# of Units	% of Total	# of Units	% of Total
Single Family (detached)	289	94%	329	91%
Two-Unit	1	<1%	3	1%
Multi-Unit (more than 2 units)	0	0	0	0
Mobile Home/Trailer	18	6%	30	8%
Total Units	308		362	
Sources: U.S. Census, 1990 and 2000; data based on a sample				

Age of Housing and Housing Conditions

The age of housing is often used as an indicator of housing conditions. Older housing often requires greater upkeep and may need new wiring, weatherization and lead paint remediation. Septic systems may also need to be repaired or replaced. About 47% of the town's housing is over 30 years old. This compares to about 52% and 53% of housing

Table 2-6. Age of Housing: Year Structure Built					
Year	# of Units	Percent of Total			
		Vienna	Kennebec County	Franklin County	Maine
1990-2000	70	19%	14%	16%	15%
1980-1989	56	15%	14%	17%	16%
1970-1979	68	19%	17%	19%	16%
1960-1969	33	9%	7%	10%	9%
1940-1959	46	13%	17%	12%	15%
1939 or Earlier	89	25%	28%	28%	29%
Total	362				
Sources: U.S. Census, 2000					

countywide and statewide, respectively. The data in Table 2-6 also shows that a slightly higher proportion of housing in Vienna was built in the 1990s than countywide and statewide.

Other indicators of possible substandard housing conditions are displayed in Table 2-7.

The lack of a vehicle or telephone, or lack of complete kitchen or bathroom facilities may suggest a substandard housing situation. In some cases the lack of these may be by choice. Given the limited data, further investigation would be necessary to determine the extent of substandard housing in town.

There is also a need to investigate the adequacy of conversions of seasonal homes to year-round homes including the status of on-site septic disposal.

The following is a listing of housing assistance programs that could be considered:

- Maine Community Development Block Grant – The town could apply for funding, and then administer the Housing Assistance Program. Low-moderate income individuals could use the funds to rehabilitate housing - for same site replacement housing, relocation assistance, historic preservation, lead paint removal, asbestos removal, radon control, foundation work, water and septic improvements, and other health and safety repairs.
- Kennebec County Community Action Program (KVCAP) – The town could direct people to the following KVCAP programs:
 - Maine Home Repair Program – loans and grants for wells and septic systems, heating and electrical systems, roofs and chimneys, structural problems, repair or replacement of old drafty windows and doors, repair or replacement of siding, handicapped accessibility improvements, and other health and safety repairs.
 - Low Income Home Energy Assistance Program and Weatherization Program – financial assistance in paying for heating and weatherization (includes insulation, caulking, weather stripping, and furnace repair or replacement).
 - Lead Hazard Control Program – Low-income households with children age 6 or less with elevated lead levels are eligible for lead abatement work.
 - Appliance Replacement Program – Low-income households are eligible for appliance replacements to increase energy efficiency and reduce electric bills.
- Maine Department of Environmental Protection Small Community Grant Program – The town could obtain grants for homeowners to replace malfunctioning septic systems that are polluting a water body or causing a public nuisance. Grants may be used to fund 25% to 100% of design and construction cost depending on income of property owner.

Table 2-7. Housing Indicators

Characteristic	# of Units
Lack of Complete Plumbing Facilities	8
Lack of Complete Kitchen Facilities	12
No Telephone	2
Occupied Housing with No Vehicle Available	8
Heat – Fuel Oil, Kerosene, etc.	120
Heat - Wood	77
Heat - Electricity	2
Heat – Utility Gas	2
Source: US Census, 2000, sample data	

Housing Affordability

The State's Comprehensive Planning and Land Use Regulation Act states that towns should strive to make at least 10% of new residential housing within the range of affordability for low and moderate income households based on a five-year historical average of residential development. "Affordable housing" means decent, safe and sanitary dwellings, apartments, or other living accommodations for a household whose income does not exceed 80% of the median income for the Farmington Housing Market

Area⁶. The objective is to assure a supply of housing that is affordable to households in three income groups:

- “Very low income” households with incomes that do not exceed 50% of the median income in the county.
- “Lower income” households who have incomes between 51% and 80% of the median income in the county.
- “Moderate income” households who have incomes between 81% and 150% of the median income in the county.

Further, an owner-occupied unit is “affordable” to a household if its price results in monthly housing costs (mortgage principal and interest, insurance, real estate taxes, and basic utility costs) that do not exceed 28% to 33% of the household’s gross monthly income. A renter occupied unit is “affordable” to a household if the unit’s monthly housing costs (including rent and basic utility costs) do not exceed 28% to 33% of the household’s gross monthly income. Affordable housing includes, but is not limited to:

- Housing for moderate-income families
- Housing for low-income families
- Manufactured housing (mobile homes)
- Government assisted housing
- Multifamily housing
- Rental housing
- Group and foster care facilities
- Accessory apartments

A Baseline Analysis of Housing Affordability

During the 1990s the increase in household income was nearly the same as the increase in housing costs. The median household income and the median home value increased by \$9,258 and \$9,000, respectively.

Further, the median household income in 2000 was 54% of the median home value as compared to 47% for 1990. It is important to note that the value of a home as reported in the Census is what individuals believed their home to be worth. Median gross rent only increased by \$46.

Table 2-8. Household Income Relative to Housing Costs During the 1990s for Vienna

	1990	2000	# Change
Median Household Income	\$27,727	\$36,985	\$9,258
Median Home Value	\$59,500	\$68,500	\$9,000
Median Household Income/ Median Home Value	47%	54%	
Median Gross Rent	\$417	\$463	\$46

Source: U.S. Census, 1990 and 2000

About 19% of Vienna’s homeowner households (18 households) reported spending 30% or more of their household incomes on housing costs. This compares to 21% of homeowners in Franklin County and 18% of homeowners in Kennebec County who spent 30% or more of their incomes for housing (Table 2-9).

Table 2-9. Monthly Homeowner Costs* as a Percentage of Household Income, 1999

Cost as a Percentage of Income	Vienna # Households	Percent of Total		
		Vienna	Kennebec County	Franklin County
Less than 25%	62	67%	72%	70%
25% to 29.9%	11	12%	9%	8%
30% or more	18	19%	18%	21%
Not Computed	2	2%	1%	1%
Total	93			

* Includes payment for mortgages, deeds of trust, purchase contracts, or similar debts on property, real estate taxes, insurance, utilities and fuels. Source: U.S. Census, 2000; data is based on a sample, which does not include mobile homes or houses on lots greater than 10 acres, or with a business or medical office.

⁶ Vienna is included in the Farmington Labor Market Area, which is also the Farmington Housing Market Area. This is because a high proportion of Vienna residents work within the Farmington Labor Market Area, and an assumption is made that most people working in this area would seek housing within this area, as well.

About 35% of Kennebec County renter households and 38% of Franklin County renter households spent more than 30% of their incomes on gross rent according to the 2000 Census. Data on rental units for Vienna are unreliable due to the very small sample size that was used to make the calculations.

Analysis of Housing Affordability for 2004 and 2005

The lack of affordable housing has become an issue in central and western Maine according to the Maine State Housing Authority (MSHA). MSHA uses an “affordability index” based on median household income and median home price (with taxes and mortgage payments factored in) to measure affordability. The calculations for Vienna (2004 figures are the most current) suggest that affordability was “average” with a household with a median income (\$42,604) able to afford the median housing cost (\$120,003).

Housing in the region, with a few exceptions, such as Vienna (2004) and Mount Vernon, falls into MSHA’s “less affordable” category as displayed in Table 2-10. Overall, home prices and rentals are increasing faster than incomes. In nearly all areas presented in the following table, MSHA calculated that more than ½ of all households could not afford housing at the 2005 median cost for that area, and that more than ½ of all renter households could not afford the average 2 bedroom rent for the area. Statewide figures fall within the “least affordable” category due to the inclusion of southern and coastal Maine.

Table 2-10. MSHA 2005 Housing Affordability Comparison

Area	Affordability Index* ⁷	Median Income	Median Income Household Can Afford Housing up to this Cost	% of Households that Can’t Afford Median Home Cost	% of Renter Households that Can’t Afford the Average 2 Bedroom Rent
Vienna**	1.00	\$42,604	\$120,003	Not available	Not available
Rome	.69	\$49,531	\$147,578	73%	Not available
Mount Vernon	1.11	\$47,439	\$141,169	44%	Not available
Farmington Housing Market	.88	\$36,287	\$107,160	57%	54%
Augusta Housing Market	.93	\$42,635	\$125,251	54%	53%
Kennebec County	.91	\$40,670	\$118,665	55%	54%
Franklin County	.84	\$35,930	\$106,734	59%	55%
Maine	.70	\$43,370	\$129,445	68%	60%
Notes: * Index: Most Affordable = >1.25; More Affordable = 1.05 – 1.25; Average = 0.95 – 1.05; Less Affordable = 0.75 – 0.95; and Least Affordable = <0.75 ** Figures are for 2004 Source: Maine State Housing Authority; Data-Maine Real Estate Information System					

⁷ **Homeowner Affordability Index** is how much the median income household can afford divided by the cost of the home. The amount that can be afforded assumes that no more than 28% of a household's income can be used for the monthly mortgage payment, a loan period of 30 years at a fixed interest rate (zero points) with a 5% down payment, plus hazard insurance, PMI and taxes. **Rental Affordability Index** is how much the median income household can afford divided by the cost of an average rent (rent is defined as including utilities such as heat, hot water and electricity). The amount that can be afforded assumes a renter pays no more than 30% of their income on rent.

The median home price for a single family home in Vienna for 2004 was \$120,000. The 2005 median home price in the Farmington Housing Market Area was \$122,000, in Franklin County \$127,000 and in Kennebec County \$129,900. This suggests that Vienna's housing will fall into the "less affordable" category in the future.

Rental units are also in the "less affordable" category in the region as calculated by the MSHA (Table 2-11). The average rent with utilities of a 2-bedroom unit for 2005 was \$625 in the Farmington Housing Market area, \$622 in Franklin County, and \$691 in Kennebec County.

Table 2-11. Rental Affordability, 2005				
Area	Affordability Index ⁴	Average 2 Bedroom Rent	Household Income Needed	% of Households that Can't Afford
Farmington Housing Market Area	Not available	\$625	\$24,987	54%
Kennebec County	.92	\$622	\$27,651	54%
Franklin County	.91	\$691	\$24,892	55%
Maine	.81	\$857	\$34,280	60%
Source: Maine State Housing Authority, 2005				

Finding affordable housing within the Farmington Housing Market Area (includes Vienna) might be very difficult for low-income households. Even households at the median household income (\$36,287) might have a limited choice when seeking affordable housing (Table 2-12). Affordability indexes for income categories at or below 80% of the median household income were considered "least affordable", the lowest category for affordability.

Table 2-12. Affordability by Income Category for the Farmington Housing Market Area			
% of Median Household Income (Income Category)	Index (Affordability Category) ²	Median Income for the Income Category	Median Income Can Afford up to this Amount
30% (Extremely Low Income Household)	.24 (Least Affordable)	\$10,886	\$29,148
50% (Very Low Income Household)	.42 (Least Affordable)	\$18,144	\$51,316
80% (Low Income Household)	.70 (Least Affordable)	\$29,030	\$84,793
100% (Median Income Household)	.88 (Less Affordable)	\$36,287	\$107,160
150% (Moderate Income Household)	1.33 (Most Affordable)	\$54,431	\$161,907
Source: Maine State Housing Authority, Claritas Corporation, 2005			

Even though Vienna's median income is higher than the median income for the Farmington Housing Market Area, and in turn the income categories as calculated by MSHA are higher, the following information can be used to estimate the number of households in each income category, and the number of households in Vienna that would have a difficult time finding affordable housing if they were looking (Table 2-13). MSHA estimated there were 91, or 38% of all households in Vienna that were considered low income households, and it is very likely that many of these households would have a difficult time finding affordable housing if they were looking. MSHA also calculated that 63% of renter households (17

households) were low-income households and 67% of senior households (31 households) were low-income households.

Table 2-13. Percentage of Households by Income Category for Vienna Vienna's Median Income = \$42,604 (2004)				
	≤30% of Median Income	≤50% of Median Income	≤80% of Median Income	≤150% of Median Income
Household Category	Extremely Low Income (≤\$13,076)	Very Low Income (≤\$21,794)	Low Income (≤\$34,870)	Moderate Income (≤\$65,381)
	N u m b e r (P e r c e n t) o f T o t a l H o u s e h o l d s			
All Households	41 (17%)	65 (27%)	91 (38%)	195 (82%)
Owners	31 (15%)	51 (24%)	74 (35%)	168 (79%)
Renters	10* (37%)	14 (51%)	17 (63%)	27 (100%)
Seniors Age 65 and Older	17* (37%)	22 (49%)	31 (67%)	42 (91%)
Potential Homeowners: Renter Households Age 25-44	2 (16%)	3 (27%)	4 (40%)	10 (100%)
Note: * 4 households are seniors age 65 and older Source: Maine State Housing Authority, Claritas Corporation, 2005				

The fact that many of these households are senior households requires special consideration. Some seniors plan to age in place, others may move in with relatives, still others may move to subsidized housing, rental housing or some other senior housing in a service center community, such as Farmington or Augusta, where there is a hospital and other medical services.

Subsidized Housing Needs

MSHA lists only one MSHA subsidized rental unit (Federal HUD Section 8 Voucher) in Vienna for the year 2005. There were two Vienna families that utilized the MSHA First-Time Homeowners Program in the past five years. MSHA calculated an “unmet need” for 9 affordable rental units for families and 4 affordable rental units for senior households (age 65 and over) in Vienna. These needs were calculated based on the number of renter households at or below 50% of the median household income (very low-income households).

There appears to be considerable need for subsidized family housing in the region. MSHA calculated an unmet need for 678 rental units for families in the Farmington Housing Market Area. However, MSHA indicated there was an excess of 152 subsidized units for seniors. There are currently 420 family units and 425 senior units in the Farmington Housing Market Area. This suggests that low-income seniors who might not be able to find affordable housing in Vienna, could find affordable housing elsewhere within the Farmington Housing Market area.

The closest Maine State Housing Authority Complexes and U.S. Department of Agriculture Rural Development Complexes are located in the Farmington, Augusta and Waterville areas.

Affordable Housing Policies

Vienna does not appear to have a severe affordable housing problem at this time. However, there is a growing shortage of affordable housing in the region that will eventually affect Vienna. Land and homes in town will become increasingly expensive with the continuing in-migration of more affluent people looking to locate in a rural area, or to have a second home on one of the town's ponds or in locations with

1 great views. People with modest incomes, particularly seniors and young families, will have an
2 increasingly harder time finding affordable housing in Vienna in the future.

3 The town will want to assure that regulations do not increase the cost of housing unnecessarily, and that
4 they allow a variety of affordable housing types, such as mobile homes and accessory apartments. If the
5 shortage of affordable housing becomes more severe, the town may want to consider other regulatory
6 options, such as requiring that developers provide some proportion of affordable housing or contribute to
7 an affordable housing fund.

8 Other housing policies might focus on monitoring housing affordability relative to income, and working
9 with regional partners to support the construction of subsidized housing in neighboring communities.

Regional Coordination

10 Subsidized multi-family housing or assisted living facilities are probably not appropriate for Vienna due
11 to its location some distance from service center communities and lack of centralized sewer or water.
12 MSHA programs for individual units, such as Section 8 Vouchers and First Time Homeowners Loans are
13 appropriate options, and the town can help make residents aware of these programs. The town will need
14 to monitor the housing needs of its citizens, particularly as they age, and work with the service center
15 communities as appropriate to fulfill these needs.



CHAPTER 3. ECONOMY

Overview

The purpose of this chapter is to present information on the economic status of Vienna within the context of the overall economy of the region and state. The town can use this information to make policy decisions about how it might plan for the future. While the town does not have the staff or funds to undertake economic development activities, it may want to support or participate in regional efforts, or merely help it's citizens become more aware of the trends and available opportunities. Additionally, local regulations should reflect the town's policies regarding economic activity within the community.

The economic health of Vienna is dependent upon the economy of the region; and in turn, the economy of the region is affected by state, New England, national and international economic trends. A review of economic information from the state and other sources reveals the following trends that are relevant to the economy in Vienna and the region:

- *The Maine and national economies continue to make modest progress, but job growth is still quite slow for both. National forecasts call for continuing modest growth over the next few years, but noted many downside risks, including national fiscal imbalances because of the increasing federal debt, continued weakening of the U.S. dollar, expected high interest rates, and the cost of the Iraq war. Overextended consumers, the cost of energy and defense base closures could also have a significant impact on the state. (Maine Consensus Economic Forecasting Commission, January 2005)*
- *Employment [in Maine] increased in 2004. However, Maine continues to lose manufacturing jobs. Employment in health care professions is increasing most rapidly. Labor force growth is in part a function of economic strength, i.e., when the demand for workers grows, more people come into the labor force, and when jobs decline, people leave the labor force. Demographics are also important. Availability of workers to grow the economy is becoming a concern as Maine's population is aging and the portion of children and young adults is declining. (Maine State Planning Office, 2004)*
- *Employment Projection Highlights:*
 - *Employment opportunities will be concentrated in service-providing industries. Education and health services, retail trade, and leisure and hospitality services are expected to create about three-quarters of all jobs.*
 - *The occupational structure of employment will shift along with changes in the industrial structure and technology. Many of the fastest growing occupations will be health care-related occupations largely due to rapid growth in the number of middle age and elderly people.*
 - *Technology will continue to impact the structure of employment and how work is done. Computers will increasingly be a part of a wide range of work processes and compute-related occupations will continue to grow faster than average.*
(Maine Employment Projections, Maine Department of Labor, September 2006)
- *As people move through the job cycle, their spending priorities shift. Younger adults typically put a large share of their resources into buying a home and providing for children. Middle aged adults typically transition their resources toward things like putting the kids through college, saving for retirement and caring for their own rising health care needs. Seniors typically put an even larger share of their resources toward health care needs, and into leisure activities, such as travel. The rapidly rising middle-aged and senior population has been a primary factor driving job growth in health care, which created more jobs than any other industry over the past decade. (Maine Labor Market Digest, Maine Department of Labor, June 2005)*

- *Maine's Office of Tourism initiated a study in 2004 to identify the state's untapped tourism potential in the growing national market for nature-based tourism... The whole is greater than the sum of the parts is the concept for nature-based tourism. A nature-based approach is being directed not only to develop new marketing strategies for Maine, but most importantly will be used to coordinate a new layer of emphasis on product development for Maine's tourism industry, one that will seamlessly connect things like hiking or canoe trails from one region to theaters, concert halls and historic downtowns in another region. (The Maine Economy: Year-End Review and Outlook 2004, Maine State Planning Office)*
- *Critical to Maine clusters' growth and growth prospects is the growth of small businesses. Maine is more and more a small business state....Firms with 20 employees or less now account for 24 percent of Maine employment, the seventh highest percentage among the 50 states. Growing small firms into somewhat larger firms will be crucial to the success of Maine's economy. (Charting Maine's Future, The Brookings Institution Metropolitan Policy Program, 2006)*

Vienna's Local Economy

At one time farming and forestry were the most significant economic activities in town. Today, Vienna primarily serves as a bedroom community to area service and employment centers. The majority of people travel to one of these areas for employment, goods, and services. But not everyone travels out of town for work. An inventory of local businesses found over 60 businesses (Table 3-1). Most are small businesses, and many are home occupations and/or part-time businesses.

Table 3-1. Inventory of Businesses in Vienna

	Name	Location	Type Business
1	JD's Electric (John Derbyshire)	Route 41	Electrician, residential and commercial
2	Chris Smith	Route 41	New construction, log homes and camps
3	Frank Berry	Route 41	Trucking, sand and gravel
4	Donald Tibbetts	Route 41	Construction, trucking
5	Rite Choice Auto Body (G.L. Seamons & Son)	Route 41	Auto body work
6	Barb's Hand Painted Slates, Saws & Collectables (Barbara Gilman)	Route 41	Hand painted slates and signs
7	Magic Mirror (Barbara Gilman)	Route 41	Cosmetology - beautician
8	D & C Hall Logging (Durrell & Carol Hall)	Route 41	Logging contractor
9	Vienna Garage Doors (Phil and Joanne Pillsbury)	Route 41	Garage doors – installation and repair
10	J & K Builders (Jim and Kathy Meadows)	Route 41	Building contractor
11	Tru Art Taxidermy (Russell France)	Route 41	Taxidermist
12	Roy Van Till	Route 41	Consultant – college facilities planning
13	Mountain View Antiques (Dave & Betty Clark)	Route 41	Antiques
14	Avon Sales Representative (Belinda Lilley)	Route 41	Beauty supplies
15	Steven Young	Route 41	Engine repair
16	Pet Perfections (Lacy Markham)	Route 41	Professional dog grooming
Continued on next page			

Table 3-1. Inventory of Businesses in Vienna (continued from prior page)			
	Name	Location	Type Business
17	Darrel Varney	Route 41	Clean up, tree removal, mowing & trimming, wood sawed and split
18	Dan Goucher Trucking and Construction	Mason Road	Trucking foundations, septic systems, driveways-gravel, loam, fill and sand
19	Sunset Mountain View Camps (Laurie Rackliff)	Davis Road	Sporting and recreational camps, live bait
20	Cranebrook Equities Inc. (Harriet Perr)	Davis Road	Financial services
21	Harriet Perr	Davis Road	Antiques
22	Bob Fellman	Davis Road	Carpenter
23	Alternatives in Design (John Archard, SE)	Davis Road	Septic design, land use consulting, town code enforcement officer
24	Branching Out (Marianne Archard)	Davis Road	Wilderness canoe and backpacking adventures
25	York Hill Surveying (Creston Gaither)	Davis Road	Surveyor
26	Alan J. LaVallee Photography	Davis Road	Maine landscapes/seascapes, stock photos
27	Consulting for Creative Options (Bob Weingarten)	Davis Road	Health care consultancy
28	Bruce Gurney	Bessey Road	Contractor – sand and gravel, construction
29	Woodjie’s Bakehouse (Kathy Lawless)	Bessey Road	Wedding & specialty cakes, custom orders
30	Edward Lawless	Bessey Road	Communication lines (contractor/consultant)
31	Al Raedle	Stream Road	Technical writer
32	Bruce’s Monster Garage (Bruce Short)	Egypt Pond Road	Auto repair
33	North West Chimney Specialists (Gary Giloe)	Egypt Pond Road	Chimney cleaning and equipment
34	Egypt Pond Bakery (Becky Hooper)	Egypt Pond Road	Fresh baked goods
35	Hutton Studios (Hillary & Mark Hutton)	Tower Road	Weaver, potter
36	Amy’s Herb Shop (Amy and Jack St. Jean)	Tower Road	Herbs
37	JZ’s Construction/Repair (Jack St. Jean)	Tower Road	Home construction and repair
38	LaFlamme, Don	Tower Road	Real estate agent
39	Seigler Stringed Instruments (Lawrence Seigler)	Vienna Mountain Road	Stringed instrument repairs and supplies
40	Brownie Siegler, Therapist	Vienna Mountain Road	Certified Alexander Technique & registered movement
41	Art Quilts by Audrey Nichols	Kimball Pond Road	Quilts and tapestries
42	CLN Detailers (Clyde Neil)	Kimball Pond Road	Drafting services for structural steel building construction
Continued on next page			

Table 3-1. Inventory of Businesses in Vienna (continued from prior page)			
	Name	Location	Type Business
43	Eaton Mountain Data Services (Ed Collins)	Kimball Pond Cross Road	Computer system designer and consultant
44	Ludwig Building Services (Sky Ludwig)	Kimball Pond Road	Carpentry and construction, home inspections
45	Smitty's Chimney and Roofing (Joe Smith)	Kimball Pond Road	Chimneys and roofs
46	Wreaths with a Touch of Class (Libby Harville)	Kimball Pond Road	Wreaths
47	Mick Bransky, MA, Ed.D.	Jesse Ladd Road	Consultant; marriage and family therapist
48	Enneagram Teacher & Wellness Coach (Betsy Bransky)	Jesse Ladd Road	Personal growth through improved self-awareness
49	Woven Floor (Carol Hedden)	Anderson Road	Designer, dyer and weaver of floor coverings & accoutrements
50	Nanou and Son Drywall (Lionel Laliberty)	Cumner Road	Drywall, plastering and insulation
51	Kimball Pond Boat Barn (Bob Bassett)	Day Road	Carpenter, wooden boats
52	One Job at a Time (Bob Bassett)	Day Road	Carpentry and painting
53	Greg Bor Builders	Ithiel Gordon Road	New houses, remodeling
54	Wayne Reynolds	Trask Road	Environmental Consultant
Farm and Forestry Businesses			
55	Bean Family Farm (Harold, Edson, Eldon)	Bean Farm Road	Dairy, maple syrup
56	Ervin Bean	Bean Farm Road	Sawyer
57	Kensington's Tree Farm (Daniel Kensington)	Tower Road	Forestry
58	Vista Blueberries (Harriet Perr)	Mason Road	Blueberries
59	Edwin Kohtala Blueberries	Vienna Mountain Road	Blueberries
60	JoAnne Pillsbury	Route 41	Eggs, blueberries
61	Flying Pond Farm (David Blanchard & Cindy Rubinfine)	Route 41	Organic produce, vegetables, eggs, broilers, turkeys, beef
Source: Comprehensive Plan Committee			

Mount Vernon and Vienna Business Guild

- 1 A number of local businesses in Mount Vernon and Vienna recently formed the Mount Vernon and
- 2 Vienna Business Guild. The mission of the Guild is to promote and represent businesses in the two
- 3 communities. The Guild published a free Business Directory in 2004.

Labor Force, Employment and Occupation and Industry

A total of 263 Vienna residents (63% of the population age 16 and over) were in the labor force according to the 2000 Census (Table 3-2). One hundred and fifty-four people (37%) were not in the labor force. Those not in the labor force probably included retired or disabled people, homemakers and others who chose not to be employed. Only 8 people (3%) indicated they were in the labor force, but unemployed.

A total of 180 individuals (71%) in the labor force were private wage and salary workers. This would include people working in private businesses including self-employed persons in their own incorporated businesses. Forty-eight people (19%) indicated they were government workers, and 27 people (11%) were self-employed. Of the 255 employed individuals, 18 (7%) worked at home.

Vienna is within the Farmington Labor Market Area (LMA). This is the area where most residents find or seek employment according to the U.S. Bureau of Labor Statistics⁸ who recently shifted Vienna from the Augusta LMA to the Farmington LMA (2004/2005). Vienna had a relatively low unemployment rate of 3.3% for the 2000 Census. The unemployment rate may be somewhat higher today based on more current figures for the LMA and counties (Table 3-3).

Unemployment rates for the Farmington LMA and Franklin County have been consistently higher than unemployment rates for Kennebec County and for statewide. The higher unemployment rates for the Farmington LMA and Franklin County are probably due to the region's reliance on the declining

Table 3-2. General Employment Statistics for Vienna

Category	People (Age 16 and Older)	% of Total
Not in Labor Force	154	37%
In Labor Force	263	63%
Population Age 16 and Older	417	
In the Labor Force and Employed	255	97%
In the Labor Force and Unemployed	8	3%
Total in Labor Force	263	
Private Wage and Salary Workers	180	71%
Government Workers	48	19%
Self Employed Workers, not in Own Incorporated Business	27	11%
Unpaid Family Workers	0	0
Total in Labor Force and Employed	255	

Source: U.S. Census, 2000

Table 3-3. Comparison of Unemployment Rates

Year	Vienna	Franklin County	Kennebec County	Maine
1999	3.3%	7.3%	4.7%	4.8%
Source: U.S. Census Bureau, 2000				
Year	Farmington LMA	Franklin County	Kennebec County	Maine
2000	5.1%	4.9%	3.4%	3.3%
2001	5.3%	5.2%	3.7%	3.7%
2002	5.2%	5.1%	4.3%	4.4%
2003	6.1%	5.9%	5.1%	5.0%
2004	5.8%	5.6%	4.8%	4.6%
2005	5.9%	5.7%	5.0%	4.8%
July 2006	6.1%	6.0%	4.5%	4.4%

Source: Maine Department of Labor, 2000 through July 2006.

⁸ Labor market areas are based on commuter patterns from the 2000 Census as calculated by the U.S. Bureau of Labor Statistics.

manufacturing and resource-based industries and the more rural nature of the area. Fortunately for Vienna residents, they live within commuting distance of employers in both Franklin and Kennebec Counties.

Employed Persons by Occupation and Industry

Overall, Vienna residents have a broad range of occupations. Out of the 255 of those employed, 77 (30%) were in “management, professional, and related occupations” and 63 (25%) were in “production, transportation, and material

moving occupations”. There were also a number of individuals in “construction, extraction, and maintenance occupations” (47 individuals, 18%). Compared to the counties, Vienna had a somewhat higher proportion of individuals in “construction, extraction, maintenance” (18% versus 11%) and “production, transportation, material moving” (25% versus 14% and 18%). Conversely, Vienna had a smaller proportion of individuals in the “service” (10%) and “sales and office” (15%) occupations than either of the counties.

Vienna residents are employed in a broad range of industries (i.e. employment sectors). The largest employment sectors were “manufacturing” (20%), which was proportionally higher than either county (18%), and “educational, health, social services” (20%), which was proportionally less than either county.

Table 3-4. Employed Persons* By Occupation (2000 Census)				
Occupational Category	Number Employed	Percent of Total		
		Vienna	Kennebec County	Franklin County
Management, Professional, Related	77	30%	33%	28%
Service	25	10%	15%	17%
Sales and Office	37	15%	27%	24%
Farming, Fishing, Forestry	6	2%	1%	2%
Construction, Extraction, Maintenance	47	18%	11%	11%
Production, Transportation, Material Moving	63	25%	14%	18%
Total Employed Persons	255			
Source: U.S. Census, 2000; *Note: Employed persons 16 years and older				

Table 3-5. Employed Persons By Industry (2000 Census)				
Industry	Number Employed	Percent of Total		
		Vienna	Kennebec County	Franklin County
Agriculture, Forestry, Fishing, Hunting, Mining	10	4%	2%	3%
Construction	24	9%	7%	7%
Manufacturing	52	20%	11%	18%
Wholesale Trade	10	4%	4%	2%
Retail Trade	17	7%	13%	13%
Transportation, Warehousing, Utilities	4	2%	5%	3%
Information	18	7%	3%	1%
Finance, Insurance, Real Estate, Rental, Leasing	8	3%	5%	5%
Professional, Scientific, Management, Administrative, Waste Management Services	11	4%	5%	4%
Educational, Health, Social Services	52	20%	25%	26%
Arts, Entertainment, Recreation, Accommodations, Food Services	16	6%	6%	10%
Other Services (except Public Administration)	18	7%	5%	5%
Public Administration	15	6%	10%	3%
Total	255			
Source: U.S. Census, 2000 *Note: Employed persons 16 years and older				

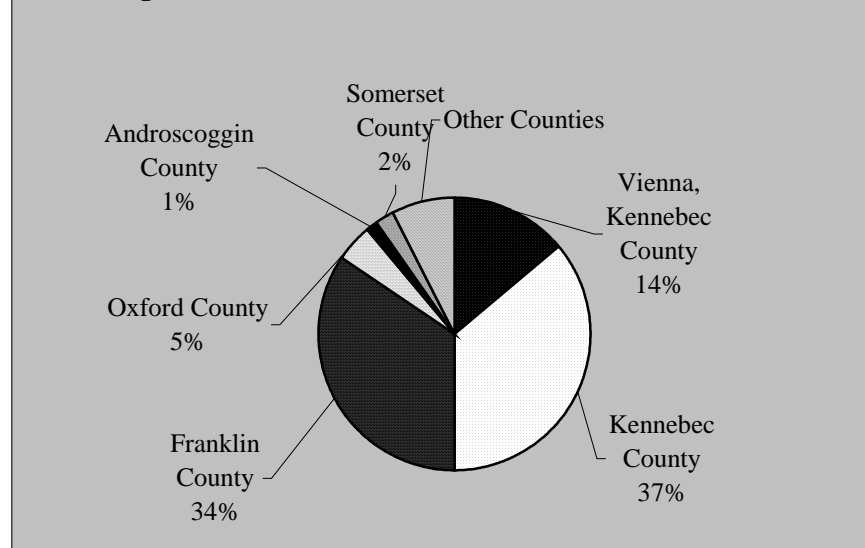
Commuter Patterns for Vienna Residents

Most Vienna residents traveled out of town for employment - 86% according to the 2000 Census (Table 3-6). Only 34 residents (14%) indicated they worked in Vienna. The largest proportion of commuters traveled to Farmington (51) or Augusta (45). The average travel time to work was 36 minutes.

About 73% (183 individuals) indicated they commuted alone by automobile. Only 46 individuals indicated they carpooled to work. Two people walked to work and 18 people worked at home (2000 Census).

Table 3-6. Work Locations for Vienna Residents		
Town	#	%
Farmington	51	21%
Augusta	45	18%
Vienna	34	14%
Wilton	21	9%
Winthrop	8	3%
Rumford	7	3%
Jay	6	2%
Mount Vernon	5	2%
Windsor	5	2%
Other towns, each with <5 people	62	25%
Total	244	
Source: U.S. Census, 2000		

Figure 3-1. Work Locations for Vienna Residents



Major Employers in the Region

There is a broad and diverse economic base in the region that includes hospitals and other health service organizations, schools and universities, paper mills and forest products industries, major retail business, supermarkets, major wholesale distributors, telemarketing businesses and state, county and local governments.

Taxable Consumer Retail Sales

Taxable consumer retail sales data is one measure of economic activity within a region or community. While the figures are not very large for Vienna, they are significant and appear to correspond with the local inventory of businesses. Taxable consumer retail sales are those sales where a sales tax is collected, and do not include non-taxable items, such as food eaten in the home.

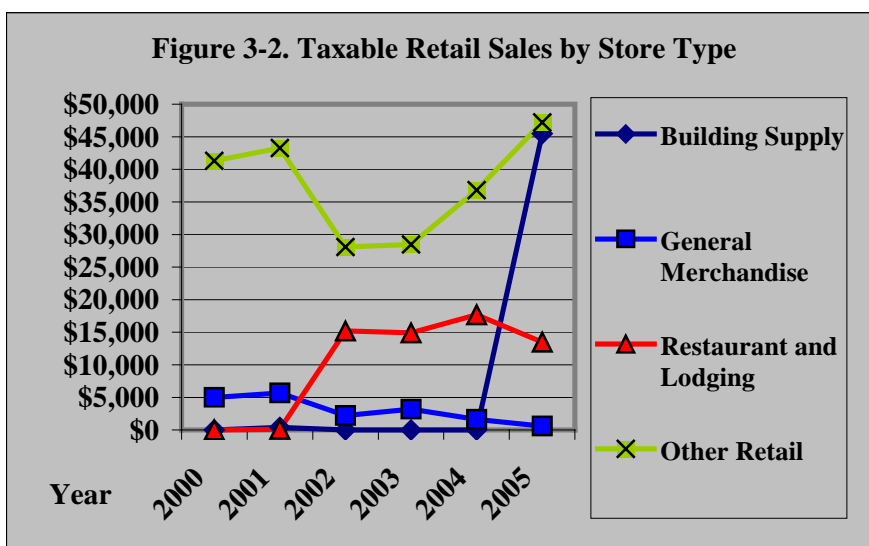
Total taxable consumer retail sales for Vienna increased from \$46,300 to \$106,800 between 2000 and 2005 (Table 3-7). This was an increase of 131%, which is very significant even when adjusted for inflation to a 121% increase.

The increase in retail sales for the Augusta Economic Summary Area, which includes Vienna and 22 other communities in the region, was much less - 6% when adjusted for inflation. Care must be used in making too many assumptions from this data due to the small amount of data available for Vienna.

Retail sales data by store type can also be used to better understand local trends (Figure 3-2). Again, an issue when considering this data is the small sample size. “**Building supply**” stores sell durable equipment, and include contractor’s sales, hardware stores and lumber yards. Sales in this category were zero or minimal until 2005 when they were \$45,500. “**General merchandise**” stores include department stores, clothing stores, furniture stores, shoe stores, etc. These sales were highest in 2001 at \$5,700, and lowest at \$600 for 2005. “**Restaurant and lodging**” sales fluctuated from a low of zero in 2000 to a high of \$17,700 in 2004.

The “**other retail**” includes a wide variety of store types not in the other categories, such as drug stores, jewelry stores, sporting goods stores, antique dealers, book stores, photo supply stores, gift shops, etc. “**Other retail sales**” fluctuated from a low of \$28,100 for 2002 to a high of \$47,200 for 2005. Categories for which there were no consumer retail sales include: “**auto**”, which includes auto dealers, auto parts, boat dealers, auto rental, etc., and “**food stores**” which includes everything from small grocery stores to large supermarkets, and only taxable items are included.

Table 3-7. Taxable Retail Sales* 2000 - 2005			
	Vienna		Augusta Economic Summary Area
Year	Dollars	Annual Change	Annual Change
2000	\$46,300		
2001	\$49,500	7%	4%
2002	\$45,500	-8%	3%
2003	\$46,600	2%	5%
2004	\$56,100	20%	3%
2005	\$106,800	90%	<-1%
% Change 2000 - 2005		131%	16%
% Change 2000 - 2005 Adjusted for Inflation		121%	6%
*Note: Retail sales where sales tax is collected; does not include nontaxable items, such as food eaten in the home (typically, taxable food store sales account for 20-25% of sales) Source: Maine Revenue Services			



Source: Maine Revenue Services

Town Policies and Regional Coordination

Town policies should take into consideration the economic character of the community and what actions are feasible for a small town. Over the next decade Vienna will continue to serve as a bedroom community to area service and employment center communities, such as Farmington and Augusta. Overall, residents appear to have a diverse range of occupations and are employed in a wide range of

1 industrial sectors, which is not surprising given the broad economic base within commuting distance of
2 Vienna. There is also a very active local economy consisting of a variety of small businesses and home
3 occupations. There is a viable natural resource base with land suitable for small scale farming and forestry
4 (to be discussed in a separate chapter), and an attractive rural landscape, which includes the Kennebec
5 Highlands and a number of lakes and scenic vistas to support recreation-related endeavors. Vienna has
6 much economic strength. However, it has been noted that more business and industry would provide a
7 more diverse property tax base that would shift some of the burden off of residential properties.

8 Given Vienna's small population, it is probably not practical for the town to be very actively involved in
9 economic development like much larger communities. However, the town does have a number of small
10 businesses and home occupations that provide income, goods and services for Vienna residents and
11 contribute to the community's character. If the town would like to more actively support existing
12 businesses and encourage new business, it could become more involved with county economic
13 development entities or work with a consortium of neighboring communities with mutual interests. For
14 example, the town might want to become more actively involved in the newly formed Mount Vernon and
15 Vienna Business Guild.

16 Additionally, any of the town's work to improve highways and roads, particularly through the Maine
17 Department of Transportation, and efforts to get high-speed internet service will benefit local businesses,
18 commuters and telecommuters. Lastly, the town will want its land use regulations to be consistent with its
19 economic development goals, which should consider the kind of economic development that is desirable
20 in town.



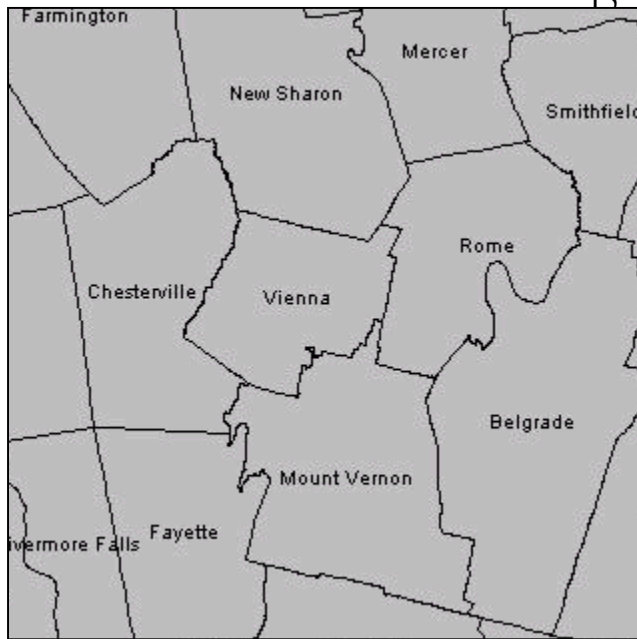
CHAPTER 4. LAND USE

Introduction

An analysis of how land is used within a community is one of the most important elements of a comprehensive plan. It provides the basis for the recommendations of the Future Land Use Plan. This chapter examines land use patterns, identifies development trends and predicts where and how much future growth is most likely to occur. The town's land use regulations and their administration and enforcement are also examined. Key policy issues to be addressed include: to what extent does the town wish to direct future development; how can the town best prepare for future development; how does the town ensure that new development will be compatible with existing uses; and how can the town assure that new development will not over-tax public facilities and services.

Regional Growth Patterns

Vienna's growth and development patterns reflect its geographic location within the region. Vienna is located within the foothills of the western Maine mountains along the western edge of the Belgrade Lakes Region. The region is relatively rural, hilly, and mostly forested with ponds and lakes of various sizes. The Kennebec Highlands, a state reserve of over 6,000 acres, is a prominent feature along with the Belgrade Lakes. The region abounds with outdoor recreational opportunities and is exceptionally scenic, making it a very attractive place to live and vacation.



Vienna and its neighbors, Mount Vernon, Rome, New Sharon and Chesterville, are all small communities, each with year-round populations of less than 2,000. All are within commuting distance of a number of service center communities (Augusta, Lewiston, Auburn, Jay, Livermore Falls, Waterville, Farmington and others). Vienna, Mount Vernon, Rome, New Sharon and Chesterville all have small village centers, and primarily serve as bedroom communities to the service center communities. These communities also have a high proportion of seasonal housing, particularly Rome and Mount Vernon with their large lakes and ponds.

Vienna has the smallest population and has been the slowest growing of these communities. This is most likely due to its location further from area service centers, and because it has less shore

frontage on large lakes, such as those found in Rome or Mount Vernon.

Vienna's year-round population is projected to grow by 28% between 2000 and 2020, which is faster than its neighbors in Franklin County (Chesterville and New Sharon), but slower than its Kennebec County neighbors (Rome and Mount Vernon). Overall, Franklin County is projected to grow by 1% as compared to 7% for Kennebec County. These projections suggest there will be greater growth pressure from Kennebec County than from Franklin County, which is probably due to the levels of economic activity and employment opportunities in Kennebec County.

Perhaps, the driving force in how quickly Vienna grows will be the affordability of housing and land. Currently, housing in Franklin County is more affordable than housing in Kennebec County.⁹ Again, this suggests that the greatest demand for housing will come from people looking for affordable housing in Kennebec County. Additionally, as shorefront properties are developed in the Belgrade Lakes Region of Kennebec County, people may increasingly look to Vienna for more affordable seasonal homes.

Vienna's Development Patterns

Vienna's is heavily forested (85%), very hilly and has twelve ponds over ten acres in size. Open water, streams and wetlands occupy about 7% of the town. Farmland and blueberry barrens occupy almost 6% of the town.¹⁰

Actual developed land with buildings, lawns, driveways, parking areas, and roads, comprise only about 2% of the town's total land area. Some developed land, such as homes and roads located in the woods may be included in the forest category because the data is from satellite imagery (Figure 4-1).

Vienna's small village is located along state Route 41 to the northern end of Flying Pond. Most of the town's seasonal housing is located around Flying Pond and Kimball Pond. With the exception of the 30 or so homes in the village, most of the town's year-round housing is dispersed along Route 41 and town roads. There are about 55 commercial uses – most are home occupations or small businesses.

Forestry is an important economic activity for the town's non-industrial woodlot owners. There are a few commercial farm operations. The Kennebec Highlands public reserve lands occupy about 3,000 acres in the northeastern corner of town.

Development has consisted of about seven houses per year and one to two small subdivisions per year over the past decade. Commercial uses are relatively small and have not had much noticeable impact on the landscape. Seasonal homes have accounted for a considerable proportion of the residential development in Vienna.

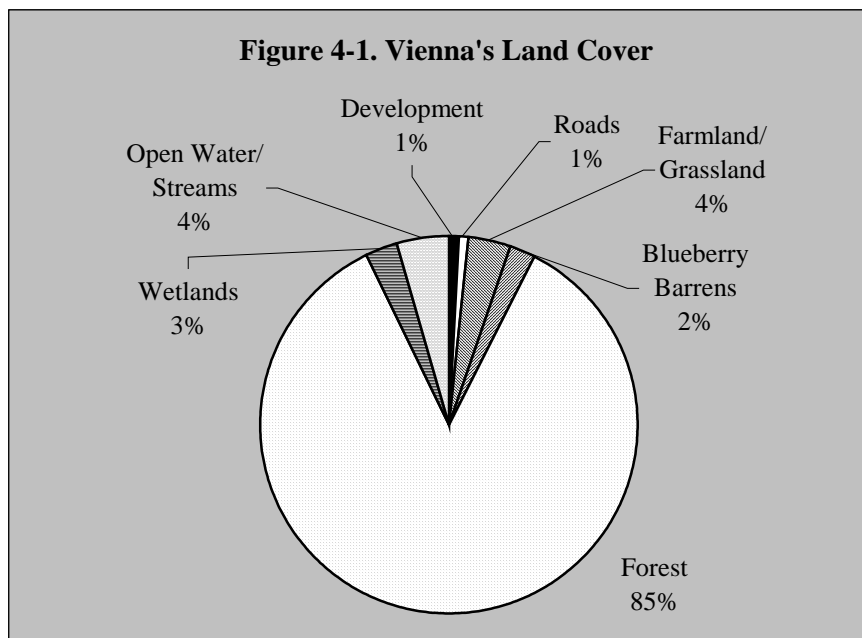


Table 4-1 Vienna's Land Cover	
Land Cover Type	Acres
Development	119.92
Roads	144.76
Farmland/Grassland	611.38
Blueberry Barrens	325.62
Forest	13,869.62
Wetlands	467.04
Open Water/Streams	724.21
Total Acres	16,262.60
Source: Land Cover data is from the State of Maine; Landstat 1999/2000 Satellite Imagery, updated to 2004 conditions.	

⁹ See Chapter 2. Housing

¹⁰ **Source:** Land Cover data is from the State of Maine, Landstat 1999/2000 Satellite Imagery, updated to 2004 conditions.

1 The development pattern and trends of the past decade will probably continue into the next decade.
2 Population and housing projections suggest the rate of residential development will continue as it has over
3 the past decade. Given that Vienna does not have any land use regulations that direct development to one
4 area of town as opposed to another, it is likely that new development will occur along Route 41 and town
5 roads as it has in the past.

6 Vienna's existing land uses are displayed on the Map 7. Existing Land Use in Appendix C.

Vienna's Village

7 Vienna's village is located along state Route 41 in the south-central part of the community just north and
8 east of Flying Pond. The village consists of about 30 year-round single-family residences; about 20
9 seasonal homes, many of have frontage on Flying Pond; the post office; the Fire Station and Community
10 Building; a church; the Grange Hall; a waterfront park; and the Union Hall. The Town House (office) is
11 located about one mile north of the village center along Route 41. There are also a few home occupations,
12 an organic vegetable farm and hay fields in the greater village area. The village functions as the center of
13 many town activities.

14 There has been very little new development in the village over the past decade. To some extent, Flying
15 Pond and its associated wetlands to the south, Mill Pond and its associated wetlands to the north and east,
16 and steep terrain to the east and north have restricted expansion of the village. There are several large
17 parcels that might be suitable for new development, but the landowners have not indicated any interest in
18 developing them to date. Several of these parcels are hay fields. A further concern is the location of the
19 village directly adjacent to and within the direct watershed of Flying Pond. Erosion and sedimentation
20 flowing into Mill Pond and thus into Flying Pond has been, and continues to be, an issue. Flying Pond has
21 been identified by the state as a pond that is threatened by non-point source water pollution¹¹. This
22 suggests that any future development must be designed carefully to prevent further degradation of the
23 pond, and may even suggest that the village area may not be the best location to encourage more dense
24 and intense land development (i.e., serve as a designated growth area).

Residential Land Uses

25 Residential uses are the predominant structural land use in Vienna. There were a total of 409 housing
26 units in Vienna as of June 2006¹². About 220 were year-round homes and about 189 were seasonally
27 occupied homes or camps. This means that approximately 54% of the town's housing is occupied year-
28 round. Nearly all of Vienna's residential uses are single-family homes; only about 8% were mobile homes
29 according to the 2000 Census.

30 The majority of residential uses are dispersed along state Route 41 (Town House Road) and town roads,
31 such as the Kimball Pond Road and Tower Road. Much of the single residential lot development over the
32 past several decades has occurred in areas outside of the village.

33 The majority of seasonally occupied camps and homes are located along, or near, the shores of Flying
34 Pond and Kimball Pond. There are about 70 homes or camps around Flying Pond. A few of these are
35 year-round homes. There are about 35 seasonal camps and homes around, or near, Kimball Pond. There

¹¹ Flying and Parker Ponds are listed on Maine's "Nonpoint Source Priority Watersheds". Both have significant value from a regional or statewide perspective, and water quality that is either impaired or threatened to some degree due to non-point source water pollution from land use activities in the watershed.

¹² Vienna Tax Collector/Clerk. There were 175 Homestead Exemptions - an indicator of the number of year-round residents, plus another 47 parcels with buildings where the property was owned by someone with a local address.

are only about eight camps/homes near Parker Pond, and most are seasonal. While most seasonal residences are located near the town's ponds, there are quite a few scattered along town roads, such as Vienna Mountain Road and Kimball Pond Road, and on some hillsides.

Residential properties or lots are primarily on lots ranging in size from one to twenty acres. The smallest lots are shorefront lots on Flying and Kimball Ponds and some areas of the village. Otherwise, residential lots are generally three to five acres, and often larger. These lots are spread out along the town roads.

Residential Subdivision and Land Division Activity

There have been one or two subdivisions or land divisions per year over the past forty years (Table 4-2). Most of the shorefront property around Flying Pond was subdivided into 1-2 acre lots during the late 1960s and early 1970s. An eleven-lot subdivision was approved along Kimball Pond Road in 1981. Since then, subdivisions and land divisions have consisted of 8 lots or less. Most of these subdivisions have lots that are 5 acres or larger, and most lots have frontage on a public road. Several subdivisions (Mountain Road Estates and Vienna Mountain Acres #1) are in the Kennebec Highlands area and do not have lots with frontage on public roads. The Subdivision Regulations require a two-acre minimum lot size.



Table 4-2. Inventory of Subdivisions and Other Land Divisions (1968 through 2006)*			
Year	Subdivision	(Map #) Location (NS) = Not Mapped**	Number of Lots
1968	Vienna Woods Shores	(10, 11) Flying Pond	16
1969	Vienna Woods Shores (Note: these “back lots” were eliminated in 1984)	(NS) near Flying Pond	15
1969	Eugene Herrin	(11) Flying Pond	15
1970	North Wood Shores	(10) Flying Pond	17
1971	Vienna Shores (see 1984 revision)	(10, 11) Flying Pond	[14 + 3 =] 17
1971	Land Vest Prop., Inc. (unrecorded plan; no municipal review)	(8) McGaffey Mountain Road	3
1972	Black Wood Shores	(10) Black Pond	4
1976	Ann B. Woodman (no municipal review)	(6, 10) Route 41/Devil’s Backbone (Trask Road)	4
1977	North Wood Shores	(10) Flying Pond	1 additional lot (revision)
1978	Ann B. Woodman (no municipal review)	(6, 10) Route 41/Devil’s Backbone (Trask Road)	1 additional lot (revision)
1978	Ann B. Woodman	(6, 10) Route 41/Devil’s Backbone (Trask Road)	1 additional lot (revision) -for a total of 6 lots in subdivision
1981	Patten Realty	(3) Kimball Pond Road	11
1982	Claire Pongonis (no municipal review)	(5) Tower/Cumner Roads	8
1983	Hastings Subdivision	(2) Davis Road	5
1984	Vienna Shores (Eliminates “back” lots & 6 “front” lots)	(NS) Flying Pond	(-15 – 6 =) -21
1984	Currier Subdivision	(2) Route 41	4
1987	Ronald E. Gurney	(6) Route 41/ Besse Road	3
1988	John B. Herrin (no municipal review)	(11) Klir Beck Road	6
1988	Hastings Subdivision	(2) Route 41	3
1989	Hastings Subdivision (revision)	(2) Route 41	-1 (eliminates 1 lot)
1989	Paul Trask (see “de-subdivision” below)	(NS) Route 41/Kimball Pd	3
1990	Currier Subdivision	(2) Route 41	1 additional lot (revision)
1991	Currier Subdivision	(2) Route 41	2 additional lots (revision)
1991	Stream Road Acres	(5) Stream Road	5
1992	Cahill Subdivision	(5) Tower Road	4
1993	Mountain Road Estates	(4, 8) Vienna Mountain	4
1994	Paul Trask (“de-subdivision”)	(NS) Route 41/ Kimball Pond Road	-1 (eliminates 1 lot & “de-subdivides” parcel)
1994	Pine Acres	(5) Stream Road	6
1995	Cahill Subdivision	(5) Tower Road	1 additional lot (revision)
1996	Vienna Mountain Acres #1	(7) Mountain Road	4
1997	McGurdy Stream Subdivision	(2, 5) Stream Road	4
2000	Jesse Ladd Road Subdivision)	(6) Jesse Ladd Road	5
2001	Stetson Corner Subdivision	(2) Tower Road/Route 41	6
2003	Theodore E. Richmond, Jr. & Taliento Enterprises (unrecorded plan; no municipal review)	(10, 11) Klir Beck Road/ Whittier Pond	3
2003	Whittier Pond Overlook	(11) Klir Beck/Whittier Pd	7
2004	Lois W. Siegler Subdivision	(7) Kimball Pd Rd/Jesse Ladd	6
2005	Stetson Corner Rd. Subdivision (revision)	(2) Tower Road/Route 41	no additional lots created
Notes: * This inventory includes all known, mapped simultaneous divisions of parcels into 3 or more contiguous lots and thus may include divisions not requiring municipal review under State law. ** Map in Comprehensive Plan files. Source: 1984 Comprehensive Plan; Planning Board files; Registry of Deeds research, Creston Gaither			

Other Permitting Information

The Planning Board issued 80 permits for homes/camps between 1995 and 2006 (an average of 6 to 7 homes per year). Almost 1/3 of the permits issued for homes/camps between 1998 and 2006 were for construction or alterations within the shoreland zones. (See Forestry section of this chapter for discussion on timber harvests).

Table 4-3. Permitting Information*

Year	# New Houses/Camps		# of Other Permits**		Estimated Cost	# Timber Harvest	
	Total	Shoreland	Total	Shoreland		Less than 500 cords	More than 500 cords
1995	7	N.A.***	15	5	N.A.	6 (amount not specified)	
1996	2	N.A.***	15	6	N.A.	1 (amount not specified)	
1997	5	N.A.***	23	7	N.A.	6 (amount not specified)	
1998	3 houses	2 houses	26	10	\$476,938	1 (amount not specified)	
1999	1 house, 2 camps	1 camp	21	8	\$293,578	4	1
2000	3 houses, 1 mobile home	0	14	5	\$342,175	12, plus 2 with amount not specified	1
2001	5 houses, 1 mobile home, 1 camp	1/1	16	5	\$705,050	1	1
2002	5 houses, 1 cabin	1/0	24	7	\$485,740	5, plus 1 with amount not specified	1
2003	3 houses, 1 mobile home, 1 camp	0	18	3	\$368,600	1	0
2004	13 houses, 1 mobile home	7	15	6	\$1,054,400	6	0
2005	15 houses, 1 camp	4	19	8	\$1,839,390	7	0
2006	7 houses, 1 mobile home	4	17	6	\$778,600	7	0
Total since 1998	66	21	170	58	\$5,859,290	51	
Total since 1995	80	N.A.	223	N.A.	N.A.	64	

Notes: * This information is from permitting through three town ordinances: the Notification of Construction Ordinance, the Shoreland Zoning Ordinance, and the Resource Protection and Timber Harvesting Ordinance.

** Includes building additions and modifications, camp replacements or relocations, sheds, barns, greenhouses, roads, boathouses, bridges, docks, utility installations, stairs, steps, retaining walls and filling, and one church.

*** No breakdown for houses/camps; they may be included under "Other Permits – Shoreland".

Source: Vienna Planning Board Records; Town Reports

The largest number of permits for new homes/camps were issued for locations along the Route 41 and around Flying Pond. There were also a number of permits issued for the Kimball Pond Road and the Tower Road.

Most of the lots around Flying and Kimball Ponds are one to two acres in size, and there isn't much remaining shorefront available for new homes. Any new development in these areas would have to occur as second-tier lots behind the shorefront lots.

Development around Parker and Egypt Ponds consists of much larger lots, where additional lots might be created. However, current landowners have not indicated an interest in this to date. Further development around the town's other ponds is not anticipated either due to remoteness, small size or the presence of constraints to development (wetlands, hydric soils, and/or steep slopes and ledge).

In summary, most new development is occurring in the form of 3 to 10 acre house lots spread out along public roads.

Table 4-4. House and Camp Permit Locations - 1998 through 2006	
Road/Pond	# Issued
Route 41 (Town House Road)	15
Flying Pond	10
Kimball Pond Road	9
Tower Road	6
Whittier Pond	4
Jesse Ladd Road	3
Ithiel Gordon/Parker Pond	3
Cumner Road	2
Stream Road	2
Davis Road	2
Mountain & Rugged Hill Roads	2
Klir Beck Road	1
Mineral Springs Road	1
Waugh Road	1
Besse Road	1
Total Permits Issued	62
Source: Vienna Planning Board	

Future Trends in Residential Land Use

Estimates based on past trends suggest approximately 98¹³ new homes (7 homes/year) will be built between 2006 and 2020 for a total of 507 houses by the year 2020. Slightly more than half of these homes will be occupied year-round based on the 2006 estimate of the number of seasonal and year-round housing. However, from a land use planning standpoint, the distinction between seasonal and year-round occupancy may be of limited importance because most homes built today have the potential to be used year-round.

Given current trends, and without any changes to the town's regulatory system, residential development will very likely continue to occur along Route 41 and town roads, and may well extend off public roads to provide scenic views and more remote settings. Any remaining developable land near Flying, Parker, Kimball, and Whittier Ponds will be attractive for development if landowners decide to sell or subdivide it.

The areas most attractive for future residential uses include:

- Areas adjacent to or near the Kennebec Highlands
- Remaining vacant subdivision lots
- Any remaining shorefront or second-tier lots behind the shorefront lots
- Locations with outstanding views and vistas
- Areas along public roads

The amount of land needed for 98 new residential uses, based on 5-acre lots, would be 490 acres.

¹³ There were 409 houses as of June 2006 (Town Clerk). Housing permit data indicated that there were 6.3 new homes built/year over the past ten years; this estimate is based on 7 units/year

Commercial Uses

Most commercial uses in Vienna are relatively small, non-intensive land uses, and are home occupations. An inventory of businesses in Vienna identified about 54 commercial uses in town.¹⁴ Other than the construction and trucking businesses that may require space to store materials and equipment, the majority of these businesses occupy a very small amount of land area. To date, these commercial uses have usually been compatible with surrounding residential uses.

Since Vienna does not require a permit for a commercial land use activity, nor a home occupation, there isn't any data that provides information about when businesses were established. The Notification of Construction Ordinance and Shoreland Zoning Ordinances both require permits for new construction and some alterations, but the permit data does not specify if it is for a commercial use.

Businesses in Vienna are generally located along the town's public roads outside of the village. The largest number of businesses (17) are located along Route 41 (Table 4-5).

Two commercial uses that have been of concern to the town are mass gatherings and telecommunications towers. As a result of these land uses occurring in nearby towns, Vienna enacted ordinances to regulate them (Mass Gathering Ordinance and Wireless Telecommunications Ordinance). To date, no one has received a permit through either of these ordinances.

Table 4-5. Location of Commercial Uses

Location	# Businesses
Route 41	17
Davis Road	9
Kimball Pond Road	6
Tower Road	4
Egypt Pond Road	3
Bessey Road	3
Other Public Roads	12
Total Businesses	54

Source: Inventory of Businesses, Comprehensive Plan Committee, 2006

Future Trends in Commercial Uses

There is nothing to suggest that past trends in the character of businesses in town will not continue. With the overall aging of the population, there may be an increase in part-time, home-based businesses operated by semi-retired people. It is unlikely that a large industry or business will locate in Vienna because of its rural location and distance from major thoroughfares. However, Route 41 is not posted to heavy trucks in the spring. There is a possibility that a wind power farm might be viable in Vienna due to the orientation of the mountains.

There does appear to be concern about the potential impact that new commercial and industrial uses might have on residential neighborhoods, natural resources, and on roads and other public facilities and services. The town may want to address these concerns through the enactment of a Site Plan Review Ordinance that would require a permit for commercial and industrial uses.

Forestry

Nearly 14,000 acres (86%) of Vienna is forested. Vienna's forests are predominately either mixed stands of evergreens and hardwoods, or stands of primarily hardwoods. About 6% of forestland showed evidence of timber harvesting from the land cover data.

¹⁴ This does not include agriculture and forestry uses. See Chapter 3. Economy.

Forestland in Vienna is owned by small woodlot owners rather than any large industrial landowners. Landowners may use their forestland for a variety of purposes including home sites, timber harvesting for personal use, for sale to others, for its scenic value, for privacy or buffering from adjacent uses, for wildlife habitat, or for recreation.

Landowners can have a variety of reasons for harvesting timber including a desire to generate income, improve the forest, produce firewood, or expand open areas for homebuilding, pastureland or lawn, or to improve aesthetics.

Timber Harvests

There have been 86 timber harvests since 1966 according to data from the Maine Forest Service (Table 4-7). Landowners are required to notify the Forest Service before timber is cut or removed when the primary purpose of the harvest is to sell or use the timber as forest products. This amounts to about 8 to 9 harvests per year and about 515 acres per year. About 89% of these harvests were selection harvests (defined in table below). Clearcutting appears to be rare in Vienna.

Table 4-6. Forest Land Cover	
Forest Type	Acres
Deciduous	5,340
Evergreen	1,456
Mixed	6,291
Forested Wetland	119
Recent Clear Cut	0
Light Partial Cut	615
Heavy Partial Cut	88
Regenerating Forest	79
Total Acres	13,988
Source: Landstat 1999/2000 Satellite Imagery, updated to 2004 conditions	

Table 4-7. Summary of Timber Harvest Information							
Year	Selection Harvest (acres)	Shelterwood Harvest (acres)	Clearcut Harvest (acres)	Total Harvest (acres)	Change of Use (acres)	Total Number of Harvests	Town Data: Total Number of Harvests*
1996	51	43	1	95	0	7	1
1997	75	0	0	75	0	7	6
1998	571	20	0	591	0	8	1
1999	237	0	0	237	1	7	5
2000	1,969	275	0	2,244	2	17	15
2001	459	0	0	459	10	13	2
2002	520	0	0	520	0	6	7
2003	406	248	0	654	0	10	1
2004	188	0	0	188	0	5	6
2005	85	0	0	85	1	6	7
Total	4,561	586	1	5,148	14	86	51
Key to Headings: “Selection harvests” remove some trees of all sizes, either singly or in small groups with the goal of encouraging regeneration with a multi-aged stand structure. “Shelterwood harvests” remove trees from a forest stand in 2 or more stages; the initial harvest removes most mature trees, leaving enough trees to serve as seed sources and to provide the right amount of shade to produce a new generation of trees. “Clearcut harvests” remove most or all the trees in one harvest; regeneration occurs through natural seeding by nearby trees, from stumps, planting seedlings, or from seedlings already growing in the understory. “Change of Use” is usually removal and sale of trees prior to land clearing for a home or other development. Sources: Maine Forest Service; data from Confidential Year End Landowner Reports (first 6 columns). * Vienna Planning Board Timber Harvest Permits (far right column)							

Vienna also requires a permit for timber harvesting through its Resource Protection and Timber Harvesting Ordinance administered by the Planning Board. The purpose of the ordinance is to “protect against soil erosion, help prevent forest fires, prevent pollution and sedimentation of flowing and standing

water, protect wildlife habitat, preserve the rural and historic character of the town, maintain and improve forest resources and ensure forest regeneration”. A permit is required for timber harvests of 25 cords or more per lot within any 12-month period. There is a large discrepancy between the total numbers of town permits (51) as compared to the total numbers of state permits (86) over the past ten years.

The town receives copies of the state Timber Harvesting Permits and could follow-up on getting landowners to comply with the town ordinance. However, the town’s ordinance needs to be consistent with Maine’s Forests Practices Act. The town should either repeal the ordinance, or update it to be consistent with state law and to more effectively address the primary issues of concern.

Land Enrolled in the Tree Growth Property Tax Program

The Maine Tree Growth Program allows for the assessment of property taxes on forestland to be based on current use rather than market value as long as

Table 4-8. Forestland Enrolled in Tree Growth (August 2006)					
Total (acres)	Softwood (acres)	Mixed Wood (acres)	Hardwood (acres)	Other (acres)	Number of Parcels
2,853	210	1,262	1,208	173	31

Source: Vienna Property Tax Records, August 2006

the land is managed according to the criteria set forth in the law. The law specifies that there must be at least 10 acres of forestland used for commercial harvesting, and that a Forest Management and Harvest Plan be prepared. If the forestland no longer meets the criteria of eligibility, or the landowner opts to withdraw from Tree Growth classification, then a penalty is applied to recover some of the back property taxes. There are a total of 2,853 acres of forestland in Vienna enrolled in the state Tree Growth Property Tax Program. Land in Tree Growth is identified on the Map 7. Existing Land Use in Appendix C.

Forestry will likely continue as it has over the past decade. As land is converted to house lots or divided into smaller lots, there will be less of a land base for commercially viable forestry.

Agriculture

Agriculture continues to be an important land use in Vienna. There are about 928 acres of agricultural land use according to Land Cover Data. Of this, 326 acres are blueberry barrens. Seven farm operations were identified in the inventory of commercial uses (Table 4-10). There are other smaller farm-related uses, such as the production of hay for livestock. There are also many people with gardens, or who raise a few horses or other livestock for personal use.

Table 4-9. Agricultural Land Cover	
Type	Acres
Cultivated Crops	308
Pasture/Hay	294
Blueberries	326
Total Acres	928

Source: Landstat 1999/2000 Satellite Imagery, updated to 2004 conditions

Land Enrolled in the Farmland Property Tax Program

The Maine Farmland Property Tax Program is similar to the Tree Growth Program in that property taxes are

Table 4-10. Commercial Agriculture Operations		
Type Operation	Location	Products
Bean Family Farm (Harold, Edson, Eldon)	Bean Farm Rd	Dairy, maple syrup
Ervin Bean	Bean Farm Rd	Sawyer
Kensington’s Tree Farm (Daniel Kensington)	Tower Rd	Forestry
Vista Blueberries (Harriet Perr)	Mason Rd	Blueberries
Edwin Kohtala Blueberries	Mountain Rd	Blueberries
Bob Hall	Mountain Rd	Blueberries
Flying Pond Farm (David Blanchard & Cindy Rubinfine)	Route 41	Organic produce, vegetables, eggs, broilers, turkeys, beef

Source: Comprehensive Plan Committee

assessed based on current use rather than market value if the land remains in agricultural use. In the Farmland Program the property owner is required to have at least 5 contiguous acres. The land must be used for farming, agriculture, or horticulture, and can include woodland and wasteland. The farmland must contribute at least \$2,000 gross income from farming activities each year. If the property no longer qualifies as farmland, then a penalty is assessed. There are two parcels enrolled in the Farmland Program in Vienna: one is used for growing blueberries and the other an organic produce farm (See Map 7. Existing Land Use in Appendix C).

Public and Semi-public Uses

Public and semi-public uses are an important part of any community. There are a total of 3,514 acres of these uses in Vienna. The town owns approximately 95 acres, which includes the Town House, the Fire Station and Community Building, the closed landfill, several cemeteries, and a small town park. The state of Maine owns several parcels including the Kennebec Highlands and the sand and salt storage facility. Vienna is also fortunate to have its own U. S. Post Office, which is on leased land. There are also two land trusts that own property in Vienna. Land trusts hold conservation easements on several other parcels in town, but these are not included here because they may not be open to the public. These are included in Chapter 6. Outdoor Recreation and Open Space.

Table 4-11. Public and Semi-public Land Uses				
Owner	Facility/Description	Location	Map/Lot	Acres
Town of Vienna	Town House	Route 41	10/23	3.25
	Fire Station & Community Building	Kimball Pond Road (village)	10/82	.25
	Town Park	Route 41	8/3-F & 8/46-F	4.0
	Town Landfill - closed	Tower Road	6/2	80
	(New) Town Cemetery	Tower Road/ Cumner Road	6/11-1	6.0
	Seavey Corner Cemetery	Tower Road	9/28	1.5
Village Cemetery Ass.	Village Cemetery	Route 41	10/63	2.0
Franklin Cemetery Ass.	Franklin Cemetery	Tower Road	6/10	2.5
Franklin Cemetery Ass.	Undeveloped land	McGurdy Stream	9/44	5.5
United States	Post Office	Kimball Pond Rd (village)	10/	N.A.
Maine, Bureau of Parks and Lands	Kennebec Highlands Public Reserve Lands	Mountain Road, McGaffey Road, Cross Road	8/4; 4/1-D; 8/20	3,342
Maine Department of Transportation	Sand and Salt Storage Facility	Route 41	6/73	3.0
Union Hall Association	Union Hall	Mountain Road	10/91-101&102	2.0
Mill Stream Grange	Grange Hall	Route 41 (village)	10/50	.33
Vienna Historical Society	Kimball Pond Road Spring	Kimball Pond Road	7/14-A1	.75
	Historical Society Building	Route 41	10/51	N.A.
North Vienna Methodist	Church	Tower Road	5/16	3 (est)
Vienna Baptist Church	Church	Route 41 (village)	10/52	.7 (est)
Vienna Baptist Church	Parsonage	Mountain Road	8/1	.75
Belgrade Regional CA	Highlands Conservation Land	McGaffey Mountain Road	8/47	35
Kennebec Land Trust	McGurdy Stream Conservation Land	Stream Road	9/3-1	15
Central Maine Power	Utility	McGurdy Stream	2/1	7 (est)
Total				3,514
Source: Property Tax Records				

Regulatory Framework

Table 4-12. Review of Land Use Ordinances in Vienna

Ordinance	Description	Amendments to Consider
Notification of Construction Ordinance (Adopted 1996)	Notification for purposes of property taxation and evidence of compliance with subsurface wastewater disposal rules, shoreland zoning, and floodplain regulations (where applicable). Requires a permit for the construction of structures exceeding \$100 fair market value (new structures, additions, and relocations). Alerts Road Commissioner to need for approval for a driveway culvert. <i>Permit fee - \$3.00.</i>	Require evidence of compliance with other state/local ordinances, such as Route 41 driveway permit and other roads/culverts. Ask for type of use (commercial, residential) Could expand to include: minimum lot size(s) ¹⁵ ; erosion control; driveway permit; road visibility distances; road setbacks; etc.
Shoreland Zoning Ordinance State Mandated Ordinance (Adopted 1992, Revised 1999)	Permits required for activities in shoreland zones, which include: <ul style="list-style-type: none"> • Areas within 250 feet of great ponds (larger than 10 acres – Black, Boody, Crowell, Davis, Egypt, Flying, Kidder, Kimball, Parker and Whittier). • Areas within 250 feet of rivers (McGurdy Stream) • Areas with 250 feet of unforested wetlands at least 10 acres in size and wetlands associated with great ponds and rivers • Areas within 75 feet of streams flowing from great ponds, or streams below the confluence of two perennial streams (Mill Str., Lane Br., etc.) Three zones: (1) Limited Residential (residential/recreational uses); (2) Resource Protection and (3) Stream Protection (both limit most types of development). The following must be zoned Resource Protection: high or moderate value waterfowl/wading bird habitat; floodplains along rivers; areas of 2+ contiguous acres with sustained slopes of 20% or greater; areas of 2+ contiguous acres supporting wetland vegetation and hydric soils; land areas along rivers subject to severe bank erosion, undercutting, or river bed movement. Dimensional requirements: minimum lot size of 43,560 sq. ft. for residential uses; water setback from great ponds is 100 ft; water setback from other water bodies is 75 ft; shore frontage 200 ft.; road frontage 100 ft. <i>Permit fee - \$15</i>	Update ordinance to current state requirements including a re-evaluation of areas zoned (moderate/high value waterfowl and wading bird habitats). Other options - <ul style="list-style-type: none"> • Resource Protection around remote, undeveloped ponds. • Resource Protection zoning for McGurdy Stream to protect high value wildlife habitats and unique natural character (exemptions for existing structures/lots that might be affected). • Expanded Stream Protection in areas with high value fisheries. • Protection for smaller wetland (<10 acres), forested wetlands, and first order streams. • Computerized mapping consistent with the Comprehensive Plan Maps

¹⁵ Currently, minimum lot sizes for single non-subdivision, non-shoreland zoning parcels is 20,000 sq. ft or larger, depending on suitability of the land for a subsurface waste disposal system (State Minimum Lot Size and Subsurface Waste Disposal laws).

Table 4-12. Review of Land Use Ordinances in Vienna (continued from prior page)

Ordinance	Description	Amendments to Consider
<p>Vienna Subdivision Regulations State Mandated Subdivision Review; Town regulations designed to provide guidance (Adopted 1995)</p>	<p>Permit required for subdivisions as defined by state law (generally defined as the division of a parcel into 3 or more lots/units within any 5-year period, with a few exceptions). Vienna’s regulations are also applicable to “campgrounds, cluster housing units, shopping centers, apartments, and condominium/cooperative housing units, when any of these items contain three or more units”.</p> <p>Dimensional requirements: minimum lot size of 2 acres; building setbacks 50 ft. from the road and 20 ft. from property lines; lots must “be able to contain a 1¾ acre rectangular parcel with a depth to width ratio not to exceed 3 to 1, and with at least one of the sides of the rectangle contiguous with a town or state maintained road or other road built to road specifications (i.e., Road Ordinance).</p> <p>Land not suitable for development (floodplains, filled or drained land) to be subtracted for calculation of minimum lot size.</p> <p>Cluster developments with smaller lot sizes allowed with no increase in overall required density.</p> <p>Planning Board can require a soil erosion control plan, buffer strips to protect adjacent uses, adequate drainage, preservation of natural features, common open space or recreation areas along a water body or watercourse, and a performance bond to assure completion of public improvements.</p> <p><i>Permit Fee - \$25 per residential lot/dwelling unit</i></p>	<p>Update to include provisions to address all statutory requirements (phosphorus loading on ponds, liquidation harvesting, etc.).</p> <p>Formalize the requirement that any future division of an approved subdivision requires a permit by including it in the ordinance.</p> <p>Formalize the requirement that off-site improvements be made (usually roads), where necessary.</p> <p>Review current model ordinances for improved language.</p> <p>Include fee for professional review of technical aspects of the subdivision, if needed.</p> <p>Provisions to encourage open space developments or clustered housing, perhaps link to an Open Space Plan.</p> <p>Limit the number of driveways to public roads; require that individual driveways connect to an internal subdivision road.</p> <p>Access standards to address safety, drainage, etc.</p>
<p>Road Ordinance (Adopted 1990)</p>	<p>Requirements for roads to be presented to town meeting for acceptance as town ways. Includes dimensional standards (road and ditch widths, etc.), base and surface materials, drainage specifications, and signage.</p> <p>An professional engineer’s plan can be required.</p> <p>Subdivision Regulations require that all subdivision roads comply with the Road Ordinance.</p> <p><i>No fee specified.</i></p>	<p>Require most current best management practices for erosion and stormwater control, and habitat-friendly standards.</p> <p>Include bridge and culvert design specifications including consideration for fish passage.</p> <p>Update to be consistent with current engineering practices (see model language)</p> <p>Access management provisions (sight distances, etc.)</p>

Table 4-12. Review of Land Use Ordinances in Vienna (continued from prior page)

Ordinance	Description	Amendments to Consider
Resource Protection & Timber Harvesting Ordinance (Adopted 1989)	Requires a permit for timber harvests of 25 cords of wood or more per lot within any 12-month period. Timber harvests of 500 cords per lot within any 12-month period require a management plan prepared by a registered forester. Primarily addresses water quality issues through erosion control, location and construction of roads and culverts, filter strips and disposal of slash, etc. <i>No permit fee specified; bonding can be required for cost of any damage</i>	Repeal or amend to be consistent with Maine Forest Practices Act (town ordinances must have definitions and enactment procedures consistent with state rules). Include reference to the Bureau of Forestry's most current best management practices publication.
Floodplain Management Ordinance (Adopted 2007)	Requires a permit for structures in the mapped floodplain. Structures must be designed to minimize flood damage, such as building elevations above flood levels and flood proofing.	None
Mass Gathering Ordinance (Adopted 1998)	Requires a permit for gatherings of 1,000 or more people for 7 or more hours during any 72-hour period. Addresses refuse and sanitary disposal, traffic and parking, water supplies, noise, security and protection for surrounding areas, etc. <i>Permit fee \$100, plus bond of at least \$7,500 and evidence of liability insurance</i>	Consider requiring a mass gathering permit for smaller gatherings, maybe 600 people or more.
Wireless Telecommunications Facilities Ordinance (Adopted 2006)	Requires permit for telecommunications towers. Provides standards for placement, design, appearance, construction, monitoring, modification, and removal of telecommunication facilities. <i>Permit fee - \$75 plus \$1,000 retainer for professional review</i>	Review to assurance consistency with current state and federal regulations. Expand to include other tall structures – wind turbines

Adequacy of Land Use Regulations

1 Maintaining up-to-date regulations is an ongoing task for towns. Several of the town's ordinances, such as
2 the Shoreland Zoning Ordinance, the Subdivision Regulations, and the Resource Protection and Timber
3 Harvesting Ordinance should be revised to be consistent with current state laws. The town might also
4 consider reviewing the most current state model ordinances to see if the town's ordinances might be
5 improved with new language or modified provisions.

6 In general, it appears that the townspeople have been fairly satisfied with the level of land use regulation
7 in Vienna. There have been no major land use controversies, such as concern over a commercial use or a
8 large subdivision, but this is probably because no major project has been proposed.

9 The most significant concern has been maintaining the water quality of the town's ponds, including
10 concern about stormwater runoff and sedimentation of these water bodies given the very hilly topography.
11 The filling in of Mill Pond and sediment plumes in Flying Pond after major rainstorms have been the
12 most obvious of these concerns. People are also worried about the potential for an incompatible
13 commercial or industrial use locating near residential uses.

14 Vienna does not have town-wide zoning or any other regulations that are directing development to
15 designated "growth areas", or away from "rural areas" or "critical natural areas". As a result development
16 has been taking place in areas outside the village. This sprawling development pattern will continue. Any
17 negative impacts from this pattern of development are not obvious at this time because of the relatively
18 slow rate of growth (7 homes per year) and very rural nature of the community.

19 As this pattern of development continues, the town may begin to experience the negative impacts of
20 sprawl. These impacts may include direct loss of wildlife habitat, loss of large blocks of wildlife habitat,
21 loss of large commercially viable acreages of farm and forest land, and overall loss of scenic rural
22 character. The town will spend more to serve this dispersed pattern of development because there will be
23 more miles of roads to maintain to meet the needs and demands of people with homes spread out along
24 many roads as opposed to just a few roads if development were to occur in a designated growth area.
25 Additionally, there will be more miles of travel for emergency services and school buses.

Administration of Land Use Regulations

26 The capacity of the town to administer and enforce its land use regulations is an important consideration
27 when looking to the future. Vienna has relied on a relatively traditional, low-budget approach similar to
28 that found in many small towns. The Board of Selectmen, Code Enforcement Officer (CEO)/Plumbing
29 Inspector, Planning Board and Zoning Board of Appeals have shared in the administration of the town's
30 regulations. While the Selectmen receive a small salary, they have many duties. The Planning Board and
31 Appeals Board are unpaid positions. The Code Enforcement Office/Plumbing Inspector is a part-time,
32 paid position (an hourly rate plus expenses and a portion of the permit fees).

33 The Planning Board has been the primary entity involved in drafting new ordinances and amendments to
34 existing ordinances. The Board also maintains permitting records, which have been very helpful for
35 evaluating land use trends in town. If the Planning Board wanted to lighten its load, some of its duties
36 might be handled by the CEO, such as issuance of all Notification of Construction Permits, Timber
37 Harvesting Permits, and some Shoreland Zoning Permits. However, this would likely mean an increase in
38 the CEO's hours and salary.

Record keeping and management of data and information is an important part of local land use regulation. The Planning Board has developed a spreadsheet system to track development that has been very useful in identifying land use trends. This system can easily be expanded to include commercial uses and other activities.

A major part of this Comprehensive Plan is the development of computer-generated maps. The beauty of computer generated mapping is that once the maps are created, adding additional information is usually a fairly simple task. This allows for easier tracking of land use trends. The CEO and Planning Board can also use the maps in permitting.

Table 4-13. Administration of Vienna's Land Use Regulations	
Municipal Entity	Permitting Authority
Code Enforcement Officer/ Plumbing Inspector*	Subsurface Wastewater Disposal Permits Plumbing Permits Notification of Construction Permits
Planning Board	Notification of Construction Permits Subdivision Permits Shoreland Zoning Permits Resource Conservation and Timber Harvesting Permits Wireless Telecommunications Facilities Permits
Appeals Board**	Shoreland Zoning Appeals Resource Conservation and Timber Harvesting Appeals Wireless Telecommunications Facilities Appeals
Board of Selectmen	Mass Gathering Permits
Notes: * One person holds both these positions in Vienna. ** Subdivisions are appealed directly to Superior Court	

Enforcement

Enforcement of local ordinances and regulations is a challenge in most small towns due to limited funding. Code Enforcement Officers (CEO) usually rely on people to come to them for permits or to report violations. Town budgets for code enforcement often do not include funds to pay the CEO to drive around looking for violations. In Vienna, the CEO responds to complaints about violations including complaints made by the Lake Warden or the Planning Board. The Board of Selectmen is responsible for directing the CEO to initiate any legal enforcement action.

Several people involved with lake associations have expressed an interest in increasing, or formalizing, enforcement of shoreland zoning by increasing coordination between the Lake Warden and the CEOs in area towns.

Funding

Funding sources for administration include town appropriations and permit fees. It is generally recommended that permit fees be enough to cover the cost of issuing the permit including copies, public notice requirements, inspections and code enforcement. Permit fees can be included in the ordinance or reference can be made to a permit fee schedule that is set by the Selectmen. This later approach allows permit fees to be increased by the Selectmen when costs increase without having to amend the ordinance at a town meeting. The town may want to examine permit fees to determine if they are covering administrative costs, and consider amending ordinances to have the Selectmen set a fee schedule.

For larger projects, including subdivisions and telecommunications towers, the Planning Board should have the capacity to require additional funds from developers to hire professional assistance in reviewing the applications. The Wireless Telecommunications Ordinance includes this type of provision. This might include engineering assistance in reviewing road and stormwater designs, phosphorus controls and traffic impacts.

1 Technical assistance is also available through the Maine Municipal Association (MMA) and the
2 Kennebec Valley Council of Governments, if the town is a dues paying member of these organizations.
3 Additionally, both organizations hold workshops for Planning Board and other officials. If the town does
4 not already do so, it might consider paying to send town officials to workshops from time to time. There
5 are also publications, such as “Planning and Land Use Laws” by Frederick Michaud, that is updated every
6 year, and Planning Board and Appeals Board Manuals available from MMA. A number of state agencies
7 are also available to assist towns in local land use planning, including the Maine Beginning with Habitat
8 Program, the Maine Department of Transportation’s Local Roads Center, and Maine Department of
9 Environmental Protection’s Lakes Division, Shoreland Zoning Division. Vienna town officials are
10 already utilizing several of these resources.

11 The town should also consider funding to maintain, and improve, the computer generated maps that have
12 been developed in this Comprehensive Plan.

13 Lastly, it is important to realize that as the town grows in population and as development activity
14 increases, the town may have to increase its capacity to administer and enforce its regulatory system.
15 While this does not appear to be a critical issue at this time, the town may want to gradually increase its
16 capacity over time.

Regional Considerations

17 Land use and development activity in the region has, and will continue to have, considerable impact on
18 Vienna. The town will continue to function as a bedroom community to more urban areas, such as
19 Augusta and Farmington. Population projections suggest that Kennebec County will grow more quickly
20 than Franklin County. Vienna town officials should monitor these growth trends because they will be
21 indicators of what is to come for Vienna.

22 The town of Mount Vernon is the only community of Vienna’s neighbors that has town-wide zoning.
23 Mount Vernon is also in the process of updating its 1993 comprehensive plan. Planning and land use
24 regulation in the other neighboring towns is primarily limited to state mandated subdivision and shoreland
25 zoning. Reportedly, there is some interest in New Sharon and Fayette in developing comprehensive plans.

26 Regional planning will become increasingly important as the population spreads out into more rural areas.
27 Aligning future zoning districts, including shoreland zoning, to be consistent with neighboring
28 communities is important for orderly growth and development. Consistent protection of critical natural
29 resources across town lines is also important, particularly for conserving wildlife habitat and protecting
30 water quality. The provision of municipal services should also be consistent, such as policies regarding
31 road improvements and maintenance.

32 Vienna should convene a regional meeting in the near future to initiate efforts to coordinate land use
33 planning and other activities.

CHAPTER 5. NATURAL RESOURCES, INCLUDING WATER RESOURCES

Overview

Vienna lies within the foothills of the western Maine mountains. The town encompasses about 25 square miles or 16,263 acres. A great variety of natural resources are found in Vienna. Most of the town is comprised of coniferous and mixed hardwood forests, interspersed with a few active farmlands and blueberry barrens, overgrown fields, and a number of ponds, streams and wetland areas. There are several mountains with elevations over 1,000 feet and many other hills with elevations of at least 800 feet. The extensive forests, many water bodies and other rural areas of the community provide excellent fish and wildlife habitat.

This inventory and analysis of natural resources provides information that is important to planning for future growth and development. This information can be used to identify the following:

- Areas with development constraints (steep slopes, flood hazard areas, etc.),
- Unique natural areas that are sensitive to development (waterfowl and wading bird habitats, deer wintering areas, etc.), and
- Areas suitable for future development (with well-drained soils, slight or moderate slopes, etc.)

Vienna's significant natural resources are displayed on the following maps (See Appendix C.):

- Map 2. Topography
- Map 3. Constraints to Development
- Map 4. Water Resources
- Map 5. Significant Habitat

Additional Maps are included in the Beginning with Habitat Notebook¹⁶

Land Cover

Most of Vienna is forested (85%). A very small portion of the town is developed land (under 2%). Developed land includes roads, buildings and parking lots. However, homes and roads located in forested areas may not be included in this figure because they would show up as "forest" in the satellite imagery. About 3% of the town is wetlands and almost 5% is open water.

Table 5-1. Land Cover

Cover Type	Acres	%
Forest	13,869.62	85%
Wetlands (includes forested wetlands)*	467.04	2.9%
Open Water – (ponds, streams)	724.21	4.5%
Farmland – cultivated, hay, pasture, grassland	611.38	3.8%
Blueberry barrens	325.62	2.0%
Developed Land (includes roads)	264.68	1.6%
Total	16,262.55	99.80%
* There are about 120 acres of forested wetlands. Source: State of Maine; Landstat 1999/2000 Satellite Imagery, updated to 2004 conditions		

¹⁶ *Beginning with Habitat* (Notebook and Maps): Maine Inland Fisheries and Wildlife, Maine Natural Areas Program, Maine Audubon, Maine State Planning Office, U. S. Fish and Wildlife, Maine Cooperative Fish and Wildlife Unit, Southern Maine Regional Planning, Nature Conservancy and Wells National Estuarine Research Preserve; January 2003.

Topography

1 Vienna possesses an exceptionally varied topography characterized by rolling hills and a number
2 mountains and ridges; 12 ponds and a number of other smaller water bodies, bogs and marshes; many
3 miles of streams and brooks; and upland and lowland terraces associated with the various water features.

4 Vienna and McGaffey Mountain (the highest point in Kennebec County) are formed from Rome Granite,
5 estimated to be about 380 million years old. About 17,000 years ago all of Maine was covered by a
6 glacier more than one mile thick and parts of Vienna were probably below the ocean. The glacier carved
7 ponds out of the granite and left boulders scattered across the landscape. As the heavy ice melted, the land
8 rose and then the sea level rose, until the present Maine coastline was established about 2000 years ago.

9 Most of the town's mountains, ridges and drainages are oriented in a slightly northeast-southwest
10 direction. The town's larger streams, McGurdy Stream and Mill Stream are oriented from north to south.
11 These features reflect the retreat of the continental glacier over 13,000 years ago.

12 Vienna has a number of high elevations. McGaffey Mountain at 1,310 feet is the highest mountain in
13 Kennebec County. Other mountains over 1,000 feet include the two Vienna Mountains, Eaton Mountain,
14 John Brown Mountain, Round Top, Hoyt Hill and Berry Hill.

15 Numerous ponds, wetlands, streams and brooks and their respective floodplains, valleys and upland ter-
16 races dissect the mountains and ridges of the town.

Slope and Soil Constraints

17 Slopes and soils influence the economic and physical feasibility of land development, both in terms of the
18 actual placement of buildings and roads, and in the functioning of septic systems and other site
19 alterations. Slopes and soils are very localized conditions that can change significantly in a short distance.
20 Flat, gently sloping and moderately sloping areas are usually well suited for development. However, flat
21 lands can be difficult to drain, and are often wetlands, floodplains or other areas of marginal soils.

22 Slopes greater than 15% are of concern for development suitability. Development becomes increasingly
23 problematic as the slope gradient increases. Roads on steep slopes are more costly to construct and
24 maintain, and can be more dangerous to travel on, particularly for emergency vehicles and school buses
25 during winter. Steep slopes can make buildings and subsurface disposal systems more expensive to
26 construct and maintain. The Maine Subsurface Wastewater Disposal Law prohibits new subsurface waste
27 disposal systems on slopes greater than 20%. Additionally, steep areas are more susceptible to erosion
28 problems. Despite difficulties and environmental risks, development on steeper slopes is often technically
29 feasible but more costly. All construction on slopes greater than 25% should be avoided due to the
30 extremely high cost of construction and likelihood of environmental damage. Areas with slopes of 20% or
31 more are displayed on the Constraints to Development Map in Appendix C.

32 Soil characteristics, such as depth to bedrock, erosion potential, soil wetness and flooding potential can
33 present constraints to development. Often these areas can be modified for development through filling,
34 excavating and blasting, however, this work requires additional expense and can increase future mainte-
35 nance costs. Hydric soils¹⁷ (wet soils) and wetlands are identified on the Water Resources Map and
36 Constraints to Development Map in Appendix C.

¹⁷ Hydric soils are frequently wet or saturated soils, usually poorly drained and/or frequently flooded.

Major Surface Water Watersheds

An understanding of the town's watersheds is important when considering surface water quality, particularly the water quality of lakes, which can be negatively impacted by activities within the watershed. Vienna lies on the divide between the Lower Androscoggin River basin and the Lower Kennebec River basin. Vienna's surface waters flow in three general directions, two of which are part of the Lower Kennebec River basin. Watersheds are displayed on the Water Resources Map in Appendix C.

Lower Kennebec River Basin:

The extreme eastern portion of Vienna, mostly to the east of McGaffey Mountain and Vienna Mountain, drains into the Belgrade Lakes chain via Long Pond, eventually flowing into the Kennebec River at Waterville. Kidder Pond, the Beaver Brook tributaries, and the Stony Brook tributaries in Vienna are part of this sub-watershed.

The western and northwestern portions of Vienna drain into McGurdy Stream, which forms the boundary between Vienna and Chesterville. McGurdy Stream empties into the Sandy River, which flows into the Kennebec River at Norridgewock. Crowell and Egypt Ponds are located in this watershed.

Lower Androscoggin River Basin:

The central and southern areas of Vienna flow into the Dead River, reaching the Androscoggin River in Leeds. Kimball Pond, Boody Pond, Davis Pond, Mill Stream, Flying Pond, Black Pond, Whittier Pond and Parker Pond are within this watershed.

Water Quality of Surface Waters

Vienna has an abundance of water. In general, the town's water quality is very good primarily due to the small and widely dispersed population and mostly forested land cover. Undisturbed forest land is about the least polluting form of land cover in terms of nutrients and sediments lost to surface waters. Sediment is usually the single greatest pollutant by volume in most watersheds. Roadside runoff, gravel pit runoff and stream bank erosion are major contributors of sediment to surface waters. Road crossings (bridges and culverts) can contribute significant amounts of polluted runoff to streams.

Other threats to water quality include nutrients and pathogens from improperly maintained septic systems; pathogens, nutrients, sediment and toxic substances, such as heavy metals from storm water runoff from developments; landfills; salt storage sites; underground storage tanks; hazardous materials spills; and litter. These activities also threaten ground water resources. In Vienna, there is concern about septic system discharges/malfunctions associated with older homes and seasonal camps, and lack of adequate ongoing maintenance of newer systems. The town is also concerned about water quality threats associated with the closed landfill and the uncovered sand and salt storage facility.

Agricultural and timber harvesting activities can also impact water quality. Most non-point source pollution from agriculture occurs during the fall, winter and spring when the ground is frozen. Agricultural activities that can contribute pollution include livestock wading in streams, barnyard runoff, farmland eroding into adjacent watercourses, and improperly applied fertilizers, pesticides and water management practices. Timber harvesting activities, such as the layout of roads and skid trails, location of landings and stream crossings, can also contribute to water quality problems, particularly when these activities are conducted on steep slopes. In the past, careless logging practices on the steeply sloping west face of John Brown Mountain, McGaffey Mountain and Vienna Mountain resulted in severe erosion during spring runoff. Eroded sediments were carried down slope and deposited in Mill Pond, which is largely filled-in

as a result. Sediment was also deposited in Flying Pond via Mill Stream. The town has worked very hard to address erosion associated with town roads on steep slopes, and enacted a Resource Protection and Timber Harvesting Ordinance to address erosion associated with timber harvesting practices.

Surface Water Quality in Vienna and the Maine Water Quality Classification System

The state has four classes of freshwater rivers (AA, A, B, C) and one class of lakes and ponds (GPA). This classification system is designed to maintain specific levels of water quality for rivers, streams, ponds and lakes. **Vienna's surface waters are considered of high quality. All of the streams in Vienna are Class B water bodies and the ponds are class GPA.**

There is actually not much difference between the uses or the qualities of the various classes because all attain the minimum fishable-swimmable standards established in the federal Clean Water Act. Most support the same set of designated uses with modest variations. The classification system is really a hierarchy of risk, more than one of use or quality, the risk being the possibility of a breakdown of the ecosystem and loss of use due to either natural or human-caused events.

Ecosystems that are more natural in their structure and function can be expected to be more resilient to a new stress and to show more rapid recovery. Classes AA (rivers and streams) and GPA (lakes and ponds) involve little risk since activities, such as waste discharge and impoundment are prohibited. The expectation to achieve natural conditions is high and degradation is unlikely. Class A waters allow impoundments and very restricted discharges, so the risk of degradation, while quite small, does increase since there is some small human intervention in the maintenance of the ecosystem. Class B rivers and streams have fewer restrictions on activities but still maintain high water quality criteria. Finally, Class C has the least restrictions on use and the lowest (but not low) water quality criteria. Class C waters are still good quality, but the margin for error before significant degradation might occur in these waters in the event of an additional stress being introduced (such as a spill or a drought) is the least.

Nonpoint Source Priority Watersheds:

Two of Vienna's ponds, Flying and Parker Ponds, are listed on Maine's "Nonpoint Source Priority Watersheds". Listed water bodies have both significant value from a regional or statewide perspective, and water quality that is either impaired or threatened to some degree due to nonpoint source water pollution from land use activities in the watershed. The significance of this listing is that these watersheds are considered a priority for state technical and financial assistance in developing and implementing watershed management plans designed to protect water quality. This does not mean that the town's other water bodies are not important, only that these two ponds have been identified as priorities from a statewide/regional perspective. Vienna, Mount Vernon, Chesterville, and Fayette might want to consider a regional effort to apply for grant funding and technical assistance to conduct watershed surveys for Flying and Parker Ponds. Depending on the results of the surveys, this effort could be expanded to include grant funds and technical assistance to address problem areas. The Belgrade Regional Conservation Alliance has done this kind of work in the region (see box below).

Example of Watershed Management Program

The Belgrade Regional Conservation Alliance (BRCA) conducted a watershed survey in the Long Pond direct watershed in 2001 using federal funding through the state's Non-Point Source Program. This work also included expanding the Great Pond Watershed Management Plan to include all lakes in the Belgrade Chain including Long Pond (2002). Further, both BRCA and the Kennebec County Soil and Water Conservation District received grant money to address camp road problems, buffer strip plantings, driveway repair and design, etc. These funds were used in a "cost-share" agreement between the property owners and the BRCA -- usually splitting the costs 50-50.

The water quality of Flying Pond has been of great concern. Stormwater runoff, particularly during the spring, has created large washouts on the steep slopes of Kimball Pond Road, Mountain Road, Rugged Hill Road, Jesse Ladd Road, and Mill Road on the west side of John Brown Mountain. These washouts have resulted in the filling in of Mill Pond, and a brown plume of sediment flowing into Flying Pond. After a major washout during the spring of 2005, town officials used FEMA funds to stabilize the road surfaces and make other improvements to prevent future washouts. While these improvements have helped, there continues to be concern about this issue.

Lakes and Ponds

Vienna has twelve ponds as displayed in Table 5-2. All ponds that are ten acres or larger in size are classified as “great ponds”. Great ponds receive special regulatory consideration under Maine statutes, such as through the Mandatory Shoreland Zoning Act and the Natural Resources Protection Act. The town’s ponds are displayed on the Water Resources Map in Appendix C. The following table displays information on Vienna’s ponds.

Table 5-2. General Characteristics of Vienna’s Lakes and Ponds				
Name	Depth (ft.): Mean/ Maximum	Area (Acres)	Water Quality	Towns Sharing the Water Body/Watershed
Black Pond	17 / 38	30	No data	None
Boody Pond	4 / 12	4	2004 data	None
Brent Pond	No data	No data	No data	None
Crowell Pond	8 / 10	201	Data collected since 1995. Slightly lower than average water quality; high potential for nuisance alga blooms (Mar. 2003).	Chesterville, New Sharon
Davis Pond	10 / 37	12	No data.	None
Egypt Pond	19 / 50	71	1982 and 1999 data	Chesterville
Flying Pond	27 / 80	403	Data collected since 1976. Average water quality; potential for nuisance algal blooms is low (December 2004).	Mount Vernon
Kidder Pond	8 / 26	31	Data collected in 2004.	None
Kimball Pond	10 / 19	56	Data collected since 1983. Above average water quality; potential for nuisance algal blooms is low (Mar. 2002).	New Sharon
Mill Stream Pond	No data	About 3 acres	No data	None
Parker Pond	31 / 76	1,524	Data collection since 1976. Average water quality	Fayette, Mount Vernon, Chesterville
Whittier Pond	9 / 22	42	No data	None
Long Pond Watershed Area*	35 / 106	2,557	Data collected since 1970. Above average water quality; potential for nuisance algal blooms is moderate.	Belgrade, Mount Vernon, Rome
* 973 acres of the Long Pond watershed is in Vienna, the Pond is located in Rome Source: “PEARL” WEB site at the University of Maine; based on reporting from the Maine Department of Environmental Protection and the Volunteer Lake Monitoring Program.				

The most serious threat to ponds is phosphorus pollution. Development in the form of roads, buildings, lawns, farms, timber harvesting and other human activities that eliminates vegetation and natural

depressions, allows rainwater to flow more quickly and directly into ponds. Increased runoff can carry excessive amounts of phosphorus into ponds (up to 10 times as much as normal). Phosphorus is a natural element found within the soil. It is found in concentrated amounts in fertilizers, detergents, manure and sewage. Rainwater runoff carrying excessive amounts of soil and any of these materials can greatly increase the amount of phosphorus in a pond. The negative impacts from excessive phosphorus can be loss of fisheries, cloudy green waters with unpleasant odors that lose their appeal for swimming and boating, and a resultant reduction in property values. Restoration of polluted ponds is extremely expensive, and some ponds may never recover.

The amount of phosphorus in the pond depends on what the stormwater runs over on its way to its streams and drainage ways. If the watershed, the land area draining to the lake, is forested, the phosphorus concentration in the pond 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 (e.g., residential, commercial or industrial) contains a lot of phosphorus because it is carried by the soil sediment in the runoff. Heavily logged areas and logging roads can also have an affect. 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 pond from anywhere in the watershed. So, generally speaking, the more developed a pond's watershed is, the higher its phosphorus concentration will be.

There are two requirements for keeping phosphorus low and water quality high for ponds in watersheds with considerable development or experiencing increasing development. First, existing sources of phosphorus to the pond need to be minimized, particularly from soil erosion in the watershed and from inadequate shoreline septic systems on sandy or shallow soils. The Maine Department of Environmental Protection (MDEP) has developed the *Lake Watershed Survey Manual* to guide volunteers in identifying and characterizing watershed phosphorus sources with the assistance of professionals.

The second requirement for keeping phosphorus low and water quality high is that new additions of phosphorus to the pond that result from residential and commercial growth in the watershed needs to be minimized. The MDEP has developed a methodology, described in the manual *Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, to evaluate whether or not a proposed development will add a disproportionate amount of new phosphorus to a pond. It provides a standard that limits the amount of phosphorus a proposed new development can add to a pond and a means by which the development can be designed and evaluated to insure that it meets the standard for that pond.

Table 5-3 (next page) provides phosphorus allocations¹⁸ for the ponds in Vienna. The last column of the table is the most important. It indicates an estimated per acre phosphorus allocation in pounds of phosphorus per acre per year (lb/acre/yr) for each pond watershed. This allocation can serve 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 pond. For instance, a development proposed on a 100 acre parcel in a pond watershed with a per acre allocation of 0.05 lb/acre/yr would be allowed to increase the annual phosphorus loading to the pond by 5 pounds (0.05 X 100). If the projected increase in phosphorus loading to the pond from the development does not exceed this value, then it can safely be concluded that the development will not add an excessive amount of phosphorus to the pond. This methodology is used by the MDEP to evaluate development applications in lake watersheds under Maine's Site Location Law and Stormwater Management Law. Many towns also use this methodology to evaluate applications for new development under their subdivision and site plan

¹⁸ The "phosphorus allocation" is the maximum amount of phosphorus (per acre) that can be safely added to the lake.

review ordinances. Typically, a developer's consultant, engineer, surveyor, or soil scientist performs this analysis. MDEP 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 5-3. Calculation of Per Acre Phosphorus Allocations for Lakes and Ponds

Lake - Watershed	DDA (Acres)	ANAD (Acres)	AAD (Acres)	GF	D (Acres)	F (Lbs.)	WQC	LOP	C	P
Black Pond	889	150	739	0.15	111	6.43	mod-sensitive	m	1.00	0.058
Boody Pond	182	50	132	0.15	20	1.25	mod-sensitive	h	0.75	0.047
Crowell Pond	4,825	500	4,325	0.2	865	29.87	mod-sensitive	m	1.00	0.035
Davis Pond	150	50	100	0.2	20	1.25	mod-sensitive	m	1.00	0.063
Egypt Pond	284	35	249	0.2	50	2.71	mod-sensitive	h	0.75	0.041
Flying Pond	3,133	500	2,633	0.25	658	50.51	mod-sensitive	h	0.75	0.058
Kidder Pond	249	50	199	0.2	40	1.87	mod-sensitive	m	1.00	0.047
Kimball Pond	106	20	86	0.25	22	1.43	good	h	1.00	0.067
Long Pond, North Basin*	973	200	773	0.25	193	22.88	mod-sensitive	h	0.75	0.089
Parker Pond	1,156	60	1,096	0.25	274	19.13	mod-sensitive	h	0.75	0.052
Whittier Pond	252	15	237	0.2	47	2.29	mod-sensitive	m	1.00	0.048

Notes:

* 973 acres of the Long Pond drainage area in Vienna, the Pond is located in Rome

DDA = Direct land drainage area in Vienna

ANAD = Area not available for development, such as wetlands and steep slopes

AAD = Area available for development (DDA - ANAD)

GF = Growth Factor; a value of .20 or above is assigned to ponds subject to some development pressure; a value of .15 is assigned to more remote ponds less subject to growth pressure.

D = Area likely to be developed in acres (GF x AAD) (50 year timeframe)

F = Pounds of phosphorus allocated to town's share of watershed per parts per billion in pond

WQC = Water quality category; "good" = greater than average water quality; "moderate-sensitive" = average water quality, but high potential for phosphorus recycling from pond bottom sediments.

LOP = Level of Protection (h = high - coldwater fishery; m = medium)

C = Acceptable increase in pond's phosphorus concentration in parts per billion (ppb) per year

P = Pounds per acre per year phosphorus allocation (FC/D)

Source: Division of Watershed Management, Maine Department of Environmental Protection, March 2006

Invasive Aquatic Plants

The introduction of non-indigenous (non-native) invasive plant and animal species to the United States has been escalating with widespread destructive consequences. Until now, Maine has been spared the worst introductions, but Maine has four of these plants - Variable-leaf Milfoil, Hydrilla, Curly-leaved Pondweed, and Eurasian Milfoil. Significant habitat disruption, loss of native plant and animal communities, loss of property values, reduced fishing and water recreation opportunities, and large public and private expenditures have accompanied invasive plant introductions in all of the lower 48 states except Maine. In Maine it is illegal to sell, propagate or introduce to Maine waters eleven invasive aquatic plants. These plants are aggressive growers, and if introduced into freshwaters they become serious nuisances.

1 Currently, invasive plants have not been identified in any of Vienna's water bodies. However, variable
2 milfoil infestations have been identified in the following water bodies in the region: Messalonskee Lake
3 and Belgrade Stream (Belgrade, Sidney), Messalonskee Stream (Waterville), Lake Auburn and the Basin
4 (Auburn), the Little Androscoggin River (Mechanic Falls), Cobbossee Stream including Horseshoe Pond
5 (West Gardiner, Litchfield) and Pleasant Pond (Gardiner, Richmond).

6 Area lake associations and BRCA have established invasive plant monitoring and education programs.
7 These programs generally involve inspecting boats at boat launches, monitoring plant growth in ponds
8 and eradicating any invasive plants as soon as they are identified. Vienna's Harbor Master is responsible
9 for coordinating boat inspections at the Flying Pond and Parker Pond boat launches.

Protection for Lake Water Quality

10 Vienna's Shoreland Zoning Ordinance, Subdivision Regulations, and Resource Protection and Timber
11 Harvesting Ordinance are town administered regulatory tools designed to protect the lake water quality.
12 Maine's subsurface wastewater treatment law/plumbing code, administered at the local level, also protects
13 water quality.

14 Perhaps, most significant to regulatory protection for the town's ponds is the need for adequate review
15 and requirements for subdivisions in pond watersheds. The state subdivision statute (30-A MRSA §4401)
16 lists phosphorus contribution to great ponds as a specific review criteria (#18) that must be addressed
17 before a subdivision permit is issued. The evaluation methodology described in the above referenced
18 technical guide provides a means for satisfying this review criteria. It takes into consideration the specific
19 sensitivity and limitations of each individual pond and its watershed, as expressed in the per acre
20 phosphorus allocation (allowable contribution) calculated for the pond. Some towns incorporate this
21 standard into ordinances, while others simply use it as advisory information.

22 A key component of regulation is enforcement. Vienna's Lake Warden who oversees activities for Parker,
23 Flying and Kimball Ponds has been asked to monitor shoreland zoning violations and report them to the
24 Code Enforcement Officer. The town may want to examine this system to determine its effectiveness and
25 if there is a need for additional funding and/or improved coordination. Additionally, coordination with
26 neighboring towns would provide more comprehensive coverage for shared water bodies.

27 A number of non-regulatory mechanisms to protect water quality are in place in Vienna. These include
28 protection through the Kennebec Highlands, land trust conservation easements, and the activities of a
29 number of lake associations. Kidder Pond and Boody Pond, both small, somewhat remote ponds, are
30 located within the Kennebec Highlands. There are also several conservation easements on Parker and
31 Flying Ponds. Active lake associations include the Parker Pond Association, the Flying Pond
32 Improvement Association, the Kimball Pond Association and the newly formed Thirty Mile River
33 Watershed Association.

34 Vienna hires a summer Lake Warden to assist in efforts to protect and manage Parker, Flying and Kimball
35 Ponds. The Lake Warden's job includes coordinating boat inspections for invasive plants and safety
36 issues (life jackets, registration), and monitoring land use activities for shoreland zoning violations.
37 Volunteers assist in the boat inspections. The Lake Warden position is funded through Vienna town
38 meeting appropriations (primarily income from the boat excise tax) and donations (primarily from the
39 lake associations). Since Parker and Flying Ponds are also located in Mount Vernon, there is an effort
40 underway to get additional funding from Mount Vernon. It has also been suggested that perhaps the Lake
41 Warden's position should be expanded to be a regional position for a number of ponds and towns in the
42 region.

Groundwater Resources (Aquifers)

1 The primary water supply for Vienna residents is groundwater through individual dug or drilled wells.
2 Groundwater resources (called aquifers) may be of two types: bedrock aquifers, and sand and gravel
3 aquifers. A bedrock aquifer is generally adequate for small yields. A sand and gravel aquifer is a deposit
4 of coarse-grained surface materials that, in all probability, can supply large volumes of groundwater.

5 The Maine Geological Survey (MGS) has mapped “significant” sand and gravel aquifers but none of
6 these types of aquifers have been identified in Vienna¹⁹. “Significant sand and gravel aquifers” have water
7 yields that might be suitable for public water supplies or for uses that require significant quantities of
8 water. There is a very large “significant sand and gravel aquifer” located to the west and northwest of
9 Vienna in Franklin County.

10 The MGS has also mapped bedrock well depths and yields in Vienna²⁰. Of the 13 wells for which there is
11 information, eight had yields of between 0-5 gallons/minute, three had yields of 5-10 gallons/minute, one
12 15-25 gallons/minute, and one yielded over 100 gallons/minute. Well depths were 50 to 500 feet.
13 Additional data would be necessary to reach any general conclusions about bedrock aquifers in Vienna.

14 It is important to protect groundwater from pollution and depletion. Once groundwater is contaminated, it
15 is difficult if not impossible to clean. Contamination can eventually spread from groundwater to surface
16 water and vice versa. Thus, it is important to take measures to prevent contamination before it occurs. The
17 primary sources of ground water contamination are malfunctioning septic systems, leaking underground
18 fuel storage tanks, salt leachate from sand/salt stockpiles and leachate from landfill refuse. Spills associ-
19 ated with junkyards and other commercial and industrial uses, and certain agricultural activities can also
20 pose as threats. In addition, things as diverse as golf courses, cemeteries, dry cleaners, burned buildings,
21 and automobile service stations are also potential threats to groundwater.

22 In Vienna, the town’s closed landfill, the sand and salt facility, and malfunctioning septic systems are
23 threats to area groundwater resources. As stated in Chapter 8. Community Facilities and Service, further
24 evaluation of the landfill and the sand and salt facility is needed to determine whether any measures need
25 to be taken to protect groundwater. Both the town’s and the state’s sand and salt are stored uncovered.

Wetlands

26 The term “wetlands” is defined under both state and federal laws as “those areas that are inundated or
27 saturated by surface or groundwater at a frequency and duration sufficient to support prevalence of vege-
28 tation typically adapted for life in saturated soils”. Wetlands include freshwater swamps, bogs, marshes,
29 heaths, swales and meadows. Wetlands serve many functions: they protect water quality; control flooding
30 and erosion; provide a natural habitat for waterfowl, wildlife and unique plant life; encourage nutrient
31 recycling; and serve as fish sanctuaries and nursery grounds. Wetlands are vital to preserving water
32 quality and the quantity of surface and groundwater resources.

33 The National Wetlands Inventory (NWI) provides the most accurate identification and mapping of
34 wetlands. Many of Vienna’s wetlands are associated with ponds and streams (See Water Resources Map

¹⁹ Maine Geological Survey - Significant Sand and Gravel Aquifers, Belgrade Lake Quadrangle (#00-28, 2000) and Farmington Falls Quadrangle (#00-39, 2000).

²⁰ Maine Geological Survey – (Information reported by well drillers), Bedrock Well Yields, Skowhegan Quad (02-22, 2002) Rumford Quad (02-19, 2002) and Bedrock Well Depths, Skowhegan Quad (02-23, 2002) and Bedrock Well Depths Rumford Quad (02-20, 2002)

in Appendix C). Additional information about the functions of the NWI wetlands is provided on the Maine State Planning Office Wetlands Characterization Map included in the *Beginning with Habitat* data. The wetland values assessed include value for flood control, sediment retention, habitat importance, and education and research value.

Maine regulates freshwater wetlands under the Natural Resources Protection Act (NRPA). All freshwater wetlands are regulated and the level of review is based on the size of the alteration in the wetland. NRPA was amended in September 2007 to provide protection for significant vernal pools, and waterfowl and wading bird habitats.

Vienna's Shoreland Zoning Ordinance regulates areas within 250 feet of the normal high water mark of non-forested wetlands ten acres or more in size, and wetlands associated with great ponds and most streams. The state shoreland zoning law requires that wetlands rated as high or moderate value waterfowl and wading bird habitat be zoned as Resource Protection districts, which restricts most development within the 250 foot zone.

While most wetlands receive some level of oversight under state law, the permitting process does not necessarily prohibit the filling and alteration of wetlands, but often just regulates activities to limit degradation of water quality. Small wetlands (less than 10 acres) and forested wetlands, are the least likely to receive adequate protection because of the difficulty in identifying them and gaps in regulation.

Floodplains

Floodplains serve to accommodate high water levels of water bodies often associated with late winter and spring snow melt and stormwater runoff. Flooding can cause serious destruction to structures and property. Activities that increase paved or impervious surfaces, such as buildings and roads, which do not allow water to soak into the ground or that change the watercourse on floodplains, increases the quantity and rate of runoff that can intensify flooding impacts downstream.

The Federal Emergency Management Agency (FEMA) who administers the Federal Flood Insurance Program has mapped 100-year floodplain levels in Vienna. The 100-year floodplain level is where there is a 1% chance in any given year that flooding at this level or above this level will occur. One hundred year floodplains are associated with many of the ponds, streams, brooks and wetlands in Vienna. Floodplains are identified on the FEMA Floodplain Maps, available from town officials.

Vienna's Floodplain Management Ordinance is designed to discourage development within the floodplain, and includes construction standards to minimize flood damage. FEMA requires that towns adopt an ordinance with minimum standards to participate in the Federal Flood Insurance Program. The town updated its ordinance to meet federal requirements at the 2007 Town Meeting. Updated FEMA floodplain maps are scheduled to become available in 2008.

Overview of Wildlife and Plant Habitats

The rural nature of Vienna provides extensive natural habitat for a variety of plants and animals. Sprawl and development can threaten natural habitats through direct loss of natural areas and through fragmentation of existing large areas of habitat. Fragmentation of habitats by roads, buildings and other development isolates some plants and animals limiting their ability to travel, feed and/or reproduce. Fragmentation also creates an edge effect where disturbed areas between developed and natural areas are more easily colonized by non-native species. As development and fragmentation continues, more rare species may be pushed to the brink of extinction.

1 Considerable identification and analysis of wildlife habitats has been done through the *Beginning with*
2 *Habitat Program*²¹, a habitat-based landscape approach to assessing wildlife and plant conservation needs
3 and opportunities. The goal of the program is to maintain sufficient habitat to support all native plant and
4 animal species currently breeding in Maine by providing information depicting and describing various
5 habitats of statewide and national significance.

6 *Beginning with Habitat* suggests maintaining a rich compliment of plant and wildlife habitat by
7 interweaving important wetland and riparian areas, high value habitats and large habitat blocks to identify
8 those areas most critical to protect or conserve. Mechanisms to protect wildlife habitat can include both
9 regulatory and non-regulatory approaches.

10 The program recommends enhancing shoreland zoning to protect riparian habitats around water bodies.
11 Conservation of undeveloped areas should focus on large blocks of agricultural and forested habitat that
12 include high value plant and animal habitats. Large blocks of undeveloped land usually have more
13 wildlife diversity than smaller areas and are important to certain wildlife species that require large
14 unfragmented habitat (undeveloped and generally road less areas).

15 The program is designed to utilize information on three different systems to assist communities in
16 building a system of interconnected conserved lands. These are:

- 17 • Wetlands and Riparian Habitats (shoreland habitats)
- 18 • High Value Animal Habitats (Deer Wintering Areas, Waterfowl and Wading Bird Habitat, Bald
19 Eagle Nest Sites) and High Value Plant Habitats (none identified in Vienna)
- 20 • Large Habitat Blocks

21 A discussion of each of these follows. These habitats are displayed on the *Beginning with Habitat Maps*.

Wetland and Riparian (Shoreland) Habitats

22 Wetlands are highly productive areas that provide important habitat for many types of wildlife, including
23 waterfowl and wading birds, frogs, turtles, snakes, fish and shellfish. Development in and adjacent to
24 wetlands degrades their value to wildlife, and can be particularly threatening to wildlife species that move
25 between small wetlands to meet their habitat needs.

26 Riparian habitats are the transitional zones between open water and wetland habitats, and dry or upland
27 habitats. Riparian habitats include the banks and shores of streams, rivers, and ponds, and the upland
28 edges of wetlands *Beginning with Habitat* has mapped these habitats.

29 *Beginning with Habitat* recommends conservation of wetlands, and land around lakes, ponds, rivers and
30 streams since up to 80 percent of terrestrial vertebrate animals use these areas for part of their life cycle.
31 Protection of riparian areas (shorelands) is recommended as the “backbone” of managing wildlife habitat.
32 Existing shoreland zoning controls land uses and placement of structures within shoreland zones that
33 helps minimize the impacts to riparian areas and adjacent water bodies. However, shoreland zoning does
34 not currently include areas along small streams (upstream from the confluence of two perennial streams),
35 many forested wetlands, vernal pools and wetlands less than 10 acres in size. Additionally, shoreland
36 zoning often allows development to proceed, which may not necessarily be a good for wildlife.

²¹ *Beginning with Habitat* (Notebook and Maps); Maine Inland Fisheries and Wildlife, Maine Natural Areas Program, Maine Audubon, Maine State Planning Office, U. S. Fish and Wildlife, Maine Cooperative Fish and Wildlife Unit, Southern Maine Regional Planning, Nature Conservancy and Wells National Estuarine Research Preserve; January 2003. Maps are available at the town office.

Vernal Pools

Vernal pools or "spring pools" are shallow depressions that usually contain water for only part of the year. They are often associated with forested wetlands. Vernal pools serve as essential breeding habitat for certain species of wildlife, including salamanders and frogs (amphibians). Species that must have access to vernal pools in order to survive and reproduce include wood frogs, spotted and blue-spotted salamanders (two types of mole salamanders) and fairy shrimp. Juvenile and adult amphibians associated with vernal pools provide an important food source for small carnivores as well as large game species.

Avoiding impacts to significant vernal pools and their surrounding habitat is important because many amphibian species are pool specific: they must return to the pond in which they were born to breed. The loss of vernal pools and the critical terrestrial habitat around them leads to local loss of amphibian species, a decrease in biodiversity, and a decline in food available for many other animals that live in these areas.

Vernal pools with high value for wildlife are called "significant vernal pools". Not all vernal pool habitats are considered "significant". In general, a vernal pool habitat is "significant" if it has a high habitat value, either because (1) a state-listed threatened or endangered species, such as a spotted turtle, uses it to complete a critical part of its life history, or (2) there is a notable abundance of specific wildlife, such as blue spotted salamander, wood frog, or fairy shrimp.

Waterfowl and Wading Bird Habitats

Thirteen important waterfowl and wading bird habitats were identified in Vienna by the MDIFW (See Significant Habitat Map in Appendix C). Many of these habitats are adjacent to ponds, such as Flying, Crowell, Boody, Kidder and Mill Stream Ponds. Others are located along streams, such as McGurdy Stream.

Waterfowl and wading bird habitat includes breeding, migrating/staging, and wintering habitats for inland waterfowl, or breeding, feeding, loafing, migration, or roosting habitats for inland wading birds. Waterfowl and wading birds occupy areas of Maine for all or a portion of the year so it is necessary that efforts be taken to conserve their habitats.

High and moderate value wading bird and waterfowl habitats are considered "significant wildlife habitat" and are afforded protection through the Natural Resources Protection Act. The Shoreland Zoning Act requires that the 250-foot shoreland areas around wetlands rated as high and moderate value wading bird and waterfowl habitats be zoned as resource protection.

Bald Eagle Nesting Sites

No bald eagle nest sites were identified in Vienna. However, a site has been identified on one of the islands in Parker Pond just south of the Vienna and Mount Vernon town line. It is also possible that at some point in the future there will be bald eagles nesting along the shores of one of Vienna's ponds.

Historically, Maine was home to hundreds of pairs of bald eagles nesting along undisturbed shorelines of the coast, lakes, and major rivers. However, largely due to DDT contamination in the early to mid 1900s, eagle populations declined so drastically they were listed as an Endangered Species in 1978. As DDT residues in the environment dropped, bald eagles began to recover. In the late 1980s, however, increasing losses of undisturbed nesting sites threatened continued population growth and recovery. Adequate numbers of young eagles must be produced from existing, traditional nesting sites if the eagle population is to have lasting success. Loss of undisturbed nesting sites has been effectively remedied by "essential habitat" rules that apply until bald eagles are removed from the state list of "threatened species".

1 Bald eagle nesting sites are currently designated as “essential habitats” under the Maine Endangered Spe-
2 cies Act, which means that all projects or activities permitted, licensed, funded, or otherwise carried out
3 by the state or towns within ¼ mile of the nest site must be reviewed by the MDIFW.

4 Management recommendations for bald eagle nest sites include:

- 5 • Consultation with a biologist or MDIFW prior to development or forest harvesting near eagle
6 sites. (see also national management guidelines [http://www.fws.gov/migratorybirds/issues/Bald](http://www.fws.gov/migratorybirds/issues/BaldEagles/NationalBaldEagleManagementGuidelines)
7 [Eagles/NationalBaldEagleManagementGuidelines](http://www.fws.gov/migratorybirds/issues/BaldEagles/NationalBaldEagleManagementGuidelines))
- 8 • Areas within 330 feet of nest should be maintained as sanctuaries – approval from a federal or
9 state biologist should be required prior to any modification of the physical habitat.
- 10 • Exterior construction, land clearing, timber harvesting and major disturbances should be avoided
11 within 330 to 1,320 feet of the nest during sensitive nesting season (February 1 to August 31).
- 12 • Foraging perches, roosts, potential nest trees, and flight corridors should be maintained; partial
13 timber harvests are compatible if they buffer existing nests and provide a lasting supply of trees
14 suitable for nesting.
- 15 • Recreationists (boaters, hikers, etc.) should remain a safe distance away - 660-1,320 feet or more.
- 16 • Aerial application of pesticides around nesting sites should be avoided.
- 17 • Shoreland zoning should be resource protection or very low residential density. The town should
18 consider protection the waterway plus a 250 feet upland buffer.
- 19 • Voluntary landowner agreements, conservation easements, or acquisition to protect habitat should
20 be considered for nest sites.

Deer Wintering Areas (DWA)

21 Eight deer wintering areas (DWA) were identified in Vienna by the Maine Department of Inland Fisheries
22 and Wildlife (MDIFW) (See Significant Habitat Map in Appendix C).

23
24 White-tailed deer in Maine are at the northern limits of their geographic range. During winter, deer are
25 exposed to cold temperatures and deep snow that makes it hard to find food and keep warm. Deer adapt to
26 winter by congregating in DWA where the snow is not as deep and there is protection from the wind and
27 ample food. A DWA is defined as “a forested area used by deer when snow depth in the open/hardwoods
28 exceeds 12 inches, deer-sinking depth in the open/hardwoods exceeds 8 inches, and mean daily
29 temperatures are below 32 degrees”. DWA are crucial to winter survival of deer. Use of DWA is usually
30 ongoing from one year to the next, and specific sites may receive annual use by many generations of deer.

31
32 A DWA is ideally composed of over 50% conifers, with a conifer canopy of over 50%, and predominate
33 tree heights of over 35 feet. Approximately half of a DWA should be in mature conifers at any one time,
34 while the remainder is made up of several age classes of regenerating forest that are interspersed
35 throughout the DWA. Proper management of the DWA involves timber harvesting. It is common to use
36 an even-aged management, 75-year rotation with a 15-year cutting interval. This will produce five age
37 classes that will ensure perpetual softwood cover and a mix of available browse.

38
39 Over-harvesting of the forested cover as part of a logging operation or for building is the primary threat to
40 deeryards. Regulatory protection of DWAs is minimal because the state has not adopted this mapping for
41 regulation by the Natural Resources Protection Act. MDIFW encourages landowners to develop a
42 management plan for their DWAs to provide optimal winter and summer habitat for deer.

Large Undeveloped Habitat Blocks

Large undeveloped habitat blocks are relatively unbroken areas of habitat that include forests, grassland, agricultural land, and wetlands. “Unbroken” means that the habitat is crossed by few roads, and has relatively little development and human habitation. These blocks are especially important to species that require large blocks of habitat (moose, black bear, fisher, oven bird, scarlet tanager, etc.), but they are also likely to serve a wider diversity of species than smaller blocks.

Vienna has a number of fairly large undeveloped habitat blocks as displayed in Table 5-4. Other smaller undeveloped habitat blocks have been identified and are displayed on the Beginning with Habitat Maps²².

Table 5-4. Vienna’s Largest Undeveloped Habitat Blocks		
Area	Acres*	Other Towns
Kennebec Highlands and surrounding areas	13,979	New Sharon, Rome, Mount Vernon
Southwestern portion of Vienna	3,460	Chesterville
Northwestern portion of Vienna including McGurdy Stream	4,933	Chesterville
North-central portion of Vienna including Eaton Mountain	5,283	New Sharon
Area west of Flying Pond	1,960	none
* Includes acreage outside Vienna Source: Beginning with Habitat Program		

Conservation of large habitat blocks can also provide other benefits, such as preservation of farm and forestland, open space, recreational land, aquifer protection and scenic areas. *Beginning with Habitat* recommends that towns work together to preserve large habitat blocks, and particularly those blocks of 2,500 acres, or larger. Only in such blocks will many species find the home ranges that they need to breed, travel and protect themselves²³.

Other than the Kennebec Highlands, there are no protections in place to conserve large habitat blocks, at either the state or local level. Rural zoning or subdivision regulations that allow or require clustered development are tools the town could use to better conserve large habitat blocks. Land trusts could be encouraged to consider conservation of habitat blocks in their work to preserve important areas.

Kennebec Highlands Focus Area

Beginning with Habitat identified the Kennebec Highlands as a “Focus Area”, which is defined as a landscape scale area meriting special conservation attention. The Kennebec Highlands Focus Area boundaries (See Significant Habitat Map in Appendix C) are based on sub-watershed boundaries and major habitat fragmenting features, such as roads. Portions of the Highlands Focus Area are also in Rome, Mount Vernon and New Sharon. *Beginning with Habitat* recommends that this area be considered for long-term conservation.

The Highlands Focus Area consists of a 5,000-acre block of undeveloped land that features remote ponds and streams, rolling uplands, and major hills. Vienna Mountain, the largest hill, features a large open ridge under blueberry cultivation. Forests cover the remainder of the uplands with early to mid successional growth (i.e., young to middle-aged forests). Most of the Highlands have a relatively recent history of timber harvest or other human intervention such that undisturbed natural uplands are scarce.

The Kennebec Highlands has other valuable natural features including a number of important waterfowl and wading bird habitats and several deer wintering areas. Additionally, the wetlands associated with

²² See *Beginning with Habitat* notebook for the map of undeveloped habitat blocks.

²³ See *Beginning with Habitat* notebook for additional information.

1 Beaver and Round Ponds in Rome form a good example of an “Unpatterned Open Basin Fen Ecosystem”.
2 Open Basin Fens are peatlands that form along a low-gradient stream channel where drainage is impeded
3 such that peat can accumulate, but where water still flows into and out of the system.

4 Other than the Open Basin Fen, *Beginning with Habitat* did not find any rare plants or other unique
5 natural communities, in part due to the amount of timber harvesting done in the past. However, given
6 sufficient time to develop, some of the upland areas could become good representative natural forests. At
7 present, the Kennebec Highlands’ primary conservation values are as undeveloped open space,
8 undeveloped ponds, and wildlife habitat.

9 *Beginning with Habitat* has the following recommendations for the Kennebec Highlands:

- 10 • Buffers should be maintained around all wetlands and ponds. Two hundred fifty foot (250’)
11 buffers would be most desirable with as little alteration as possible, including timber harvesting.
12 Timber harvesting, if allowed, should adhere to shoreland zoning and Forest Service best
13 management practices.
- 14 • Conservation planning for upland features should include setting some areas aside from timber
15 harvesting to allow for the development of unmanaged forests.
- 16 • Existing roads and trails should be reviewed with particular recreation and access needs in mind,
17 and trails closed if they run counter to protection needs. One of the prime values of the Highlands
18 is the comparative lack of permanent roads (although a new logging road through the center of
19 the property approaches a permanent road in size). Roads or development that break-up the
20 undeveloped habitat should be minimized where possible.

21 A significant portion of the Kennebec Highlands Focus Area is owned by the State as public reserve land.
22 The Kennebec Highlands public reserve land is a total of 6,400 acres, of which 3,342 acres are in Vienna,
23 2,176 acres in Rome, 385 acres in New Sharon and 206 acres in Mount Vernon. The Maine Department
24 of Conservation is currently developing a Management Plan for this area.

Fisheries

25 There are a number of important fisheries in Vienna including many of the town’s ponds, streams and
26 brooks. Fisheries play an important role in the overall ecology and as a recreational resource. Sport
27 fishing is a popular recreational endeavor that contributes income to the local economies of many
28 communities. The Maine Department of Inland Fisheries and Wildlife (MDIFW) is charged with
29 managing the state’s fisheries, and has provided the following data on Vienna’s fisheries. Almost 18
30 miles of streams and brooks in Vienna have been measured and evaluated by MDIFW (Table 5-5).



Table 5-5. Inventory of Fisheries in Vienna's Streams and Brooks		
Stream/Brook	Miles	High Value Habitats
Black Pond outlet – tributary to west shore of Flying Pd.	0.2	None identified
Unnamed tributary to northwest shore of Flying Pond	2.1	None identified
Mill Stream – tributary to north shore of Flying Pond	2.7	Lower section has high value as a viable, consistent smelt run habitat
Kimball and Davis Ponds outlets	2.5	Kimball Pd. outlet - very high value cold water fishery (wild fishery) under duress from dev.; bank stability is a big issue
Unnamed tributary to north shore of Parker Pond	1.0	None identified
Whittier Pd. outlet – tributary to north shore of Parker Pd.	0.3	None identified
Kidder Pd. outlet – tributary to north shore of Round Pd.	0.9	Not yet evaluated.
McGurdy Stream	4.0	High value warm water fishery habitat
Unnamed tributary to east shore of Crowell Pond	2.3	None identified
Unnamed tributary to McGurdy Str. (north of Str. Rd.)	1.6	None identified
Egypt Pond outlet - tributary to McGurdy Stream	0.2	None identified
Unnamed tributary to Mill Brook	-	None identified
Springhole (Kimball Pond Road spring)	-	Not yet evaluated
Unnamed tributary to Mill Stream	-	None identified
Unnamed tributary to McGurdy Stream (Stream Rd.)	-	None identified
Source: Maine Department of Inland Fisheries and Wildlife, (Bobbie Van Riper, Fisheries Biologist, Sidney Office); February 2007.		

- 1 While many streams and brooks contain aquatic organisms important to fisheries, those streams with the
- 2 highest fisheries values are the lower section of Mill Stream, the Kimball and Davis Pond outlets, and the
- 3 entire stretch of McGurdy Stream. It is important to note that further research and inventories may reveal
- 4 other high value fisheries.
- 5 Vienna also has important fisheries associated with several of its ponds. MDIFW considers the fisheries
- 6 found in Parker and Kimball Ponds as being of exceptional value. The fisheries found in Flying and
- 7 Egypt Ponds are of high value. MDIFW stocks high value sport-fish species in all four of these ponds
- 8 (Table 5-6). MDIFW policy generally requires public access to ponds and lakes that it stocks.



Table 5-6. Inventory of Fisheries in Vienna's Lakes and Ponds				
Lake/Pond	Fisheries Management / Principal Fisheries	Recent Fish Stocking	Public Access	Comments
Black Pond	Warm water / large mouth bass, chain pickerel	None	No public access	Foot trail across private land, only
Boody Pond	Bait fish / brown bullhead & minnows	None	Yes, Kennebec Highlands	4-wheel drive access from Kimball Pond Road
Crowell Pond	Warm water / large mouth bass, white perch, chain pickerel	None	Yes, access via Route 41	Access in New Sharon/Chesterville
Davis Pond	Warm water / small mouth bass, chain pickerel	None	No public access	Foot trail across private land, only
Egypt Pond	Cold water / brook trout	Brook trout	Yes, access available in Chesterville	High value fisheries
Flying Pond	Cold water and warm water / brook and brown trout, small mouth bass, burbot (cusk), chain pickerel	Brown trout, brook trout	Yes, access via Route 41	High value fisheries; boat landing
Kidder Pond	Warm water / small mouth bass, chain pickerel, white perch	None	Yes, Kennebec Highlands	Foot trail, only
Kimball Pond	Cold water / brook trout	Brook trout	Yes, access via Kimball Pond Road	Very high value fisheries; undeveloped boat landing
Parker Pond	Cold water and warm water / landlocked salmon and brook trout; small mouth bass, chain pickerel	Landlocked salmon and brook trout	Yes, access via Tower Road	Very high value fisheries, undeveloped boat landing
Whittier Pond	Warm water / large and small mouth bass	None	No <u>direct</u> public access	Water access via Parker Pond
Source: Maine Department of Inland Fisheries and Wildlife, (Bobbie Van Riper, Fisheries Biologist, Sidney Office); February 2007.				

Land use activities, particularly those that remove trees and vegetation from shoreland areas of brooks, streams and ponds, can result in increased water temperatures and degradation of water quality. Maintenance of vegetative buffers to provide shade, particularly for cold-water species (trout and salmon), and to protect water quality is important to maintaining healthy fisheries. Destabilization of banks and activities that increase erosion and sedimentation diminish water quality. Maine's Natural Resources Protection Act and local shoreland zoning regulations provide considerable protection for fisheries, because of requirements for vegetative buffers and restrictions on activities that remove vegetation. Often, adequate monitoring land use activities and enforcement are the issues of concern.

Road construction and maintenance activities can also have a significant impact on fisheries. On streams, rivers, and brooks the biggest threat to aquatic habitats is fish passage, particularly for those species that require upstream habitats for spawning and other habitat needs. Improperly designed culverts can prevent fish passage. MDIFW recommends that culverts less than 4 feet in diameter be imbedded into 6 inches of stream bottom, and larger culverts be imbedded in at least 1 foot of stream bottom material. Maintenance and continuance of the natural stream bottom surface material without major changes in elevation is key.

1 The town might consider reviewing the MDIFW data and then consulting with MDIFW on making
2 improvements to culverts. Ditching and drainage designs should direct runoff into vegetated areas or
3 sediment ponds to allow for the filtering out of sediments before runoff is released into water bodies.

Protection for Natural Resources

State Regulations Protecting Natural Resources

4 There are a number of federal and state laws that protect the natural resources. However, enforcement of
5 these laws by state agencies can be sporadic due to agency staffing levels relative to the vast areas to be
6 monitored. In practice, compliance with most state and federal environmental regulations is left to
7 individual landowners. In many communities there is greater monitoring and enforcement of state and
8 federal regulations through the local code enforcement officer. Some of the most significant state laws
9 affecting natural resources include:

- 10 • **Maine Natural Resource Protection Act (NRPA)** – regulates activities in, on, over or adjacent
11 to natural resources, such as lakes, wetlands, streams, rivers, fragile mountain areas, high and
12 moderate value waterfowl and wading bird habitats, high and moderate value deer wintering
13 areas, significant vernal pools, and sand dune systems. Standards focus on the possible impacts to
14 the resources and to existing uses.
- 15 • **Maine Erosion and Sedimentation Control Law** – requires basic controls and stabilization
16 when a project involves filling, displacing, or exposing earthen material. No permit is required,
17 but the law sets minimum across-the-board standards that help prevent harm to surface waters.
- 18 • **Maine Storm Water Management** – regulates activities creating impervious or disturbed areas
19 (of size and location) because of their potential impacts to water quality. In effect, this law ex-
20 tends storm water standards to smaller-than Site Location of Development Law-sized projects
21 (see below). It requires quantity standards for storm water to be met in some areas, and both
22 quantity and quality standards to be met in others.
- 23 • **Maine Site Location of Development Law (Site Law)** – regulates developments that may have
24 a substantial impact on the environment (i.e., large subdivisions and/or structures, 20-acre-plus
25 developments, and metallic mineral mining operations). Standards address a range of
26 environmental impacts.
- 27 • **Maine Minimum Lot Size Law** – regulates subsurface waste disposal through requirements for
28 minimum lot size and minimum frontage on a water body. The minimum lot size requirement for
29 a single-family residence is 20,000 square feet; the shoreland frontage requirement is 100 feet.
30 The requirements for multi-family and other uses are based on the amount of sewage generated.
- 31 • **Maine Forest Practices Act** – requires that landowners notify the Maine Bureau of Forestry of
32 any commercial timber harvesting activities, and that commercial harvest activities meet specific
33 standards for timber harvesting adjacent to water bodies, clearcutting and forest regeneration
34 following the timber harvest. If harvesting activities result in a clearcut larger than 5 acres, there
35 must be a separation zone between clearcuts and regeneration standards must be met. This rule
36 requires a harvest management plan developed by a licensed forester for clearcuts greater than 20
37 acres. The rules prohibit clearcuts greater than 250 acres.

Local Regulations Protecting Natural Resources

38 Existing local regulations²⁴ that provide some level of protection to natural resources include the Vienna's
39 Shoreland Zoning Ordinance, Subdivision Regulations, Resource Protection and Timber Harvesting
40 Ordinance, and Floodplain Management Ordinance. The State mandates shoreland zoning and

²⁴ See Chapter 4. Land Use for additional analysis of local land use regulations.

subdivision regulation, and the town must regulate development of floodplains so its residents can obtain subsidized flood insurance. The following is a review of the current level of protection for natural resources, and a few other recommendations and some other options for consideration.

Vienna's Shoreland Zoning Ordinance²⁵ provides considerable protection to natural resources located within shoreland areas, as mandated by state law. Shorelands are environmentally important areas because of their relationship to water quality, value as critical wildlife habitat and travel corridors, and function as floodplains. Development and/or the removal of vegetation in shoreland areas can increase runoff and sedimentation, as well as the amount of nitrogen and phosphorus entering the water that can lead to algae blooms. Steep slopes with highly erodible soils are particularly susceptible to erosion. Shoreland zoning applies to the following:

- Areas within 250 feet of great ponds (natural ponds larger than 10 acres in size) – Black Pond, Crowell Pond, Davis Pond, Egypt Pond, Flying Pond, Kidder Pond, Kimball Pond, Parker Pond and Whittier Pond.
- Areas within 250 feet of rivers (flowing waters with watersheds of 25 square miles or more from the mouth of the river) - McGurdy Stream.
- Areas within 250 feet of unforested wetlands 10 acres or larger in size and wetlands associated with great ponds and rivers.
- Areas within 75 feet of streams flowing from great ponds, or streams below the confluence of two perennial streams (second order streams, such as Mill Stream, Lane Brook, and several others).

Shoreland Zoning provides these shoreland areas with various levels of protection based upon the characteristics of the water body and adjacent shorelands, and the level of development in the area. Areas zoned as Resource Protection receive the most protection because most development is prohibited, and minimal soil and vegetative disturbance is allowed. State law requires the following areas be zoned as Resource Protection when they are within the shoreland zone: high or moderate value waterfowl and wading bird habitat, floodplains along rivers, areas of two or more contiguous acres with sustained slopes of 20% or greater, areas of two or more contiguous acres supporting wetland vegetation and hydric soils, land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.

Vienna's ordinance places a number of 250-foot shoreland zones around local lakes and ponds in the Limited Residential zone, which allows limited development, such as single-family residences and low-impact recreational uses. The minimum lot area per residential unit or for recreational facilities is one acre, and the minimum shore frontage is 200 feet.

Stream Protection Districts do not allow structures and provide a high level of protection within 75 feet of streams, as defined (second order streams). Shoreland Zoning does not protect first order streams (above the confluence of two perennial streams).

At a minimum, the town should review and update the ordinance to reflect recent changes in state law and the availability of new information on natural resources. These would be changes required by state statute. While towns cannot adopt shoreland zoning that is less stringent than the state minimum guidelines, they can adopt more protective provisions. These might include the following options: Stream Protection zoning along first order streams, Resource Protection zoning for high value fisheries, protection for wetlands less than 10 acres and forested wetlands, and Resource Protection zoning on remote, undeveloped shorelands.

Vienna's Subdivision Regulations, adopted in March 1995, are designed to comply with the state subdivision statute. A subdivision is generally defined as the division of a parcel into 3 or more lots (or units) within any 5-year period, with a few exceptions. State statute requires that subdivisions be designed

²⁵ Adopted March 1992, revised March 1999

1 to address many environmental concerns including water quality, sewage disposal, erosion and
2 sedimentation, aesthetics, groundwater, wetlands, rivers, streams, great ponds and timber harvesting.

3 Vienna's subdivision regulations include very few provisions designed to provide specific guidance to the
4 Planning Board in making a determination if a subdivision meets the natural resource requirements of the
5 state statute. Vienna's regulations require that watercourses and other physical features be identified on
6 the subdivision plan, and require a soil and erosion control plan. The standards contain performance
7 standards to address the preservation of natural features, land not suitable for development, and
8 preservation of natural drainage ways. The ordinance also includes provisions that require a common
9 open space or recreation area along a water body or watercourse.

10 Town meeting adopted the subdivision regulations in 1995. Since then, new information about natural
11 resources has become available and state laws have been amended, including amendments to the
12 subdivision statute. At a minimum, the town should amend the ordinance to reflect these changes
13 including provisions to address liquidation harvesting and phosphorus runoff into lakes and ponds. The
14 town might also add amendments to clarify what issues should be considered and to specify what
15 standards must be met to meet the statutory review criteria. The town might also consider modifying the
16 cluster housing provisions to allow conservation subdivisions designed to preserve important open space
17 while minimizing the impact of development on wildlife.

18 **Vienna's Floodplain Management Ordinance** requires that any new structures in the floodplain be
19 designed to minimize flood damage, such as building elevations above flood levels and flood proofing of
20 buildings. The town's Floodplain Management Ordinance was updated in March 2007 and is consistent
21 with current federal requirements. Updated floodplain maps should become available in 2008. At that
22 time, the town may also want to consider prohibiting building on 100-year floodplains, particularly if very
23 few people will be impacted. This makes the system much easier to administer, and eliminates/reduces
24 the destruction of property as a result of flooding.

25 **Vienna's Resource Protection and Timber Harvesting Ordinance** was adopted in 1989 to "protect
26 against soil erosion, help prevent forest fires, prevent pollution and sedimentation of flowing and standing
27 water, protect wildlife habitat, preserve the rural and historic character of the town, maintain and improve
28 forest resources and ensure forest regeneration". The Ordinance requires a permit from the Planning
29 Board for timber harvesting of 25 cords of wood or more per lot within any 12-month period. Timber
30 harvesting of 500 cords per lot within any 12-month period requires a management plan prepared by a
31 Maine registered forester.

32 In reviewing and discussing this ordinance two issues emerge. First, is there have been a number of
33 harvests where a town permit was not obtained, when it should have been. The number of town permits
34 issued is significantly less than the number of state notifications of timber harvesting. Second, the
35 Ordinance does not appear to be consistent with the Maine Forest Practices Act (enacted in the late
36 1990s), which requires that municipal ordinances regulating timber harvesting adopt definitions that are
37 consistent with the state rules. The Forest Practices Act also specifies the procedures for the adoption or
38 amendment of a municipal ordinance. The town needs to address this situation by either repealing the
39 ordinance or amending the ordinance to be consistent with state law. The town might also consider
40 referencing the Bureau of Forestry's most current best management practices publication.

Non-regulatory Mechanisms for Protecting Natural Resources:

41 Vienna is fortunate to have a number of organizations actively working to protect natural resources in the
42 town and in the region. Their activities include education, monitoring of water quality and threats to water

quality, and land conservation through easements and/or fee ownership. These entities include the following:

- Belgrade Regional Conservation Alliance – works for the enhancement of the Kennebec Highlands, amongst other regional endeavors
- State of Maine – owns lands designated as the Kennebec Highlands; also owns islands in Flying and Parker Ponds
- Kennebec Land Trust – regional land trust that has conservation easements on land in Vienna
- Small Woodlot Owners Association – statewide land trust that has a conservation easement on land in Vienna
- Parker Pond Association
- Flying Pond Improvement Association
- Kimball Pond Lake Association
- The Thirty Mile River Watershed Association
- Volunteer lake water quality monitors (Parker, Kidder, Boody, Kimball, Flying Ponds, and there may be others)

The only formal arrangement that the town government has with any of these entities at this time is the Lake Warden position. Vienna contributes to the Lake Warden's salary, which is also funded through donations from the lake associations and individuals. The Lake Warden is responsible for safety inspections (boat registration, life jackets, etc.), inspections for invasive plants, water quality monitoring and monitoring shoreland zoning violations on Flying, Parker and Kimball Ponds.

Other non-regulatory actions the town might take to support protection for natural resources include:

- Taking an active role in the development of the state's Management Plan for the Highlands.
- Developing a town-wide Open Space Plan that adds to parcels currently set-aside as permanently preserved open space. This plan could include consideration of trail systems and maintaining public access.
- Establishing a working relationship with local/regional land trusts. Towns sometimes look to the land trusts to own or hold the conservation easements to land that has been set aside as open space in subdivisions approved by the town. A land trust is uniquely qualified to own and manage conservation lands in perpetuity (forever). The trust may own the land outright, or may just own conservation easements that protect the land from certain types of development. If Vienna has an interest in permanently protecting a specific piece of land from certain types of development, the town might seek to have a land trust hold a conservation easement or own the parcel outright.
- Joining with Mount Vernon and Chesterville to pursue a state watershed grant to protect the water quality of Flying and Parker Ponds. The lake associations would be good partners in the project.
- Working with the lake associations to identify malfunctioning septic systems, and then to educate landowners on what can be done to eliminate the problems. This could include the availability of financial assistance for replacement systems through the state's Small Community Grant Program, which would be administered by the town.
- Establishing a town Conservation Commission to assist the Selectmen and other boards and town officials in the community on managing and protecting natural resources. This Commission might work jointly with lake associations or other entities in neighboring communities to protect shared resources. The Commission could work on educational projects, and might also participate in the review of subdivisions and other developments in an advisory capacity.
- Adopting town road construction and maintenance practices can be major contributors of pollution to water bodies. Vienna's town officials have worked very hard to address road washouts, particularly on the town's steep hills. The Selectmen might consider formally adopting road and bridge construction and maintenance practices to require the utilization of best management practices in maintaining and constructing roads, ditches, culverts, and bridges, so

that road commissioners (one year term), and contractors are fully aware of the town's expectations. Also, the town could address culvert design for fish passage.

- Assuring that the town's sand/salt pile and abandoned landfill do not pose as threats to surface and groundwater resources (See Chapter 8. Public Facilities and Services).

Grant Programs

Small Community Grants Program (SCG) provides grants to towns to help replace malfunctioning septic systems that are polluting a water body or causing a public nuisance. Grants can be used to fund from 25% to 100% of the design and construction costs, depending upon the income of the owners of the property, and the property's use. An actual pollution problem must be documented in order to qualify for funding. DEP grants are not available to provide septic systems for new homes, and any home constructed since October, 1974 must show evidence that a septic system was previously installed which complied with the Maine Subsurface Wastewater Disposal Rules. Grant applications must be submitted by the municipality in which the property owner resides. Applications must be sent to the department by January 31 in order to receive funding in that year except under special circumstances. Individual families may qualify for the grant program if their federal taxable income for the previous year was \$40,000 or less. Commercial establishments may qualify if their gross profit for the previous year was \$40,000 or less.

The **Watershed Protection Grant Program** provides funding (up to \$1000) and classroom support for service learning projects designed to protect the water quality of a lake or stream and to educate the public about the relationship between land use and water quality.

Invasive Aquatic Plants Cost Share Grants are for local programs designed to prevent the spread of invasive aquatic plants. This cost share program is administered by the Lakes Environmental Association (LEA) under an agreement with the Maine DEP. Eligible projects include boat inspection programs and education efforts to prevent the spread of invasive aquatic species. Boat inspectors are trained by LEA and must follow protocol developed by the LEA. Grants up to \$2000 are available to municipal and county governments, quasi-municipal organizations (including water districts) and 501C(3) eligible organizations (such as lake associations).

Nonpoint Source Water Pollution Control Grants ("319" or NPS grants). The primary objective of NPS projects is to prevent or reduce nonpoint source pollutant loadings entering water resources so that beneficial uses of the water resources are maintained or restored. Maine public organizations, such as state agencies, soil and water conservation districts, regional planning agencies, watershed districts, municipalities, and nonprofit (501(c)(3)) organizations are eligible to receive NPS grants. Activities include: Surveys, management plans and implementation of "best management practices" by land owners.

Regional Coordination

Regional coordination is important for the protection and management of shared water and other resources. The following is a list of areas where regional coordination may be beneficial or needed:

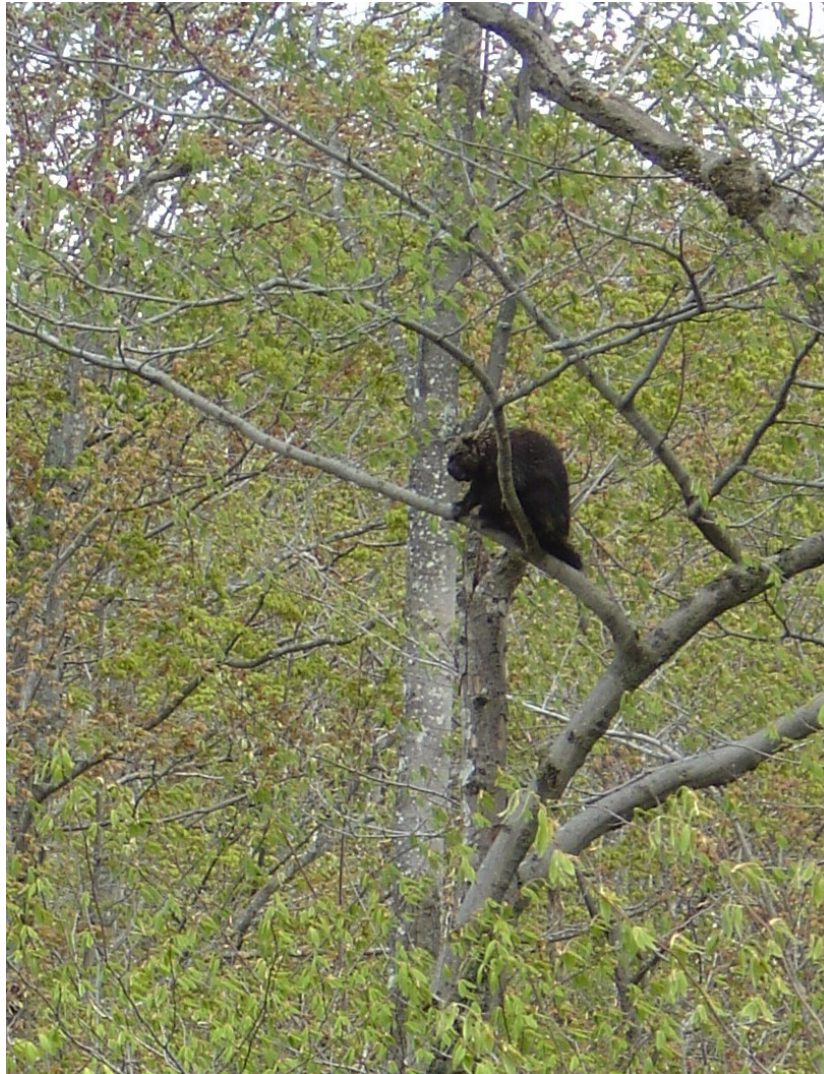
Kennebec Highlands (focus area/undeveloped habitat block - 13,979 acres) including Kidder and Boody Ponds) – Maine Department of Conservation, New Sharon, Rome, Mount Vernon, Belgrade Regional Conservation Alliance.

Other Great Ponds:

- Flying Pond, including significant waterfowl and wading bird habitat – Mount Vernon, Flying Pond Improvement Association, Thirty Mile River Watershed Association
- Parker Pond, including eagle nesting area and deer wintering area – Mount Vernon, Chesterville, Fayette, Parker Pond Association, Thirty Mile River Watershed Association

- 1 • Kimball Pond – New Sharon, Kimball Pond Association
 - 2 • Crowell Pond, including significant waterfowl and wading bird habitat – New Sharon,
 - 3 Chesterville
 - 4 • Egypt Pond – Chesterville
 - 5 • McGurdy Stream, including the deer wintering area, significant waterfowl and wading bird
 - 6 habitat, etc. – Chesterville
 - 7 • Long Pond watershed – Belgrade, Mount Vernon, Rome

 - 8 **Other Undeveloped Habitat Blocks:**
 - 9 • Southwestern portion of Vienna (3,460 acres) - Chesterville
 - 10 • Northwestern portion of Vienna, including McGurdy Stream (4,933 acres) – Chesterville
 - 11 • North-central portion of Vienna, including Eaton Mountain area (5,283 acres) - New Sharon
-



CHAPTER 6. OUTDOOR RECREATION AND OPEN SPACE

Overview

1 The availability of outdoor recreation opportunities, including access to rural land and water bodies, is a
2 strong tradition in many Maine communities. Open space provides areas for outdoor recreation, such as
3 access to water bodies for boating, swimming and ice skating, and trails for walking, snowshoeing, cross-
4 country skiing, hiking, wildlife and bird watching, and snowmobiling. Hunting and fishing are also
5 important recreational pursuits in the area. Open space provides areas for wildlife and contributes to the
6 scenic beauty of the area. Regionally, open space and other outdoor recreational offerings are increasingly
7 considered economic assets for ecotourism and second/seasonal home development.

Publicly Owned Recreation and Open Space Land

8 Publicly owned recreation and open space land in Vienna includes the Kennebec Highlands, the Vienna
9 Town Park and several water access sites to water bodies. Vienna is extremely fortunate to have
10 considerable publicly owned open space in Maine's Kennebec Highlands public reserve land. The Town
11 Park is a small 3-acre park with picnic tables and a short hiking trail. There are also several islands in
12 Flying Pond that are used by the public, but actual public ownership needs to be researched and verified.
13 There are also islands used by the public in Parker Pond, but none of these are located within Vienna.

State of Maine Kennebec Highlands²⁶

14 The Kennebec Highlands is owned by the State of Maine and managed by the Maine Bureau of Parks and
15 Lands as part of the state's public reserve lands. The Highlands is the most significant public outdoor
16 recreational asset in the region. For years, residents and summer visitors alike have appreciated this area
17 for its excellent outdoor recreational activities, including hunting, fishing, hiking, mountain-biking,
18 horseback riding, snowmobiling and cross-country skiing. The Highlands' varied topography, mixed-
19 wood forests and numerous water bodies provide a home for moose, deer, bear, coyotes, bobcats, foxes,
20 partridge, turkeys, songbirds, waterfowl and other wildlife.

21 The Highlands is a total of 6,400 acres, of which 3,342 acres are in Vienna, 2,176 acres are in Rome, 385
22 acres are in New Sharon and 206 acres are in Mount Vernon. The Highlands includes five undeveloped
23 ponds (Kidder Pond and Boody Pond are in Vienna) and considerable frontage on Long Pond in Rome.

24 The Highlands encompass the most significant mountain range in central Maine. Six of the mountains and
25 hills in the Highlands provide scenic vistas of the surrounding lakes as well as of distant mountains. The
26 panoramic views from the top of Vienna and McGaffey Mountains, both in Vienna, are among the best in
27 the state. From the top of McGaffey Mountain, the highest point in Kennebec County, it is possible to see

²⁶Text is paraphrased from the Kennebec Highlands WEB page. The effort to protect this exceptional reserve began in 1999 just as pressures from encroaching development were beginning to fragment large land tracts in the area. [The Belgrade Regional Conservation Alliance](#) (BRCA) raised the local match needed to receive a generous grant from the Land for Maine's Future (LMF) Program. In the intervening years, with help from another LMF grant, BRCA met its goal of protecting the much of the Highlands, and is now working with the [Maine Department of Conservation](#) to improve public access opportunities. The Maine Bureau of Parks and Lands is developing a Management Plan for the Highlands.

1 for miles in every direction. To the south and west, the White Mountains of New Hampshire peek through
2 the clouds. On a clear day, you can see all the way to Mount Katahdin to the north, and the Camden Hills
3 on the Maine coast to the east.

4 The Highlands has more than 18 miles of old logging roads and informal trails for hiking, skiing, biking
5 and horseback riding. Trails also follow streams through mountain valleys and ravines, lead to relatively
6 remote ponds, and wind through scenic forest stands and around blueberry barrens. Snowmobile clubs in
7 Vienna, Rome and Mount Vernon maintain about 10 miles of trails in the Highlands, drawing
8 snowmobilers from the area to York Hill, just north of the Highlands and connecting with international
9 trails into Canada.

10 Both fishing and hunting are allowed in the Highlands. McIntire, Round and the other ponds in the
11 Highlands are popular with anglers interested in a remote fishing experience. In addition, more than four
12 miles of perennial streams flow through the area.

13 There are a number of informal camp sites scattered about the Highlands, mostly in conjunction with its
14 remote ponds. With proper management, a system of simple campsites could be established, accessible by
15 trail, to provide remote camping opportunities for individuals, families, and area youth groups. The
16 Highlands also include extensive frontage along paved and gravel roads, offering opportunities for the
17 establishment of areas for picnicking and day use.

18 The Maine Bureau of Parks and Lands and the Belgrade Regional Conservation Alliance are continuing
19 their efforts to improve the Highlands. The Bureau of Parks and Lands is developing a Management Plan
20 that will address issues, such as public access, trails, recreational uses and timber harvesting. Vienna may
21 want to provide input into the development of the management plan including the need for improved
22 access to the Highlands from within Vienna. This might include parking and signage at trailheads. BRCA
23 will also be involved in making improvements, including plans for a nature center on the Dolley property.

Public Use of the Islands in Flying Pond

24 Several of the islands in Flying Pond are used by the public for swimming, picnicking, camping and
25 fishing. Ownership of these islands is unclear. There are a total of nine islands, four of which are clearly
26 privately owned. Consultations with the Maine Bureau of Parks and Lands, and the Department of Inland
27 Fisheries and Wildlife have been inconclusive in determining ownership of the other five islands. Local
28 information indicates that landowners who thought they had claims to the islands were notified by the
29 state in the early 1970s that they needed to provide evidence of ownership, or the islands would revert to
30 state ownership. Vienna may want to research and resolve this issue since these islands have value as
31 public recreational areas. It should be noted that there are a number of state-owned islands in Parker
32 Pond, but none of these appear to be in Vienna.

The Vienna Town Park

33 The Vienna Town Park is situated on a 3-acre lot along the shores of Flying Pond near the Vienna and
34 Mount Vernon town line. The park entrance, located off Route 41, features a small pull-off area and a
35 raised, scenic overlook with a park bench. A trail system winds through the park and affords visitors
36 several access and viewing points (with more park benches) all along the park's shoreline.

Public Access to Water Bodies

37 Public access to water bodies in Vienna is limited. The following is a listing of the status of access to the
38 town's ponds:

- 1 • **Parker Pond** – Vienna’s public access area to Parker Pond is very small, dangerous and in-
2 adequate. Parking and boat launching is done from the Tower Road right-of-way, and people
3 sometimes swim in the same area where small boats are launched. The only other access to the
4 ponds is with landowner permission via two private boat launch areas in neighboring towns.
- 5 • **Flying Pond** – There is no public boat access to Flying Pond in Vienna. The only public access to
6 Flying Pond is just across the Vienna town line in Mount Vernon. The access consists of a paved
7 pull-off area and concrete boat launch along Route 41. The area is so small that parking and boat
8 launching occurs primarily from the road right-of-way. The lack of visibility due to a curve in
9 Route 41 makes it a dangerous situation. Additionally, people swim in the same area where boats
10 are launched.
- 11 • **Kimball Pond** – Access to Kimball Pond is from the Kimball Pond Road right-of-way. There is a
12 rather steep gravel area where small boats can be launched.
- 13 • **Kidder Pond and Boody Pond** – These ponds lie within the Kennebec Highlands where there is
14 walk-in/carry-in access to the ponds.
- 15 • **Egypt Pond** – There is no public access to Egypt Pond from within Vienna. Public access to
16 Egypt Pond is available at a boat launch in Chesterville just across the town line.
- 17 • **Crowell Pond** – There is no public access to Crowell Pond from within Vienna. Public access is
18 available in New Sharon from the Route 41 right-of-way near the New Sharon town line.
- 19 • **Whittier Pond** – There is no direct public access to Whittier Pond, but there is water access via
20 Parker Pond and the Tower Road public access site.
- 21 • **Davis and Black Ponds** - There is no public access to either Davis or Black Pond. There are foot
22 trails across private land for access with landowner permission.

23 It is important to recognize that there are different types of access when considering the need for public
24 access to water bodies. On remote ponds, perhaps access should consist of just a carry-in trail with
25 adequate space to launch a canoe. In other situations, perhaps a boat launch and/or a formal swimming
26 and picnicking area might be desirable. Boat launch design also needs to take into consideration
27 anticipated usage and the need for parking, and whether motorized boats are permitted on the lake. Boat
28 launch location should also take into consideration the location’s susceptibility to invasive plants,
29 including the ability to monitor boats for invasive species.

30 Another issue related to access is the use and size of motors on ponds. Towns can regulate the use and
31 size of motors on great ponds (ponds 10 acres or larger), and may also be able to ban jet skis. Motorboats
32 can create hazards for others on the pond, particularly those in smaller boats or swimming, and can
33 negatively impact the environment by disturbing loons and other wildlife, and/or causing excessive
34 erosion of shorelines.

35 As the town becomes more developed, opportunities to establish public access to water bodies will
36 become increasingly difficult. Most of the frontage on the larger ponds has been developed and land
37 prices have already increased significantly for waterfront property.

Recreational Trails

38 As stated previously, there are a number of recreational trails within the Kennebec Highlands. A
39 discussion of other trails in Vienna follows.

Snowmobile Trails

40 Route (ITS) 87 of the Maine’s Snowmobile Trail System is a north-south trail that traverses the most
41 northwestern corner of Vienna. The state’s Snowmobile Interconnected Trail System (ITS) has over

1 13,000 miles of trails that are developed and maintained by local snow mobile clubs with funding from
2 state registration fees, some gas tax revenues, municipalities, chambers of commerce and others. The
3 local snowmobile club is the Vienna Mountaineers Snowmobile Club. The Club maintains a number of
4 local trails in Vienna. The Maine Bureau of Parks and Lands Off Road Division has funding available to
5 assist in the development of trails. Vienna has traditionally passed along its share of the reimbursements
6 from the state snowmobile registrations to the Vienna Mountaineers.

All Terrain Vehicle (ATV) Trails

7 ATV trails are just beginning to be developed in the region as a part of a statewide effort to develop an
8 interconnected ATV trail system. There are no organized ATV clubs in Vienna at this time. However,
9 ATV clubs in some towns are developing trails and requesting that selectmen designate some town roads
10 for ATV use.

Public Roads and Rights-of-Way

11 Not all of Vienna's public roads are safe for walking, running or bicycling. Traffic volumes and speeds on
12 Route 41 generally force walkers, joggers and bicyclers onto the rough, gravel shoulders of the roadway,
13 which are not easy to negotiate. Wider and smoother shoulders along Route 41, particularly between
14 Vienna's village and Mount Vernon's village would be desirable. Town-owned roads generally have
15 lower volumes of traffic where bicycling, walking and running are somewhat safer even though the
16 shoulders of these roads are narrow or non-existent. However, many local roads are narrow, winding and
17 hilly, so safety is still an issue. The town might consider making improvements to some of these roads to
18 facilitate bicycling and pedestrian activities. Wider shoulders might also be needed if the town decides to
19 allow ATV's to use some town roads.

20 Vienna does have a number of public road segments that were formally abandoned for maintenance some
21 time ago. Further research is necessary to determine the current status of each of these roads segments,
22 and the possibility that they might still be public rights-of-way available for use as recreational trails.

Privately Owned Open Space and Recreation Land

23 Traditionally, many recreational activities (hunting, hiking, cross-county skiing, snowmobiling, and
24 access to streams and ponds for fishing and boating, etc.) have relied on the generosity of private
25 landowners to allow the public to use their property for these activities. Often, as open land becomes
26 more developed and built-up, this traditional access is no longer welcome, and in the case of hunting, not
27 safe due to the close proximity of homes. Landowners may post land to prohibit certain uses, such as
28 hunting or motorized vehicles, or may totally prohibit use of their property by the public.

29 For this reason, the state and some towns, and non-profit organizations have sought to purchase either
30 outright, or as conservation easements, land for open space and outdoor recreation. Vienna is fortunate to
31 have the Kennebec Highlands available for many recreational pursuits. Additionally, there are three
32 private land trusts/conservation organizations that have also preserved open space in Vienna - the
33 Belgrade Regional Conservation Alliance, the Kennebec Land Trust and the Small Woodlot Owners
34 Association. While the overall goal of these organizations is to preserve open space, it does not always
35 include public access.

Land Enrolled in the Open Space Property Tax Program

The Maine Open Space Property Tax Program allows for the assessment of property taxes on open space to be based on current use rather than market value as long as the land is managed according to the criteria set forth in the law. The open space tract must be preserved or restricted in use to provide a public benefit. Benefits recognized in the law include public recreation, scenic resources, and game management or wildlife habitat. There is no minimum acreage requirement with this program. The valuation placed on open space is typically done by reducing the fair market value in accordance with a cumulative percentage reduction for which the land is eligible according to certain categories. Those categories are as follows:

- Ordinary open space - 20% reduction
- Permanently protected - 30% reduction
- Forever wild - 20% reduction
- Public access - 25% reduction

In other words, the owner would see a cumulative reduction of up to 95% on the classified open space land, if the property met all of the above requirements. If the property no longer qualifies as open space, then a penalty is assessed using the same methodology as is used for removal from the Tree Growth classification.

The only parcel of land enrolled in the Open Space Property Tax Program in Vienna is the parcel owned by the Belgrade Regional Conservation Alliance. This parcel is 35 acres adjacent to the Kennebec Highlands (Tax Map 8 lot 47).

Land enrolled in the Tree Growth and Farmland Property Tax Programs can also be considered open space with some level of certainty that it will remain as open space for these uses into the future. A more detailed discussion of these programs can be found in Chapter 4. Land Use.

Land enrolled in Tree Growth, Farmland and Open Space Property Tax Programs is displayed on the Existing Land Use Map in Appendix C.

Private Recreational Businesses

There are several businesses in Vienna that offer outdoor recreational services. These include:

- Sunset Mountain View Camps - sporting and recreational camps, live bait
- Branching Out – wilderness canoe and backpacking adventures
- Kimball Pond Boat Barn – wooden boat builder

Regional Recreational Opportunities

In addition to the Kennebec Highlands, the Maine Bureau of Parks and Lands owns and manages the 70-acre Blueberry Hill State Park in Rome. The Sandy River, the Belgrade Lakes, Chesterville Stream and the Mercer Bog are other resources used by Vienna citizens for recreation activities, such as canoeing, fishing, ice-skating and swimming.

Scenic Resources

Towns have come to realize the importance of protecting their scenic resources, as time-and-again in their opinion polls, “protecting rural character and the scenic quality of town” has topped the list of public

concerns. Many towns have learned the hard way that their economic fortunes are dependent upon their visual image – small town, rural character, in Vienna’s case.

Vienna possesses extensive and exceptional scenic resources. Vienna’s mountainous and rolling topography, numerous water bodies, and rural landscape make for many scenic views and vistas. Perhaps, the most important scenic views and vistas are those visible to the general public from public roads, public water bodies, public recreation areas or other publicly accessible locations.

Scenic resources can be categorized as follows (examples in Vienna are included):

- Scenic views –
 - Lakes and streams (views of Flying, Kimball and Parker Ponds, and McGaffey Stream from public roads)
 - Distant landscapes and mountains (views of the western Maine mountains from the Tower Road and Route 41, views from within the Kennebec Highlands)
 - Farmland and blueberry barrens (views of the Bean Farm along the Bean Farm Road)
- Cultural landmarks –
 - Prominent historic buildings (views of the Town House from Route 41 and views of the Union Hall from Vienna Mountain Road, views of the village spring from Kimball Pond Road, and views of the Mill Stream Dam from Route 41 and Kimball Pond Road)
 - Traditional village areas (views of Vienna village from several public roads)
 - Village or town gateways (views of Vienna village looking northward and southward along Route 41)
 - Town road corridors (many scenic segments)
- Natural landmarks –
 - Shorelands and islands visible from lakes and navigable streams, and wetlands (views from Flying, Kimball and Parker Ponds)
 - Hills that rise at least 100 feet in elevation within ¼ mile of water bodies (views from Flying, Kimball and Parker Ponds)
 - Ridges greater than 1,000 feet in elevation (views from many public roads and ponds)
 - Blueberry barrens (views from within the Kennebec Highlands)

Some high-value scenic resources have been identified and are displayed on the Cultural Resources Map in Appendix C.

The following criteria can be used to prioritize scenic resources:

- Accessibility – must be visible to the general public from a public way, public recreation area or other publicly accessible location.
- Uniqueness – unique or rare features are particularly important.
- Distance of View or Viewshed – relates to size of view, view of only a few feet is less important than a view of several miles.

The following pages consist of a preliminary inventory of scenic resources that can be expanded upon in the future.

Scenic Inventory: Methodology

1 A scenic inventory of Vienna was conducted on Friday, November 28th, 2007. The inventory team
2 consisted of consultant, Gwen Hilton, Committee chair, Susan Burns and Committee member, Peg Lang
3 (team photographer). The team drove nearly all of the public roads in town and mapped scenic views. The
4 visual quality of the views was rated, based on a qualitative set of criteria. The criteria included nine kinds
5 of characteristics which are generally held through research to indicate or predict the kind of view most
6 people will prefer. The criteria included aspects of the viewing experience itself and the content of what
7 is seen. These nine scenic criteria are listed in the first two columns of the inventory work sheets (Table
8 6-2).

9 At the outset of this analysis it must be acknowledged that Vienna's rural character, forested and field
10 landscapes, beautiful lakes and mountains, working farms and small village all contribute to the town's
11 scenic beauty. The focus of this inventory was to identify the most scenic views from publicly accessible
12 locations (public roads, boat launches). The inventory did not include views from the ponds or other
13 publicly accessible water bodies, such as what would be visible to someone in a boat on the water. There
14 were also a number of notable, but brief glimpses or somewhat screened (by homes or trees) views of the
15 western mountains that were not included. Removal of the trees in these areas could create spectacular
16 views of distant mountains. The inventory also did not include views from within the Kennebec
17 Highlands public reserve lands, because it was assumed that these views are protected.

Scenic Inventory: Results and Uses of the Information

18 A total of 18 scenic resources were identified in the inventory (Table 6-1). These views were ranked using
19 the methodology's point system. The more points, the more stunning the view. The views were grouped
20 into three categories based on the number of points: outstanding, special and scenic. The views are
21 displayed on the Cultural Resources Map in Appendix C.

22 The results of this inventory can be used to help determine priorities for open space and land use
23 planning. The inventory should be expanded to include views from public water bodies, and should be
24 further refined to consider other important views, such as views of hillsides where development could
25 have a significant impact on the overall character of the town. Any ranking of scenic resources should be
26 given ample scrutiny by the public to assure that it mirrors local perceptions.



Table 6-1. Results of the Scenic Inventory			
Map #	View	Vantage Point	Rating (Points)
Outstanding			
9	Western mountains, blueberry field	Mason Road	51
3	Mill Pond, hills and village	Kimball Pond Road	51
15	Western mountains, including Mt. Washington	Tower Road	50
11	Bean Farm, local hills	Bean Farm Road	46
1	Flying Pond and Vienna Village	Flying Pond boat launch (located in Mt. Vernon)	43
10	Western mountains	Davis Road	42
5	Hayfield, Vienna village	Route 41	42
17	Western mountains	Route 41	42
Special			
6	Flying Pond Farm, Flying Pond	Route 41	39
18	Local hills	Trask Road	37
13	Parker Pond	Tower Road	37
8	Western mountains	Route 41	36
12	Parker Pond, local hills in background	Tower Road boat launch	32
16	McGurdy Stream and wetlands	Stream Road	32
Scenic			
2	Blueberry fields and mountains	Mountain Road	28
14	Inlet wetland to Parker Pond	Tower Road boat launch	25
4	Kimball Pond	Kimball Pond Road boat launch	23
7	Town House	Route 41	22



Table 6-2. Scenic Inventory Work Sheet											
Scenic Criteria		Total Possible Points	Ranking (Points) by Site Number (See Cultural Resources Map)								
			#1	#2	#3	#4	#5	#6	#7	#8	#9
1. View duration	Greater than ½ mi.	5	0	0	0	0	0	0	0	0	0
	Less than ½ mi.	3	3	3	3	3	3	3	3	3	3
2. Viewer elevation (above or below)	Greater than 200 ft	7	7	0	7	0	0	0	0	7	7
	Less than 200 ft	4	0	4	0	4	4	4	0	0	0
3. Viewing distance	Greater than 25 mi.	10	0	0	0	0	0	0	0	10	10
	5 to 25 mi.	5	0	0	0	0	0	0	0	0	0
	Less than 5 mi.	3	3	3	3	3	3	3	3	0	0
4. View angle greater than 180 degrees		7	0	0	7	0	0	0	0	0	0
5. Rural character	Few signs of development, or only vernacular (farms, village, historic)	7	7	7	7	0	7	7	7	7	7
	Development present, but inconspicuous or confined	4	0	0	0	2	0	0	0	0	0
6. Land use diversity (non-urban)	4 or more types	7	7	0	7	0	7	0	0	0	0
	3 types	4	0	0	0	0	0	4	0	0	4
	2 types	2	0	2	0	2	0	0	2	2	0
7. Presence of water	Water dominates view	7	7	0	0	7	0	0	0	0	0
	Present, but not dominant	4	0	0	4	0	0	4	0	0	0
	Islands, irregular shore, or meanders present	3	3	0	0	0	0	3	0	0	0
8. Other special features	View of Mt Washington	10	0	0	0	0	0	0	0	0	0
	View of other mountains	7	0	0	0	0	0	0	0	7	7
	View of local hills	4	4	0	4	0	4	4	0	0	4
	View of historic landmark	7	0	0	7	0	7	0	7	0	0
	View of working farm/blueberry barrens	7	0	7	0	0	7	7	0	0	7
9. Roadside pull off/turn-around		2	2	2	2	2	0	0	0	0	2
Total Points Per Site			43	28	51	23	42	39	22	36	1
(Continued on the next page)											

Table 6-2. Scenic Inventory Work Sheet (continued from prior page)											
Scenic Criteria		Total Possible Points	Ranking (Points) by Site Number (See Cultural Resources Map)								
			#10	#11	#12	#13	#14	#15	#16	#17	#18
1. View duration	Greater than ½ mi.	5	0	5	0	0	0	0	0	0	0
	Less than ½ mi.	3	3	0	3	3	3	3	3	3	3
2. Viewer elevation (above or below)	Greater than 200 ft	7	7	7	7	0	0	7	0	7	7
	Less than 200 ft	4	0	0	0	4	4	0	4	0	0
3. Viewing distance	Greater than 25 mi.	10	10	0	0	0	0	10	0	10	0
	5 to 25 mi.	5	0	5	5	0	0	0	0	0	0
	Less than 5 mi.	3	0	0	0	3	3	0	3	0	3
4. View angle greater than 180 degrees		7	0	7	0	0	0	0	0	0	7
5. Rural character	Few signs of development, or only vernacular (farms, village, historic)	7	7	7	7	7	7	7	7	7	7
	Development present, but inconspicuous or confined	4	0	0	0	0	0	0	0	0	0
6. Land use diversity (non-urban)	4 or more types	7	0	0	0	0	0	0	0	0	0
	3 types	4	4	4	0	4	0	0	0	4	4
	2 types	2	0	0	2	0	2	2	2	0	0
7. Presence of water	Water dominates view	7	0	0	0	7	0	0	0	0	0
	Present, but not dominant	4	0	0	4	0	4	0	4	0	0
	Islands, irregular shore, or meanders present	3	0	0	0	3	0	0	3	0	0
8. Other special features	View of Mt Washington	10	0	0	0	0	0	10	0	0	0
	View of other mountains	7	7	0	0	0	0	7	0	7	0
	View of local hills	4	4	4	4	4	0	4	4	4	4
	View of historic landmark	7	0	0	0	0	0	0	0	0	0
	View of working farm/blueberry barrens	7	0	7	0	0	0	0	0	0	0
9. Roadside pull off/turn-around		2	0	0	0	2	2	0	2	0	2
Total Points Per Site			42	46	32	37	25	50	32	42	37

Protection for Scenic Resources

Protection for scenic resources in Vienna is limited, with the exception of scenic resources that are protected in Maine's Kennebec Highlands public reserve land. There is some consideration for scenic resources in the state mandated subdivision and shoreland laws. Proposed subdivisions cannot have an "undue adverse impact on scenic or natural beauty of the area". Development in shoreland zones must "conserve shore cover, and visual as well as actual points of access to inland waters" and "conserve natural beauty and open space". These provisions provide general guidance on what is to be considered in reviewing proposed projects, but do not identify or more specifically describe, the scenic areas or views to be protected. Scenic resources would receive greater protection if they were identified and described.

The town should complete an inventory of its high value scenic resources to include photographs, descriptions, and locations on a map. The Cultural Resources Map (Appendix C) identifies a number of scenic resources that have been identified to date.

Inventory information can be used in permitting, where developments could be required to preserve high value resources to the greatest extent practicable. For example, developers could be required to site ridgeline development so that it is not visible from a distance, or there might be requirements for vegetative screening and setbacks along road corridors. Non-regulatory approaches can also be used to preserve high value scenic resources, such as working with landowners and land trusts to preserve scenic areas through conservation easements.

Future Outdoor Recreation and Open Space Needs

The National Recreation and Parks Association has developed guidelines and standards for communities. Generally, these standards address needs for communities that have populations of at least 2,000 or larger. Vienna's year-round population is only projected to grow to 680 people by 2020. Even if the seasonal population is included, the total population will still be under 2,000 people by 2020.

Given Vienna's small population, the town may want to consider facilities available in neighboring communities. Often recreational needs for youth (playgrounds, tennis courts, basketball courts, etc.) are fulfilled by neighborhood schools. For Vienna, the distance to recreational facilities at the school and in neighboring communities makes these facilities less accessible to youth in the community. Another consideration is the type of facilities needed for the changing demographics of the town. For example, a playground may not be a high priority for a community with a small population of children, however, not having a playground or other facilities for families with young children, might discourage young families from choosing to live in Vienna.

A key question to be addressed in the Plan is what does the town need to do to assure that outdoor recreation and open space needs will be met over the next decade, taking into consideration projected population growth and demographics. The following ideas on outdoor recreation needs are suggested:

- Provide input into the management planning for the Kennebec Highlands, including improved access from Vienna
- Improved access to water bodies
- Public swimming area(s)
- Verification of ownership status of islands in Flying Pond that are used by the public
- Ball field(s)
- Playground(s)

- Recreation area and/or town green in the village
- Recreation activities/facilities for seniors
- Trail systems, including trail connecting Vienna and Mount Vernon villages
- Identification of discontinued town roads that might serve as future public trails
- Connected open space (greenways)/trails for people and wildlife
- Recreational infrastructure to promote exercise and healthy living
- Consideration for scenic resources

Any and all of the above suggestions could be developed into a formal **Open Space and Recreation Plan** that would identify the highest priority needs and make recommendations. The town's Recreation Committee and/or a newly appointed Conservation Commission could implement the Plan.

There are a number of options the town might consider to provide more public recreational facilities and to preserve important open space. The first step is identification of these areas and an evaluation of their importance to the town. The second step is identification of the tools available to preserve or enhance these resource. The following tools could be considered:

- Purchase of the site, either outright or as conservation easement
- Ordinance provisions that require open space or recreation areas as a part of new developments
- Development of the site (beach, boat launch, park, trail) with grant funding
- Support for organizations, such as local lake associations, snowmobile and ATV clubs
- Voluntary landowner agreements

There are a number of grant programs available to fund recreation and open space projects including:

- Maine Bureau of Parks and Lands programs -
 - Maine Recreational Trails Program
 - Land and Water Conservation Fund (community parks, recreation areas, athletic facilities)
 - Boating Facilities Fund
 - Snowmobile Trail Fund
 - ATV Management Fund
- Land for Maine's Future Program

Existing Conservation Land

There are about 3,650 acres of protected open space in Vienna, if the town's landfill parcel is included (Table 6-1). Some parcels are owned by public entities while other parcels are either owned by a land trust, or the land trust holds a conservation easement on the parcel. The closed landfill parcel is currently not being used, but could serve as a town forest and outdoor recreation area.

Table 6-1. Inventory of Existing Conservation Land		
Name/Location	Ownership Status	Acres
Kennebec Highlands	State - Owner	3,342
Town Park (Flying Pd.)	Town – Owner	3
Closed Landfill Parcel (Possible Town Forest)	Town - Owner	80
Adjacent to Highlands	Belgrade Regional Conservation Alliance - Owner	35
McGurdy Stream Preserve	Kennebec Land Trust - Owner	15
Ladd Forest	Small Woodlot Owners Association Conservation Easement	130
Flying Pond Farm	Kennebec Land Trust Conservation Easement	40
Whittier Shoreland (Parker Pond)	Kennebec Land Trust Conservation Easement	3.5
Total		3,649
Source: Vienna Property tax records, land trust WEB pages		

Regional Coordination

Regional coordination to enhance recreational and open space offerings could be very advantageous, particularly when towns are seeking grant funds. Recreational offerings where regional coordination would be applicable include:

- Expansion and enhancement of the Kennebec Highlands
- Trail development and maintenance – snowmobile trails, ATV trails, hiking trails
- A trail system that connects Vienna’s village with Mount Vernon village
- Public access to water bodies –
 - Parker Pond – Mount Vernon, Fayette
 - Flying Pond – Mount Vernon
 - Egypt Pond – Chesterville
 - Crowell Pond – Chesterville, New Sharon
 - Kimball Pond – New Sharon

Mount Vernon has a public beach on Minnehonk Lake. Some Vienna residents, particularly those with young children have used the beach. Vienna may want to consider investigating formal use of this beach for Vienna residents.



CHAPTER 7. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Overview

Historical and archaeological resources contribute significantly to the character of the town. The people of Vienna treasure their past, which is evident in the ongoing activities of the Vienna Historical Society, and others who have researched and documented the town's history.

This chapter includes a brief history of the town, a discussion of local efforts to preserve the town's history and cultural heritage, an inventory of archaeological and historical sites, and a discussion about what is being done to preserve these important resources.

A Brief History of Vienna²⁷

The first human inhabitants of the Vienna area were the Abnakis ("the light in the east, morning"), including the Micmac, Malicite, Passamaquoddy, Arosaguntacook, Sokoki, Penobscot and Norridgewock tribes. Flying Pond reportedly received its name from Abnakis.

The kings of France and England were the early "property owners" of Maine. In the 1661 Kennebec Purchase, four men bought the area around Vienna from the Plymouth Colony. Their heirs became known as the Plymouth Company. The "Plymouth Line" through Vienna comes from the surveying of these lands and served for a time as the boundary between Vienna and Rome. In order to encourage settlement in the late 1700s, free grants of land and provisions for the first winter were given to settlers who could clear five acres and build a small house within three years. In 1781, "All the Land next above Norridgewalk, on the westerly side of Kennebeck," was known as Goshen. As surrounding areas were settled and incorporated over the next twenty years, the Vienna area may have been one of the last unnamed parts of Goshen.

In 1782, Nathaniel Whittier and his brother-in-law Jedediah Prescott, Jr., purchased "a tract of land approximately six miles in extent north and south, and three miles east and west, bounded on the north by New Sharon, on the east by the Plymouth Line, on the south by Fayette, and on the west by McGurdy Stream and Little Norridge Stream." February 20, 1802, the Town of Vienna was incorporated in the County of Kennebec, Province of Maine, Commonwealth of Massachusetts. Details of the naming of Vienna are not clear (reportedly by Daniel Morrill or his wife, from Salisbury, Massachusetts, after the capital of Austria). It is interesting to note that it occurred in between the incorporation of neighboring Maine towns of Paris (1793), Belgrade (1796), Rome (1804), and Madrid (1836). Vienna officially became the "Town of Vienna, Maine" on March 15, 1820 when Maine became a state.

²⁷ Based on material researched and written by Norma Wing; Information sources include:

Bean, Chester H., Through the Years with Chester and Clara, Vienna Historical Society: January 1987

Bradley, Irving R., History of Vienna, Maine 1782 to 1952: 1952

Kingsbury, H.D., Deyo, S.L., Illustrated History of Kennebec County, 1625-1892: 1892

Rains, Mark, A Brief History of Vienna: 2006

Whittier, Waine; Gaither, Creston; et al; Comprehensive Plan for the Town of Vienna: March 1984

Varney, Geo. J., "History of Vienna, Maine", A Gazetteer of the State of Maine, Boston: B. B. Russell, 1886

Von Graff, Coleman, Lord, Charles A., et al, Comprehensive Plan for the Town of Vienna, March 1979: March 1979

The shape of Vienna changed somewhat since the original survey map. A large portion of the land around Parker Pond, originally in the Wyman Plantation, was lost to Fayette, Mount Vernon and Chesterville, between 1802 and 1814. Two strips of territory were taken from Rome and Mount Vernon, first in 1814, and then again in 1833, enlarged Vienna.

The people living in Vienna during the 1800s did not differ greatly from the people of the rest of the new state. The occupations of most residents were connected to their land, primarily farming and lumbering. Some residents worked as tourist guides for hunting and fishing, and others worked at textile, footwear and other mills in nearby towns. At one time, Vienna had four mills operating on village streams including a fulling mill, carding mill, gristmill, and sawmill. Vienna businesses have included three carriage and/or sleigh makers, a general store, three blacksmiths, a wheelwright, a cooperage, a brick kiln, a granite quarry, three manufacturers of boots and shoes, a bookseller, a cattle broker, four hotels, the Glenwood Valley Times newspaper (1850s), and several Mineral Spring water enterprises.

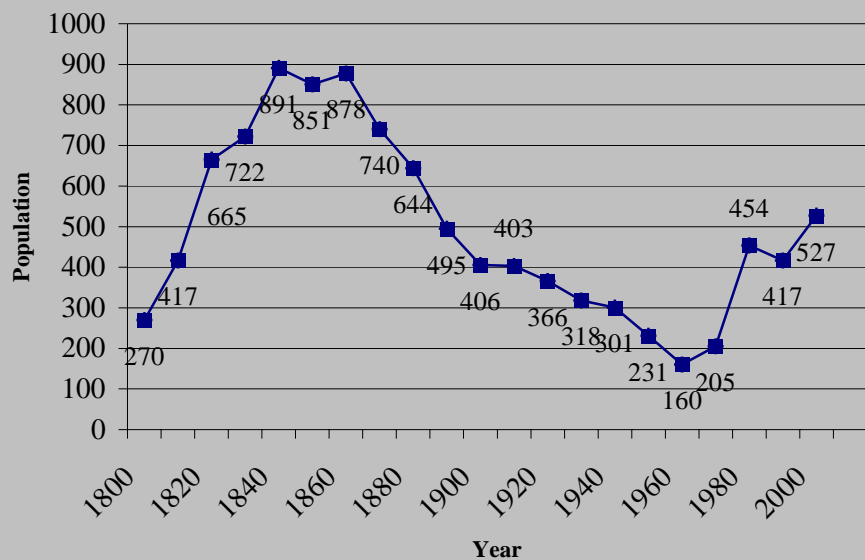
Vienna had two villages during the 1800s, which explains why the Town House is located about a mile north of the existing Vienna Village. Vienna Village was recognized as having an “exceptionally pleasant situation and surroundings,” but it was overshadowed by the Readfield to Farmington carriage stop in North Vienna until 1854. The Town House, the post office and several buildings including a hotel were located in “The Upper Village” as it was called.

The local importance of Vienna Village was not fully established until 1854. After a long, determined fight it obtained the Post Office bearing the name of the town. The mills had developed a center of business in the Vienna village, and North Vienna had to submit to the inevitable.

Vienna’s population peaked at almost 900 people during the mid 1800s (Figure 7-1). The town probably would have continued to grow except that the Maine Central Railroad, which had been surveyed to come through Vienna, was redirected to go through Readfield. Reportedly, this was as a result of an evening of wining and dining of the railroad officers in Readfield. Further, as a result of this decision, the Baptist Seminary, which was being considered for Vienna, was located instead in

Lewiston. The Baptist Seminary later became Bates College.

Figure 7-1. Vienna's Historic Population Changes



Source: U.S. Census

This turn of events, along with other widespread trends, resulted in a steady decrease in the size of Vienna’s population beginning around 1860. This population decline was occurring in many rural towns in Maine at that time, and was the result of people leaving to find work in the more industrialized cities of

New England during the Industrial Revolution. Population losses might also have been attributed to people moving west or leaving to fight in the nation's wars.

Vienna's population began to grow again beginning in the 1960s. People were moving from urban areas in search of more rural settings in which to live. There was also a wave of incoming "back to the land" residents during the 1960s and 1970s. The migration of people from urban areas to rural areas continues today.

The part of the story that Figure 7-1 does not show, is the growth of the seasonal population in Vienna, which began as early as the mid 1960s. This was precipitated by the development of several subdivisions along the shores of Flying Pond. The population, housing and other trends of the past ten to twenty years are discussed in other chapters of this comprehensive plan.

Vienna Celebrated its Bicentennial in 2002

Bicentennial activities included a community potluck with fireworks over Mill Pond, a red, white and blue lit snowmobile caravan, a bicentennial parade (featuring a busload of teachers and students from the 1920s), an historical play, a house-and-garden tour, a blueberry fair, street dance, and more fireworks. Area artists were showcased. A centennial dairy farm was celebrated and a bicentennial postmark was created. A signpost of mileages to the "other" known U.S. Vienna's was created and is displayed in Vienna Village. There was also an exchange of greetings between Vienna, Maine and Vienna, Austria (Wien, Oesterreich).

The Vienna Historical Society

The Vienna Historical Society was formed in 1981 and has become an active force in the community. Through its efforts, the Town House was placed on the National Register of Historic Places. A Town House sign and a monument to Civil War veterans were donated in the name of the society. The Historical Society has also located the old animal "pound". The landowner has given permission for the society to restore the site. The Society's first publication was a 1984 calendar edited by Lillian Brown. It contained 14 photographs of historical significance. The Society has published two books: *Turning Back* by Beverly Wight Smith and *1898 with Lucy Whittier – Her Town, Vienna, Maine* by Carole O'Connell. Work on other publications is ongoing and several can be found on the town's WEB page. The Society also puts on at least two plays each year. The first play was put on in 1983. The Historical Society owns a small building in the Village, and owns and manages the roadside spring off the Kimball Pond Road.

Currently, several Historical Society members are serving on the Town House Committee that has been charged with making the improvement to the Town House property (See Chapter 8. Public Services and Facilities).

The Vienna Historical Society has the following goals for the next decade:

- Purchase property and building to house a research library and manuscript repository with historic documents and artifacts of Vienna's history.
- Identify and mark areas of archeological significance.
- Identify and mark buildings of historical significance.
- Catalog and preserve photographs, documents and artifacts of historical significance.
- Record the oral histories of Vienna's older residents.
- Insure the preservation the Vienna Town House.
- Host public programs and special events to connect people with Vienna's past.
- Publish documents that are important to understanding Vienna's history.

Inventory of Historical and Archaeological Resources

The Maine Historic Preservation Commission is the agency responsible for overseeing historical and archaeological resources within the Maine. The Commission has identified three types of historic and archaeological resources that should be considered in comprehensive planning:

- Prehistoric Archaeological (Native American resources, before European arrival)
- Historic Archaeological (mostly European-American after written historic records)
- Historic Buildings/Structures/Objects (buildings and other above ground structures and objects)

Archaeological resources are those found underground and are locations where there has been prior existence of human beings including structures, artifacts, terrain features, graphics or remains of plants and animals associated with human habitation. Prehistoric archaeological resources are those associated with Native Americans and generally date prior to 1600s. Historic archaeological resources are those associated with the earliest European settlers.

Prehistoric Archaeological Sites: There are no known prehistoric archaeological sites in Vienna according to the Maine Historic Preservation Commission (MHPC). However, only the shoreline of Kidder Pond has been professionally surveyed. MHPC says there is a need for further survey, inventory, and analysis, particularly of the shoreline of Flying Pond, which is considered an archaeologically sensitive area. (See Archaeologically Sensitive Areas on the Cultural Resources Map in Appendix C.)

Historic Archaeological Sites: Eight historic archaeological sites were identified by the MHPC during a 2003 survey for the Kennebec Highlands land purchase by the State of Maine. No other professional surveys for historic archaeological sites has been conducted in Vienna. MHPC says there is a need for further survey, inventory, and analysis. The eight sites identified for the Highlands purchase include:

<u>I.D. Number</u>	<u>Name</u>	<u>Type Site</u>	<u>Timeframe</u>
ME 448-001	William Atkins Farmstead	American Farmstead	19 th century
ME 448-002	Crowell Merchant Farmstead	American Farmstead	19 th century
ME 448-003	Unknown Barn/Structure	American Farmstead	19 th century
ME 448-004	Sarah Wight Homestead	American Domestic	19 th century
ME 448-005	Unknown Barn/Structure	American Farmstead	19 th century
ME 448-006	Unknown Farmstead	American Farmstead	19 th century
ME 448-007	Calvin Griffin Farmstead	American Farmstead	19 th , 20 th century
ME 448-008	Robert Baldwin Farmstead	American Farmstead	19 th century

These sites are identified on the historic map of cellar holes available from the Historical Society.

Historic Buildings/Structures/Objects: The Vienna Town House, which is currently used as the town office, is the only structure in Vienna that is listed on the National Register of Historic Places. The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

A description of the Vienna Town House is included in the following box.

Vienna Town House – 1855²⁸

The Vienna Town House was a gift to the people of Vienna from one of its native sons, Joseph Merrill Whittier. Whittier was the son of Nathaniel Whittier, an early settler who established a prosperous farm in the area then known as "Goshen." Joseph Whittier was a successful Boston merchant when he made his offer of the building and the lot it sits upon. A marble tablet, mounted above the building's front window in 1874, commemorates Mr. Whittier's generosity.

Work began on the Town House in 1854 and was completed the following year. Its Italianate features were thoroughly modern at the time and represented a departure from typical town house styling in Maine. The Italianate style had been introduced in America a mere sixteen years earlier. The design was no doubt the creation of an experienced architect.

Of the small town houses erected during this period, the Vienna structure is considered the most stylish and sophisticated. The front facade is ornamented with a bracketed cornice, round corner boards and a continuous molding over the doors and window. The facade's three arched openings prefigure the later Italian Renaissance style. Only the building's exterior colors, white with green shutters, are consistent with local tradition.

The building's interior plan remains intact and the plaster walls, window and door casings and baseboards are all original. Large six over six windows light the meeting room. At the front of the main room is a raised dais from which the moderator could preside over town meeting. Rows of benches line the sides of the hall. The dais and benches have a faux grained finish, a decorative technique popular in the nineteenth century. The main room also includes three voting booths.

The building was formally dedicated on September 5, 1855. The occasion was marked by much fanfare and the appropriate solemnity. A community dinner was followed by speeches celebrating the occasion. During his address on the significance of the new town house, a local resident, Nathaniel Graves, Esq., remarked that "within these walls may we assemble in unity and a spirit of kindness and forbearance in the transaction of our town affairs. Here may we ever be true to those privileges guaranteed to us by the Constitutions of our State and Country."

Historic Buildings/Structures/Objects (continued from prior page): A comprehensive survey of Vienna's historic above-ground resources should be conducted according to MHPC. Such a survey might reveal other properties that may be eligible for nomination to the National Register, or properties that may just be important to the people of Vienna.

Cemeteries: There are a number of old cemeteries in Vienna. These include the Franklin Cemetery (Tower Road), the Village Cemetery (Town House Road) and the Seavey Corner Cemetery (Tower Road). The oldest graveyard in Vienna has long been known as the Methodist ground. This is located just east of the Franklin Cemetery. There are other private burial grounds that have not yet been identified.

²⁸ Written by Denis Lachman, Holt and Lachman Architects

Protection for Historical and Archaeological Resources

1 With the exception of the Town House, all of the town's historical and archaeological resources are
2 privately owned. The primary threat to most of these buildings and sites is the desire of their owners,
3 present and future, to alter them in ways that destroy their architectural or archaeological integrity.
4 Activities that disturb the ground can potentially destroy significant archaeological information.

5 The nationally recognized standard for what makes an historical or archaeological resource worthy of
6 preservation is normally eligibility for, or listing on, the National Register of Historic Places. The
7 National Register, administered by the National Park Service, U.S. Department of Interior, is a listing of
8 those buildings, districts, structures, objects and sites deemed worthy of preservation for their historical,
9 cultural or archaeological significance. Because the National Register is intended to accommodate
10 buildings and sites of national, state and local significance, it can include historic or archaeological
11 resources of value to towns. Structures on the National Register also receive a limited amount of
12 protection from alterations or demolition where federal funding is utilized.

13 Some regulatory protection for historic and archaeological resources is provided through the state
14 subdivision and shoreland zoning statutes. Maine's subdivision statute requires review of the impact on
15 "historic sites", which includes both National Register and eligible buildings and archaeological sites. The
16 state shoreland zoning statute includes as one of its purposes, "to protect archaeological and historic
17 resources". The MHPC suggests that local ordinances contain wording similar to the following: "An
18 appropriate archaeological survey shall be conducted for archaeological sites within, or adjacent to, the
19 proposed subdivision/development which are either listed in the National Register of Historic Places, or
20 within, or adjacent to, an area designated as archaeologically sensitive or potentially containing sites as
21 determined by the town or Maine Historic Preservation Commission. If one or more National Register
22 eligible or listed archaeological sites will suffer adverse impact, appropriate mitigation measures shall be
23 proposed in the subdivision/development plan, and submitted for comment to the Maine Historic
24 Preservation Commission at least 20 days prior to action being scheduled by the Planning Board."

25 Historical and archaeological resources can also be protected to some extent through public education.
26 The activities of the Vienna Historical Society serve to increase public awareness and appreciation for the
27 town's cultural resources.



CHAPTER 8. PUBLIC SERVICES AND FACILITIES

Overview²⁹

The following is an inventory and analysis of community services and facilities, with a primary focus on those services and facilities over which the town has some control. The condition and capacity of these services and facilities is examined to determine what improvements, if any, might be needed to serve anticipated population growth and development within the next ten years.

It is important to understand how growth and development can affect town expenses for a small, growing community like Vienna. Research over several decades both within and outside Maine has shown there is a consistent pattern in the way municipal expenses increase as the population increases.³⁰ As towns grow in population, local government expenses tend to increase in a step like fashion. The increase doesn't necessarily happen right after a new subdivision goes in, but usually happens after the number of new homes, or the population increases to a certain threshold, or tipping point. When that threshold is met, expenses increase significantly to meet the demands, and then often level off until the next threshold comes. As more and more new (often more affluent) people move into town there is a corresponding increase in demand for more suburban-type services and infrastructure (better roads, improved emergency services, town office hours, etc.). For a while, these new homeowners contribute enough in taxes to support increases in services with little extra cost to individual taxpayers. But at some point (research indicates when the population reaches 2,500 to 6,000)³¹, major improvements are needed and costs increase dramatically. This could be the need for paved roads throughout town, or a full time fire and rescue department, or a town manager.

Vienna is only projected to have a year-round population of 680, and a total year-round and seasonal population combined of just over 1,000, by the year 2020. Based on these projections, Vienna will probably not reach its tipping point until after 2020. However, costs have increased and will continue to increase. It is even possible that the population could increase more quickly than projected, depending on changes in the economy. Planning for the eventuality of a more suburban community can only work to the town's benefit. Planning ahead for necessary or anticipated capital improvements, and guiding growth and development to areas most efficiently served, are actions the town can take today to manage ongoing and future municipal expenditures.

Town Government

Vienna has a Selectmen-Town Meeting form of government. The three-member Board of Selectmen also serves as Assessors and Overseers of the Poor. Selectmen serve one-year terms. The town contracts for assessing services.

Other elected offices include:

- Clerk (1 year term)
- Treasurer (1 year term)
- Tax Collector (1 year term)
- Road Commissioner (1 year term)
- SAD #9 School Board Member (3 year term)

²⁹ The information in this chapter was obtained through interviews with town officials and from the annual Town Reports.

³⁰ "The Costs of Sprawl", Maine State Planning Office, 1997

³¹ "Charting Maine's Future" Brookings Institution Metropolitan Policy Program, 2006

1 Appointed positions include:

- Board of Assessment Review
- Fire Chief and Warden
- Addressing Officer (E 911)
- Health Officer
- Cemetery Sexton
- Town Constable
- Lake Warden
- Planning Board (5 members, 2 alternates)
- Review Board of Appeals (5 members)
- Comprehensive Plan Committee (8 members)
- Code Enforcement Officer/Plumbing Inspector
- Town Report Editor
- Animal Control Officer

2 Vienna does not have regular office hours; town business is conducted by appointment from either the
3 Town House (Selectmen, treasurer, other boards and committees) or the homes of town officials (clerk,
4 tax collector, code enforcement officer). Selectmen's meetings are held at the Town House the 1st and 3rd
5 Tuesdays, with work meetings the other Tuesdays of the month, as necessary. The Planning Board,
6 Review Board of Appeals, and Comprehensive Plan Committee hold their meetings at the Town House.

7 The town's current form of governance appears to be working fairly well, particularly since it is reliant on
8 volunteers and officials who receive relatively little pay for their services. The need for regular office
9 hours and a more functional town office is perhaps the biggest issue at this time. The town may also want
10 to consider making some improvements, if they are not already in place, such as written job descriptions,
11 bylaws for the various boards, and possibly a town charter. Longer-term issues, perhaps beyond the next
12 ten years, would be the need for administrative staff (administrative assistant, town manager). However,
13 the sharing of staff with a neighboring town could be considered in the near-term.

The Town House

14 Vienna's Town House was constructed in 1855 to serve as the town hall for town meetings and other
15 municipal business. The Town House is a single-story, wood-frame structure (about 1,000 square feet in
16 size), that is the only building in town listed on the National Register of Historic Places. While a beautiful
17 structure, the building does not have indoor plumbing or a septic system. There is only an outhouse and it
18 is not handicapped accessible.

19 The Town House Committee is currently developing recommendations for improvements to the building
20 and site including handicapped accessibility, parking, indoor plumbing, and a septic system. A portion of
21 the interest from the Dorothy Waugh Trust Fund is available for these improvements. The bank
22 administering the trust fund appointed the Town House Committee. The funds from the Waugh Trust
23 were used to purchase two acres of land adjacent to the site in 2005 for the installation of a septic system.

24 There has been extensive discussion about making the Town House more functional as a town office.
25 Office space for storage of town records and maps is limited, and the meeting room is only large enough
26 for small group meetings, in part, because town records are stored in it. At some point in the future, it
27 would be desirable to have enough space so that all town officials could keep their records and have
28 office hours at the town office. The clerk/tax collector and code enforcement officer/plumbing inspector
29 conduct business out of their homes by appointment, and keep their most current records at home.

30 A recent architectural evaluation³² of the Town House site has determined that the site cannot
31 accommodate a meeting room addition and associated parking large enough for town meetings. As a
32 result, the town may need to look elsewhere to fulfill this need.

³² Denis Lachman, Holt and Lachman Architects, fall 2007.

The Fire Station and Community Building

The Fire Station and attached Community Building are located on Kimball Pond Road in the village. The Fire Station is a two-bay concrete block and wood frame structure that was constructed around 1975. The Community Building was constructed in 1998. In addition to the large meeting room (seats 170 to 200 people), there is a fire chief's office, 2 bathrooms, a small kitchen and a utility room. The facility is used for town meetings and elections, and is available to community members free of charge for other meetings and gatherings. The building is also used as an emergency shelter for disaster situations.

While parking at the facility is adequate most of the time, it is not adequate for town meetings or other occasions when there are large numbers of people present. While some additional parking can be accommodated at the Post Office, considerable overflow parking occurs along one side of the Kimball Pond Road, which has narrow shoulders. An adjacent landowner gives permission for parking in his field, when weather conditions permit.

The Fire Station and Community Building are well maintained and in good condition (with the exception of some necessary roof repairs). The only near-term need identified was to complete the kitchen, which is being addressed through the Fire Department Auxiliary's fundraising effort. The need for a larger facility to accommodate town meetings and additional parking may become issues within the next ten years.

Other longer-term needs that might arise as a result of population growth would be the need for larger facilities, more equipment and/or the need for a full-time, paid fire department. Consolidation of area fire departments might also be a way to address long-term needs.

Emergency 9-1-1 Services

Emergency 9-1-1 services are in place in Vienna. Responders and Dispatching are as follows:

- Police Service: Kennebec County Sheriff's Department and Maine State Police
Police Dispatch: Kennebec County Sheriff's Department
- Fire Protection: Vienna Fire Department
Fire Dispatch: Winthrop Police Department
- Emergency Medical Service: Mount Vernon Rescue
Emergency Medical Dispatch: Winthrop Police Department

Vienna has an addressing officer and has adopted an addressing ordinance that provides for ongoing maintenance and enforcement of the E 9-1-1 addressing system. Road signage and addressing is in place.

Police Protection

The Maine State Police and the Kennebec County Sheriff's Department provide police services to Vienna. This level of police protection is expected to be adequate for the foreseeable future.

Fire Protection

Vienna's Volunteer Fire Department was established in 1974. The Fire Department provides 24-hour on-call fire protection for the community. The Department has 18 members, who receive minimum wage pay for calls and time spent in training. The three fire chiefs receive a small stipend. The Department has mutual aid agreements with the towns of Mount Vernon, Readfield, Wayne, Fayette and Manchester. The Department also provides a number of other services, such as cleaning chimneys, pumping flooded basements and cleaning out plugged culverts. The Department's 9-member Auxiliary supports the Department through fundraising and other assistance.

The Department is usually able to respond to a call within 15 minutes. The Department's ISO fire insurance rating is 9/10 on a scale of 1/10 to 10/10, with 1/10 being the best and 10/10 if there is no local fire department. ISO is a means of setting fire insurance premiums based on the adequacy of local fire protection. The better the insurance rating, the lower the cost of fire insurance for residents. There is interest in improving this rating for the town.

The number of calls the department has responded to over the past several years has fluctuated from a high of 81 calls in the year 2000 to a low of 45 in 2001. Most of the calls are for rescue assists, car accidents or cars off the road, downed power lines, or chimney fires. The Department has a policy of responding to all rescue calls. The number of structures fires is less than in the past. A more detailed tracking of the types of calls, and the number of in-town versus mutual aid calls, would be helpful in the future.

Table 8-1. Fire Department Calls	
Year	Number of calls
2000	81
2001	45
2002	Not available
2003	49
2004	Not available
2005	76
Source: Vienna Fire Department, Annual Town Reports	

The Fire Department has two fire trucks, both in good condition, and expected to serve the town for the next decade (Table 8-2). The town is currently paying on a loan for the Vienna 82, which cost the town \$150,000. The average life expectancy of a fire truck is around 20 to 30 years, which means the town may need to replace the 1991 pumper sometime between 2016 and 2020. The Department would also like a forestry truck (4-wheel drive one-ton) to be used to respond to calls where access roads are not accessible with a regular fire truck. Other important equipment includes 18 sets of gear, Scott air packs, hose, and radios. The Department has written grants to purchase some of this equipment, and plans to write a grant to help fund the purchase of the forestry truck. The Department also has access to the Lake Warden's boat for emergencies on the islands and the town's ponds.

The town has established a capital reserve account for the Fire Department. Any funds remaining in the Department's budget at the end of the year are rolled over into the capital reserve account. The Department operates with an annual budget of around \$25,000.

Primary water supplies utilized for fire protection are a dry hydrant at Mill Pond and a dry hydrant at Flying Pond. There are several other dry hydrants around town that are either not useable or not useable during certain times of the year. One of the fire chiefs reported that there are not many places left where new dry hydrants would work.

The Department is in good shape at this time, according to one of the fire chiefs. Membership is adequate and morale is high. Recruitment and retention of volunteer firefighters is an ongoing concern for most on-call volunteer fire departments. Some larger towns have had to go to full-time paid departments. Other long-term needs that might arise as a result of population growth would be the need for larger facilities

Table 8-2. Fire Department Equipment			
Major Equipment	Year	Condition, Anticipated Date of Replacement	Estimated Replacement Cost
Vienna 82 – KME Pumper Truck	2003	Excellent - 2023	\$200,000+
KME Pumper Truck	1991	Excellent – 2016 to 2020	\$200,000+
New Equipment Needs			
Forestry Truck (4-Wheel Drive 1-Ton)	N.A.	2008	\$40,000
Source: Vienna Fire Department, 2006			

and/or more equipment. Consolidation of area fire departments has been mentioned as an option for the future.

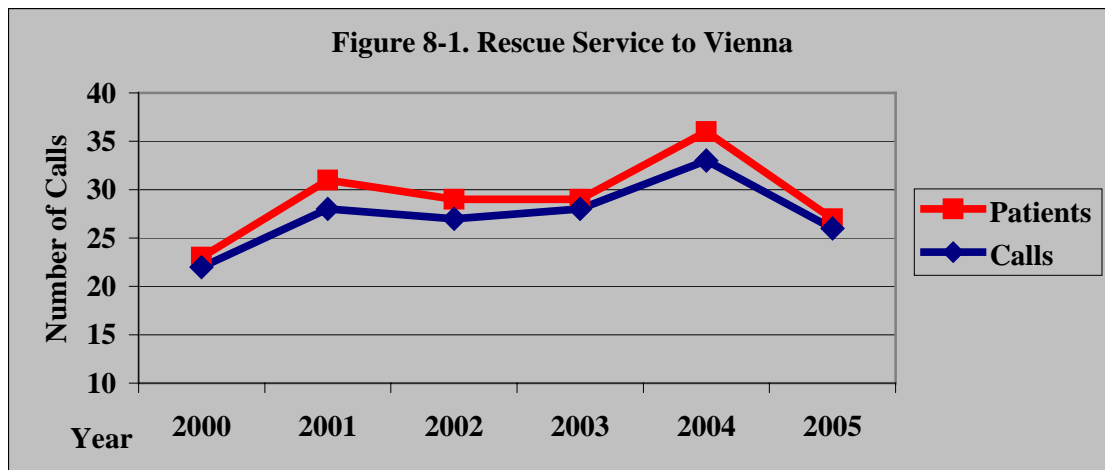
There are a few places with narrow and/or steep private roads where it is impossible to respond to a call with a fire truck. In some cases it is possible to get a fire truck into a camp or house, but assistance is needed to get it out. Places with inadequate road bases or sharp corners are also difficult for maneuvering fire trucks.

The town has a policy of not accepting any private road as a town road unless it is built to the standards of the Vienna Road Ordinance. These standards should assure that roads are built to handle emergency vehicles. While all subdivision roads must meet these standards, there are no standards for private roads.

The town might want to consider providing the Fire Department with an opportunity to review and comment on applications for subdivisions and other types of development. Some towns require that developers not only build adequate roads, but also provide water supplies for fire fighting with their developments.

Rescue Services

The Mount Vernon Rescue provides 24-hour rescue service to Vienna, and in return Vienna makes a \$3,000 annual donation to the service. The service's current membership is 12 with 8 EMTs who regularly take 12-hour shifts.³³ Three Vienna residents are EMTs and members of the service. The number of calls and patients treated has fluctuated over the past five years from 22 calls in 2000 to 33 calls in 2004 (Figure 8-1). In 2005, the Rescue responded to 26 calls in Vienna. Given the anticipated growth in population and the overall aging of the population, it is likely the number of calls and patients treated will increase over the next ten years. Training and recruitment are ongoing concerns. However, these services are expected to be adequate for the next decade, as long as membership keeps pace with the growth in the demand for service.



Source: Mount Vernon Rescue Reports in Vienna Town Reports

³³ Mount Vernon Rescue Report, 2005 Vienna Town Report

Ambulance Service

1 The town contracts for ambulance services through Lifestar/Northstar Ambulance based at the Franklin
2 Memorial Hospital. This contract, which is around \$34,000 per year, provides for subsidized ambulance
3 service. These services are expected to be adequate for the foreseeable future.

Emergency Planning and Hazard Mitigation

4 As of November 2003, towns and counties were required to have a Hazard Mitigation Plan approved by
5 the Federal Emergency Management Agency (FEMA) in order to qualify for assistance associated with
6 all types of disasters (flooding, forest fires, homeland security, hazardous chemical spills, flu pandemics).
7 Mitigation planning is a tool that helps towns target their most disaster-prone areas and reduce repetitive
8 loss of property.

9 Vienna's fire chiefs are the local representatives working with the Kennebec County Maine Emergency
10 Management Agency (MEMA) on a county plan. In this capacity, they oversee and make decisions with
11 respect to responses to emergency situations, such as ice and snowstorms, flooding, road washouts, and
12 power outages. In the event of an emergency situation in Vienna, the Fire Station would be the command
13 post and point of contact for residents. The Community Building would serve as an emergency shelter.
14 The Fire Department is currently looking at grant funding for communications equipment and a generator
15 for emergency shelter purposes.

16 Vienna also participates in the FEMA Flood Insurance Program, which is designed to assure appropriate
17 use of floodplains and reduce the risk of property loss. As a participating community, every property
18 owner and renter in the community is eligible to purchase flood insurance, which is often required when
19 applying for a loan or mortgage for property located on a floodplain. Additionally, participation in the
20 program allows the community to access disaster assistance, which Vienna has done in the past to re-
21 build roads and culverts after major floods.

Water Supplies and Sewage Treatment

22 Vienna residents rely on individual groundwater wells for their water supplies, and utilize on-site septic
23 systems to treat sewage. Residents utilize private haulers to dispose of septic tank sewage. Vienna does
24 not have centralized public water or sewer service. The town does not anticipate there will be a need for
25 either centralized public water or sewer anytime in the next ten years.

26 The Village Spring along the Kimball Pond Road is the only "public" drinking water source in Vienna
27 identified by the Maine Drinking Water Program. The Vienna Historical Society owns and manages the
28 spring. The Historical Society tests the water monthly to determine if the water is within the parameters of
29 safe drinking water, and has fenced off the area and put a well house over the spring to protect it.

30 It is important to note that a "public water system" is defined by state and federal statute as one that
31 serves 25 or more people for 60 or more days per year. There are three types:

- 32 • "Community Water Systems" serve people in their place of residence (town water supply).
- 33 • "Non-Transient Non-Community Water Systems", systems serving schools, office buildings, etc.
- 34 • "Transient Non-Community Water Systems", systems serving a constantly changing, transient
35 population, such as systems associated with motels, restaurants and campgrounds.

1 Federal and state regulations require owners of these types of public water supplies take steps to protect
2 their water. Septic systems must be located at least 300 feet from wellheads, and underground fuel storage
3 tanks must be at least 1,000 feet away from well heads. Further, public water suppliers must be notified of
4 certain activities occurring on nearby properties. These activities include automobile graveyards,
5 recycling businesses, junkyards, septic system expansions or replacements, activities requiring a Maine
6 Natural Resource Protection Act Permit or a State Stormwater permit, subdivisions, and other land use
7 projects. In general, in any situation where a permit is required, any nearby public water suppliers should
8 be notified of the project.

9 The town should amend its land use regulations to include reference to the above law because Vienna
10 might need to address the future installation of “public water systems”, such as those associated with
11 campgrounds or other recreational and/or seasonal types of development. These provisions will also
12 protect existing “public water supplies” such as the village spring.

Town Landfill

13 The town also owns a landfill that was closed in the 1980s. The landfill is located on 80 acres of land,
14 considerable distance from the side and rear property lines, but not far from the public road. No one was
15 aware of any off-site impacts, and groundwater monitoring has not been done to date. The town will want
16 to monitor this situation. If not already done, the town should have a professional evaluation completed to
17 determine the need for groundwater monitoring and/or the extent of any contamination and the need for
18 remediation.

Sand and Salt Storage

19 Vienna’s sand and salt pile is located at the Maine Department of Transportation’s (MDOT) sand and salt
20 facility off Route 41 just south of the intersection with Trask Road. Both the MDOT and Vienna store
21 sand and salt on uncovered piles at this site. The state does not consider the construction of a sand/salt
22 shed a high priority because there does not appear to be a threat to any domestic water supplies. The town
23 will want to monitor this situation, and should seek to have groundwater monitoring done to determine
24 what, if any, groundwater or surface water contamination is occurring.

Outdoor Recreational Facilities

25 The town’s only outdoor recreational facility is a small 3-acre park just south of the village along Flying
26 Pond where there are a few benches and a trail. The most significant publicly owned outdoor recreational
27 facility within the town is the state’s Kennebec Highlands. Outdoor recreation is discussed in more detail
28 in Chapter 6.

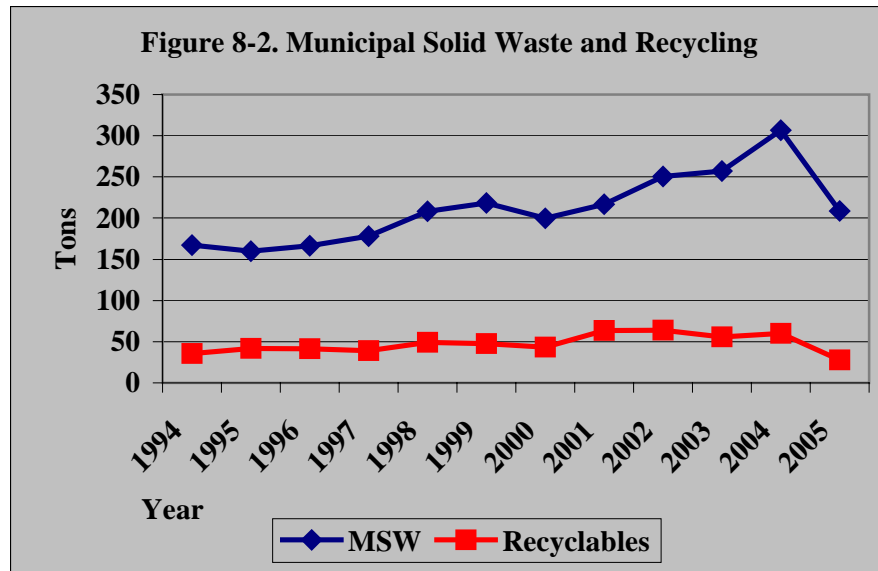
Public Works

29 Vienna does not have a town garage or own any road construction or maintenance equipment. The town
30 elects a road commissioner to oversee summer and winter road maintenance and capital improvements.
31 The town contracts with several outside vendors for road maintenance and capital improvements. The
32 town spends approximately \$45,000 per year on summer road maintenance, \$90,000 on winter roads, and
33 \$53,000 for paving. As a result of major flood damage in April 2005, the town received \$109,000 in
34 Federal Emergency Management Agency (FEMA) funds to replace culverts and repair washed out roads.
35 Paving and maintaining town roads, particularly on steep hills, is a significant issue that is addressed in
36 Chapter 9. Transportation.

Solid Waste Disposal and Recycling

Vienna contracts with Riverside Disposal of Augusta to provide solid waste and recycling pick-up on a weekly and alternating basis. Solid waste is transported to Waste Management Disposal Services in Norridgewock and recyclables are transported to the Jay Recycling Center. Cardboard, newspaper, office paper, mixed paper, glass, certain plastics and tin cans are recycled. Residents can also take trash, demolition debris, recycling, and universal waste directly to Waste Management in Norridgewock. Riverside Disposal also picks up bulky waste and universal waste on designated days three times a year. Bulky wastes include metal, appliances, brown goods and tires. Universal waste includes batteries, fluorescent tubes, mercury items, computers, televisions and electronics. There is no program for the disposal of household hazardous waste yet.

Total municipal solid waste (MSW) increased from 167 tons in 1994 to about 307 tons in 2004. In 2005 the volume of solid waste decreased to about 208 tons probably due to the change in contractors and procedures (Figure 8-2). There were about 280 tons of MSW and 50 tons of recyclables for 2006. These figures include both bagged solid waste and bulky waste. Over the past decade, recycling rates (adjusted with credits for the bottle bill and composting) fluctuated from a low of 29% (2003) to a high of 42% (2001). The rate was 33% in 2005.



Vienna is fortunate to have a group of concerned citizens, the Merry Dumpsters, who work to encourage recycling and appropriate disposal of solid waste. This group is currently investigating options for disposing of household hazardous wastes (pesticides, paint, fertilizers, etc.), including a cooperative effort with area towns. **Source:** Maine State Planning Office (information submitted by the town)

The town's solid waste disposal and recycling program appears to be working well, except that recycling has not kept pace with the increase in the total volume of solid waste. The overall cost of solid waste disposal and recycling is a significant expense in town (approximately \$45,000 in 2005). Increased recycling and composting, and reuse of materials would help reduce the volume of solid waste, thereby keeping costs lower than what they might be otherwise.

Cemeteries

The Vienna Town Cemetery is located at the corner of Cumner Road and Tower Road across from the North Vienna Methodist Church. The cemetery was purchased in 2000, and the town has been making a number of improvements, such as filling in low areas, ditching to improve drainage, and landscaping. The town anticipates that once the improvements are made the cemetery will be adequate for the foreseeable future.

1 The other cemeteries in town are privately owned. The town established a new cemetery because the
2 Franklin Cemetery (Tower Road) does not have any more burial lots. There is also a Village Cemetery
3 (Route 41) and the old Seavey Corner Cemetery (Tower Road).

Public Indoor Recreation Facilities

4 The only town-owned indoor recreational facility is the Community Room at the Fire Station/Community
5 Building. The town allows community organizations, such as the Mount Vernon/Vienna Extension and
6 the snowmobile club, and residents to use this room for a variety of events. The town does not charge for
7 the use of the Community Room.

Community Organizations

8 Vienna is fortunate to have a number of active community organizations. These include:

9 The **Mount Vernon and Vienna Extension** is an extension of the University of Maine Cooperative
10 Extension Service that provides informal education in the areas of agriculture, family living and
11 community development. The local extension has undertaken a number of projects including contributing
12 funds toward microfilming town records and for kitchen equipment in the firehouse, contributing funds to
13 the Vienna Rescue and the food bank, and providing scholarships and camp fees for local youth.

14 The **Mill Stream Grange**, formed in 1947, is indicative of the continuing rural atmosphere of the town.
15 In 1966, the Grange purchased the village schoolhouse, and later added a kitchen wing. The Grange
16 carries on many charitable activities. The organization also makes the hall available for various
17 community events.

18 The **Vienna Historical Society**, established in 1981, has become an active force in the community.
19 Chapter 7. Historic and Archaeological Resources contains additional information on the group's
20 activities.

21 The **Union Hall Association** was organized in 1888, when the men of Vienna built the hall for the
22 women as a place for social activities. The Association has done a number of renovations over the years
23 and is using the hall for dances, plays and other social events.

24 The **Vienna Mountaineers** is the local snowmobile club that maintains and improves snowmobile trails
25 in Vienna. Chapter 6. Outdoor Recreation includes information on snowmobile trails in Vienna.

Libraries

26 Vienna contributes \$2,000 per year to support the Dr. Shaw Memorial Library located in Mount Vernon.
27 The Dr. Shaw Memorial Library is a small community library that is open for several hours three days of
28 the week. Other public libraries used by Vienna residents include the Farmington Public Library, the
29 Lithrow Public Library (Augusta), the Maine State Library, and the university libraries in Farmington and
30 Augusta.

Hospitals and Clinics

31 There are no hospitals, medical clinics, or physician or dentist offices located within Vienna. Residents
32 generally use the full range of medical services provided by medical facilities located in Augusta or

1 Farmington. The closest hospital is the Franklin Memorial Hospital in Farmington. Vienna residents
2 usually travel to Portland or Boston for more extensive services.

Churches

3 Vienna has two churches: the Vienna Baptist Church and the North Vienna Methodist Church. There are
4 also a number of churches of various denominations located in nearby communities.

Electrical Service

5 Central Maine Power Company (CMP) transmits electricity to Vienna residences and businesses. CMP
6 provides transmission lines, metering, wires, and poles. Electricity is generated from a variety of sources.

Communications

7 The Vienna Post Office is located on the Kimball Pond Road in the village. While all Vienna residents
8 use a Vienna physical address, there are about 20 households that use a Mount Vernon Post Office box.
9 Newspaper communications are primarily through the Franklin Journal, Lewiston Sun, Waterville
10 Morning Sentinel, and the Kennebec Journal. Vienna is part of the 293-landline telephone exchange, and
11 service is provided by Fairpoint Communications. Internet service via phone line is available throughout
12 town. High speed Internet service is available in certain locations. Cellular telephone communication is
13 available from a variety of companies. Cable television service is not available in Vienna. The need for
14 high-speed Internet service throughout the town is perhaps the biggest communications issue to be
15 addressed.

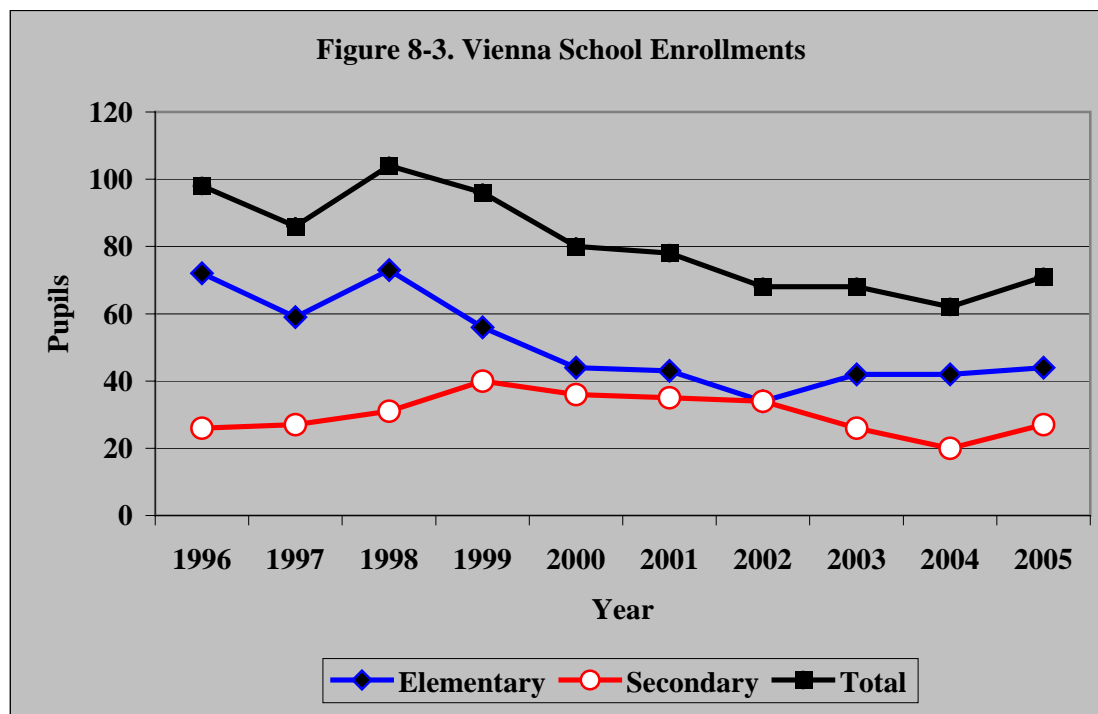
16 Vienna publishes a bi-monthly newsletter, the *Vienna Record*, and has an Internet WEB page at
17 www.viennamaine.org.

Public Education

18 Vienna is a member of School Administrative District 9 (SAD #9). SAD #9 is comprised of the towns of
19 Chesterville, Farmington, Industry, New Sharon, New Vineyard, Temple, Vienna, Weld and Wilton.
20 Vienna elects one representative who serves a three-year term to the SAD #9 School Board.

21 Vienna's students attend Cape Cod Hill School (grades K-6), Mount Blue Middle School (grades 7-8) and
22 Mount Blue High School (grades 9-12). One student is currently attending the Mallett School. These
23 schools are all located in Farmington, with the exception of the Cape Cod Hill School, which located in
24 New Sharon.

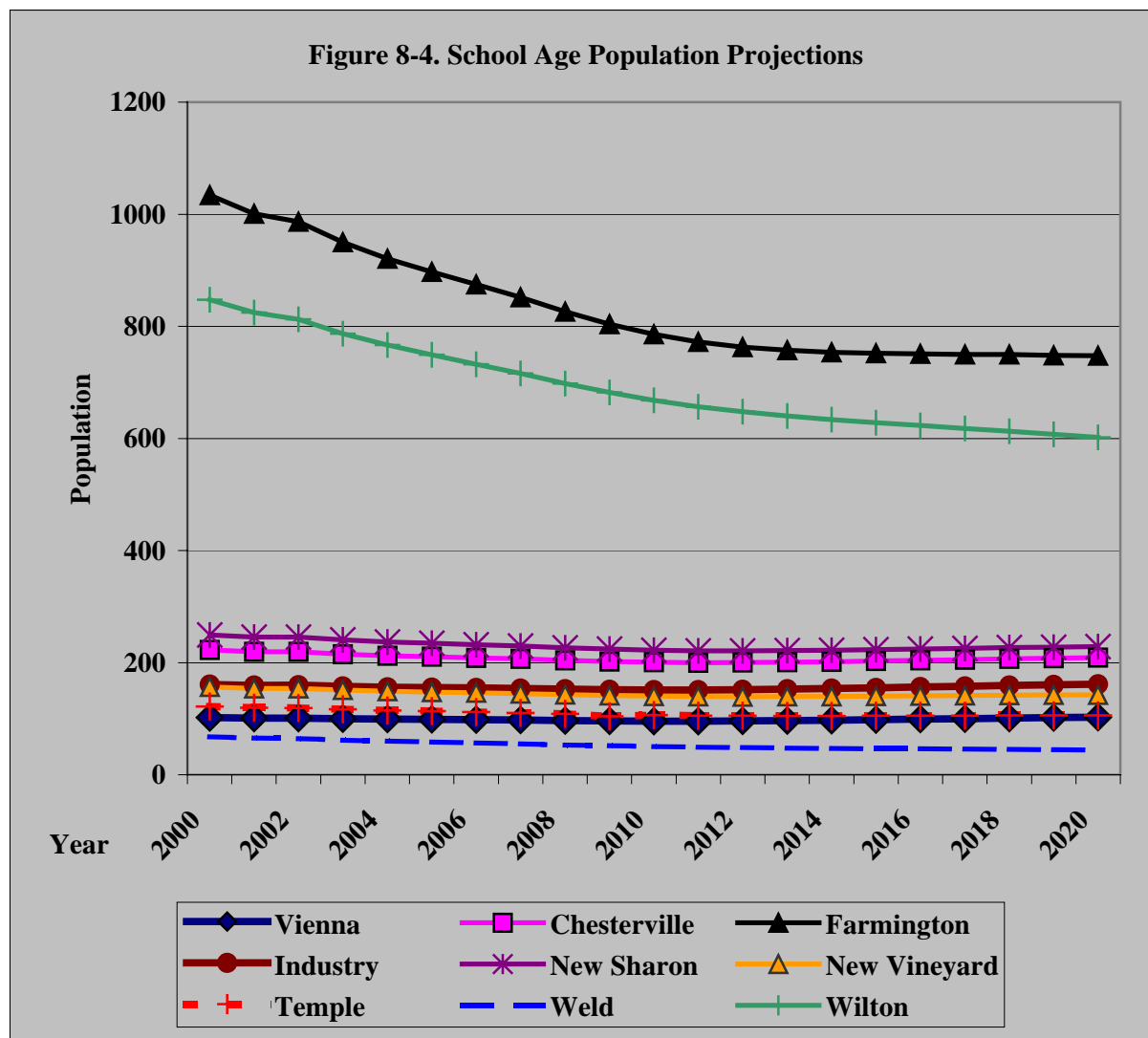
25 Vienna's school enrollments have declined from 98 students in 1996 to 71 students in 2005 (Figure 8-3).
26 Elementary enrollments declined from 72 students in 1996 to 44 students in 2005. Secondary student
27 enrollments, 26 students in 1996, increased to 40 students in 1999, declined to 20 students in 2004, and
28 then increased to 27 students in 2005.



Source: MSAD #9 Administrative Office, 2006

Up-to-date enrollment projections are not available at this time. However, Maine State Planning Office projections for the school age population (age 5 through 17) by town can be used to predict future trends in school enrollment.³⁴ These projections suggest that Vienna will have a stable school age population of around 95 to 100 children, age 5 through 17, though to the year 2020 (Figure 8-4). With the exception of the larger communities of Wilton and Farmington, the other towns in the district will also have fairly stable school age populations. Both Wilton and Farmington are projected to see declines in their school age populations, which means the district's overall enrollment will decline. The projections suggest that the district's overall school age population will decline to the year 2012 and then start to level off through to the year 2020.

³⁴ The state projections for Vienna show higher school age population figures than the enrollment figures (Figure 8-3) for the years 2000 through 2005. This difference may be due to several factors: some students may be home schooled or may be attending a private school, or some students age 16 or 17 may have already graduated or dropped out of school.



Source: Maine State Planning Office Population Projections, 2005

Vienna spends about 47% of its budget on education (\$395,000 in 2005).

SAD #9's per pupil operating expenses were slightly lower at all levels than statewide for the 2004/2005 school year (Table 8-3).

Table 8-3. Per Pupil Operating Expenses* 2004 - 2005			
	Elementary (K-8)	Secondary	Total
SAD 9	\$6,752	\$7,632	\$7,062
Maine	\$7,432	\$8,435	\$7,761
*Note: Operating expenses, including special education and vocational education, but excluding capital outlay, debt service, transportation and federal expenditures. Source: Maine Department of Education, 2006			

The district recently completed a \$2 million energy conservation program designed to improve energy efficiency and reduce operating costs in all of its schools. The district will be paying on this project through to the year 2022. Other capital projects underway are major renovations to Mount Blue High School and the Mallett School. The district currently has approximately \$10 million in long-term debt.

Regional Coordination

Vienna participates in a number of regionally coordinated efforts with nearby towns and Kennebec County to provide public services. These include:

- Fire Protection – Mutual aid agreements with Readfield, Mount Vernon, Wayne and Manchester
- Mount Vernon Rescue – Contracted service with Mount Vernon
- Police Protection – Kennebec County Sheriff's Department and Maine State Police
- Emergency 911 Dispatch – Kennebec County Sheriff's Department, Winthrop Police Department
- Emergency Planning and Hazard Mitigation Plan – Kennebec County Maine Emergency Management Agency
- Education – Member of SAD #9
- The Dr. Shaw Memorial Library

Opportunities for additional regional coordination include:

- Disposal of household hazardous waste
 - Consolidation of emergency services (fire and rescue) some time in the future
 - Shared municipal staff (code enforcement, lake warden, administrative assistant, town manager, etc.)
 - Shared contracting, such as for snow plowing
 - Shared recreational facilities, such as a town beach or recreation area
-



CHAPTER 9. TRANSPORTATION

Overview

The transportation system must provide access to and from areas outside as well as within the town. It ties together the various facilities and uses, and must remain efficient and functional to ensure the continued well-being of the community. Transportation policies, such as those which are incorporated into the ordinances and the capital improvements program, can help assure that future development does not increase traffic congestion or overtax existing roadways, and that future town roads are constructed adequately.

Road Classification and Maintenance

Roads can be broadly defined according to the functions they are intended to serve. The federal functional classification system includes the following general categories:

- Arterials - 10,000-30,000 vehicles per day.
- Collectors – 2,000-8,000 vehicles per day.
- Local roads – 100-500 vehicles per day.

Arterials are characterized by relatively high overall speeds with minimum interference to through traffic. They are intended to allow travelers to get to locations along the corridor in a reasonably short amount of time. Interstate 95 and Route 2 function as arterials. The federal classification for Route 41 in Vienna is a “major collector”. Collectors gather traffic from lesser facilities and deliver it to the arterial system. Collectors are characterized by moderate speeds with entrance and egress to adjacent land the most important purpose. Traffic volumes and speeds will typically be lower than for arterials.

Local roads are characterized by many points of direct access to adjacent properties and have a relatively minor role in accommodating traffic traveling through the region. Speeds and traffic volumes are usually low. With the exception of Route 41, all of the public roads in Vienna are local roads. Vienna’s road network is displayed on Map 1 Public and Semi-public Facilities in Appendix C.

Maine’s road classification system is based on the principle that roads that serve primarily regional or statewide needs are the state’s responsibility and roads that serve primarily local needs are a town responsibility. Route 41 in Vienna is a State Highway,

Table 9-1. Vienna Road Inventory		
Road Name	Location	Miles
Anderson	Kimball Pond Road to end of Anderson Rd.	0.45
Allen	Stream Road to end of Allen Road	0.10
Bean Farm	Cumner Road to Tower Road	0.95
Besse	Route 41 to Cumner Road	0.75
Cross	Kimball Pond Road to end of Cross Road	0.05
Cumner	Tower Road to end of Cumner Road	1.60
Davis/Mason	Route 41 to end of Mason Road and end of Davis Road	2.40
Egypt Pond	Franklin County TL to Tower Road	0.90
Ithiel Gordon	Mount Vernon TL to Tower Road	0.40
Jesse Ladd	Kimball Pond Road to end of Jesse Ladd Rd.	0.70
Kimball Pond	Route 41 to New Sharon TL	3.30
Klir Beck	Tower Road to end of Klir Beck Road	1.00
Stream	Chesterville TL to Tower Road	3.00
Trask	Route 41 to end of Trask Road	0.40
Tower	Route 41 to Mount Vernon TL	5.60
Varney	Route 41 to end of Varney Road	0.25
Vienna Mountain	Route 41 to end of Vienna Mountain Road	1.30
Total		23.26
Note: “TL” = town line. Source: Selectmen and Road Commissioner		

where the state is responsible for all construction, and summer and winter maintenance on all 5.45 miles within Vienna.

There are 23.3 miles of town owned and maintained roads in Vienna. Vienna is responsible for all construction, and summer and winter maintenance on these roads. Approximately 65% of the town's roads are paved, and the rest are gravel roads.

Average Daily Traffic Counts

Even on Vienna's most heavily traveled road, Route 41, traffic volumes are relatively low. Annual Average Daily Traffic (AADT) counts at several locations along Route 41 in Vienna were between 1,000 and 1,290 vehicles per day for the most recent year data is available, 2003 (Table 9-2). The 2003 AADT counts for Tower Road and Kimball Pond Road were 270 and 310, respectively. Current traffic counts are not available for other roads in Vienna. The seemingly higher than expected traffic count for Kimball Pond Road probably reflects traffic associated with the spring.

Table 9-2. Annual Average Daily Traffic Counts for Vienna				
Road Name	Location	1998	2001	2003
Route 41	Just East of Kimball Pond Road (village bridge)	1,240	1,240	1,250
	Just Northwest of Kimball Pond Road	1,110	1,120	1,120
	Just Southeast of Tower Road	950	1,070	1,000
	Just North of Tower Road	-	1,320	1,290
Tower Road	Just South of Route 41	-	-	270
Kimball Pond Road	Just North of Route 41	-	-	310
Notes: AADT is determined by placing an automatic traffic recorder at a specific location for 24 or 48 hours. The 24-hour totals are adjusted for seasonal variations based on factors that run 365 days a year on similar types of roadways. Source: Maine Department of Transportation, Maine Transportation Count Books, 2002 and 2005				

Safety and Road Maintenance Issues

The most current MDOT data for 2003 through 2005 does not show any high crash locations within Vienna. High crash locations are defined by MDOT as road locations where 8 or more crashes occurred within a 3-year period.

Despite the lack of high crash locations, there is considerable concern about the safety and maintenance of State Route 41. The town believes that this section of Route 41 is a low priority for MDOT. The repaving of Route 41 in 2006 was minimal and consisted of a skim-coat of asphalt. There is concern that in a few years the road will be back in the poor condition that it was in prior to the paving.

Further, MDOT does not provide prompt and frequent enough plowing and sanding in the winter, which has resulted in dangerous and slippery conditions on many occasions. Often, the state plow trucks have not been through by 8 a.m. when most people have already left for work, or when the school buses have made their morning runs. Some people speculate that MDOT personnel may not be aware that Vienna's road conditions are often different than elsewhere due to the town's high elevations.

There have been situations where the Fire Chief has had to close Route 41, and re-route traffic onto the Tower Road, a town maintained road that is often in better shape than Route 41. The town has considered plowing Route 41 itself, but MDOT will not reimburse the town for the work. There are two curves on Route 41 that are particularly dangerous during slippery conditions - the curve just south of the New Sharon town line and the curve between the Town House and the village. Both of these curves are banked the wrong way making it is easy for vehicles to slide off the road. It is apparent that most of these

1 situations do not get reported as “high crash” events. The town is also concerned about traffic going too
2 fast through the village.

3 Many of Vienna’s town roads have very steep hills, which are a challenge to maintain in safe condition.
4 Winter snow removal, sanding, and salting are critical to maintaining safe travel conditions. Washouts
5 and rutting on steep roads is also a concern. The town has worked very hard to address these issues.

Highway Projects

6 The Maine Department of Transportation (MDOT) does not have any highway projects scheduled for
7 Vienna within the next six years³⁵. MDOT re-paved Route 41 in 2006, as discussed in the previous
8 section.

9 The town has about 23 miles of local roads to maintain. About 65% of the town’s roads are paved, the rest
10 are gravel roads. The town’s Road Commissioner oversees capital improvements, and summer and winter
11 maintenance of these roads. Since the town does not have a town garage or its own equipment, it contracts
12 for these services. The town’s sand and salt facility is located at the state sand and salt facility (See
13 Chapter 8. Public Facilities and Services for more discussion about this facility).

14 The biggest issue for the town is the maintenance and improvement of town roads at a reasonable cost.
15 The many miles of often steep, gravel roads have been challenging to maintain. The town has worked
16 very hard to make long-term improvements to manage stormwater runoff to prevent erosion and
17 washouts. As a result of considerable damage from an April 2004 flood, the town received funds to repair
18 and improve the areas that were damaged. While this helped considerably, the town still has a number
19 improvements it would like to undertake. There is also some interest in paving more of the town’s roads.
20 However, the cost of paving roads is prohibitive, and town meeting has been hesitant to increase funding
21 for road improvements. The town needs to develop some policies regarding priorities for paving.

22 The town could improve its road management by instituting a formal Road Management System
23 (available from the Maine Local Road Center) to manage town road improvements. This would consist of
24 an inventory of local roads to include road descriptions, conditions, future road surface management
25 needs, and other capital needs. Cost estimates for the upcoming five to ten year period would be included,
26 and road improvements would be prioritized and scheduled so major expenditures could be spread out
27 over time. Some towns have a road committee that works with the Road Commissioner to inventory and
28 prioritize road improvements. The Road Management System could include all aspects of the
29 transportation system including bridges, parking facilities and pedestrian accommodations. The Road
30 Commissioner and Selectmen plan to attend a MDOT workshop on this system, and investigate its
31 application to Vienna.

32 Priorities for transportation improvements (as well as other facility and service improvements) can also be
33 used to encourage development in particular areas of the community (growth areas) as opposed to other
34 areas of the community (rural areas).

³⁵No projects are listed in MDOT’s Biennial Capital Work Plan (2006/2007) or MDOT’s Six-Year Transportation Plan

Bridges

- 1 There are two state bridges listed for Vienna. The state is responsible for all maintenance and capital
- 2 improvements on these bridges. Neither bridge is slated for improvements in any MDOT plan at this time.
- 3 The MDOT inspects its bridges on a regular basis. The village bridge is very narrow and should be made
- 4 wider to accommodate safe passage for pedestrians and bicycles.

Table 9-3. State Bridge Inventory

Name/Road	Structure Length	Year Built	Location	Over	Condition	Sufficiency Rating*
Village Bridge/ Route 41	21 feet	1930	.7 miles north of Mount Vernon town line	Mill Stream	Deck – satisfactory; Superstructure – satisfactory; Substructure – satisfactory.	77.3
Stream Road/ Mace Road	23 feet	1950	Chesterville town line	McGurdy Stream	Deck – good; Superstructure – good; Substructure – satisfactory.	69.6
*Federal Sufficiency Rating: An indicator of the overall sufficiency of the bridge on a scale of 0 to 100 (100 = best, 0 = worst). The rating is computed with a federal formula using an array of condition and inventory data, and is used to identify bridges eligible for federal funding. The federal sufficiency rating includes both structural deficiencies as well as functional obsolescence. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, do not assume that a low sufficiency rating means the bridge could fail. Source: MDOT						

- 5 The town does not have any bridges; all town road stream crossings are culverts. The culverts and ditches
- 6 are critical to handling surface water drainage, particularly on steep hills susceptible to washouts.

Access Management

- 7 Access Management is the planned location and design of driveways and entrances to public roads to
- 8 provide for safe, efficient traffic movement. The unregulated addition of driveways and access points on a
- 9 highway can greatly reduce traffic speeds, traffic safety and roadway efficiency.
- 10 Maine's access management law is applicable to all state highways, including Route 41 in Vienna. The
- 11 rules set standards (sight lines, vertical alignment, driveway width, etc.) for the construction of driveway
- 12 entrances within MDOT's right-of-way, and require permits for new driveways and entrances on state
- 13 roads. Permits are also required for changes in existing driveways and entrances, including changes of
- 14 use. The town is required by law to inform landowners and potential buyers of land requiring access to
- 15 Route 41 of this permit requirement.
- 16 Many towns adopt access management standards for town roads to assure that intersections have adequate
- 17 sight distances, and are designed to provide for safe access to and from public roads. Vienna does not
- 18 have access management standards. Access management is particularly important for major traffic
- 19 generators, such as large subdivisions or major commercial developments.

Public Parking

- 1 Town-owned public parking is located at the Town House and the Fire Department/Community Building.
2 Parking at the Town House is adequate for its current use. The town has purchased additional land that
3 could be used to provide some additional parking at the Town House.
- 4 Parking at the Fire Department/Community Building is usually adequate, except for town meeting or
5 other occasions with large numbers of people. While some additional parking can be accommodated at
6 the Post Office, considerable overflow parking occurs along one side of the Kimball Pond Road, which
7 has narrow shoulders. An adjacent landowner also gives permission for parking in his field, when weather
8 conditions permit. The town should investigate options for additional parking sometime within the next
9 few years.
- 10 The town has a Parking Ordinance, which allows the Selectmen to post no parking signs along town
11 roads. Generally, parking is allowed along one side of a town road.

Demand Response Transportation

- 12 Demand response transportation primarily serves seniors, handicapped and low-income residents. The
13 Kennebec County Community Action Program (KVCAP) provides demand response transportation
14 services in Kennebec and Somerset Counties. All transportation is by appointment and is provided
15 through the use of KVCAP vans and buses, volunteers, or direct family reimbursement for MaineCare
16 covered services. Transportation is available for special services for the elderly, MaineCare recipients,
17 social service clients by agency contract and the general public. Western Maine Transportation Services
18 (WMTS) provides similar service in Franklin County. This type of service will become increasingly
19 important as the overall population ages.

Commuter Services

- 20 Two commuter services are available within the region. These include the GOMaine Program and two
21 state Park and Ride lots. GOMaine Commuter Connections provides free commuter assistance, including
22 carpool and vanpool ride-matching using a computerized database of commuter information and support
23 including an emergency ride home service (free or reimbursed). The closest Park and Ride lots are located
24 in Farmington (intersection of Routes 27/2 and 4) and Rome (intersection of Routes 27 and 225).

Air Transportation

- 25 There are no public airports in Vienna. However, the following airports may be utilized by Vienna
26 residents: Augusta Airport; Lewiston Airport; Waterville Airport; Norridgewock Airport; Bangor
27 International Airport; and the Portland International Jetport.

Railroads

- 28 There are no railroads in Vienna. The closest passenger rail service is the Downeaster, which serves
29 northern New England. The service provides four round trips daily between the Portland Transportation
30 Center and Boston's North Station, with eight stops in between.

Intercity Bus Services

1 There is no intercity bus service in Vienna. Regional bus services, such as Cyr Bus Lines, Concord
2 Trailways, and Greyhound/Vermont Transit, provide daily service with stops in a number of
3 communities, such as Bangor, Portland, Augusta and Waterville, with transportation to Boston and
4 beyond.

Bicycling and Walking

5 Bicycling, walking, and other forms of recreation and exercise have become increasingly popular in
6 recent years. The MDOT published the Maine Bike Map in 2000, but no bike routes were designated
7 within Vienna. Narrow and/or unpaved shoulders and roads can be impediments to safe bicycle or
8 pedestrian travel, particularly with increasing automobile and truck traffic. Route 41 has rough gravel
9 shoulders that make walking, running or bicycling difficult. The village bridge is too narrow to safely
10 accommodate pedestrians and bicyclist. Town roads generally have low volumes of traffic where these
11 activities would be safer even though the shoulders of these roads are narrow or non-existent.

12 There are no sidewalks in Vienna. There are a number of woods trails that are used for recreation,
13 particularly within the Kennebec Highlands.

Local Road Regulations and Policies

14 Approximately 30 years ago, Vienna took the formal step of declaring certain unused roads “closed by
15 abandonment.” This step relieved the town of responsibility for maintenance of these roads. All the
16 town’s existing roads are maintained on a year-round basis.

17 Vienna also has a policy not to accept a private road unless it is constructed to the specifications in the
18 town’s Road Ordinance. The town meeting must vote to accept a road for it to become a public road. The
19 Road Ordinance (adopted in 1990) contains construction and design standards that specify right-of-way
20 width, traveled way width, shoulder width, road materials, ditch and culvert design, easement
21 requirements, turning radius requirements, erosion control, street and traffic signage, and requirements for
22 paving, unless waived by the Selectmen. The ordinance requires an engineer’s plan and notification of the
23 Selectmen for inspections during construction. There is a reference to the State of Maine specifications
24 (road materials) and the U.S. Soil Conservation Service Environmental Quality Control Handbook in the
25 Road Ordinance.

26 The town also has a Placement and Replacement of Culverts Ordinance (adopted 1991) that requires a
27 permit from the Road Commissioner prior to installing a culvert for a driveway entrance to a town road.
28 This ordinance does not contain any design or performance standards.

29 Vienna’s Subdivision Ordinance (adopted in 1995) contains some standards to address roads in
30 subdivisions. The ordinance makes reference to the Road Ordinance and also allows the Planning Board
31 to require a performance bond to assure that any public improvements, such as roads, are completed
32 satisfactorily. The state subdivision statute³⁶ requires that “the proposed subdivision will not cause
33 unreasonable highway or public road congestion or unsafe conditions with respect to the use of the
34 highways or public roads existing or proposed”. A related requirement is that the “proposed subdivision
35 will not cause unreasonable soil erosion or a reduction in the land’s capacity to hold water so that
36 dangerous or unhealthy condition results”.

³⁶ 30-A, Section 4404. [Subdivision] Review Criteria

1 There are a number of private roads in town that serve more than one or two residences, such as the
2 Bradley Road, the Cemetery Road, the Waite Road and the Waugh Road. Some of these roads are
3 primarily serving seasonal homes. The homeowners maintain these roads. Based on the town's existing
4 policies, these roads would have to be brought up to the specifications of the Road Ordinance before the
5 town could accept them.

6 The town's subdivision ordinance and road ordinance do not contain any standards to address parking,
7 pedestrian or bicycle needs, or access management. The standards also do not contain any requirements
8 for homeowners associations to oversee maintenance of private subdivision roads.

Recommendations

9 Vienna's policies and ordinances address some issues with respect to roads. However, there are gaps in
10 the requirements that could be considered as follows:

11 **Individual driveways** – requirements to address: visibility/sight distances; width and slope of driveway
12 entrances; access for fire trucks and other emergency vehicles; specifications for the sizing of culverts and
13 provisions for drainage; and specifications for erosion and sedimentation control. The Building
14 Notification Ordinance could be expanded to include these requirements, or a new Road Opening
15 Permitting System could be developed.

16 **Subdivisions and Major Developments (commercial, industrial, etc.)** – requirements similar to those
17 above, plus the following:

- 18 • Updated standards based on model regulations (state model subdivision/site plan review
19 ordinances, MDOT Local Roads Center, Maine Department of Environmental Protection and/or
20 U.S. Resource Conservation Service best management practices for handling stormwater runoff).
- 21 • Updated references to other documents/standards, which must be kept on-hand at the town office,
22 and/or add more specific standards (State of Maine road specifications and the Soil Conservation
23 Service Environmental Quality Control Handbook).
- 24 • Provisions to allow the town to hire its own consulting engineer or soil scientist to review and
25 inspect road and stormwater facilities, and requirements that developer pay for these experts.
- 26 • Requirements for performance bonds, similar to what is in the town's in Road Ordinance.
- 27 • Requirements for walking and bicycling, where appropriate.
- 28 • Access management requirements for subdivisions and other types of developments (number and
29 location of entrances, etc.).
- 30 • Provisions to address off-site impacts to town roads; requirements for traffic impact statements,
31 when appropriate

Partial Inventory of Private Roads

A partial inventory of private E-911 roads found nearly 8 miles private roads in Vienna.

Table 9-4. Partial Inventory of Private E-911 Roads	
Road Name	Length (Miles)
Mineral Springs Road	0.3
Swenson Lane	0.7
Waugh Road	0.7
Waite Road	0.6
Bradley Road	0.4
Cemetery Road	0.4
Old Route 41	0.5
Herrin Woods Road	0.25 – 0.3
Whittier Pond Road	0.45
Loon Cove Road	0.2
Black Pond Road	0.1
Vienna Shores Drive	0.7
North Woods Drive	0.6
Island View Terrace	0.15
Callahan Lane	0.15
Hilltop Road	0.7 into Chesterville; small portion in Vienna off Egypt Pond Rd.
Goucher Corner Road	0.1
Theirault Road	0.8 – 0.9 to Black Pond Road
Total	7.95
Source: Comprehensive Plan Committee, Kevin Umlauf, 2007	



CHAPTER 10. FISCAL CAPACITY

Overview

This chapter presents an overview of the town's financial situation in order to assess its fiscal capacity to meet the future financial needs of the community. A detailed financial analysis is beyond the scope of this Plan, but a general assessment can provide some insight into the town's overall fiscal capacity. Financial information, including property valuations, tax rates, revenues and expenditures, long-term debt and capital budgeting are examined.

Funding Government

The foundation of a community's fiscal health is the value of its property. The primary source of funding for municipal services and facilities is the property tax on land and buildings.

Vienna's total property valuation increased a dramatic 59% between 2000 and 2005 according to the state valuations for the town. This was an increase of over \$18 million over the five-year period. The locally assessed valuation, which showed an increase of only 4% for this time period, fell far behind the actual increase in property values. To address this the town is doing a town-wide revaluation. The purpose of the revaluation is to assure equitable property taxation and to bring property values into conformance with current market trends. The last revaluation was done in 1995. The dramatic increase in property valuation is primarily the result of the construction of new homes in the region.

The property tax commitment (the amount of property tax income needed to fund what was voted on at town meeting) increased by about \$95,304 between 2000 and 2005. The town's tax mil rate increased from 19.50 to 20.72 between 2000 and 2005.

Table 10-1. Property Valuation and Taxation

Year	Local Assessed Property Valuation	State Assessed Valuation	Property Tax Commitment*	Tax Rate (per \$1,000)**
2000	\$29,722,535	\$30,650,000	\$542,604	19.50
2001	28,851,527	31,400,000	543,447	19.40
2002	29,615,354	34,300,000	558,994	19.20
2003	30,462,483	38,600,000	573,536	19.70
2004	30,839,962	44,100,000	614,786	20.75
2005	30,952,849	\$48,700,000	637,908	20.72
2006	\$31,788,075	Not available	\$643,556	20.72
# Change 2000 – 2005	\$1,230,314	\$18,050,000	\$95,304	1.22
% Change 2000 - 2005	4%	59%	18%	6%

* Funds to be raised through taxation. ** Tax rate (Mil rate) is the amount of tax per \$1000 in property valuation.
Note: Calculation of Property Tax Commitment and Tax Rate: Property Tax Commitment (money to be raised through taxation) = [Money raised at Town Meeting + Education SAD #9 Expense + County Tax + Overlay (contingency fund) minus Other Income (State Revenue Sharing, Homestead Exemption Reimbursement and any other income). The Tax Rate = Property Tax Commitment divided by the Taxable Real Estate Valuation.
Source: Local data from the Vienna Town Reports, Selectmen's Reports; State valuations from Maine Revenue Services

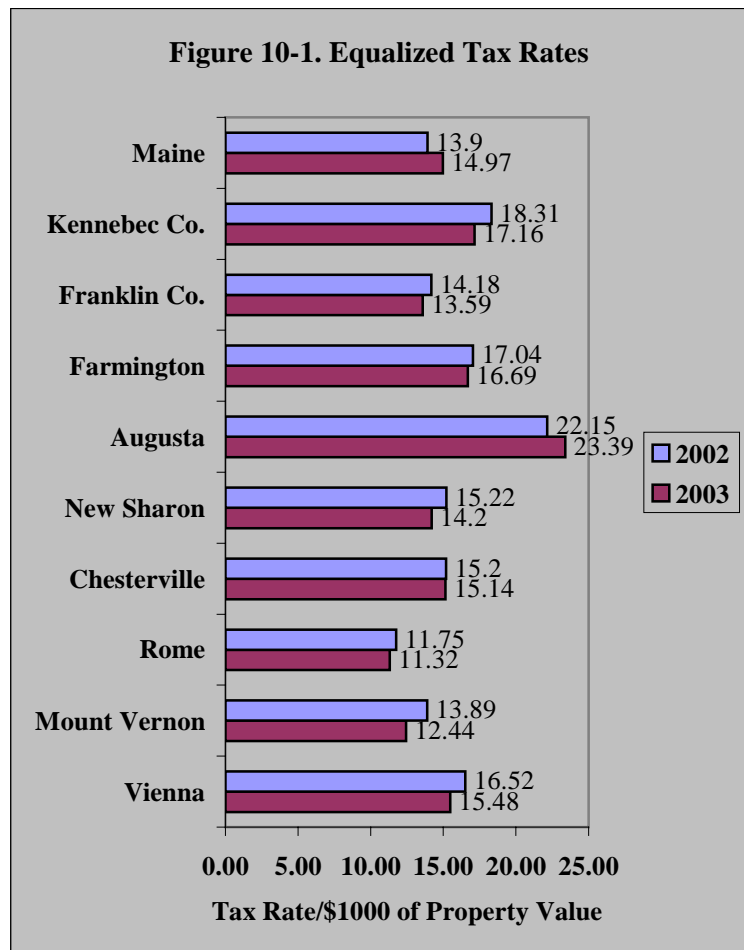
Following the revaluation, the town will probably see an overall decrease in the tax rate as a result of the significant increase in property valuation. However, depending on the new valuation of each property, some landowners may see a decrease in taxes, while others may see an increase in taxes. For example, property taxes on a large new home on shorefront property will probably see an increase in property taxes, because the valuation may increase so much that any decrease in the overall tax rate does not do much to offset the increased valuation. Generally speaking, property taxes on an older, unimproved home on a back lot will decrease, because the valuation may not increase significantly. Municipal spending will also be a factor in determining actual taxes on properties, as well.

The level of property taxation in Vienna appears to be slightly higher than in neighboring communities. However, it is important to note that communities with a lot of high value lakefront property will tend to have lower tax rates.

The equalized tax rates calculated by the Maine Revenue Services can be used to compare tax rates among towns as displayed in Figure 10-1. These rates are based on the towns' valuations as calculated by the state.

Vienna's equalized tax rates were 16.52 for 2002 and 15.48 for 2003. These tax rates were higher than the rates for Mount Vernon, Rome, Chesterville and New Sharon, and the average rates calculated for Franklin County towns and statewide. However, Vienna's tax rates were less than the tax rates for Augusta and Farmington.

In conclusion, this simple analysis suggests the increasing value of property in town is providing a steady source of income to support the current levels of town government services. Given current economic trends and population projections, it is very likely that property values will continue to increase for the foreseeable future, which will allow for increases in expenditures.



Revenues and Expenditures³⁷

This analysis examines general fund revenues and operating expenses. These are revenues that are raised or received on an annual basis, and expenses that are incurred on an annual basis.

Municipal operating revenues increased from about \$673,926 for 2000 to \$828,123 for 2005, an increase of \$154,197, or a 23% increase (a 9.7% increase when adjusted for inflation). Municipal operating expenditures increased from about \$707,148 in 2000 to \$819,002 for 2005; this was an increase of

³⁷ All financial data is from the Town Audit Reports for the years 2000 through 2005.

\$111,854, or a 26% increase. Inflation accounted for roughly 13.3% of this increase, which means that in real dollars it was an increase of about 12.7% over the 5-year period (See Figure 10-2).

Municipal Expenditures³⁸

Education expenditures were the highest (\$394,755 in 2005), and also increased more than any of the other expense categories (Figure 10-3). Education costs increased by \$84,509, or about 27% (14% when adjusted for inflation) between 2000 and 2005. Highway and bridge expenditures were the second highest expense category (\$185,250 in 2005), and increased by \$3,928, an 2% increase from 2000 to 2005. This was actually an 11% decrease when adjusted for inflation. The third highest category, general government expenditures, has fluctuated from a low of \$61,368 in 2001 to a high of \$85,000 in 2002. General government expenses were \$70,028 for 2005, a 14% increase (1% increase when adjusted for inflation) since 2000. Health and safety expenditures were \$54,590 in 2005; \$44,719 was for waste disposal. Expenses for waste management increased by \$8,000 between 2000 and 2005. All other expenses categories were less than \$50,000.

Figure 10-2. Vienna Municipal Revenues and Expenditures

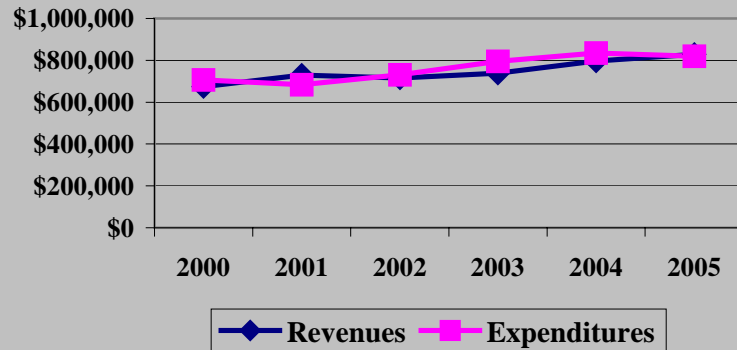
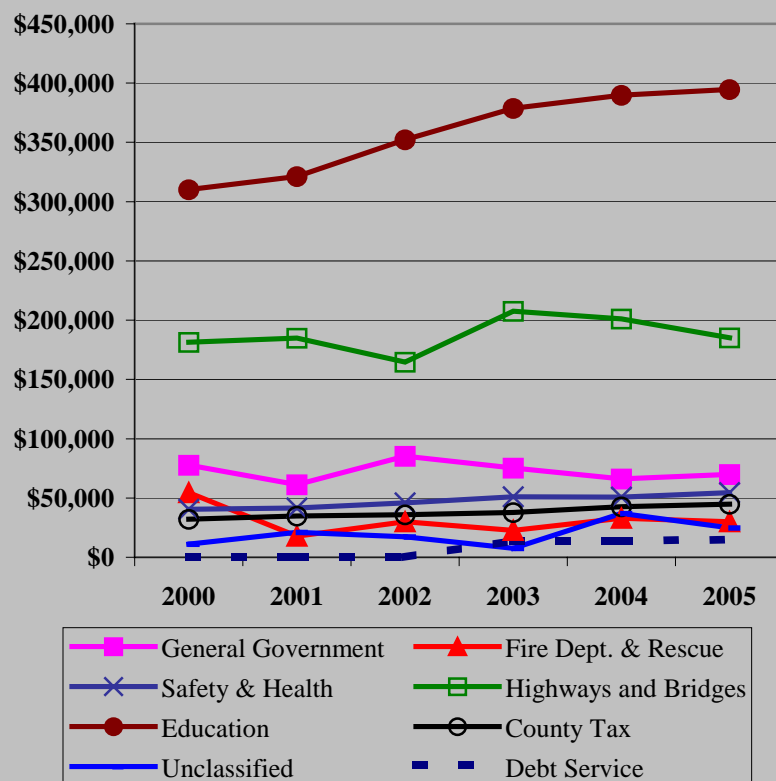


Figure 10-3. Municipal Expenditures



³⁸ **Expenditure categories:**

“General Government” - salaries and wages, administrative expenses, community building expenses, elections, tax assessor, legal fees, etc.

“Fire and Rescue” – Fire Department, Mt Vernon Rescue, ambulance, OSHA services, etc.

“Safety and Health” - waste management (\$44,719 in 2005), landfill, constable/harbor master, street lights, animal control, etc.

“Unclassified” - cemeteries, insurance, general assistance, comprehensive plan, appropriated gifts, etc.

Education accounted for 47% of municipal expenses in 2005. Highways and bridges accounted for 23%. (Figure 10-4)

Operating expenditures will increase over the next decade due to increasing costs associated with providing services and facilities. Increases in population, including seasonal population, will bring increased demand for services that may, or may not be offset by the increased property taxes.

The town has limited direct control over education expenses, which will continue to have a major impact. The town also has limited control over county taxes and contracted services, such as waste disposal and recycling, and ambulance service where there is a very limited choice in vendors. The town has greater control over the other expenditures, such as general government, highways, and fire protection services. However, significant increases in expenses can be anticipated when certain thresholds are met, such as town acceptance of responsibility for ownership of new roads, or when the fire department needs to purchase a new truck or must shift from volunteer fire fighters to paid firefighters.

Future town expenses will be controlled to some extent by the municipal spending cap required with LD 1, An Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels (enacted 1/20/05). The key to the LD 1 tax burden reduction is to keep the percentage growth in taxes below the percentage increase in personal income. The tax cap is applicable to state, county, and local governments.

Municipal Revenues

Property taxes were 75% of total revenues in 2005 (Figure 10-5). The next highest revenue category was excise taxes at 10% of total revenues. Added together, the primary state revenues (road assistance, revenue sharing, and the homestead reimbursement) only accounted for about 11% of revenues. There are several other intergovernmental revenues, such as the Tree Growth reimbursement, that are included in the miscellaneous category, but this is a small amount when compared to other revenues.

Figure 10-4. Municipal Expenditures - 2005

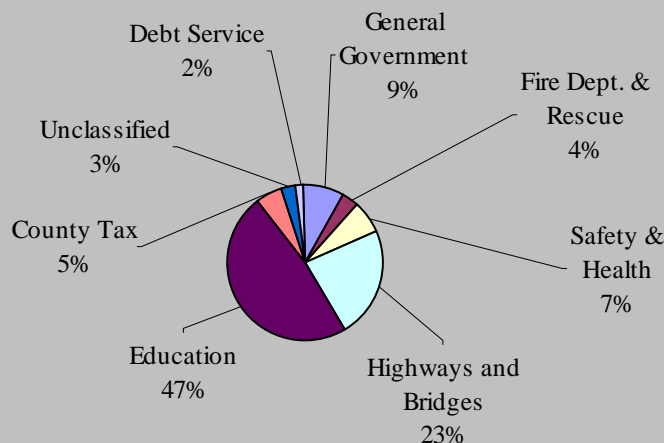
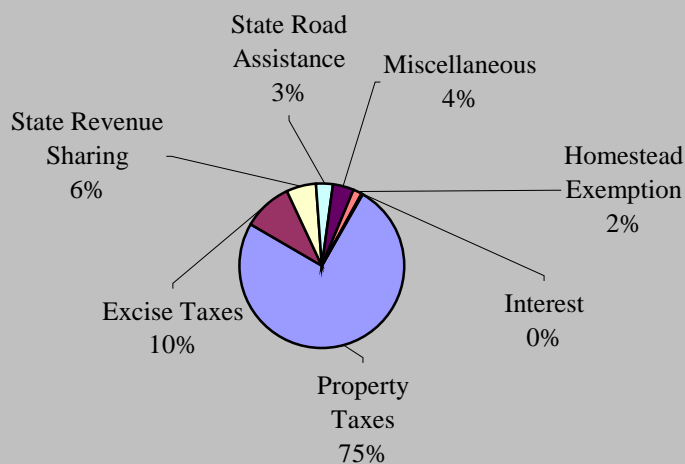
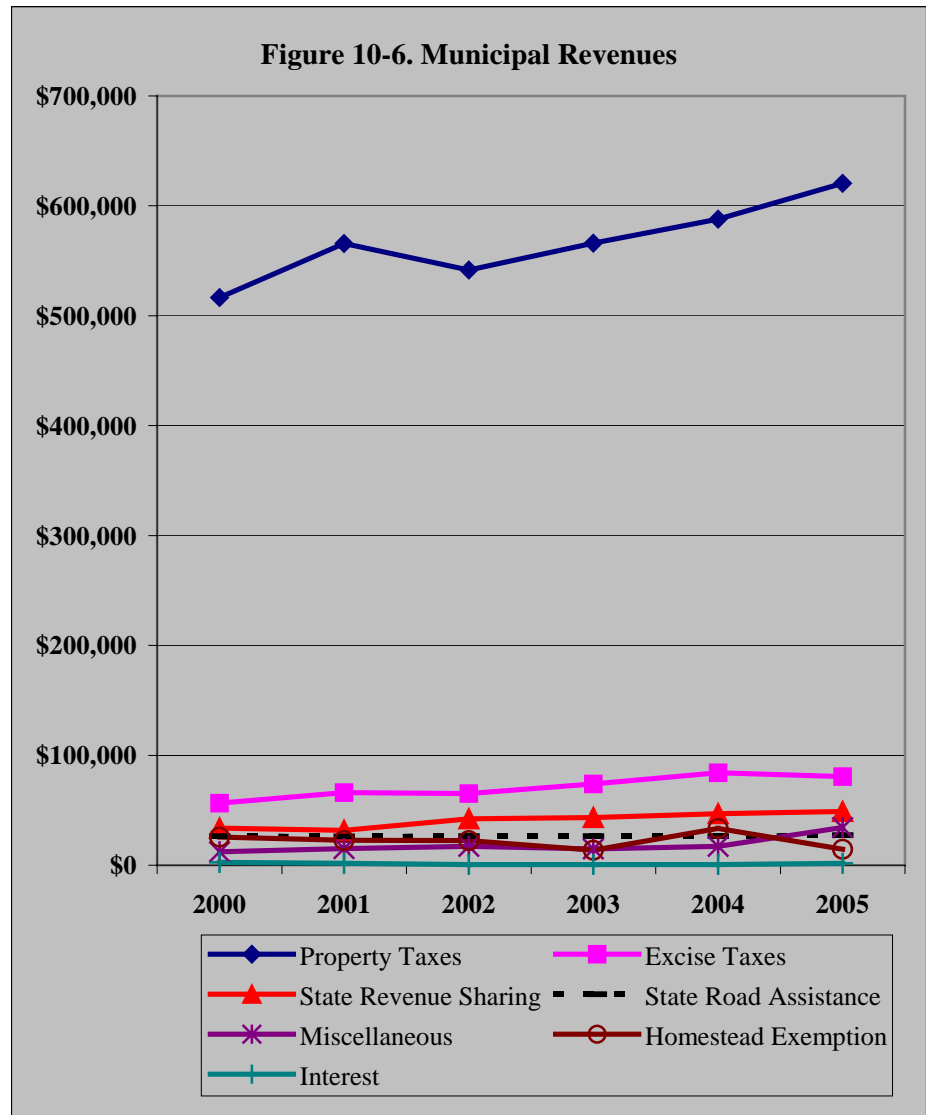


Figure 10-5. Municipal Revenues - 2005



Property tax revenue increased by \$103,747 between 2000 and 2005 (Figure 10-6.) This was a 20% increase (a 6.7% increase when adjusted for inflation). Excise taxes, the next highest revenue source, increased from \$56,632 in 2000 to \$80,718 in 2005. This was an increase of \$24,086, an increase of 43% (a 30% increase when adjusted for inflation). State revenue sharing increased by about \$15,300 during this time period. State road assistance increased by \$850 during this five-year time period, which is actually a decrease in revenues when adjusted for inflation.

It is unlikely there will be significant increases in state road assistance, revenue sharing or other intergovernmental funds that might significantly affect Vienna's revenue stream in the near future. Increased state funding for education may help, however. The bottom line is that property taxes will continue to support the bulk of municipal expenses.



Unrestricted Net Asset Balance (Surplus)

“The Town’s unrestricted net asset balance is a component of net assets, which is used to finance the day-to-day activities and operations without constraints imposed by creditors, grantors, contributors, the annual town meeting, special town meetings or other rules and regulations imposed by other governments or enabling legislation.”³⁹ Another more common name for these funds is “surplus”, or undesignated money remaining at the end of each year.

The rule of thumb is the town’s unrestricted net asset balance (surplus) should be at least 1/12 (8.3%) of the annual municipal budget, enough to cover at least a month’s operating expenses. As of June 30, 2005,

³⁹ Town of Vienna, Maine, Audited Financial Statements, December 31, 2005, Stephen T. Hopkins, CPA, PC

the town's "unrestricted net asset balance", or surplus, was \$25,3666. Using the rule of thumb, this amount should have been at least \$69,388 (8.3% times \$836,000).

A recent article in the Maine Municipal Association's *Maine Townsmen* suggested that "In general, larger surpluses are necessary in small towns without diverse tax bases – the smaller the town, the less diverse the tax base, the less flexibility".⁴⁰

LONG TERM DEBT

The town's long-term debt as of December 31, 2005, was \$186,665 (principal and interest), and consisted of the loans listed in the following table.

Table 10-2. Long Term Debt						
Type and Purpose of Loan	Date Issued	Interest Rate	Amount Issued	Final Maturity Date	Annual Payment	Total Balance
Bond / Fire Truck	9/2002	4.75%	\$180,000	3/2022	\$14,141	\$161,990
Bond / Town House land	12/2004	4.30%	\$18,500	12/2009	\$3,700 plus interest	\$14,800*
Photocopier	7/2005	10.0%	\$4,707	7/2010	\$100/month plus interest	\$4,334
Total						\$186,665
Source: Vienna Town Audit, December 31, 2005					*Paid off in November 2006.	

The Dorothy Waugh Trust Fund was used to pay off the bond for the purchase of the land at the Town House in November 2006. The Trust Fund agreement, established by the late Dorothy Waugh, states, in part, that approximately 40% of the net income from this trust be provided to the town for the maintenance, preservation, and upkeep of the Town House.

The town is also responsible for its proportionate share of school and county debt. As of December 31, 2005, the town's share of this debt was approximately \$397,973.

Table 10-3. Other Long-Term Debt			
	Outstanding Debt	Town's Percentage	Town's Share
School Administrative District #9	\$8,727,208	4.41%	\$384,870
Kennebec County	\$2,247,638	0.58%	\$13,103
Total			\$397,973
Source: Vienna Town Audit, December 31, 2004			

A general rule of thumb is that the town's debt should not exceed 5% of the state's assessed valuation for the town. The legal limit is 15%, but any town approaching that amount of debt would be stretched beyond its means. As of December 31, 2005, Vienna's total long-term debt of \$584,639 divided by the total assessed valuation of \$48,700,000 was about 1.2%, which is well below the 5% "rule of thumb".

⁴⁰ *Financial Policies*, Maine Townsman: Maine Municipal Association, January, 2006

Budgeting for Capital Expenses

The town's approach to funding capital projects has been a combination of a "pay-as-you-go" approach where funds are raised as needed and a "borrowing and paying into the future" approach. Many of the town's capital improvements are funded through annual appropriations at town meetings. Paving of town roads is usually funded using state road assistance, which can only be used for capital improvements to roads. Construction of the Community Building addition to the Fire Station was funded through small annual appropriations into a designated fund, which is a "save ahead" approach.

As discussed in the previous section, the town borrowed funds to pay for a new fire truck and to purchase land adjacent to the Town House. At the 2006 town meeting, the town established a "save-ahead" approach to funding Fire Department capital expenses, where operating funds left over at the end of each year will be rolled over into a capital reserve account. Many towns use the "save ahead" approach by establishing capital reserve accounts and then making annual or periodic contributions to the accounts.

Future capital expenses for Vienna could potentially include the following:

- Road construction and paving projects
- Fire Department trucks and equipment
- Improvements to the Fire Station and Community Building, including roof repairs and parking
- Improvements to the Town House
- New town office
- New and/or improved recreational facilities
- Covered or improved sand/salt facility

Vienna may want to consider a more formal budgeting and long-range capital planning process. The goal is to anticipate major capital outlays, and to prioritize and schedule funding for projects in a fiscally sound manner that minimizes drastic changes in tax levels and avoids interest payments on borrowed money. The process can also allow the town to consider a variety of funding approaches.

The Comprehensive Plan recommendations will include a Capital Improvements Plan, which can be expanded into a Capital Improvements Program that is updated on an annual basis. The town might also consider the development and use of the Road Management System developed by the Maine Department of Transportation Local Roads Center to improve planning and funding of capital improvements to roads.

APPENDICES

Appendix A. Public Opinion Survey Results (Vienna Residents, only)

Appendix B. Visioning Workshop Results

Appendix C. Maps



APPENDIX A. PUBLIC OPINION SURVEY

Vienna's Public Opinion Survey was conducted in May 2007. Written surveys were distributed to approximately 300 residents and 250 non-residents. A total of 96 resident surveys were returned for a response rate of 32%. A total of 25 non-resident surveys were returned for a response rate of 10%. Resident and non-resident responses are tallied separately. The results of the non-resident surveys and the written comments from all surveys are not included in this document, but can be found in the files that accompany this Plan.

The following are the results of the resident surveys, ONLY. Responses are shown as percentages and the responses have been placed in ranked order (most positive responses first) in many of the questions.

1. How would you rate the overall quality of life in Vienna? (check white box under your response)	Excellent	Good	Fair	Poor	Neutral or No Opinion
	59%	29%	4%	1%	0%
a. What do you like best about Vienna? b. What do you like least about Vienna?	See "Written Responses"				

2. How would you rate the following services/facilities?	Rank* (%)	Excellent	Adequate	Needs Improvement	Not Needed	Neutral or No Opinion
Snowplowing & sanding	1-90%	39%	51%	5%	0%	2%
Solid waste disposal	2-85%	44%	41%	9%	0%	3%
Fire protection	3-81%	31%	50%	6%	5%	3%
Recycling	4-77%	44%	33%	16%	0%	4%
Ambulance	5-76%	30%	46%	3%	0%	15%
Social opportunities	6-70%	22%	48%	9%	5%	10%
Access to lakes	7-69%	14%	55%	23%	4%	2%
Schools	8-67%	16%	51%	8%	1%	21%
Gravel road maintenance	9-58%	16%	42%	30%	1%	5%
Town government	10-55%	13%	42%	38%	0%	3%
Paved road maintenance	11-55%	14%	41%	38%	0%	2%
Police protection	12-49%	3%	46%	23%	8%	15%
Local code enforcement	13-42%	5%	47%	15%	3%	25%

*Rank and % based on total combined score of those rated as high or medium priority.

3. Considering town priorities for the next <u>ten years</u> , how would you prioritize the following?	Rank* (%)	High Priority	Medium Priority	Low Priority	Neutral No opinion
Maintain water quality of ponds	1-87%	66%	21%	6%	3%
Reduction in taxes	2-78%	56%	22%	14%	1%
Long-term road improvement program with financing plan	3-61%	35%	26%	25%	6%
Regular town office hours	4-60%	35%	25%	33%	1%
Better gravel roads	5-54%	23%	31%	29%	8%
Town House improvements for use as town office	6-50%	22%	28%	39%	4%
Better public swimming area(s)	7-45%	22%	23%	44%	4%
More hiking trails (pedestrians, only)	8-44%	20%	24%	47%	4%
Wider/smooth road shoulders for walking, bicycling, etc.	9-43%	22%	21%	48%	4%
More town roads paved	10-40%	20%	20%	51%	3%
Consider hiring Administrative Assistant or Town Manager	11-39%	23%	16%	50%	4%

3. Considering town priorities for the next <u>ten years</u>, how would you prioritize the following?	Rank* (%)	High Priority	Medium Priority	Low Priority	Neutral No opinion
Better public access to Parker Pond	12-39%	24%	15%	50%	7%
Better public access to Flying Pond	13-39%	22%	17%	51%	4%
Recreation area (ball fields, playground, picnic area, etc.)	14-39%	11%	28%	50%	4%
More adequate space for town meetings	15-38%	13%	25%	52%	6%
More trails for non-motorized recreation (people, bikes, horses, etc)	16-36%	17%	19%	56%	5%
New sand and salt storage building	17-36%	9%	27%	45%	11%
Better public access to Kimball Pond	18-28%	17%	11%	61%	6%
More Code Enforcement	19-29%	5%	24%	53%	9%
Better public access to other ponds	20-26%	9%	17%	59%	9%
More trails for snowmobiles	21-24%	8%	16%	64%	9%
More parking at Fire Station/Community Building	22-21%	7%	14%	71%	4%
Trails for ATVs	23-17%	8%	9%	70%	9%
*Rank and % based on total combined score of those rated as high or medium priority					

4. Solid Waste Disposal and Recycling -	Always	Sometimes	Never
a. Do you recycle?	74%	22%	2%
b. Do you compost biodegradable wastes, such as leaves, food wastes, etc.?	48%	29%	21%
c. Do you dispose of universal wastes (computers, batteries, fluorescent tubes, mercury items, televisions, electronics) on the town's bulky pick-up day (3x/year) or by dropping them off at Waste Management in Norridgewock?	69%	19%	9%

5. Planning Issues – The following questions ask what you think about various things the town might do to guide future growth and development.

Please indicate your level of support or opposition for the following ideas:	Rank* (%)	Strongly Support	Somewhat Support	Neutral or No Opinion	Somewhat Oppose	Strongly Opposed
Protecting lake water quality by regulating erosion control and stormwater runoff	1-93%	78%	15%	3%	1%	0%
Protecting wildlife habitat	2-92%	72%	20%	3%	2%	1%
Preserving stream corridors for wildlife	3-90%	71%	19%	5%	1%	1%
Preserving scenic views and scenic character	4-89%	70%	19%	6%	3%	1%
Preserving historic sites and buildings	5-86%	63%	24%	7%	4%	0%
Encouraging agriculture and forestry	6-85%	63%	22%	6%	4%	2%
Regulating forestry to control clearcutting and soil erosion	7-83%	73%	10%	3%	5%	3%
Protecting wildlife by discouraging sprawl	8-81%	63%	18%	9%	3%	3%
Preserving open space in new developments	9-80%	59%	21%	9%	5%	2%
Controlling the TYPE AND/OR SIZE of new commercial and industrial development	10-79%	57%	22%	7%	2%	7%

5. Planning Issues – The following questions ask what you think about various things the town might do to guide future growth and development.						
Please indicate your level of support or opposition for the following ideas:	Rank* (%)	Strongly Support	Somewhat Support	Neutral or No Opinion	Somewhat Oppose	Strongly Opposed
Guiding the LOCATION of new commercial and industrial development, such as only allowing it along Route 41 and other main roads	11-77%	54%	23%	3%	10%	7%
Limiting the size of motors and boat speeds on lakes/ponds	12-77%	64%	13%	10%	5%	8%
Sharing the Lake Warden position with neighboring towns	13-76%	49%	27%	13%	2%	6%
Protecting residences from new commercial and industrial development	14-69%	56%	13%	14%	5%	9%
Encouraging individuals to voluntarily put land in conservation	15-69%	53%	16%	22%	4%	3%
Regulating condos and multifamily developments	16-69%	51%	18%	10%	6%	13%
Seeking ways to keep housing affordable	17-69%	48%	21%	18%	6%	3%
Encouraging senior housing	18-58%	30%	28%	22%	10%	5%
Controlling the location of new residential development	19-58%	30%	28%	11%	13%	15%
Regulating home businesses (size, traffic, etc)	20-51%	17%	24%	15%	15%	25%
Encouraging business development	21-50%	18%	32%	17%	13%	14%
Encouraging expansion of the village to include more residential, commercial and public uses	22-40%	17%	23%	22%	22%	13%
*Rank and % based on total combined score of those rated as high or medium priority						

6. There has been considerable concern in Maine and elsewhere about development sprawl (development in rural areas away from villages or cities). Residential sprawl is occurring in Vienna. Most new homes and subdivisions have not been located in or near the village over the past several decades. Most new homes and subdivisions have been located along Route 41, around Flying Pond, along Kimball Pond Road and to a lesser extent along other town roads.

What do you think about this development pattern? (Check one answer)	39%	a. This is <u>not</u> a problem. Let growth continue as it has in the past.
	5%	b. This <u>is</u> a problem, but there is nothing we can do about it.
	39%	c. This <u>is</u> a problem. The town should encourage development to occur in certain areas as opposed to other areas
	9%	d. Neutral/ No Opinion
Do you have any other thoughts on this issue?	See “Written Responses”	

7. The town might be able to get grants for some of the following projects. How would you prioritize them?	Rank* (%)	High Priority	Medium Priority	Low Priority	Neutral/ No opinion
Working with Mount Vernon on a water quality grant for Flying and Parker ponds (These ponds are on the state's priority list)	1-92%	72%	20%	6%	1%
Lake water quality grant for inventory and improvements to prevent erosion and sedimentation to local ponds	2-87%	70%	17%	11%	1%
Land acquisition to preserve important open space	3-82%	50%	32%	14%	1%
Funding for septic system upgrades (usually income-based)	4-77%	38%	39%	20%	3%
Emergency response equipment	5-76%	44%	32%	19%	2%
Housing rehabilitation grants (insulation, plumbing, heating, etc.) (These are usually income-based programs)	6-72	39%	33%	20%	6%
Land acquisition for recreational area(s)	7-60%	31%	29%	35%	1%
Recreational trails	8-58%	33%	25%	38%	3%
Sand and salt storage building (currently stored outside)	9-54%	20%	34%	35%	7%
Public beach(s)	10-53%	25%	28%	43%	2%
Economic and business development	11-46%	15%	31%	49%	3%
Boat launch(s)	12-45%	17%	28%	49%	4%
*Rank and % based on total combined score of those rated as high or medium priority					

8. Now that you've nearly completed this survey, please answer the following questions:	
a. What should be the <u>top</u> priorities for the town of Vienna for the next decade?	See "Written Responses"
b. What do you <u>fear most</u> for the town of Vienna for the next decade?	

9. The following questions will help us better understand the results of this survey.		
a. What is the status of your residency and/or land ownership within Vienna? (Check the box in front of the <u>one</u> response that most applies)	79%	Year-round resident of Vienna
	9% *	Seasonal resident of Vienna
	11% *	Own land, but don't live in Vienna
	1% *	Other (specify)
* Non-residents figures included in just this question (9a).		
b. If you work, what town(s) do you work in?	Vienna (6%); Farmington (6%); Augusta (11%); Other (36%)	
c. Where do you do most of your shopping? In what town(s)?	Farmington (70%); Augusta (50%); Waterville (15%); Vienna/Mt. Vernon (6%); Other (1%)	
d. What is your employment status? (Check as many responses as apply)	31%	Self-employed
	40%	Salaried or hourly employee
	35%	Retired
	4%	Other (specify)
e. What is your present age?	0%	18 to 25
	10%	26 to 44
	69%	45 to 64
	20%	65 or over

APPENDIX B. VISIONING WORKSHOP

The Visioning Workshop was held in the evening on Monday, June 18, 2007. Approximately 40 people participated in the workshop. The agenda included the following tasks:

- Listing of Greatest Fears and Greatest Hopes (four small groups)
- Listing of Top Priorities (each person ranked their top 3 priorities under each of the following categories: Town Government and Services; Growth and Development; and Natural Resource Uses and Protection)
- Mapping and Describing a Town-wide Vision (four small groups). Each group mapped what they would like the town to look like in 10 to 20 years (location of favorite places, 70 housing units, desired businesses, municipal facilities (new roads, recreation facilities, public parks, open space)

The following tables display the results of the workshop:

Greatest Fears (# indicates rank in order of priority)			
Group 1 (no ranking)	Group 2	Group 3	Group 4
Uncontrolled commercial growth	1. Inappropriate commercialization of the village (i.e., gas station, McD's)	1. Lose our rural look	1. Commercial or industrial development near our pristine areas
Less volunteerism	1. Adverse impacts of development on environment, natural resources, scenic qualities	2. Not finding ways to continually find common community values	1. Landowners mismanagement. Logger clear areas, trails etc.
All the roads will be paved	1. Gradual suburbanization of town – loss of fields & forests	2. Loss of community ~ people and interactions	1. Theme is trying to keep beauty of the area
Catastrophic events connected to global warming	2. Too many people moving in and wanting to change Vienna's looks	3. Limited access to woods (development and new homes)	2. In our enthusiasm to protect the town we take away individual rights
Loss of responsible agriculture	2. More expensive houses that increase taxes	3. Environmental destruction (water, land)	3. Overuse of bodies of water, large boats, jet skis, invasive plants, loud parties on islands
Tract housing – undeveloped areas sold in 2 acre lots	2. Land/housing/etc. costs preclude young people from living here	Inadequate services for the elderly	4. Taxes go sky high. Go up according to what town wants to spend.
Loss of undeveloped open space to fragmentation	Local residents caught off guard by adjacent subdivision/development	Lots more traffic on roads	Outsiders (out-of-staters) come and put demands on town, bring their ways of big city life
		Excessive taxation due to stresses	
Loss of access to ponds and wilderness	The cost and source of providing access and services to new development	Invasive plants in ponds	
		Scenic views destroyed/obstructed	
	Loss of access to logging roads that provide a trail network currently	Fear of paying more than our share of education costs/expenses	
		Industrial pollution	

Greatest Hopes (# indicates rank in order of priority)			
Group 1 (no ranking)	Group 2	Group 3	Group 4
Town government that operates out of offices that are open on a regular basis	1. Small is beautiful – like to see Vienna remain a small town	1. That environment, community values, rural nature are preserved as we face inevitable growth	1. Cottage industries (home businesses)
Extending Town House to provide offices for government with community meeting area with good acoustics, etc. for town meetings	1. Like to see village green (Trask property) protected and surrounded by homes, community activities	Safer roads, public transportation	1. Food co-op, farmers market
Control growth and development in a manner that allows for retention of rural beauty	1. Some new “life” in the village – new activities - <u>small</u> , like shops, gallery or eatery	Affordable housing for elderly	1. More local, small farms
Younger generations will be brought into community and will carry on...volunteerism, etc.	2. People who move in appreciate both present residents and physical setting and local values	More business and social opportunities for young families	2. Community access to water, so we don’t have to move for boats. Nice picnic area, sandy beach
Town develops its own energy resources to allow going off the grid	2. New residents participate in town life	Viable commercial venture	2. More useable public space, such as Highlands
Move to criminal justice model called “restorative justice”	2. Residents continue to be welcoming to others	Regular office hours, fully functioning Town House	3. Attract people who offer friendliness, community-mindedness
Vienna will have its own senior housing, death and dying center	3. Town-owned beach	Everyone has access to high speed internet	Nice community center/town office
Arts and creativity will be an integral part of town government and town organizations - e.g. buildings built by famous architects that will bring this vision to reality. Connected to encouraging younger generations	3. Wider improved shoulders on Town House Road	More recreational facilities – water & safer biking/walking	Convenience store
	3. More protected special places connected by trails	House setbacks &/or cluster development	Opportunity for low impact, high income employment in town
Research possibility of preserving Trask property for town land (e.g. park-community area)	Small scale commerce lessens need to drive for services	Water quality is preserved	Public transportation

Suggestion for Future Consideration: Group #2 - Minimum lot size control

Top Priorities for “Government Services” (# votes)

- 1 • Town House improvements for use as town office (14)
- 2 • Regular town office hours (13)
- 3 • Better public swimming area(s) (12)
- 4 • Long-term road improvement program with financing plan (11)
- 5 • More hiking trails (pedestrians) (8)
- 6 • Consider hiring Administrative Assistant or Town Manager (7)
- 7 • Reduction in taxes (6)
- 8 • Shared services with other towns (examples - town manager, snow-plowing, recreation facilities) (5)
- 9 • Better gravel roads (4)
- 10 • Wider/smoothed road shoulders for walking, bicycling, etc. (4)
- 11 • More town roads paved (4)
- 12 • Recreation area (ball fields, playground, picnic area, etc.) (3)
- 13 • Better public access to Parker Pond (2)
- 14 • Better public access to Flying Pond (2)

Top Priorities for “Natural and Cultural Resources” (# votes)

- 15 • Protecting lake water quality by regulating erosion control and stormwater runoff (16)
- 16 • Regulating forestry to control clearcutting and soil erosion (16)
- 17 • Encouraging individuals to voluntarily put land in conservation (12)
- 18 • Preserving historic sites and buildings (11)
- 19 • Protecting wildlife habitat (9)
- 20 • Preserving open space in new developments (7)
- 21 • Protecting wildlife by discouraging sprawl (6)
- 22 • Preserving stream corridors for wildlife (5)
- 23 • Preserving scenic views and scenic character (5)
- 24 • Encouraging agriculture and forestry (5)
- 25 • Sharing the Lake Warden position with neighboring towns (5)

Top Priorities for “Growth and Development” (# votes)

- 26 • Controlling the location of new residential development (19)
- 27 • Controlling the TYPE AND/OR SIZE of new commercial and industrial development (18)
- 28 • Guiding the LOCATION of new commercial and industrial development, such as only allowing it
- 29 along Route 41 and other main roads (15)
- 30 • Limiting the size of motors and boat speeds on lakes/ponds (11)
- 31 • Seeking ways to keep housing affordable (8)
- 32 • Protecting residences from new commercial and industrial development (7)
- 33 • Encouraging senior housing (7)
- 34 • Encouraging business development (6)
- 35 • Regulating condos and multifamily developments (2)
- 36 • Better access to Flying Pond (2)
- 37 • Better access to Parker Pond (1)
- 38 • Regulating home businesses (size, traffic, etc.) (0)

Summary of Group Visions (Maps are in the Comprehensive Plan File)

Special Places			
Group 1	Group 2	Group 3	Group 4
Kennebec Highlands	Kennebec Highlands, Kidder Pond	Kidder Pond	Kidder Pond
Flying Pond, and islands	Flying Pond beach/point	Flying Pond, and islands	Flying Pond, and islands
Parker Pond		Parker Pond	Parker Pond
Blueberry barrens		Blueberry barrens	
Spring-Kimball Pd Rd		Village spring	
Davis Pond	Davis Pond		
Kimball Pond	Kimball Pond	Kimball Pond	
McGurdy Stream	McGurdy Stream	McGurdy Stream	McGurdy Stream
Black Pond	Mill Stream Pond		
	Rugged Hill/Mountain Road ridge		Rugged Hill/Mountain Road ridge
		Mountain Road blueberry barrens	Highlands blueberry barrens
			Davis/Mason Road
			Whittier Pond
		Bean Farm	Bean Farm
		Wetlands west of Black Pond	Wetlands west of Black Pond
Union Hall	Town House	Church, cemeteries	
		Number of wetlands	
		Number of scenic views	Tower Road views

New/Expanded Public Facilities, including Recreational Facilities			
Group 1	Group 2	Group 3	Group 4
Swimming beach (Flying Pond)	Swimming beach (Flying Pond)	Swimming beach (Flying Pond)	
Recreation area for outdoor sports – ball fields, volleyball, badminton, social area	Village ball fields, village green	Village ball field	
Photovoltaic panels (Tower Road)		Limited access to Parker Pond (no motors)	
Wind Turbines (Eaton/Vienna/John Brown Mountains)		Airport – Tower Road	
Fine Arts Center north of village		Facility behind Town House	
Union Hall Cultural Center		Sand/salt shed	
10k walking/jogging trail around Flying Pond		Mount Vernon/Vienna Fire Station	
		Skiing on ridge just north of Flying Pond	

Conservation Land			
Group 1	Group 2	Group 3	Group 4
McGurdy Stream at Stream Rd./Bridge area	McGurdy Stream	McGurdy Stream (northern half)	McGurdy Stream at one point near Stream Rd.
Black Pond to Cumner Road	Between Black Pond to Cumner Rd. – conservation & farm land	Between Black Pond to Cumner Rd. – conservation & farm land	
Green way buffers along Rt 41, Jesse Ladd Rd, and other main roads			
Community garden/green space just north of Union Hall			
Green space/park north of intersection of Kimball Pond Road and Route 41	Green space/park north of intersection of Kimball Pond Road and Route 41		Green areas in village
Community garden off Trask Road			
			Town House green space
			Tower Rd/church green
	Expansion of Highlands Roads and trails	Expansion of Highlands	
	Vienna Mt/Davis Pond/Davis Rd area blueberry barrens/conservation land	Mason Road blueberry barrens	Blueberry barrens
	Davis Road blueberry barrens		
		Whittier Pond/Parker Pond wetland	
		Egypt Pond conservation area	
		Crowell Pond wetland	
	Ridgelines		
Bean Farm	Bean Farm	Bean Farm	Bean Farm
Organic Farm	Organic farm		Organic farm
Encourage sustainable agriculture			Farm/fields on Tower Road

New Housing/Business			
Group 1	Group 2	Group 3	Group 4
	Looked at existing lots (28 lots)		Existing lots -
	40 houses on Tower Road Most with green space (clustered)		4 houses Stream Road/ Tower Rd intersection 2 houses on Tower Rd.
		25 units cluster housing Stream Road	5 houses Stream Road subdivision
10 houses off Klir Beck Road			3 houses on Route 41 6 houses on Jessie Ladd/Kimball Pd Rd 2 houses Kimball Pond 5 houses Mt. Rd. 2 houses Whittier Pond
		10 units on south side of Eaton Mountain	A few other houses scattered on other roads
Assisted living along Route 41 south of Town House...on a pond		5 units - town green southwest of village	
House in the village off Mountain Road	2 houses in village area	In/near village – senior housing 20 units; 10 units between Kimball & Tower Roads	4 houses near village
		Controlled businesses in village	Scattered businesses

APPENDIX C. MAPS

Map 1. Public and Semi-Public Uses

Map 2. Topography

Map 3. Constraints to Development

Map 4. Water Resources

Map 5. Significant Habitat

Map 6. Parcels (Property Tax)

Map 7. Existing Land Use

Map 8. Cultural Resources

