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TOWN OF SIDNEY

COMPREHENSIVE PLAN

March 2003

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Introduction

The Role of the Comprehensive Plan

The Comprehensive Plan is a guide for managing change within the community for the next ten to twenty years. The plan is an expression of the community's vision of its future and it provides a framework for future policy decisions. It also contains a great deal of information about the Town..

The goal of the plan is not to predict the future. The planning process is designed to inventory and then analyze the present conditions within the community. This analysis is then reviewed within the context of both state and local planning goals. Finally, policies are developed. The policies will be developed by groups such as committees, selectmen, and planning board Recommendations for change in policy will be brought to Town meeting for approval. The specific policies are assigned to a particular group such as the Selectmen or the Planning Board to carry out, according to a suggested time schedule.

The Comprehensive Plan is not the end of the planning process but just the beginning. The local committees assigned to carry out the plan will take the suggested broad policies and further refine them to make them responsive to the ever changing needs of the community. It is important to consider that the plan will recommend the creation of many new Town Committees which will bring new people into local government.

It is important to note that this Comprehensive Plan is not an ordinance, nor a law of any kind. It is an advisory document that will form the basis of the Town's future policy decisions. Any revised or new ordinance and new Town policies will, as always, be placed on the Town meeting Warrant for the voters consideration.

Past Planning Activities

The 2003 Comprehensive Plan builds upon the foundation established by the 1992 plan which was not adopted by the community, nor was it deemed consistent by the State Planning Office. The older plan contained a great deal of data about the Town. Much of this information was incorporated in this plan. The new plan does take a step beyond the previous plan in as much as it presents a land use plan and greatly expands the scope and breadth of policies that need to be considered by the community.

However, any planning document is only valuable or beneficial if the community has the commitment, interest, and excitement to carry out the recommendations contained in the plan. The Comprehensive Plan Committee with this reality in mind has recommended that an Implementation Committee be formed to assist the Selectmen in making sure that all the policies in the plan get the attention and backing they deserve over the next couple of years. Another important strategy was the recommendation that they develop various new committees to study and implement portions of the plan. These new committees will involve many new members of the community in local government. This can only further the democratic process and benefit the entire community.

Creating New Committees

The task of putting this plan into action over the next couple of years will require a great deal of time, commitment and most importantly a lot of people. The plan recommends that a number of new Town Committees be created to assist the Selectmen , Planning Board , Budget Committee and other municipal groups to carry out portions of the plan Tasks assigned to existing and proposed new committees are contained in the policy section.

The following new committees are recommended:

Implementation Committee

The committee will serve as a overall steering group and assist the Selectmen in making sure that elements of the plan are being addressed in a timely fashion.

Road Committee

The committee will develop a road management plan and undertake many other transportation planning functions.

Historic Committee

The committee will promote , inventory and preserve the historic and archeological resources of the community

Town Government Committee

The committee will study the long term government structure needs of the community and provide recommendations to the Selectmen and the Town to consider.

Kennebec River Committee

The committee shall in concert with neighboring communities determine whether a common vision addressing recreation, development and environmental preservation could be forged.

Conservation Commission

The commission will promote the environmental health of the community and help to implement the natural resource recommendations of the plan.

Building Code Committee

The committee will evaluate the benefits of adopting a building code as well as implementation of compliance with other existing and future codes.

Senior Citizen Committee

The committee will explore the need to develop a senior citizen housing project in the community.

The Parts of the Comprehensive Plan

The Comprehensive Plan consists of the following parts:

- An inventory and analysis section that contains background data on a variety subjects and a discussion of some issues relating to these areas.
- Policies ad Implementation Strategies that include goals, a schedule for implementating the plan recommendations and assigning responsibility for carrying out the task.
- Various maps and charts that display data and show trends
- A land use plan that establishes recommendations to guide future land use within the Town.

Plan Organization

The plan is organized into two parts. The first part consist of the goals, policies and implementation strategies and the Land Use Plan. This is essentially the Action portion of the plan. It sets out how the Town should address a wide range of municipal concerns and issues .

The second part called the inventory section contains all of the background data and analysis that was collected and eventually used to form the policies and implementation strategies. The Inventory section is divided into various categories corresponding to the many layers and responsibilities of a municipality.

Acknowledgments

The Sidney Comprehensive Plan Committee would like to thank the Selectmen for their support., the Town Staff and the countless number of citizens that answered the survey and made other contributions to the plan.

Comprehensive Plan Committee Members:

Orman Whitcomb
Ron Gurney
Ronald Chayer
Art Ray
Vernon Davis
Jim Milligan

Special thanks to Bill Najpauer, Kennebec Valley Council of Governments.

Goals, Policies and implementation Strategies

The goals, policies and implementation strategies consist of recommendations for future action by the community. The goals are based upon Maine's Growth Management Program. The policies and implementation strategies are specific recommendations that have taken into consideration the findings and analysis of the comprehensive plan inventory and public input.

This section is divided into areas that match the inventory section of the plan. Policies and implementation strategies that relate to specific areas, like housing or natural resources, are therefore all listed in one place. However, what might be recommended as a housing policy might have implications for land use or the economic health of the community.

Population

Goal:

To plan for orderly growth and development throughout the community and to respond to changes in our population.

Purpose

The collection of demographic data is not only interesting but it provides a great deal of information about the community. The data will often confirm our own intuitions about what is happening in the community and more importantly it can reveal new patterns and trends.

The Town is growing and evolving and this will require us to respond to these changes with new ideas and strategies. The information provided in the population section will be used throughout the plan and will help inform us about how and in what form the community has changed. Another important trend is future growth projections for the Town. These projections will help us in planning for the increased housing and commercial development that will occur in the next 20 years.

- 1 The Town shall monitor demographic trends especially population, housing, and age distribution and incorporate any significant changes into the comprehensive plan. Applicable policies and growth estimates shall be revised depending upon the data.

The Planning Board shall examine available demographic data from the Census Bureau and the State when it becomes available and modify the plan as appropriate.

Time-line: On-going

Transportation

Goals:

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

Purpose

The purpose of the transportation section is to inventory and analyze the Town's transportation system, including roads, bridges, rail, airport and pedestrian ways.

- 1 The Town shall adopt a Road Management Plan modeled after the Road Management System (RMS) program developed by the Local Roads Center to supplement its current program to evaluate and schedule road maintenance and repairs.

The Selectmen shall appoint a road committee in order to develop a formal road plan for the Town and to update the plan annually as work priorities change.

Time-Line: 2004

- 2 The Town shall update its road construction, inspection and acceptance standards and procedures to ensure that all roads constructed within the community are built to acceptable engineering requirements and further that these roads are inspected to ensure compliance with town standards. Requirements for road acceptance, performance bonds, and maintenance responsibilities for private roads shall also be developed.

The Planning Board, Road Committee, and the Selectmen shall update the Town's road standards.

Time-Line: 2004

- 3 The Town shall actively participate in the Region 4 Regional Transportation Advisory Committee (RTAC) and with other community transportation planning undertakings as appropriate in order to advocate for transportation improvements for Sidney and the region.

The Selectmen shall monitor regional transportation undertakings and participate in the RTAC process as necessary.

Time-Line: On-going

- 4 The Town shall adopt basic traffic access provisions for all new road openings on local roads to include minimum, provisions for sight clearance, road and driveway construction, drainage standards and turnaround requirements.

The Planning Board shall develop basic traffic access standards.

Time- Line: 2005

- 5 The Town shall work with the Department of Transportation to identify and implement solutions to all of the identified unsafe road locations . A plan to remedy safety deficiency including a budget and implementation schedule shall be developed

The Selectman and the Road Committee shall in cooperation with the Department of Transportation develop a plan to remedy unsafe road conditions as identified in the plan.

Time-Line: 2005

- 6 The Town shall in cooperation with neighboring communities plan for and address for traffic and other related issues resulting from the construction of the new bridge in Augusta, The town shall develop new transportation and land use policies as needed to respond to changes in traffic and development patterns.

The Selectmen and the Planning Board shall monitor changes in traffic and development patterns resulting from the new bridge and develop a plan to respond to these changes as need.

Time-Line: On-going

- 7 The Town shall in cooperation with the Department of Transportation study the feasibility of developing improved bike travel lanes throughout the community especially along Route 104, Route 27, the Middle Road, and the Pond Road.

The Selectmen, Road Committee and the Conservation Commission shall develop a bike way plan for the community.

Time-Line: 2006

- 8 The Town shall in cooperation with the Department of Transportation monitor the traffic and usage of the Middle Road and as appropriate advocate for improvements along this corridor.

The Selectmen and the Road Committee shall make recommendations to the RTAC and the Department of Transportation for improvements to the Middle Road based upon traffic data.

Time-line: On-going

Archeological and Historic Resources

Goals:

To preserve the Town's historic and archeological resources.

Purpose

The purpose of this section is to identify the Town's archeological and historic resources and to identify strategies that will preserve the distinctive archeological and historic characteristics of the community. the task of preserving the places, buildings and memories of the past is important to present and future inhabitants of the Town. The remaining evidence of our ancestors whether it consist of cemeteries, old homes, records and books, or prehistoric sites, all contributes to the individuality and identity of the community.

- 1 The Town shall create a local Historic Committee in order to promote the community's history and to further identify and where appropriate preserve archeological and historic sites and buildings. The Committee shall serve as a resource to the Town and seek grants and other funds to pursue its mission.

The Selectmen shall appoint a Historic Committee .

Time-Line: 2004

- 2 The Town shall undertake a survey of all the historic and archeological resources within the community and present the findings to the Town. Whenever possible grants and other funding sources shall be identified to finance the survey.

The Historic Committee shall conduct a survey dependent upon obtaining funds for the project.

Time-Line: On-going

- 3 The Town shall incorporate standards in the land use ordinance that require that all development to check maps contained in the plan for the presence of any archeological or historic sites within the proposed development area prior to undertaking the project. A procedure to develop a mitigation plan for any development site that would disturb a historic or archeological site shall be developed in cooperation with the State Historic Preservation Commission.

The Planning Board shall incorporate these provisions in the land use ordinance.

Time-Line: 2005

- 4 The Historic Committee shall develop a plan to promote the preservation of Sidney's historic and archeological resources which relies upon the voluntarily participation of property owners. Whenever possible incentives shall be identified that would encourage participation.

The Historic Committee shall develop a preservation plan.

Time-Line: 2006

Public Services

Goals:

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

To develop and maintain public services that are designed to be responsive to the citizens of Sidney.

Purpose

Public facilities and services are provided by the municipality for the purposes of protection the health, safety and welfare of its residents. The adequacy of the facilities and services provided directly affects the quality of life and economic well-being of the community. Just as a business has capital investments, employees and offers services so do municipalities.

Public facilities and services have a direct relationship with property tax rates as services and facilities are usually funded through tax revenues. A rural community such as Sidney does not and cannot afford to offer an array of facilities and services extended by its larger neighbors of Augusta and Waterville. Within the context of a rural community, most residents do not expect a full range of services without suffering the resulting increase in taxes.

- 1 Town shall consider the recommendations of the Government Services Committee and discuss the merits of their proposal at a Town Meeting.. Changes in the government structure shall be considered depending upon the outcome of this and/or future study. The long term needs of the community shall be considered and any recommendations for changing any aspect of our municipal government structure must/shall be developed in such a way as to adequately and appropriately address the demands of growth and related development on the Town by Sidney's evolving population.

The selectmen shall implement the policies voted by residents based on the recommendations they accept as proposed by the Government Services Committee and use the services of the committee to determine if additional recommendations will be required to address future community demands.

Time-Line: 2003

- 2 The Town shall continue to assess the ability of existing Town Government and its programs to meet the rapidly changing needs of the community. All elements of government services shall be reviewed including, fire, ambulance police protection, recreation, public works and town management.

The Selectmen shall appoint a town committee to look at all municipal structures, programs and procedures and determine whether or not modifications need to be proposed to meet the growing demands of the community.

Time-Line: 2004

- 3 The Town shall develop a road plan as described in the Transportation Policies and shall further identify ways to improve winter road maintenance especially road plowing and sanding.

The Selectmen, Road Committee, and the Road Commissioner shall develop a plan to improve winter road maintenance.

Time-Line: 2004

- 4 The Town shall identify mechanisms to improve communications with citizens through the use of a newsletter, town web site cable community channel, and other methods.

The Selectmen shall pursue the development of a Town Web site and the publication of a Town newsletter.

Time-Line: 2004

- 5 The Town shall be receptive to the creation of regional or interlocal projects for some government services such as fire protection, water quality protection, recycling, purchasing, recreation , economic development, and library services . Cooperation with neighboring towns for the delivery of all or some of these services should be considered if it would reduce cost and provide an adequate level of services.

The Selectmen shall explore the feasibility of regional services and present these opportunities to the Town Meeting for consideration. The Selectmen may appoint committees to study regional programs as opportunities arise.

Time-Line: On-going

- 6 The Town shall develop a capital improvements plan to finance all major capital purchases which shall be reviewed and updated annually.

The Selectmen shall develop a capital improvements plans and a procedure to annually review and revise the plan. The procedure shall further specify the involvement of the Town Committees and public input.

Time-Line: 2004

- 7 The Town shall continue to monitor all of its municipal programs and services and its involvement with the school district in order to ensure that services match citizen needs. As appropriate changes shall be proposed to improve programs and to create new services as community needs dictate.

The Selectmen shall review government services and respond to citizen concerns as appropriate.

Time-Line: On-going

- 8 The Town shall undertake a study to determine if adequate municipal cemetery space is available to meet future needs.

The Selectmen shall take an inventory of the Town's cemetery space and make recommendations for expanding cemetery space as appropriate.

Time-Line: 2005

- 9 The Selectmen shall monitor the overall implementation of the comprehensive plan and make sure that the appropriate resources are available to put the plan into action.

The selectman shall appoint an implementation committee and give them the task of monitoring the implementation progress of the plan and reporting this progress to the town on a regular basis. The committee shall further provide assistance to other town committees that are assigned to implement portions of the plan.

Time-Line: 2003

Economy

Goals:

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

Purpose

The economy section of the plan seeks to describe trends in the local economy and identify opportunities in public policy to enhance the attractiveness of Sidney for appropriate economic growth and development

- 1 The Town shall be an active participant in regional economic development efforts whenever such activities pose a benefit for the community.

The Selectmen shall participate in regional economic development activities as appropriate..

Time-Line: On-going

- 2 The Town shall promote agricultural, forestry and other rural natural resource based activities by providing a receptive environment for these activities to grow through appropriate government policies , advocacy, and limited regulation.

The Selectmen and the Planning Board shall develop policies and ordinances that serve to promote the continuation of rural land activities and shall participate in regional and state efforts that seek the same goal.

Time-Line: On-going

- 3 The Town shall develop a strategy to promote commercial activities that have been identified by the citizens as appropriate to the character of the Town. Performance standards shall be developed to guide the location and construction of new commercial uses in a manner the protects the environment, preserves community character, and mitigates impacts onto neighboring properties.

The Planning Board shall develop commercial development performance standards that provide flexibility while also addressing community objectives.

Time-Line: 2005

- 4 The Town shall in cooperation with other Kennebec River Communities discuss potential changes that may occur in the near future along the river in response to the improved fishing habitat. The increased demand for recreation along the river can alter the character and environment of the river and surrounding properties in ways that might not be beneficial to the community and property owners. The Town shall enter into a conversation with other communities, property owners and citizens in an effort to determine if there is a common vision for the Kennebec River that would balance environmental protection, recreation, economic development, property rights, and transportation issues, and community character.

The Selectmen shall appoint a River Committee to begin a conversation within and beyond the community in order determine interest in developing a local Kennebec River Plan.

Time-Line: 2005

Fiscal Capacity

Goals:

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

Purpose

The purpose of the fiscal capacity section is to describe the Town's fiscal situation and to determine whether or not the Town is capable of meeting future growth and development needs. A key component of this analysis will be the development of a capital investment plan for financing the public facilities and services required to meet projected growth and development. Another important area to be discussed is the way citizens of the Town wish to spend their present and future tax dollars to meet anticipated needs.

- 1 The Town shall provide sound fiscal planning to meet current and future needs and ensure adequate oversight of town affairs.

The Selectmen shall provide adequate oversight of town affairs and seek ways to improve the financial health of the town through fiscal planning and the development of a capital improvements plan. The Budget Committee shall make future cost projections for municipal services based upon growth projections and determine if adequate revenues will be available..
Time-Line: On-going

- 2 The Town should take the necessary steps to plan for and appropriate sufficient funds to implement the policies of this plan.

The Selectmen shall appropriate the necessary funds for Town Meeting consideration.
Time-Line: On-going

- 3 The Town shall plan for all major expenditures by developing a capital improvements plan to include all capital items over \$5,000. Capital accounts shall be established as appropriate to set funds aside in anticipation of future needs. The Town shall further develop an on-going financial strategy that seeks the most cost effective solutions to meet municipal needs and which provides a level spending plan that avoids sharp rises in cost each year.

The Selectmen, Budget Committee and with the input of other Town committees and citizens shall develop a capital improvement plan and shall make sure that appropriate financial planning resources are available..
Time-Line: 2004

- 4 The Town shall pursue grant funds to finance capital improvements and other municipal needs in order to reduce the burden on tax payers.

The Selectmen shall maintain a knowledge of grant resources and pursue these funding sources as appropriate.

Time-Line: On-going

- 5 The Town shall undertake a new property valuation in order to upgrade property valuations as specified by the State.

The Selectmen shall present to the Town Meeting for consideration a plan to undertake a property tax re-valuation.

Time-Line: 2005

Natural Resources

Goals:

To protect the quality and manage the quantity of the Town's water resources including rivers, streams, ponds and aquifers.

To protect the Town's critical natural resources including wetlands, wildlife and fishery habitats, shoreland, scenic vistas, and unique natural areas.

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

Purpose

Inventorying and studying Sidney's natural environment is one of the essential components of the comprehensive plan. Most land use planning efforts are based largely on the potential affects particular types of development may have on the land; and the land's ability or lack of ability to support a specific type of development. Therefore, developing an understanding of the natural systems within Sidney and their sensitivity to development is an important toll toward creating policies ad strategies for the future of the Town.

The natural environment or ecology also provides a basis for understanding how Sidney's physical nature became what it is today. just as understanding how the social and historical nature of Sidney influenced the Town's development, the natural environment plays an equally important role.

- 1 The Town shall create a Conservation Commission to promote the environmental health of the community and to play a role in implementing the natural resource section of the plan.

The Selectmen shall appoint a conservation commission .

Time-Line: 2004

- 2 The Town shall continue to enforce its existing ordinance that protect the environment and shall update and revise these ordinance as recommended by the plan.

The Planning Board shall amend local ordinances as recommended by the plan.

Time-Line: 2005

- 3 The Town shall develop a basic group of performance standards applicable to all development that would address erosion control, stormwater run-off, protection of water quality, and habitat protection.

The Planning Board shall amend Town Ordinances.

Time-Line: 2005

- 4 The Town shall develop phosphorus standards applicable to all development proposed with the pond watersheds. The standards shall be flexible and be designed to address the impact of the development with respect to its size, density and location within the watershed

The Planning Board shall develop phosphorus standards

Time-Line: 2005

- 5 The Town shall create a procedures for development proposed within an identified animal, wildfowl, or plan habitat area as mapped by the Department of Inland Fisheries and Wildlife to undergo a review designed to mitigate any negative impacts for the development upon the particular resource.

The Planning Board shall develop a review procedure for development located in special areas.

Time-Line: 2005

- 6 The Town shall develop performance standards dealing with land development throughout the town that respond to the environmental and man-made limitations present on the land such as soils, steep slopes, water bodies, hydric soils, wildlife and plant habitat, roads and traffic, subsurface waste water disposal, potable water availability and capacity, agricultural and forestry operations aquifers, and scenic resources.

The Planning Board shall develop performance standards.

Time-Line: 2005

- 7 The Town shall make the long term preservation of certain significant natural resources in the community such as the Sidney Bog a priority.

The Conservation Commission shall develop a list of significant natural resources that the community wishes to preserve and further develop a plan including funding options to implement this strategy.

Time-Line: 2005

- 8 The Town shall cooperate with local and regional Land Trust and other similar organizations and funding sources in order to promote the preservation of open space, recreational land ,and agricultural land for future generations.

The Conservation Commission shall develop relationships with land trust organizations and promote the conservation of land throughout the community. An outreach program shall be developed to inform landowners of the value of land preservation.

Time-Line: On-going

Recreation

Goals:

To promote and protect the availability of recreational opportunities for all citizens including access to surface waters.

Purpose

The purpose of the recreation section is to inventory all of the Town's recreational facilities and to identify future needs.

- 1 The Town shall develop a recreation plan for the community based upon the priorities identified in the plan.

The Recreation committee and the Conservation Committee shall develop the plan and promote its implementation at the Town Meeting.

Time-Line: 2006

- 2 The Town shall seek to improve access to its water bodies especially for swimming and boating.

The Selectmen and the Recreation Committee shall seek funds for new and improved boating access and for the creation of a local swimming area.

Time-Line: On-going

- 3 The Town shall study the feasibility of developing a comprehensive trail plan for the community that would address snowmobiles, hiking, horseback riding, ATV use and skiing.

The Conservation Committee and the Recreation Committee shall explore the development of a comprehensive trail plan for the community. and make recommendations for municipal consideration.

Time-Line: 2005

Housing

Goals:

To encourage and promote affordable, decent housing opportunities for all residents of Sidney.

To provide a variety of types and densities of housing available to households of different sizes, ages, and incomes.

Purpose

The housing section will deal with a variety of housing related issues such as affordable housing, mobile homes, residential growth patterns, neighborhoods, building activity, subdivisions, multi-family housing, rural land development and future housing needs.

- 1 The Town shall evaluate the benefits of adopting a building code such as BOCA for the community to ensure that all buildings conform to minimum structural and safety standards.

The Selectmen shall appoint a committee to evaluate the benefits of adopting a building code for the community. The committee shall report its findings to the Town Meeting for consideration.

Time-Line: 2005

- 2 The Town shall in cooperation with affordable housing groups seek ways to promote the development of affordable housing within the community.

The Selectmen shall maintain an open relationship with affordable housing organizations and encourage projects within the community.

Time-Line: On-going

- 3 The Town shall adopt innovative strategies that foster the creation of housing projects that are environmental sensitive, provide open space and recreational spaces, co-exist with agricultural and other rural land use activities, and provide affordable housing opportunities.

The Planning Board shall explore innovative housing strategies that would be beneficial for the community.

Time-Line: On-going

- 4 The Town shall explore ways to meet the housing needs of elderly citizens including senior housing and other forms of housing assistance and programs.

The Planning Board and the Selectmen shall explore interest in developing senior citizen housing and other programs for the community. If interest is expressed by the community a committee may be formed to develop a plan of action for Town consideration.

Time-Line: 2006

Land Use

Goals:

To encourage orderly growth and development in appropriate areas of the Town, while protecting the Town's rural character, making efficient use of public services and preventing development sprawl.

- 1 The Town shall incorporate all of the recommendations and key elements outlined in the land use plan into its land use ordinance.

The Planning Board shall revise its land use ordinances as appropriate.

Time-Line: 2005

- 2 The Town shall monitor growth and change within the community and determine if the proposed policies advocated in the this plan are adequately addressing the needs of the town. Changes shall be proposed to the plan as appropriate in order to address contemporary land use issues.

The Planning Board shall track development trends and at least annually discuss the effectiveness of land use ordinances to address growth impacts Revisions shall be developed and proposed to meet future challenges as they arise..

Time-Line: On-going

- 3 The Town shall assess whether the existing hours allotted for Code Enforcement are adequate to meet current and future demands especially considering the changes proposed for ordinances.

The Selectmen shall make a recommendation to the Town meeting to increase Code Enforcement hours as necessary in order to handle the 50 to 60 new homes constructed each year.

Time-Line: 2003

LAND USE

Introduction

The land use section of the comprehensive plan provides the framework to implement many other parts, sections and components of the plan such as natural resources, housing, economic development and fiscal spending priorities. The land use plan is one of the most visible outcomes of the comprehensive plan process. The recommended land use policies will eventually result in a set of ordinances to guide development within the community for the future. The land use plan will balance competing priorities and goals with the wide range of ideas, attitudes and opinions among townspeople concerning land use regulation, growth and development. As if this were a lot to ask from a plan; it must also be designed to be fair and written in such a way that is accepted by the Town and implemented in a timely fashion.

Quite simply, the land use plan presents the existing development patterns within the Town along with any negative implications, and proposes to remedy these negative factors by establishing a clear set of goals, policies and implementation measures.

The basis, or foundation of the land use plan is the analysis and data collected in the comprehensive plan and the ideas and directions suggested by the public through surveys, and public meetings. The combination of adequate data, thoughtful analysis and widespread public participation will provide the raw material for a sound plan.

Land use planning proceeds under the premise that development and growth will occur as a consequence of change, however, for the overall benefit of the community, should be directed and channeled in a way that reflects the wishes of the community. The goal of the land use plan is to therefore to set out a clear direction for future development while preserving those items cherished by its residents.

Sidney's pastoral settings and location between Augusta and Waterville has made it very popular for new residential housing. This trend will continue into the next decade. Residential growth has already changed the character of the community. This has occurred although Sidney has vast tracts of land still available for new growth.

The hard questions that must be answered include the following:

- At what point will unplanned growth forever alter the character and shape of the community?
- Will growth eliminate or lessen those qualities that first attracted people to move into the community?
- Will growth create far more negative consequences than positive attributes for the community?
- Will cost for municipal services rise and place a burden on residents?
- Will the environment be damaged, especially water quality?
- The final question is: can the Town develop a plan to accommodate growth in a way that mitigates negative impacts, protects the environment, enhances the character of the community and is deemed fair and democratic by the citizens?

Sidney's Evolving Rural Heritage

The Town has deep agriculture roots that were very visible until the early 1970's. Today farmland and fields dominate major portions of the landscape though only a fraction of the former farms is still in operation. Nevertheless agriculture is still an important feature of the community and includes such activities as dairy, hay and venison operations.

Unlike many Maine communities, although not that unusual for a predominately rural place, Sidney never developed a traditional town center or village. Its proximity to nearby Augusta and Waterville allowed residents to avail themselves of the goods and services in these larger municipalities.

Today there is a handful of active agricultural operations and a fair amount of field and pasture acreage that is either hayed or not used. Forest has replaced much of the former farmland of the past century and new subdivisions or individual lots have displaced fields or forests. The Town's 42.2 square miles of land area offer ample land for continued building and much of this activity might still be able to fade into the rural back drop of the community. However, existing housing development has already reshaped the Town as illustrated by the Residential Neighborhood Map (See Map Appendix). At the current pace of housing development with 50 to 60 new units constructed per year, the rural landscape is quickly evolving from a rural to suburban environment.

A mere twenty years ago, Sidney was a low density rural community that exhibited a typical spread-out development pattern along existing roads. A few small subdivisions and seasonal housing along the ponds were the only evidence of a more dense residential pattern. The town became attractive, especially in the past ten years, for families leaving the regions more urban areas for a house on a large lot in the country with the added feature of lower taxes. The popularity of new housing in subdivisions, or on individual lots began the shift from a rural-based land ethic based upon resource and productivity to a consumption-based approach. Rather than using the land for agriculture, forestry, or other rural-based resource activity, the land was consumed merely to provide a country residential setting that could vary from a one acre lot to a couple of acres. Whatever the lot size or the location the majority of the new homes constructed within the town did not make any connection to traditional rural land activities. An example would be a home serving a farm, greenhouse, horse stable or sawmill operation.

The rural link between your abode and production from the land in some fashion was gradually replaced by dwellings serving occupants that worked mostly out of town and more importantly in occupations that were not connected to a rural resource-based activity. It is important to note that farming, forestry, and other rural activities still occur. However, they are increasingly surrounded by new housing. Conflicts are inevitable between the sights, sounds and smells of many rural activities and the anticipated enjoyment homeowners expect on their land. The greatest land use challenge for the town is to identify the rural character that most people say they value about Sidney and then translate this into a land use vision and plan that can serve to guide how we design, develop and grow in the coming years. The change from rural to suburban will continue to create tension as these two often opposing patterns will signal very different notions about what residents identify as rural character.

A Harmony of Years Past

The town's past being deeply rooted as a rural farming community, and gradually began to evolve into a suburban pattern just 20 to 30 years ago. Rural communities mostly due to low densities of structures and large expanses of undeveloped land, were usually not faced with many development problems relating to traffic, water quality, septic systems, water quality, and troublesome neighbors. While many of these items did cause some trouble in a rural setting, it was usually not a big issue because your nearest neighbor was no where in sight.

For many years the space most people took for granted between neighbors, and the relative sameness of land uses in a community, combined with a healthy dose of tolerance for whatever mischief a nearby resident might undertake created a sort of harmony. The influx of new housing and the new residents with very different notions about tolerance and living habits, gradually eroded the foundation that allowed most people to live in harmony with each other. An organized set of rules and land regulation was not required when the majority of residents usually agreed upon an unspoken set of community rules and norms.

The changes taking place in Sidney, due to its high rate of growth, can no longer be handled using procedures and methods from past years. The way things were done, while working perfectly well for years, are no longer adequate or effective in our community that has in the past twenty years reshaped itself. New residents, new homes, different expectations and desires and most importantly a shift to a suburban land pattern will mean that the Town must reevaluate and develop different ways to govern, provide services, communicate with its citizens, identify a shared vision for the community and guide new growth. In a similar fashion, many of our current municipal structures and services such as fire service, police protection, public works and town administration will need to be evaluated in light of demands placed by our growth rate.

The comprehensive plan and the policies recommended including this land use plan is a first step for the Town to undertake those changes it will need to make to meet the demands of its citizens and the demands imposed by the current and anticipated growth rate in population and housing.

Anticipated Future Growth

Population and housing projections point to a continuation of our current rate of growth for the next twenty years. Sidney's popularity due to proximity to both Augusta and Waterville, rural atmosphere, attractive residential neighborhoods, and modest taxes will attract more families into the town. The eventual rise in population and housing will certainly impact the community. The impact growth will create in terms of being positive or negative is a direct function of how well new development is planned and guided so that unwelcome, unanticipated, and unpleasant consequences are avoided.

We cannot stop growth but as a community we can make sure that it occurs in a way that is in the best interest of all of us. The addition of 50 to 60 new homes annually over the next twenty years can occur in a way that enhances the environment, maintains rural character, and does not over burden municipal services and finances. However, simply relying upon existing ordinances and planning efforts will result in a number of negative and often costly impacts both for the community and many individuals.

Maps showing the structure location in 1980 and the residential neighborhood in 2002 illustrate how quickly things can change. Image the same rate of growth for the next twenty years following in a similar pattern. The neighborhoods would expand outward creating densities that would threaten potable water quality, subsurface waste disposal systems would have a potential to fail if placed on small lots and marginal soils, open space and rural lands would be consumed, and some environmental features such as wetlands, streams and plant and wildlife habitats would be damaged. Most of these negative outcomes are not directly a result of overt malice on anyone's part but rather due to a failure to assess the long term consequences of development.

Our Vision for the Future

Based upon information gathered, Sidney residents value the rural nature and attributes of the community and wish to preserve this character. The elements that make-up Sidney's rural character which is prized by current residents and is certainly popular with the newcomers that flock into the 50 to 60 new homes constructed each year. The following is a list of the most important items that will create the foundation of the land use plan:

- Traditional rural activities such as farming and forestry will continue to play an active and healthy role in our landscape.
- New housing and other projects need to respect agricultural uses that are part of our heritage and should not create impediments for their future operation.
- The pattern of forest and field landscapes that still dominates our rural roads should be retained.
- Rivers, ponds, streams and wetlands will provide a healthy habitat for animals, fish and plants, and recreational and scenic opportunities.
- Critical natural habitats will be preserved and nearby development will respect their role in the environment.
- Subdivisions will be planned, designed and constructed adequately to meet the current and future needs of its inhabitants and the community.
- Development will be undertaken in a way that respects neighboring properties and the environment from pollution and other negative impacts.
- Housing density will match the ability of the soils and other environmental features to accommodate development.
- Subsurface wastewater disposal systems will be placed on adequate soils and function properly.
- Each lot will have ample land to place a future replacement subsurface wastewater disposal.
- Wells will provide a safe and ample source of water without being threatened by pollution or other hazards.
- Most new development will choose to locate in areas that are best suited for growth taking into account soils, roads, lack of environmental restraints, and market suitability.
- Citizens are provided with choices and flexibility in any standards and ordinances developed to implement the land use plan.

The Land Use Plan

The land use plan is a set of recommendations designed to set into motion and make real those items listed as our future vision of the community. The key elements of the land use plan are listed below. Most of these items will eventually be incorporated into the Town's existing Land Use Ordinance. Other elements will serve to provide direction in revising other Town Ordinances such as the Subdivision and FloodPlain Ordinance.

The land use plan seeks to guide future growth by establishing performance standards for certain activities and by establishing an overall development density for the Town based upon the suitability of the soils to accommodate subsurface wastewater disposal. This approach is critical for the community because of our current and future reliance upon private wells and subsurface systems.

Another significant component of the plan is directing larger commercial and industrial developments to portions of the Lyons Road to take advantage of the Interstate. Large commercial projects will be defined based upon square footage and traffic generation. As an example it might be defined as buildings having a footprint greater than 5,000 square feet and/or generating more than 100 vehicle trips per day.

The protection of natural resources including wetlands, streams, and critical habitat areas also plays a key role in our land use plan. Certain sensitive areas will be off limits to development while others will require review if it impacts critical areas such as endangered species. The water quality of the great ponds is also addressed specifically by creating phosphorus control requirements for areas within a pond watershed.

The land use plan specifies growth areas for commercial and industrial projects in the Lyons Road area and in areas defined as having soils of high potential for subsurface wastewater disposal. Other areas of the town are subject to lower development densities to ensure that these areas are not over taxed by construction.

Key elements of the Land Use Plan

- 1 Voluntary Good Neighbor Booklets will be made available to the public and especially people planning to build. The booklet will inform people about rural living and offer suggestions on ways to design their homes that would enhance their privacy and lessen the impact of some rural attributes from farming and forestry.
- 2 The Town would encourage property owners to consider various types of land conservation easements and other tools as ways to preserve open space, recreation and agricultural land for future generations.

- 3 Performance standards covering lighting, parking, signs, noise, buffers and road landscaping will be developed for new commercial activities.
- 4 Sections of the Lyons Road will be reserved for most of the Town's large commercial and industrial enterprises. Smaller commercial uses such as small retail stores, and service businesses may locate in other areas subject to performance standards.
- 5 The hours allotted for Code Enforcement will be evaluated and possibly increased to handle the town's rate of growth and other responsibilities that might develop as elements of the comprehensive plan are implemented in future years.
- 6 Resources and training will be allotted for the Planning Board to enhance their planning and review skills and when necessary provide them the use of consultants to supplement the review of subdivisions or other projects.
- 7 The subdivision ordinance will be revised to maintain compliance with changes in State law, to update design standards, incorporate provisions that allow a cluster design option, and to include items recommended in the comprehensive plan.
- 8 The Shoreland Zoning provisions shall continue to be enforced in a manner that protects the Town's major water resources. The Town shall update the ordinance as necessary to reflect changes recommended by the Department of Environmental Protection. Training opportunities should be made available to both the Code Enforcement Officer and municipal boards as they become available.
- 9 The Town shall continue to enforce the FloodPlain Management Ordinance and it should update the ordinance as necessary to reflect changes that occur at both the State and Federal levels. The Town should also develop a hazard plan in cooperation with the county, and neighboring communities as opportunities exist to better able to respond to emergencies and to be eligible for federal funding.
- 10 The Town's road, driveway and traffic access standards shall be updated and revised to ensure the following:
 - Safe vehicle access onto roadways
 - Allow for the safe flow of traffic on town roads.
 - All roads are constructed to minimum standards
 - Roads proposed for town acceptance conform to minimum standards.
 - All roads are inspected during construction.
 - Provisions to specify the ongoing maintenance and administration of all private roads are developed.
- 11 Traditional rural resource land use activities especially agricultural and forestry are protected from development pressures. Housing and other construction should respect the many contributions that farming and forestry uses provide the community. The most notable contribution for many residents is the acres of land often used for pasture or crops that form the rural character valued by the community. To preserve the Town's rural resource activities housing developments should be designed and placed to reduce future conflicts Standards for

instance that set a minimum setback for new structures from farmland or establishment of vegetative buffers along property lines offer some possibilities.

- 12 Mobile Home Parks proposed using the state minimum lot size of 20,000 square feet will be permitted only on soils listed in the Kennebec County Soil Survey as having a high potential for subsurface wastewater disposal.
- 13 Development shall not be permitted within the following areas due to their environmental sensitivity: wetlands, including their upland areas and all streams including a minimum of 50 feet as measured from the high waterline of the stream.
- 14 Any development proposed within the following areas shall first be reviewed by the appropriate State agency to ensure that negative impacts are mitigated:
 - Critical wildlife, fish and plant habitat areas.
 - Threatened and endangered animal and plant habitat areas.
 - Deer Wintering areas
 - Archeological and historic sites.
- 15 All new development within the watershed of a great pond must address phosphorus control requirements. Standards will offer various options and will be tailored to the environmental impact of a particular project and its location within the watershed.
- 16 Minimum standards covering erosion control and stormwater run off will be required for all development.
- 17 The rural landscapes that still exist along many town roads consisting of forest or fields help define the rural character of the community. If development eliminates the natural pattern of field and forest along roads, it will erode a key element of our town that residents have prized. Performance standards could be created that would for instance preserve some wooded vegetation along the road or would specify that buildings in an open field are placed further back on the lot. Such standards would keep the rural landscape patterns existing along the road and accommodate new construction.
- 18 A one acre minimum lot size would be established throughout the Town. However, depending upon the soil conditions as defined by the Kennebec County Soil Survey, a development density would vary based upon the soils suitability for subsurface waste water disposal.
 - Soils defined as having a very low and low potential for subsurface waste water disposal would be subject to density of no more than one unit per 5 to 10 acres depending upon soil conditions..
 - Soils defined as having a medium potential for subsurface wastewater disposal would be subject to a density of no more than one unit per 2 to 4 acres depending upon soil conditions.
 - Soils having a high potential for subsurface waste water systems would have a one unit per acre development density.

These provisions would direct development into areas that have the best soils and limit construction in areas that have hydric, erodible, or other soil limitation. Such a system is very important for Sidney due to the Town's total reliance upon both private wells and on-site subsurface wastewater disposal systems. If a high density of new construction occurs in areas of poor soils, it will create dire problems.

While development density would limit the number of principal structures that could be placed upon a piece of land depending upon its soil conditions, it would not prohibit all use of the land. The land area not directly used by the structure can be used for agricultural, forestry, recreation, and other land use activities that do not involve buildings, potable water usage and waste disposal.

These provisions would function well for larger projects. Subdivision could locate homes in a smaller area of the land parcel and dedicate the balance for other nonstructural uses. Large landowners could market lots for sale while keeping the balance of the land in forestry or agricultural. However once the development density of the land parcel is reached, it could not be further developed with principal structures.

- 19 An option will be made available for subdivision projects to use a cluster design approach by which houses would be allowed on small lots in exchange for land placed in open space, recreation or in agricultural production.
- 20 All subdivisions would have to provide some land for recreation or open space according to a schedule based upon the scale and design of the project. Many options for meeting this requirement will be offered so that the character of the area and subdivision's market design will be respected. Provisions requiring that each lot have a connection or access to the proposed open or recreation land shall be included.
- 21 Performance standards shall be developed that will protect existing residential areas from negative impacts from proposed commercial developments.
- 22 Good neighbor performance standards shall be developed that address basic quality of life concerns such as junk yard regulations.
- 23 The subdivision ordinance will include standards that require the following on-site studies: hydrology, phosphorus, stormwater, erosion, and soils analysis whenever the proposed project is over a certain size, is in a sensitive environmental area or within a high density area of homes.

The People of Sidney

Purpose:

The collection of demographic data is not only interesting but it provides a great deal of information about the community. The data will often confirm our own intuitions about what is happening in the community and more importantly it can reveal new patterns and trends.

The Town is growing and evolving and this will require us to respond to these changes with new ideas and strategies. The information provided in this section will be used throughout the plan and will help inform us about how and in what form the community has changed. Another important trend is future growth projection for the Town. These projections will help us in planning for the increased housing and commercial development that will occur over the next 20 years.

Historical Population Trends

Over the last 200 years, Sidney has experienced a rise and fall of population reflecting the state and region. Economic and cultural factors have influenced population fluctuations as displayed in the following chart.

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Year	Population		Year	Population		Year	Population
1800	1,011		1810	1,558		1820	1,890
1830	2,191		1840	2,190		1850	1,955
1860	1,782		1870	1,471		1880	1,396
1890	1,334		1900	1,068		1910	927
1920	958		1930	980		1940	989
1950	918		1960	988		1970	1,319
1980	2,052		1990	2,593		2000	3,514

It is interesting that it took more than 100 years for Sidney's population to regain the 1830's high of 2,191 persons. Population increased in the 1800's peaking in the middle of the century then declining which reflects the overall decline in Maine during that period. Population did not start growing again until the past 30 years.

Population Trends 1990 to 2000

Population 1990 - 2000

Source: 1990 & 2000 Census

	1990	% of total	2000	% of total	10 year change	% change
Population	2,593		3,514		921	36%
Median Age	32.9		36.4		+3.5	10%
Household Size	2.93		2.66		- .27	-9.22%
Under 5 years old	197	7.5%	234	6.6%	+37	18%
6 - 17 years old	586	22.5%	716	20%	+130	22%
18 years and older	1,810	70%	2,564	73%	+754	41%
18 - 24 years old	180	7%	229	6.5%	+49	27%
25 - 44 years old	917	35%	1,140	32%	+223	24%
45 - 54 years old	303	12%	551	16%	+248	82%
55 - 59 years old	85	3%	188	5%	+103	121%
60 - 64 years old	94	3%	143	4%	+49	52%
65 years and older	231	9%	313	9%	+82	35%

The data indicates that older families are moving into the Town. Persons 17 years and younger as a percentage of the total population decreased over the 10-year period. The age category of 45 to 64 years increased the most. Over the next decade we will see a higher percentage of persons within the 45 to 54 year age group. Likewise the 55 to 59 year old group will also increase. If the in-migration trend continues to include a significant number of older residents, this will further impact these age categories.

Naturally this will have many consequences for municipal planning and service availability. The community must address the needs of an aging population in areas covering recreation, health care and spending priorities.

General Population Data

Source: 1980, 1990, 2000 Census

	1980	1990	2000
Total Population	2,052	2,597	3,514
Male Population	1,030	1,303	1,747 49.7%
Female Population	1,022	1,290	1,767 50.3%
Median Age	27.9	32.9	36.4
Total Households	634	888	1,314
Family Households	527	727	989
Family Households with Children	n/a	334	508
Married Couple Family Households	483	632	851
Married Couple Family Households with children	298	247	406
Nonfamily Households	107	161	325
Nonfamily Household Living Alone	n/a	119	235
Households with persons under 18 years			537
Households with Persons 65 Years and Older	154		211
Persons in Group Quarters	36	22	23
Average Household Size	3.18	2.90	2.66
Average Family Size	n/a	3.17	3.02

Although the population rose by 921 persons between 1990 and 2000 the entire increase was not solely due to the influx of new residents. For the period between 1990 and 2000 the number of births was 458 and a total of 230 residents died. The natural increase in population was 184 persons and the in-migration accounted for the balance of 737 persons.

Land Area and Population Density

Town	Square miles	1990 population	1990 persons per sq. mile	2000 population	2000 persons per sq. mile
State	30,864	1,227,928	39.8	1,274,923	41.3
Kennebec County	867	115,904	133.6	117,114	135
Sidney	42.2	2,593	61.4	3,514	83.2
Augusta	55	21,325	384.9	18,560	337.5
Waterville	13.6	17,173	1,262.7	15,605	1,147.4
Oakland	25.7	5,595	217.7	5,959	231.9
Belgrade	43.3	2,375	54.8	2,978	68.8
Vassalboro	44	3,679	83	4,047	92
Manchester	21	2,099	99.5	2,465	117.4
China	49	3,713	74.4	4,106	83.8
Litchfield	37.4	2,650	70.9	3,110	83.2

Population and Household Size Comparison 1990-2000

Town	1990 population	1990 household size	2000 population	2000 household size	Population % change	Household Size % change
State	1,227,928	2.56	1,274,923	2.39	3%	-6.67%
Kennebec County	115,904	2.55	117,114	2.38	1%	-6.67%
Sidney	2,593	2.93	3,514	2.66	36%	-9.22%
Augusta	21,325	2.29	18,560	2.1	-13%	-8.30%
Waterville	17,173	2.63	15,605	2.13	-9%	-19.01%
Oakland	5,595	2.7	5,959	2.53	7%	-6.30%
Belgrade	2,375	2.67	2,978	2.52	25%	-5.62%
Vassalboro	3,679	2.79	4,047	2.6	10%	-6.81%
Manchester	2,099	2.61	2,465	2.52	17%	-3.45%
China	3,713	2.94	4,106	2.65	11%	-9.86%
Litchfield	2,650	2.86	3,110	2.61	17%	-8.74%

The household size is dropping throughout the region and as the table above indicates many rural communities most notably Sidney, Belgrade and Litchfield have experienced a significance rise in population. The service center communities of Augusta and Waterville have both experienced a drop in population. The decline of population in many urban places in the State has slowed. Rural communities especially those close to an urban center have seen the highest rise in populations.

The drop in household size indicates smaller families which are a national trend. Despite the smaller household size the demand for housing will increase to accommodate additional dwelling.

The current population trend away from cities into rural areas appears that it will continue. Many economic and cultural factors similar to historic trends could reverse this pattern. However, the population projections presented in this plan will assume that communities like Sidney will be attractive for new residents for the next 20 years.

Population Projections

Population estimates are at best your view into the future accounting for all the trends and influences that you can identify at the present. As the situation of the economy or housing market changes so will the growth rate for the community. It is important that the community pay close attention to annual changes in housing growth and other local and regional indicators to be aware of changes that are on the horizon. This will require that the Town look carefully at the 2000 Census data as more of this information is distributed and to monitor building permits and school populations.

Keeping track of new demographic data will allow the Town to determine if some projections made in this Comprehensive plan are accurate and whether revisions are necessary to change policies and strategies.

The population projections rely upon the following assumptions:

- The current popularity of rural living will continue.
- Sidney's location between Augusta and Waterville will continue to make it popular for new development.
- Job creation and retail and service sector growth will favor service center towns such as Augusta and Waterville. Sidney's location allows residents a choice between these two centers.
- The population trend from 1960 to 2000 will be considered. The annual rate of growth is 2.73%.
- The Town will continue to attract a significant number of two person householders.
- A greater percentage of the new housing stock will consist of higher priced homes.
- Land prices will continue to be high.

The twenty-year population projection has a range of a high of 6,018 to a low of 4,976 persons. The best projection is 5,500 persons which will be selected.

This will mean population will rise from 3,514 persons in 2000 to 5,500 persons in 2020. An increase of 1,986 persons. The housing section of the plan will discuss how this projection will impact housing demand over this 20-year period.

The other sections of the plan especially land use will further discuss the many implications facing the Town as a result of this projected increase in population.

Population Issues

- 1 The complete 2000 census data will not be available upon the final printing of this plan. The plan will be updated as this data becomes available to verify all of the analysis and projections contained in the plan.
- 2 The population is aging and this will have an impact upon municipal services and the character of the Town.
- 3 The Town will need to monitor demographic trends so that it can modify policies to respond to different circumstances.
- 4 The plan is making 20 year projections based upon existing trends.
- 5 The data presented in the population section of the plan influences the entire plan.

Housing

Goals:

To encourage and promote affordable housing opportunities for all residents of the Town

To provide a variety of types and densities of housing available to households of different sizes, ages and incomes.

Purpose:

The housing section will deal with a variety of housing related issues such as affordable housing, mobile homes, residential growth patterns, neighborhoods, building activity, subdivisions, multi-family housing, rural land development and future housing needs.

Building Permit Activity

Year	Dwellings	Mobile home	Total		Year	Dwelling	Mobile home	Total
1979	20	21	41		1991	42	27	31
1980	12	6	18		1992	n/a	n/a	n/a
1981	11	10	21		1993	36	17	53
1982	n/a	n/a	n/a		1994	22	15	37
1983	21	14	35		1995	28	36	64
1984	22	12	34		1996	32	14	46
1985	29	12	41		1997	20	14	34
1986	30	8	38		1998	23	19	42
1987	29	14	43		1999	41	25	66
1988	34	13	47		2000	37	18	55
1989	37	18	55		2001	48	15	63
1990	29	19	48		2002	n/a	n/a	n/a

Between 1990 and 2001 a total of 577 dwellings and mobile homes were constructed. This resulted in an average of 52 new residential buildings per year. A total of 358 (62%) dwellings were constructed which averaged 32 units per year. A total of 219 (38%) mobile homes were installed which averaged 19 units per year.

Compared to the period between 1979 and 1989 a total of 373 dwellings and mobile homes were constructed . The average was 37 units per year.

General Housing Data

Source 1980, 1990, 2000 Census

	1980	1990	2000
Total Housing Units	673	1,123	1,518
Occupied Units	634	888	1,314
Vacant Units	39	235	204
Owner-occupied Units	558	800	1,148
Rental Units	76	88	169
Mobile Homes	93	176	289
Seasonal Units	n/a	177	166
Median Value per dwelling	n/a	\$82,700	97,900

Type of Housing Units

Source: 1990 Census

Type of unit	1990	2000		Type of unit	1990	2000
1 unit detached	886	1,138		1 unit attached	4	9
2 to 4 units	23	45		5 to 9 units	34	37

Age of Housing Units (total of 1,508 units)

Source: 2000 Census & Town Records

Year Structure Built	Number of Units
April 1990 to January 2001	501 33%
1989 to March 1990	43 2.9%
1985 to 1988	207 13.7%
1980 to 1984	111 7.4%
1970 to 1979	106 7%
1960 to 1969	67 4.4%
1950 to 1959	21 1.4%
1940 to 1949	226 15%
1939 or earlier	226 15%

A total of 70% of the Town's housing stock is less than 51 years old and 33% is less than 11 years old. This is significant considering that in many communities close to half the housing was built before 1939.

Affordable Housing

The ability of families and newcomers to the Town to find housing within their price range plays an important part in the overall health and vitality in the community. The economic growth of a community is also impacted because potential employers look for areas that can accommodate their workers. Other groups that benefit from the availability of affordable housing include families looking for larger homes and senior citizens wishing to downsize their living space requirements.

The term affordable housing for an owner occupied and rental units are as follows:

An owner-occupied dwelling is affordable if its price results in monthly housing cost(mortgage, principal and interest, real-estate taxes and basic utility cost) do not exceed 28% to 33% of the household's gross monthly income. Mortgage payments are to be based on down payment rates and interest rates generally available to low and moderate income households.

A renter-occupied unit is affordable to a household if the unit's monthly housing cost (including rent and basic utilities cost) does not exceed 30% of the household's gross monthly income.

Affordable housing availability for very low income, low income and moderate income households will be the focus of this plan. Also owner occupied housing will be discussed in detail since rental housing opportunities in Sidney are very limited. A greater selection of rental units is available both in Augusta and Waterville.

Affordable Housing Table

	Very Low Income	Low Income	Moderate Income
% of Median Income	50%	51% to 80%	81% to 150%
In Dollars (a)	\$21,307	\$21,733 to \$34,091	\$34,517 to \$63,921
Approx. # of households affected	275 households	342 households	470 households
Affordable monthly mortgage 33% of income	\$586	\$586 to \$937	\$937 to \$1,758
Less Monthly Expense	\$205 (b)	\$270 (c)	\$310 (d)
Mortgage Payment (e)	\$381	\$381 - \$667	\$667 - \$1,448
House Price	\$60,308	\$60,308 - \$105,579	\$105,579 - \$229,204

- (a) Median Income Source: Claritas Inc. 2001
- (b) Monthly Expenses: taxes \$75, insurance \$30, utilities \$100
- (c) Monthly Expenses: taxes \$110, insurance \$40, utilities \$120
- (d) Monthly Expenses: taxes \$135, insurance \$45, utilities 130
- (e) Mortgage assumes: 5% down-payment at 7% for 30 years

Rental Affordability

The Town does not have a significant number of rental units which are usual considering its rural character. There are 169 rental units available in the community according to the 2000 Census. This accounts for 11% of the total housing unit. . The household size for a rental unit is 2.28 persons which are less than the town median of 2.66. This would indicate that rental properties are occupied by a higher percentage of one or two person households. According to the 2000 census the median rent is \$520. which would be affordable for most low income and some very low income households. A total of 58% of the rental households pay less than 35% of their income for rent. A wider choice of rental properties is located in both Augusta and Waterville.

Housing Affordability

Owner occupied housing accounts for 87.4% of the Town's housing stock which is typical for a rural community. A wide selection of housing is available including conventional stick built homes, modular units, seasonal housing, and mobile homes. Likewise home sites can vary from modest to mid-sized subdivisions to individual lots. The following tables track local housing and land only sales from April 2001 to March 2002. Only so-called arms length sales were considered. Sales between family members, between lending institutions, and foreclosures were not included.

Housing Sales April 1, 2001 to March 31, 2002

Source: Real Estate Transfer Tax Records

Sales Price Range	Number of sales
30,000 to 74,999	11 19%
75,000 to 94,999	11 19%
95,000 to 124,999	13 22.4%
125,000 to 149,999	9 15.5%
150,000 and over	14 24.1%

A total of 58 sales was considered and the average sales price was \$117,686. The lowest sales price was \$30,000 and highest price was \$250,000.

Sales Price Range	Number of Sales
8,500 to 14,999	5 10.8%
15,000 to 19,999	11 24%
20,000 to 29,999	16 35%
30,000 and over	14 30.4%

A total of 46 sales was considered and the average sales price was \$26,673. The lowest sales price was and the highest was \$86,000.

A Discussion of Affordable Housing Availability:

- Five home sales were priced less than \$60,000 (8.6% of sales considered) which make them affordable to very low income families.
- Twenty-two sales or 38% of the total would be affordable to low income households.
- Thirty-one sales or 53% of the total sales would be affordable to moderate income households
- A total of 34.8% of the land sales was priced less than \$19,999. Some opportunity exists for households to obtain an affordable home if you consider the following:
- Minimum site improvements would cost at least \$20,000 to install a well, septic and a gravel pad. The price for a modest mobile home is \$30,000. The total price would range between \$55,000 and \$75,000 making it possible for some low income households to live in Sidney.

Housing cost has risen out of reach for the majority of low income households and for many moderate income households. While some existing home sales are affordable and it is possible to install a modest mobile home on an individual lot, these opportunities are not widespread. While there are 275 households considered very low income already living in the community, we can presume that these households are already settled in housing. The affordable housing problem will be most acute for persons entering the housing market for the first time especially the children of residents that also wish to live in the community.

Mobile Homes

The town has 289 mobile homes which account for 19% of the total number of dwelling units. Over the past 11 years mobile homes have accounted for 38% of the new housing and conventional stick built or modular homes have amounted to 62%.

The town contains only two mobile home parks which means that the vast majority of these homes are placed on individual lots. Mobile homes provide an affordable housing opportunity for both first time buyers and empty nesters looking for a smaller dwelling. Although the prices of these units have risen in

recent years corresponding with many improvements in quality and options.

The Town does have a Mobile Home Park Ordinance but does not have any special regulations, or building requirements for the placement of individual mobile homes.

Seasonal Housing

The town has 166 seasonal units mostly found next to Messalonskee Lake. The number of seasonal units actually decreased by 11 units since 1990 which indicates a popular trend throughout the state to convert seasonal housing to year-round dwellings. Another popular trend is for retirees to live in a Maine lake side home during the summer and portion of the spring and fall months and retreat to a warmer climate for the winter.

The following is an inventory of lots in the vicinity of Messalonskee Lake, Silver Lake and Ward Pond:

Messalonskee Lake

Lots with direct shore frontage	Lots within 1000 feet of the lake
216	50

Silver lake

Lots with direct shore frontage	Lots within 1000 feet of the lake
28	46

Ward Pond

Lots with direct shore frontage	Lots within 1000 feet of the pond
42	26

Elderly Housing

The Town does not have any elderly housing complexes. Senior citizen housing developments are available in Waterville, Hallowell and Augusta. Considering the aging of the population, the town needs to determine whether it would be beneficial to have a housing development dedicated for senior citizens in the community. Other options could also include cooperating with regional and state organizations and agencies to provide services to elderly residents that choose to age in their own homes.

Residential Development Patterns

Sidney changed over the past 50 years from a rural farm community to a rural suburban community. Housing development at first comprising mostly individual roadside lots and later included many small to median subdivisions to meet the housing demand. Today the housing landscape consists of roadside

lots along all the major rural and state roads and a number of subdivision clusters. Spaced between these homes are a few commercial uses, and a mix of farm and forest parcels. The development pattern that first began merely as a rural spread or sprawl has now also matured to a number of residential clusters.

Residential Neighborhoods

Sidney 's early farming and rural nature did not make it conducive for the development of a town center of village area that is common in many New England communities. Early homes were in proximity to the farmstead or other local enterprise. As mentioned above the town's residential growth pattern grew to include not only a sprawl pattern but an n informal clustering of one or more subdivision developments. These clusters while not traditional neighborhoods, nevertheless are certainly rural residential clusters .All of the residential neighborhoods are shown on the Residential Neighborhood Map in the Appendix. Some of the larger residential neighborhoods include the following:

- Summer Haven Road and Birch Circle/ Silver Lake Area
- North Ward Pond Shores
- South Pond Road: An area extending south from the Robinson Road to Route 27 and including part of the Quaker Road
- An area in the vicinity of the intersection of Shepard and Quaker.
- West Lyons Road area.
- Drummond Road area.
- North Middle Road; An area north of the Lewis and Town Farm Roads.

Subdivision Development Activity

The following table will show the subdivision development activity within the community. The number of lots still available for development is indicated.

The subdivision lot data will be complied by the Planning Board and included in this Plan as soon as all the subdivision plans can be reviewed and data recorded.

Subdivision Development

Source: Town Records

Subdivision Name	Location	Year	# of Acres	#of lots	vacant lots

Housing Projections

The twenty-year population projection selected for the community is 1,986 to a total for the year 2020 of 5,500 persons. This growth projection was based upon population trends from 1960 to 2000 and the assumption that Sidney will continue to be an attractive place for new families. Considering a continued drop in the average household size the projected population gain would result in at least 900 new dwelling added since 2000.

The impact of 900 new homes would have a profound impact upon the character of the community in a number of ways. The most obvious impacts would include: traffic, demands for additional public services, demand for an additional public infrastructure such as roads, schools and recreation, and many land use implications.

The land use section of this plan will further discuss the implications of the population and housing projections and offer some ways of reducing any negative impacts this will have upon the community. Strategies will be proposed in the land use plan that will allow the community to prepare for this growth in a manner that preserves the character of the community, protects the environment and allows growth to occur in a way that is beneficial for both new and existing residents.

Issues

- 1 Sidney was the third fastest growing community in the State as ranked by percentage of growth between 1990 and 2000. The rate of growth was 35.5%. The town's growth percentage from between 1960 and 2000 was 2.55%.
As this rate of growth continues over the next 20 years, what impact will it have upon the community.
- 2 The Town lacks a village/town center.
- 3 Private roads are the preferred choice for many subdivision developments.
- 4 The community is attracting many older households without school age children.
- 5 The Town is quickly evolving from a rural into a suburban community.
- 6 The community is very attractive for new housing.
- 7 Will there be a demand for elderly housing?
- 8 Housing and its impact upon the rural character of the community. Conflicts between housing and farming and other traditional rural land use activities.
- 9 Road side development is the least expensive way to construct a new home because it does not require a road. Will continued roadside development cu-off rear lands?
- 10 Rural residential clusters have developed in a number of areas. Will these areas continue to develop and attract new housing developments in adjacent land?
- 11 The Town does not have a building code or building inspection system.
- 12 The high rate of growth has placed demands upon municipal staff to administer and enforce existing land use regulations. Should the Town expand the hours of the Code Enforcement Officer?
- 13 New houses have created conflicts with existing rural land uses such as farming, forestry and sand and gravel operations. Another conflict area results from some junkyard operations.

Historic and Archeological Resources

Goals:

To preserve the Town's historic and archeological resources.

Purpose:

The purpose of this section is to identify the Town's archeological and historic resources and to identify strategies that will preserve the distinctive archeological and historic characteristics of the community. The task of preserving the places, buildings and memories of the past is important to all inhabitants of the Town. The remaining evidence of our ancestors whether it consists of cemeteries, old homes, records and brooks, or prehistoric sites, all contributes to the individuality and identity of the community.

Community Character

Sidney was incorporated as a separate town on January 30, 1792. It had previously been part of Vassalboro. Settlements were begun on the Kennebec River in Sidney as early as 1760. Development of small homesteads soon started in clearings near Snow's Pond now known as Messalonskee Lake.

The town contains about 20,000 acres of which one thousand acres form the Great Sidney Bog. The town had considerable water power generated during the 1800's. In 1820 there were double grist mills, three saw mills, and a carding machine business in Sidney.

The most common enterprise for town citizens throughout the 1800's and on until after World War II was farming. The land near the Kennebec was favorable for grains and grasses. The Western side of town near Quaker ridge and off the Middle and Pond Road was favorable for the growing of fruit trees. A large tree nursery on the Middle Road served all of Kennebec County. An interviewee in the summer of 1990 still remembered the large apple harvests before the great freeze of 1936 on the Philbrick Road. These harvests required farmers to barrel up their produce and take the apples by horse drawn wagons to the Riverside Ferry where the apples were taken across the river, put on a train and sent to market in eastern cities. Dairy farming remains the only big scale agricultural activity. The thriving chicken industry that dominated the Middle Road and parts of the River Road in the 1950's, 1960 and early 1970's has disappeared.

The feature that helped small farmers and small businesses in the 1800's – the nearness to Augusta and the ease of shipping even heavy items (like bricks) down- river has caused farming to diminish in the latter part of the 20th century. When roads became paved, it was easy to commute to Augusta or Waterville and still enjoy "country" surroundings. Houses were built on former farmland and remaining land became more valuable causing further pressure to sell farms for house lots. The process continues. Interviewees, who were all more than 75 who had lived in Sidney most of their lives, generally believe the process toward a "bedroom" community for Sidney's future was inevitable given current history, economics and transportation.

The desirable vacation/recreation spots on Sidney's lakes and open spaces have caused Sidney to be a vacation spot for many people ever since they came on trains up the East side of the Kennebec, took the ferry to the West bank and took a horse and buggy to their final destination.

Early Sidney settlers included Moses Sawtelle and his seven sons who settled on both the Pond and the River Roads. The house, occupied for more than 100 years and nearly in three centuries (1797 - 1899) by Phoebe Sawtelle Ellis, great-granddaughter of Moses Sawtelle still stands. The Powers House on the River Road built in the 1780's is listed by the Maine Historic Preservation Commission as a historic building. The Commission also lists Sidney as having prehistoric archaeological sites, possible areas of Indian activity on the East side of Messalonskee Lake.

Sidney had an active village at West Sidney in the early 1800's when the stagecoach was the only means of long distance travel. A tavern/inn existed in a building at the intersection of Rt. 23 and 27. A church that is still active was built during this year. When the railroad bypassed Sidney in the 1850's, the activity at West Sidney lessened. Churches were formed on the Middle Road and the River Road but the only two still active are both Baptist churches - one in West Sidney and one on the River Road.

Sidney once had six post offices and now none. The town meeting/selectman form of government has been the only type known to Sidney citizens. Interviews showed that the first world war was vividly recalled by all three long time citizens. Two people even remembered the same send off given, near the now Peary's Market, to a local boy who returned unharmed. A joyous recollection of November 11, 1918 and the end of the war was related by an individual who told of no radios, no TV and only newspapers and word of mouth spread the news.

The depression hit Sidney in the early 1930's and many taxes were unpaid, jobs lost and educations stopped or interrupted. World War II brought prosperity and jobs in nearby cities - though travel was hampered by a lack of black top on many Sidney roads, even in the 1940's. Many Sidney men fought in World War II and most returned to a relatively unchanged hometown. The Civil War seems to have affected Sidney more than anyone single event. Soldiers died and surviving participants left (maybe after seeing the prosperous farms of Pennsylvania and Virginia). Sidney's population was as follows: 1800-1, 011; 1820-2, 890; 1840-2, 190; 1860-1, 782; 1880-1, 396; 1900-1, 068; 1920-958; 1940-898; 1960-988; 1980-052.

Research in town reports shows that Sidney has always valued education. At once there were ten corner schools, for many years high school students boarded in area towns and Sidney paid tuition. The costs of roads and schools have always been the major expenditures for Sidney. Charity for the poor was once provided by the town farm; now general assistance does it. The dollar amount expended has ranged from about \$1,000 to about \$6,000 between 1910 and 1988. The state and federal programs that provide aid for low income families have largely replaced town efforts.

Sidney faced its 1991 bicentennial as a Town that has excellent location, good town government and good education. Some sharply divided opinions about what is best for the future and a lessening ability to handle all applicable state and federal laws without increasing town and administrative staff currently are town problems. Perhaps most importantly Sidney no longer has a cohesive sense of being one town. Most citizens have interests in Augusta or Waterville. Most shopping, working, church attendance and even club attendance is done outside Sidney.

Prehistoric Archeological Sites

Prehistoric archeological sites reveal information about the native American inhabitants that did not leave any written records. The following four types of sites are significant:

- Habitation/workshop sites are adjacent to canoe-navigable waters.
- Lithic quarries are places where stone raw materials are gathered. They occur at localized quartz, rhyolite and chert resources.
- Cemeteries are found on well-drained sandy or gravelly sand soils usually near a river or lake.
- Rock art sites are found immediately adjacent to the canoe navigable water on bedrock outcrops.

The Maine Historic Preservation Commission has identified twenty-three known prehistoric sites. Nine of the sites have the potential to be eligible for listing on the National Register. However, additional survey work would need to be undertaken to make this determination. Both the Kennebec River and Messalonskee Stream have been surveyed as a consequence of hydroelectric relicensing.

Additional survey work along the Kennebec River and Messalonskee Stream would be beneficial for determining the eligibility of the nine sites that possibly could be listed on the National Register and to locate other significant areas. Small ponds and streams throughout the Town would also benefit from an archeological survey.

It is the policy of the Maine Historic Preservation Commission not to disclose the exact location of the twenty-three sites to reduce the likelihood that the site would be damaged. Another hazard for these sites is damage from development especially soil disturbance. Since many sites are near waterbodies, the shoreland zoning regulations afford some protection from development in the first 100 feet from the waterbody. However, this protection will not guarantee that a site will not be damaged or destroyed. The Town should incorporate into its ordinance a provision that would require a developer to ask the Maine Historic Preservation Commission to review any proposed development that is near potential site. Maps that show the general location of these areas are contained in this section.

Historic Archeological Sites

Historic archeological sites are mostly European-American and include English and French trading post, forts, and homesteads of the 1600s and 1700s, and nineteenth century logging camps. Since waterbodies especially rivers and streams that could provide water power and transportation access where essential, most of the historic and archeological sites are near waterbodies. The following four sites have been identified:

Site number	Name	Type
ME 393-001	Sidney Garrison	English Blockhouse
ME 393- 002	Goff Brook Mill	American Mill
ME 393- 003	Goff Brook Dam	Anglo-American Dam
ME 393- 004	Cellar Hole	Unidentified Domestic

Only limited professional surveys for historic and archeological sites have been conducted and there is a need for additional survey, inventory and analysis of the Town's resources. Future field work could focus on sites relating to the earliest settlement of the Town by Anglo-Americans, beginning in 1760.

Historic Buildings and Structures

The only property listed in the National Register of Historic Places is the Powers House on Route 104. A comprehensive survey of Sidney's aboveground historic resources needs to be conducted to identify properties that are eligible for nomination to the National Register which is of local significance. The "**History of Sidney**" published in 1992 which included a great deal of citizen involvement contains a wealth of information about the Town's historical resources.

The Town should undertake a number of surveys to fully document the archeological and historic resources within the community. Certainly the data collected in the "History of Sidney" will provide a starting point for the historic survey.

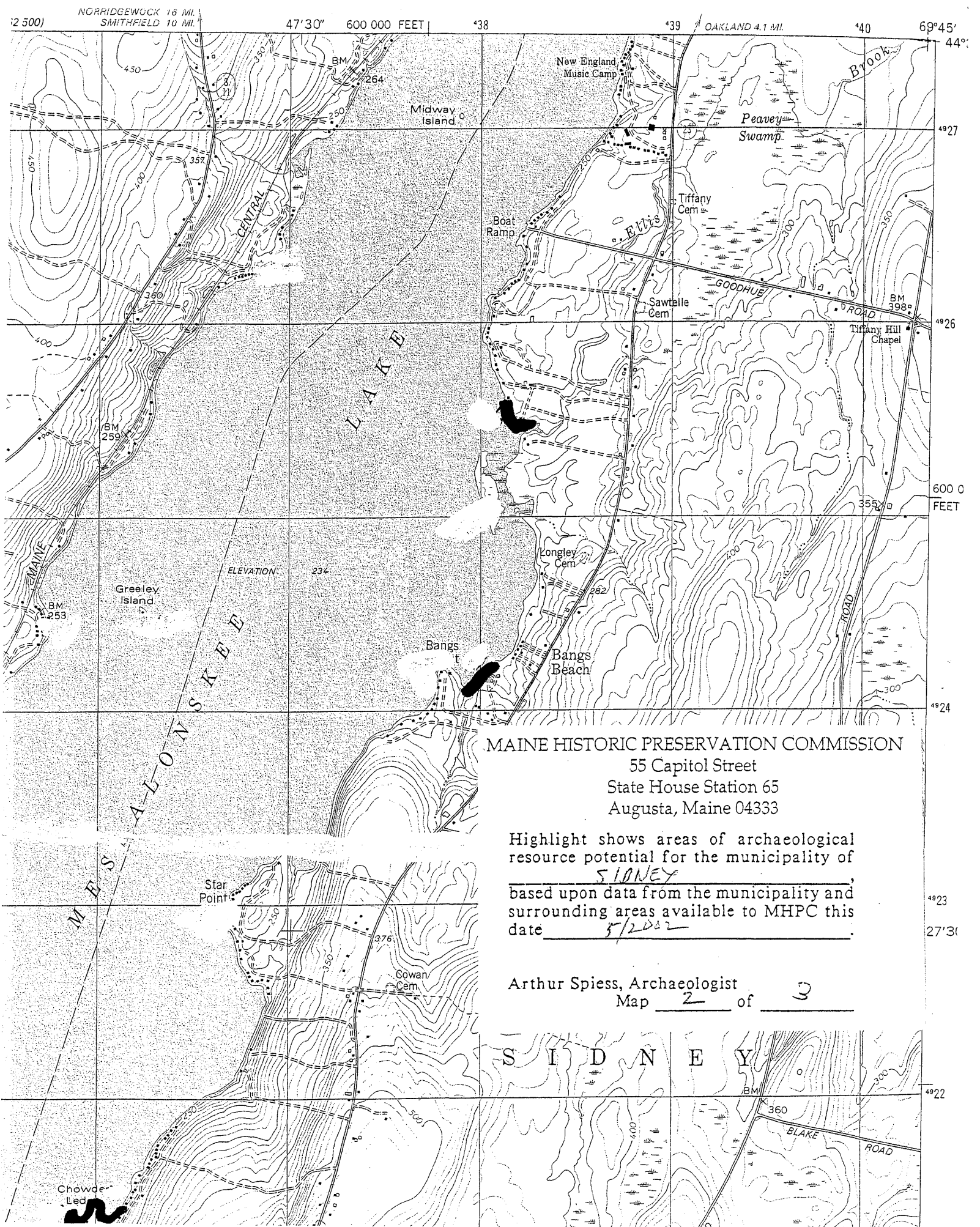
Preserving and Promoting Sidney's Archeological and Historic Legacy

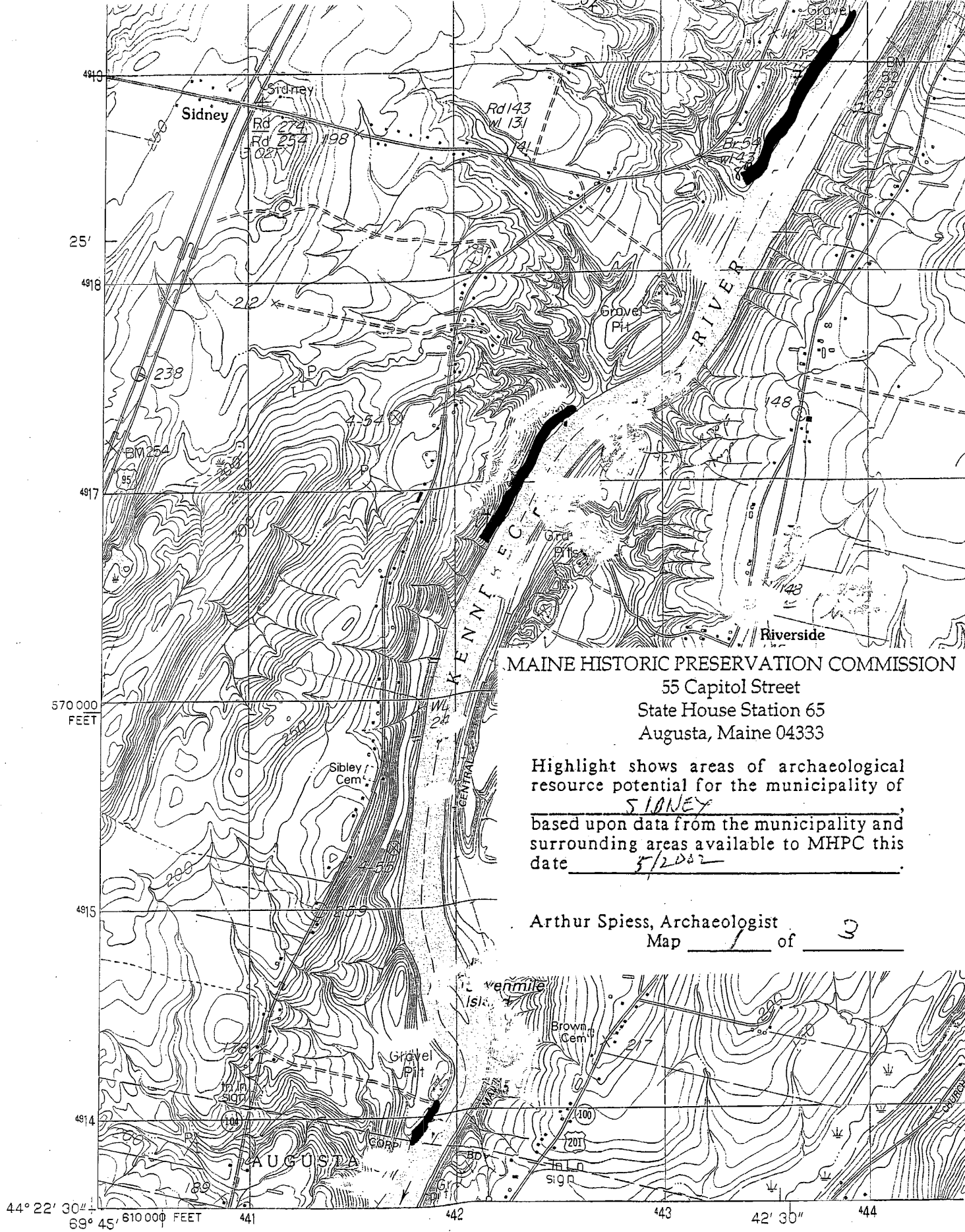
Sidney, like many rural communities, has a considerable number of interesting and often very significant historical and archeological resources. Unlike a larger more urban community, efforts to promote these resources do not always receive adequate attention. However, if the experience of other small towns is any indication, the Town has a great potential to gather citizens interested in preserving and promoting Sidney's rich history. The Town should create an Historic Committee and give them the task of conducting surveys, obtaining grants and funds and undertaking other relevant activities. Another important task is to gather the many historical artifacts and records collected into one location for preservation and public viewing.

As the Town continues to grow and evolve at a frantic pace it is even more critical to make sure that archeological and historic resources are not lost due to neglect. An ordinance provision that would require any project proposed within an area identified as having archeological or historic significance as identified by the Maine Historic Preservation Commission to undergo a review to protect the resource would be a prudent and desirable recommendation.

Issues:

- 1 The Town currently does not have a Historic Committee or Commission to promote on-going preservation.
- 2 The Town lacks a place to collect historic artifacts and documents for safe keeping and public access.
- 3 Additional survey work needs to be undertaken to locate and document all of the Town's archeological and historic resources.
- 4 Currently archeological and historic locations are not protected from development and resources may be damaged or destroyed.



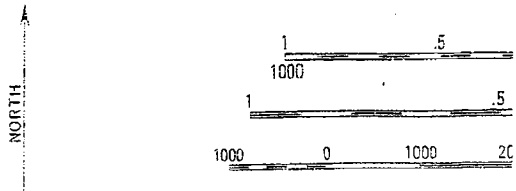


MAINE HISTORIC PRESERVATION COMMISSION
 55 Capitol Street
 State House Station 65
 Augusta, Maine 04333

Highlight shows areas of archaeological
 resource potential for the municipality of
SIDNEY,
 based upon data from the municipality and
 surrounding areas available to MHPC this
 date 5/2002.

Arthur Spiess, Archaeologist
 Map 1 of 3

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
 CONTROL BY USGS, NOS/NOAA, AND MAINE DEPT. OF TRANSP.
 COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1976
 FIELD CHECKED 1979. MAP EDITED 1983
 PROJECTION TRANSVERSE MERCATOR
 GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR ZONE 19
 10,000-FOOT STATE GRID TICKS MAINE, WEST ZONE
 UTM GRID DECLINATION 0°29' WEST



MAINE HISTORIC PRESERVATION COMMISSION

55 Capitol Street

State House Station 65

Augusta, Maine 04333

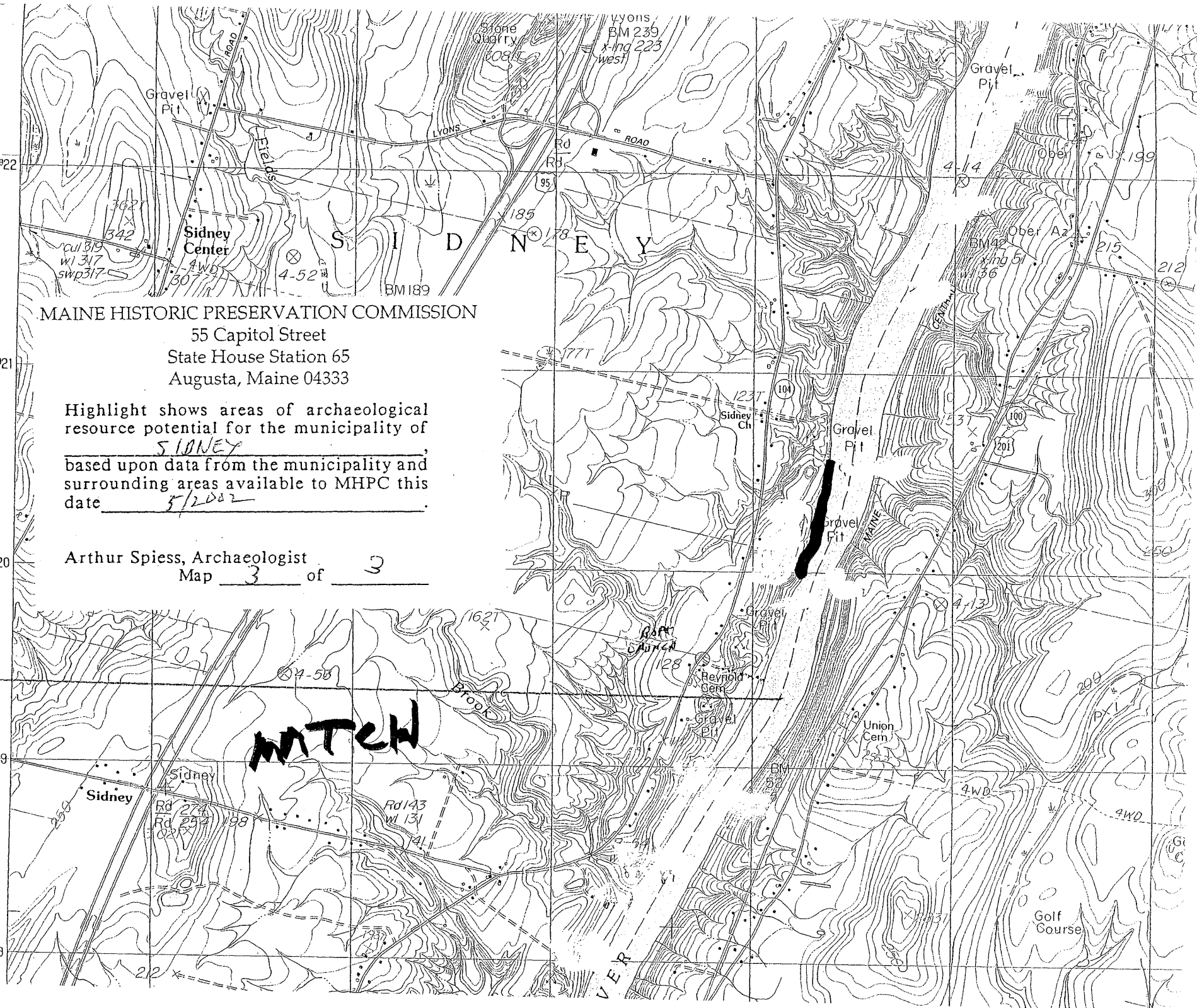
Highlight shows areas of archaeological
resource potential for the municipality of

SIDNEY
based upon data from the municipality and
surrounding areas available to MHPC this
date 5/2002

Arthur Spiess, Archaeologist

Map 3 of 3

MATCH



PUBLIC FACILITIES AND SERVICES

Goals

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

To develop and maintain public services designed to be responsive to the needs of the citizens of Sidney.

To maintain the most cost effective and highest quality public services by exploring ways to develop regional service delivery programs that retain the character of local control.

Purpose

Public facilities and services are provided by the municipality for the purposes of protecting the health, safety and welfare of its residents. The adequacy of the facilities and services directly affects the quality of life and economic well-being of the community. Just as a business has capital investments, employees, and offers services so do municipalities.

Public facilities and services have a direct relationship with property tax rates as services and facilities are usually funded through tax revenues. A rural community such as Sidney does not and cannot afford to offer the array of facilities and services extended by its larger neighbors of Augusta and Waterville. Within the context of rural community, most residents do not expect a full range of services without suffering the resulting increase in taxes.

Water

Sidney does not have a municipal water supply. Homes and businesses obtain portable water from individual wells. Due to settlement patterns a community water system is not currently feasible. Presently there are no known significant ground water problems that would create the need for a community water system. However, concerns have been raised due to the high rate of growth within the community and its impact upon potable water quantity and quality.

There are, however, several "public" water supplies which serve respective developments. As defined by the Division of Health Engineering these include:

Public Water Supply - Has at least 15 service connection or serves at least 25 individuals daily at least 30 days out of the year.

Facility: Messalonskee Lake serves as a public water supply for the Oakland Water Company with an average daily flow of approximately 270,000 gallons.

Community Water System - Serves water to 25 people and/or 15 connections on a year-round basis or regularly serves at least 25 year-round residents.

Facility: Snow Pond Residential Care Center - 30 people

Non-Transient Non-Community Water Supply - The same 25 or more people, four hours or more per day, four or more days/week, 26 or more weeks per year.

Facility: James Bean School - 280 people

Non-Community Supply - Serves 25 or more people and/or 15 connections for at least 30 days out of the year.

Facility: Bangs Beach - 100 people (both well and lake water)

Facility: C&L - 25 people

New England Music Camp - 300 people (both well and lake water)

I-95 Rest Area - 126 people (this will be expanding with the renovations currently taking place.)

Sewage

Sewage disposal in the town of Sidney is in the form of individual septic systems. As with a community water system, developing a community sewage collection and treatment system would be prohibitively expensive because of the distances between dwelling units. It is not anticipated that any municipal sewage system will be feasible in the community.

Public Safety

Public safety services for the Town of Sidney include fire protection, police protection, and ambulance protection.

Police Protection - Police protection is provided by the Kennebec County Sheriff, and the State Police. The town pays an annual fee for these services. Assistance is provided on a request basis only.

Fire Protection - Fire stations were first established on the Silver Road, Middle Road, and the Pond Road in the early 1950's.

There are approximately 35 volunteer fire fighters under the direction of the town fire chief and the three assistant chiefs. Each member must pass a basic course in equipment operation and fire fighting techniques, and must be certified for use of Scott Air Packs. Training is provided by the Chief and Assistant Chiefs as well as by the State of Maine. All members must be equipped with OSHA standard protective gear. .

Sidney has a cooperative mutual aid agreement with Oakland and Belgrade and automatically responds to structure fires with one fire truck. The same agreement to respond exists with Rome and Smithfield upon radio request.

In 1975 the volunteer departments reorganized under one fire chief and three assistant chiefs. In 1983 all equipment was turned over to the town and became a town fire department. A 24-hour dispatching service was installed in 1979.

An average of 65 fire calls and 10 mutual calls per year are responded to each year

Ambulance Services - There are no ambulance services housed in the town. Ambulance service is obtained from Delta Ambulance Service in Waterville.

Emergency Services - The rescue unit is under the town Fire Department for funding purposes. They are licensed to operate by Emergency Medical Services in Augusta. The rescue unit was established in 1976 with one truck. It was and continues to be staffed by volunteers. Each member is required to take specialized training and become licensed EMT. Once licensed they are required to take a refresher course every 2-3 years, CPR recertification annually, and 3-5 regular training sessions annually. The rescue truck is equipped with various specialized rescue equipment as mandated by the State. The Town Rescue responds to on average 152 calls per year.

Street Lighting - There are no street lights to light highways provided by the town.

Solid Waste

The Town closed its landfill and now operates a transfer station for solid waste and the collection of recyclable materials. The solid waste is taken to the Waste Management Facility in Norridgewock and the recyclable materials are handled by Sandy River Recycling located in Farmington.

Communication

Communication systems are especially important for a rural community. The ability to distribute information and news efficiently and timely is the mainstay of keeping residents informed.

Telephone Service - There are two telephone companies serving Sidney. The Continental Telephone Company (CONTEL) serves most of the households in Sidney with the 547 exchange. A few homes on the Middle Road to Joe Sawlivich's residence, Town Farm Road to the I-95 overpass, and Pond Road to Town Landing Road are serviced by Verizon with the 465 or Oakland exchange. Augusta phones extend to a few homes on Route 27 and Summer Haven, 623 exchange. Cellular telephone service is provided by UNICEL, a division of Unity Telephone Company. Service to the Sidney area became available in late 1990.

Health Care

Hospitals - Sidney is serviced by hospitals in both Augusta and Waterville. These include: Mid-Maine Medical Center, Waterville; Waterville Osteopathic Hospital, Waterville; and Kennebec Valley Medical Center, Augusta.

Health Centers - There are no health centers in Sidney. Some residents receive services from the Belgrade Health Clinic.

Nursing Care Facilities - There are three facilities in Sidney: Snow Pond Residential Care Center, Pond Road; Merrow Boarding Home, Belgrade Road; and Cummings Boarding Home, Quaker Road.

Culture

Culture programs and facilities are important aspects of the community fabric. They add a meaningful dimension to the quality of life in Sidney.

As a rural community, Sidney cultural resources are primarily in the adjacent municipalities of Augusta and Waterville. Augusta as the state capital has many cultural facilities and activities. Waterville, with two colleges also offer many events and facilities to area residents. During the summer Sidney is the host to the New England Music Camp that offers weekly concerts in their outdoor concert bowl in the pines. People travel from all over the Belgrade Lakes Region to hear both students and the faculty perform. Sidney also has a library which is part of the James Bean School. Interest has been expressed in having a stand-alone library for the town. Other cultural activities in Sidney include various community organizations some of which sponsor various events.

Enrollment - A Cohort Survival Enrollment Projection was completed on April 22, 1987 by Edward P. Cafferella, Cafferella & Cafferella, Inc., Richmond, VA. The following charts show some projected and actual figures compiled for Sidney.

ACTUAL ENROLLMENT FOR APRIL OF EACH YEAR IN SIDNEY

<u>Year</u>	<u># of Students</u>	<u>K-8</u>	<u>9-12</u>	<u># Of Special Ed.</u> <u>Elem. Sec.</u>	
71-72	438	318	116	4	0
72-73	434	302	125	7	0
73-74	442	325	113	4	0
74-75	464	346	112	6	0
75-76	476	353	121	2	0
76-77	479	343	134	2	0
77-78	468	340	125	3	0
78-79	476	337	136	3	0
79-80	476	334	140	2	0
80-81	482	337	143	2	0
81-82	495	346	145	3	1
82-83	504	367	134	3	0
83-84	509	375	131	3	0
84-85	510	378	129	3	0
85-86	512	377	133	0	2
86-87	510	365	144	0	1
86-87	510	365	144	0	1
87-88	523	382	140	0	1
88-89	536	393	141	0	1
89-90	559	405	152	0	1
90-91	582	432	149	0	1
91-92	u*	u	165	u	u
92-93	u	u	156	u	u
93-94	u	u	148	u	u
94-95	u	u	155	u	u
95-96	u	u	148	u	u
96-97	u	u	163	u	u
97-98					
98-99					
99-00					
00-01					

CEMETERIES

The Cemetery Committee was established several years ago with the responsibility of locating various neglected cemeteries; discovering ways of improving the cemeteries; and proposing methods of long term maintenance. During their search, twenty-five cemeteries were determined, twenty-three of those were, investigated, measured, and photographed. Ten cemeteries have some means of care financed through trust funds, dues, and/or assessments from lot owners. Relatives or persons owning land abutting seven cemeteries volunteered to clear them. Six cemeteries have no known means of care. Deeds to four cemeteries were found.

One of the oldest cemeteries is the Plains cemetery on the bank of the Kennebec River. Local history indicates this cemetery may contain the remains of approximately 100 early settlers. In 1908 the Town erected a monument "In Memory of Early Settlers of Sidney". Only one head stone remains along with fragments of a fence. The cemetery is on private property.

Cemeteries with trust funds or private funds include:

- Barton Cemetery - River Road
- Bowman Cemetery - Goodhue Road
- Cowan Cemetery - Pond Road
- Drummond Cemetery - River Road
- Longley Cemetery - Pond Road
- Reynold's Hill Cemetery - Middle Road
- Sawtelle Cemetery - Pond Road
- Sibley Cemetery - River Road
- Springer Cemetery - River Road
- Bean Cemetery - Belgrade Road

Cemeteries to be cared for by volunteers include:

- Bangs Cemetery - River Road
- Blaisdell Cemetery - Town Farm Road
- Clark-Goff Cemetery - River Road
- Smiley Cemetery - River Road
- Sherman-Tanner Cemetery - River Road
- Densmore (Lovejoy) Cemetery - Densmore Road
- Stedman Cemetery - Shepherd Road

Cemeteries for which there is no means of care include:

- Field Cemetery - Middle Road
- Getchell Cemetery - Pond Road
- Lincoln Cemetery - Quaker Road
- Quaker (Friends) Cemetery - Quaker Road
- Plains Cemetery - Off River Road
- Tiffany Cemetery - Pond Road

Two cemeteries not fully researched by the committee include:

- Hoxie Cemetery - Between Philbrick and Middle Roads
- Weeks Cemetery - Quaker Road

Town Facilities

The Town of Sidney wholly owns two buildings; the town office and the town garage. It owns half-interest in the Grange Hall, sharing expenses for that building with the Grange. The town office contains offices of the Selectpersons; Treasurer, Tax Collector, and Clerk; Deputy Tax Collector and Clerk; and Town Secretary. The town Garage is both the storage and maintenance center for Public Works vehicles. The town also owns a small building at the landfill for the landfill attendant.

Major Equipment

- 2003, Ford F-550, Plow, Sander & Service truck
- 2001, Cat 420D, Loader Back Hoe
- 2001, Volvo, ten-Wheeler, Plow, Sander, Dump truck
- 1998, Ford Six-Wheeler, Plow, Sander, Dump truck
- 1996, Ford Six-Wheeler, Plow Dump truck
- 1992, Chevy Six-Wheeler, Plow, Sander, Dump truck
- 1994, Swenson Stainless Steel Sander, 6 yard sander goes on the 1996 Ford
- 1977, John Deer Dozer 550
- 1990, 10 Ton Interstate Equipment trailer

Social Services

Sidney does not own any buildings for the purposes of providing social services. Social services are primarily provided by agencies outside the community. The general assistance program provides assistance for housing, food, and clothing on an as needed basis. The town also supports and appropriates funds for various community agencies at its annual town meeting.

Library

The Town does not have a local library, however children have access to the library at the Bean School. Municipal agreements are not offered for adult access to neighboring libraries. Residents must make their own library arrangements.

Town Government

The Town of Sidney operates under the town meeting system. Selectpersons are elected to handle the daily operation of town government. In support of the Selectpersons are various committees and boards that handle specific areas of government administration. Town government has not expanded to meet the demands of its growing population. At the 2002 Town Meeting a Government Service Committee was selected to study local government and make recommendations for changes at the 2003 Town meeting.

Issues

- 1 Will some municipal services be necessary in the future considering the Town's growth rate or as a result of environmental damage?
- 2 The Town relies upon County and State Police for protection. Will this be adequate for future needs?
- 3 Will the fire department be able to maintain ample volunteers especially during the day to respond to emergencies?
- 4 What additional capital cost will be necessary to respond to new demands for municipal services by our growing population?
- 5 The town's population is aging. How will this impact municipal services?
 - ambulance services
 - police protection
 - fire/emergency services
 - recreation
 - culture events
- 6 Has municipal government kept pace with the demands of basic government operations and will additional town office staff be necessary?
- 7 Will the Town need to expand the Bean Elementary school to handle it rising population?

Transportation

Goal:

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

Purpose:

The purpose of this section is to inventory and analyze the Town's transportation system, including roads, bridges, rail, airport and pedestrian ways.

General Transportation

A Community's transportation system provides linkages both within the community and to other communities. Transportation is the means over which goods and services move as well as the access for residents to employment opportunities. The relative efficiency of the community's transportation system directly impacts the success or failure of the local economy. Most communities are settled and grow as a direct result of their geographic location relative to transportation systems. Historically, Sidney's development and growth patterns are a direct result of transportation linkages.

Regionally, Sidney's proximity to the transportation centers of Augusta and Waterville is a primary reason for its growth. As settlement moved up the Kennebec River, utilizing Augusta and Waterville as primary shipping centers, Sidney's agricultural economy was able to move, with relative efficiency, its products to these two centers for shipment within and without the state.

Today, transportation for Sidney primarily consists of roads which fall under municipal, state, or federal jurisdiction. Sidney's location along the State's primary north/south corridor (I-95), and Routes 27 23 and 104 have helped to make Sidney a popular place for many new residents over the past 10 years.

The number of new people and new homes in Town has also increased activity along our roadways, especially traffic heading into Augusta. The rural nature of the community also tends to increase the number of vehicle miles traveled due to the distances required to complete most shopping, recreational and job related trips. More traffic poses many serious transportation and land use implications including: existing carrying capacity of roads; roadway conditions; maintenance schedules; safety issues especially at the accident prone locations; driveway access conflicts with road traffic; and speed limits.

Traffic access rules developed by the Department of Transportation now regulate the location and design of driveways and other road openings along all arterials, and collector roads. Town roads are not covered under these regulations. The purpose of these access rules are to maintain traffic flow along State roads so that new road constructions will not be necessary. This is accomplished by restricting access points off these roads so that will not reduce the speed limits and create safety hazards.

Roadway System

The following table displays key roadway data

Road Name	Miles	Surface	Condition	Road type	Notes
Alfala Drive	0.3	Paved	good	town	
Bartlett Road	1.32	Paved	good	town	
Bean Glen	0.15	Gravel			
Birch Circle	0.45	Paved	good	town	
Blake Road	1.10	Paved	good	town	
Blue Ridge Drive	0.08	Paved	good	town	
Blue Ridge Dr. East	0.04	Paved	good	town	
Blue Ridge Dr. West	0.15	Paved	good	town	
Dinsmore Road	1.98	Paved	good	town	
Drummond Road	2.11	Paved	good	town	
Eight Rod Road	0.87	Gravel			
Farm Brook Road	0.58	Paved	good	town	
Farm Brook Rd. Ext.	0.25	Paved	fair	town	
Ferguson Drive	0.13	Paved	good	town	
Ferguson Drive Ext.	0.13	Paved	good	town	
Ferry Road	0.25	Gravel			
Field Road Ext.	0.4	Paved	fair	town	
Field Road	0.50	Paved	fair	town	
Goodhue Road	2.14	Paved	good	town	
Hosta Lane	0.45	Paved	good	town	
Junction Road	0.70	Gravel			
Kelly Circle	0.29	Paved	good	town	
Lewis Road	0.29	Paved	fair	town	
Matthew Drive	0.1	Paved	good	town	
Mills Road	0.62	Gravel			

Road Name	Miles	Surface	Condition	Road type	Notes
Mt. Vista Drive	0.04	Paved	good	town	
Mt. Vista Dr. Ext.	0.4	Paved	good	town	
Mt. Vista Dr. Ext.	0.34	Paved	good	town	
Pamcor Drive	0.29	Paved	fair	town	
Philbrick Road	1.16	Paved			
Public Works Road	0.40	Paved		town	
Quaker Road	2.93	Paved		town	
Rebecca Drive	0.37	Paved	fair	town	
Recreation Drive	0.40	Paved	poor	town	
Reynolds Hill Road	0.70	Paved	good	town	
Robinson Road	0.25	Paved	good	town	
Rolling Acres	0.15	Paved	good	town	
Shepard Road	1.14	Paved	fair	town	
Summerhaven Road	0.95	Paved	good	town	
Sunset Ridge	0.34	Paved	good	town	
Tallwood Drive	0.17	Paved	good	town	
Thistle Lane	0.05	Paved			
Tiffany Road	2.26				paved and gravel
Town Farm Road	2.26	Paved	good	town	
Route 27		paved	good	Arterial	State Arterial
Route 104	10.18	Paved	good	Major Collector	Paved in 2001 &02
Route 23	9.39	Paved		Major Collector	
Middle Road	10.56	paved		Minor Collector	
Lyons Road	1.98	Paved		Minor Collector	

Sidney has approximately 60 miles of Town and State roads to maintain. Many subdivision roads accepted by the Town have increased the maintenance mileage in the last 10 to 20 years. Interstate I-95 was constructed about 30 years ago.

State Roads include River Road, Rt. 104; Middle/Bog Road; Pond Road, Rt. 23; Belgrade Road, Rt. 27; and the Lyons Road.

Paved cross roads include Town Farm Road, Goodhue/Hallet/Drummond Road, Bartlett Road, Shepherd-Dinsmore Road, one-half of Philbrick Road, Quaker Road (Shepherd Rd. To Pond Rd.) And Gould Pond Road. All subdivision roads accepted by the Town are paved.

Remaining unpaved (gravel) roads include parts of the Eight Rod Road, Lewis Road (northerly end), Town Landing Road, Quaker Road (northerly end to the Philbrick Road), Blake Road, Robinson Road and parts of the Mills Road. Other gravel roads include Goff Road, Ferry Road and Springer Road.

Unless stated otherwise or evidence to the contrary, the State of Maine assumes all Town roads to have a right-of-way width of 4 rods (66').

The 4 Rod Road right-of-way from the east end of the Bartlett Road to the Lyons Road intersection on the Middle Road was purchased by the Town in about 1960 after I-95 was completed. The purpose of the right-of-way was to provide more direct access to I-95 from the west side of the Town.

Discontinued Roads

Discontinued roads in Sidney include Peavy Road, Lewis Road (except northerly end), parts of the Quaker Road, Springer Road (8 rod road to River Road), Houghton Road, Church Road, Robinson Road (beyond Ward Pond access), Thayer Road, Sedgely Road, parts of the Mills Road, Dutton Road, Wixson Road and most of the 8 Rod Road.

Private Roads

Of continuing controversy is the question of responsibility the town has for private roads (or discontinued roads) especially those roads on which several homes are located. Responses in the public opinion survey to the question regarding bringing discontinued or private roads up to town standards are even relative to who should pay for road improvements. Since there are legal restrictions to a municipality maintaining or upgrading private roads another method such as different standards for private and public roads could be a solution.

Road Maintenance

The Town identifies annually, roads that require repair and maintenance. However, they do not employ a long range maintenance plan to schedule improvements. The use of a formal road improvement plan such as the system advocated by the Local Roads Center at the Maine Department of Transportation would greatly benefit the community by identifying anticipated cost, and creating a predictable repair

schedule for the public. Other road maintenance concerns include the following:

- The maintenance of gravel roads has been identified as needing improvements.
- Road drainage issues have been identified on occasion as needing attention.
- Winter snow plowing has not been deemed satisfactory by many residents.
- Training for municipal employees and the Road Commissioner.
- The need for a professional road/public works employee instead of a road commissioner
- The increased traffic on the road system due to new growth.

The lack of a formal road improvement plan, increased traffic and other road maintenance issues make it essential for the Town to look for better ways to manage the road system. A number of specific recommendations will be developed including the adoption of a road plan and exploration of different municipal maintenance models will be included in the plan.

High Accident Locations

The combination of Sidney's rural road system and a rapid rise in population over the past twenty years have created a number of high hazard locations. The following areas have been identified as high accident locations by the community:

- Intersection of Drummond and Middle Roads.
- Intersection of Densmore and Route 104
- Intersection of Lyons Road and Route 104 (Scene of a fatal accident of a State Trooper)
- Intersection of the Middle Road and the Town Farm Road
- Intersection of Shepard and Middle Roads.
- Section of the Middle Road and Stone Area
- Section along Route 104 near the cemetery

The Town needs to develop a plan to remedy the particular hazard in each of these areas and where appropriate work with the Depart of Transportation. This responsibility would be an appropriate task for the Road Committee.

Traffic Count Data

Traffic Count data is collected by the Department of Transportation at various locations throughout the community. The table below shows the most recent data, however, current data is not available for many locations. The traffic increase throughout the community based upon the high growth rates makes it essential that this data is collected on a regular basis. The town should encourage the Department of Transportation to collet data on a more regular schedule within the community.

The following transportation count data was tabulated by the Maine Department of Transportation and provides annual average daily traffic information. Traffic Counts are not collected annually for all locations in Sidney.

Location	Annual Average Daily Traffic Per Year				
	1996	1997	1998	1999	2001
Route 27 North west of route 23	5900		6300		
Route 23 South of Ir 2248	820		1000		
Route 23 North of route 27	1710		1820		
Densmore Road West of route 104	420		450		
Sheppard Road West of Ir 2281	720		850		
Route 104 North of IR 2248	1380				
Route 104 South west of the town landing rd.	1150		1160		
Route 104 North of IR 2238	1240				
Route 104 South of IR 2238	990				
Bartlet Road East of route 23	240				
Lyons Road West of route 104	780				
Lyons Road South west of I-95 south bound ramp	940				
Drummond Road West of route 104	350				
Drummond Road East of route 23	200				
Middle Road North of IR 366	1350		1580		
Middle Road South of IR 366	1560		1420		
Middle Road North of IR 2248	1490		1710		
Middle Road South of IR 2248	1450		1680		
I-95 (south) North of off ramp to Lyons road	11047	11371	11860	13140	
I-95 (south) North of on ramp from Lyons road		10270		12140	
I-95 (north) North of on ramp from Lyons road	10900	11290	11758	13060	
I-95 (north) North off ramp to Lyons road		10110		11780	

Maine Department of Transportation Traffic Access Rules

Traffic Access Rules would apply to the following State roads:

- Route 27, Classified as an arterial
- Route 104 Classified as a major collector
- Route 23 Classified as a major collector
- Middle Road Classified as a minor collector
- Lyons Road Classified as a minor collector

The traffic access rules would apply to the creation of any driveway defined as an access point serving a land use that generates 20 or fewer vehicle trips (residential driveways), and entrances defined as serving a land use that generates 21 or more vehicle trips such as a commercial use.

These driveway and entrances would need to meet standards for driveway sight distances, driveway width, corner clearance, turnaround area and drainage. The rules are designed to ensure that all traffic entering and exiting the roadway occurs in a safe manner and the free flow of traffic on the road is maintained. Additional planning and design will be required for all developments proposed along these roads.

Local Traffic Access Standards

The Town might also consider requiring some level of access regulation for its town roads especially for subdivision and commercial uses. A minimum sight distance standard, driveway width, and drainage requirements would significantly increase the safety along town roads. An additional standard could also be included that would require that all driveways have a turnaround area so that vehicles would not have to back out into the road.

Alternative Transportation Resources

The dominate mode of transportation in a rural community like Sidney is the automobile. Nevertheless, other modes of transportation such as rail, air, bus service and bike travel can also impact the community. The following is a discussion of other transportation modes available in the community.

Airport:

Augusta and Waterville Airports offer limited commercial service and provide service for private and corporate planes and jets. Airports in Bangor, Portland offers a wider selection of commercial flights including commuter service into Logan Airport.

Bus Service

Interstate bus service is available terminals are in both Waterville and Augusta. Local bus service is not available. Limited bus service is available in both Augusta and Waterville.

Other Public Service

The transportation services provided by the Kennebec Valley Community Action Program include an individual response transportation service to persons meeting certain income guidelines including the elderly. taxi cab service is also available in the area.

Pedestrian Modes

Sidewalks are not available which is usual considering that the community is rural and lacks a town center or village area. Walking along most the town and state roads is not a pleasant experience because of the traffic volume, speed, and the lack of wide shoulders. Some subdivision developments with dead-end roads encourage walking, however, they are often short routes.

Bike Ways

Paved shoulders along roads wide enough to safely accommodate bike travel can be found along portions of Route 27 and a small portion of Route 104 heading into Waterville. Bike travel along other roads are generally not safe.

Future Transportation Issues

The construction of the new bridge in Augusta connecting Route 3 and Route 95 (new access ramp) will impact the community. The new bridge will make access between Sidney and the east side of Augusta quicker and could further increase growth within the community. The Town needs to monitor how the new bridge and the Route 95 access ramp will impact the community.

Transportation Planning

The Town is responsible for meeting its own transportation needs with respect to local roads. However, most transportation impacts are regional especially considering Routes 95, 104, 23, and 27. The principal avenue for the community to participate in a regional transportation agenda is to take part in the Regional Transportation Advisory Committee. The group advises the Department of Transportation on a variety of issues including the development of a regional road improvement plan. Sidney has played an active role on the committee in the past and needs to continue its participation.

Transportation Issues

- 1 The Town has standards for the road acceptance. Roads are required to be paved. However, a flaw in this process is the lack of inspections during road construction.
- 2 As the population increases this will make additional demands upon the road system in terms of increased traffic volumes and increased maintenance cost.
- 3 The MDOT traffic access rules will place additional development restrictions upon all type of new land uses along state roads.
- 4 Local traffic access standards will help maintain safe travel and reduce accidents.

- 5 The new bridge in Augusta will have a yet to be determined impact upon Sidney.
- 6 Is the current system for road maintenance adequate?
- 7 Should the Town pursue alternative modes of transportation such as walking and bike trails?
- 8 What are the priority road issues in the community?
- 9 A popular building trend is roadside development. The state traffic access standards will impact this activity.
- 10 It is important for the Town to include all of its priority transportation projects in the Plan so that they will be included in the State's Six and Twenty year improvement plan.
- 11 The Town needs to participate in the RTAC process to advocate for its local and regional transportation needs.
- 12 Higher traffic usage will translate into higher cost for the community.
- 13 Winter road maintenance and snow plowing has been identified as an issue.
- 14 Has the Town outgrown its current system of a road commissioner?
- 15 The Middle Road has experienced increased traffic due to the number of housing developments in the immediate vicinity.

Recreation

Goals:

To promote and protect the availability of recreational opportunities for all of Sidney citizens, including access to surface waters.

Purpose

The purpose of this section is to inventory all or the Town's recreational facilities and to identify future needs.:

Introduction

Recreation is an aspect of both community and society which is rapidly growing. Access to recreation facilities within the community is receiving increased attention as residents seek out ways and means of using their leisure time. Coupled with a more rapid paced life style, recreational pursuits are viewed, by many residents, as an important element of their community. The importance of recreational facilities in the community for residents is that it provides an important outlet for physical exercise and/or release of stress/tension etc.

Traditionally, rural Maine communities have not actively pursued creating recreational facilities or programs. It was considered the responsibility of the individual to find their own leisure activities. Rural communities often did not have the financial resources to construct recreational facilities. As a result, recreational facilities and their programs were left to the private sector or the community to organize without municipal assistance.

More recently, communities are experiencing the effect of increased population that often translates into demands for new or expanded services, i.e., recreation. Often the growth in the community reaches a point where community recreation facilities and programs can be implemented due to sufficient community support and the availability of funding mechanisms.

Recreation is divided into two categories: active and passive. Active recreation consists of those activities or facilities that require the expenditure of energy, usually involving a considerable amount of physical activity and often including other people. Some examples of active recreation would include team sports such as baseball and basketball. Passive recreation consists of those activities that require a smaller expenditure of energy and involve less physical exertion than active recreation. Some examples of passive recreation would include a nature walk and photography - not necessarily involving an organized group.

Parks and Recreation Facilities Comparison Table

The Bureau of Parks and Recreation in its report titled "Conservation Municipal Needs Analysis Report, January 1988" Listed the Bureaus Recreation Standards and Small Town Averages. The following table compares the recreational facilities found in Sidney and the Bureau of Parks and Recreation Standards and other Small Town Averages. The Table has been adjusted to reflect the standards for a community with a population of 3,515 persons. The recreational facilities listed in the table only include municipal and school facilities.

Comparison Table

Activity	Sidney	Small Town Average	Bureau of Park Standard
Park Acreage	-0-	35.84 acres	n/a
Baseball Fields	1	1.6 fields	.6 fields
Softball Fields	2	1.5 fields	1.1 fields
Multi-use Fields	1	1.5 fields	.77 fields
Basketball Courts	-0-	1.5 courts	1.75 courts
Tennis Courts	-0-	2 courts	1.75 courts
Recreation Halls	-0-	.35 halls	3.5 halls
Playgrounds	1	2 playgrounds	1.75 playgrounds
Picnic Tables	-	8.8 tables	7 tables
Swimming Pools	-0-	2,776 square feet	3.5 pools
Boat Ramp Vehicle Parking	-	15.50 spaces	n/a
Nature Trails	-0-	1 mile	3.5 miles
Exercise Trails	-0-	n/a	3.5 miles
Bike Routes	-0-	n/a	n/a
X Country Ski	-0-	3.9 miles	3.5 miles
Ice Skating	-0-	9,520 square feet	n/a
Sled Areas	-0-	n/a	n/a

- The elementary school gym is used for a variety of inside sport activities including basketball.
- There is also a small nature trail at the rear of the school.

According to table the Town is lacking recreational facilities in a number of areas including: park space, baseball fields, multi use fields, basketball courts, tennis courts, playgrounds, swimming facilities, and trail systems. The Town should undertake a community assessment to determine what is the key recreational need of the community and develop a priority plan to develop these facilities as funding and time permit. It is also important to consider regional facilities, cooperative agreements with other towns and addressing the recreational needs of many different age groups and interest.

Local Public and Private Recreational Resources

The following is a list of the Sidney's recreational resources:

- 1 Town of Sidney, Boat launch to Messalonskee Lake (inadequate parking, small boats only).
- 2 Town of Sidney, Boat launch to the Kennebec River (parking available)
- 3 Sidney Little league Ball Field 1 acre site
- 4 James Bean School soft ball field and multi-use field.
- 5 James Bean School playground.
- 6 James Bean School Multi-purpose Room (Used for sport activities etc.)
- 7 Snowmobile trails, Sidney Trail Riders Inc. (Approximately 91 miles of trails on private land)
- 8 (Bangs Beach, Private beach area This area is no longer available for public swimming)
- 9 Arnold Trail Club Private hunting club 40 acres
- 10 New England Music Camp, Private summer camp
- 11 Kennebec Valley Model Airplane Club, Private club for flying model airplanes.
- 12 Silver Spur Riding Club, Private riding stable.
- 13 Sidney Athletic Association, private association that provides a variety of youth sports activities including baseball, t-ball, sort ball, and soccer.
- 14 Blue Grass Music festival at the Riding Club
- 15 Summer recreation available through the Oakland Recreation. Program
- 16 Nature trail at the rear of the school

Regional Recreation Opportunities

The Town's location between Augusta and Waterville gives its residents many regional recreational and cultural opportunities. Activities promoted by Colby College, University of Maine in Augusta and other private groups coupled with many commercial recreation facilities offer a wide selection for persons of all ages and interest. Many outdoor activities are also available in the many lakes and wilderness areas throughout the region.

Recreational Activities for Children

- Summer recreation program is available through the Oakland Recreation Program.
- Swimming is available in Oakland.
- Sports Programs are offered through the Sidney Athletic Association
- Library access is available through Waterville and Augusta
- The Boys and Girls Club and YMCA is available in Waterville

Recreational Activities for Adults/Families/Seniors

- Walking trails, Informal trails are used including the power line right of way and along the Kennebec River
- Fishing sites are available on both sides of the Kennebec River
- Hunting is available throughout the area
- Access to private lands

Community Recreational Priorities

The following is a list of recreational priorities compiled from the community survey. The items are listed in order of preference.

- | | | | |
|----|-------------------------------------|----|-------------------------------|
| 1 | Walking paths | 2 | Swimming and boat access |
| 3 | Bike lanes | 4 | Cross country ski trails |
| 5 | River front trail | 6 | Community recreational center |
| 7 | Greater access to school facilities | 8 | Playgrounds |
| 9 | Access to hunting areas | 10 | ATV trails |
| 11 | Athletic fields | 12 | Boating access |
| 13 | Snowmobile trails | | |

Snowmobile Trails

A comprehensive snowmobile trail system connects trails in the town with the surrounding area. This sport continues to be popular and is enjoyed by many families. Snowmobile clubs have enjoyed a good relationship with private landowners due to their efforts at being good stewards of the trail system.

ATV Trails

All terrain vehicles are becoming very popular and are often used throughout the year. However, a formal trail system for riders is lacking. The power line right of way is often used by riders as well as private lands. However many landowners do not welcome ATV access due to some rider problems and damage that has occurred to landscape.

Roadway Access

The Town's existing road system despite some narrow shoulders along portions of Route 104 are not well suited for walking biking, or running. While the roads might seem to form the perfect access point for shared use between automobiles and bikes and walkers, it will take a considerable investment to widen the road shoulders to accommodate a multi-use corridor.

Other options might include the development of overland trails to handle a variety of users including hiking, bikes and horses. This would require a number of long term planning efforts to connect individual land parcels and forge a variety of agreement between private land owners.

A trail planning effort is worthy to undertake and should include both roadway access and overland trails. The Town could assign this task to a recreation committee or many communities have the conservation commission undertake this effort since it involves many land access issues.

Recreation Trends

The type and availability of the community's recreational facilities strongly favor the Town's rural nature. Most activities are focused upon outdoor activities. The gradual aging of our population makes it important to ask ourselves if the Town has enough recreational opportunities for its senior citizens.

Current development trends will have an unexpected impact upon the use of private land for a variety of recreational facilities. New housing will gradually reduce some private land available for a variety of activities including trails, snowmobiling, hunting and skiing. As housing density increases land once available to the public becomes off limits or is posted by new owners. Much of the outdoor recreational opportunities in the Town is dependent upon the willingness of private landowners to allow people to use their land for responsible recreational pursuits. It is in the best interest of the Town to find ways to encourage land owners to keep their land available for public use.

The rise in popularity of all terrain vehicles (ATV's) has created some problems due to some irresponsible riders that have damaged property and caused erosion along trails. Many landowners in response to this problem have posted their land. Unfortunately this penalizes the many responsible ATV users and creates a shortage of trail areas for riding. One possible solution is to create a club system similar to the snowmobile club. This could help to promote responsible ridership and create a trail system.

A river trail system is underway both in the Augusta and Waterville regions. This trail could potentially connect along the Sidney or Vassalboro sides of the Kennebec River. The system is further envisioned to travel all the way to the coast. This presents a wonderful opportunity to the Town to become a participant in the ongoing plans for the trail system since it could benefit Sidney residents.

The removal of the Edwards Dam was not viewed favorably by many in the region. However, a positive result has been the dramatic improvement in the fishery especially in Winslow near Fort Halifax. The popularity of the river for fishing has also made national attention and this offers many recreational and economic opportunities to the region.

Recreation Issues

- 1 Develop a long term recreation plan for the community that identifies specific facility and program improvements along with funding mechanisms.
- 2 Develop a master trail plan for the community that would map a future interconnected trail system throughout the community. As development occurs the trail system could be implemented through a variety of techniques including easements, and land purchases.
- 3 Develop an outreach program to landowners to encourage continued public access to private lands.
- 4 Actively work to secure grants to construct recreational facilities.
- 5 Actively work with regional groups and other communities to plan shared recreational access such as trails, boat access and swimming areas.
- 6 Revise the Subdivision standards to require developers to provide for the recreational needs of the residents

Natural Resources

Goals:

To protect the quality and manage the quantity of the Town's water resources including rivers, streams, ponds, wetlands and aquifers.

To protect the Town's critical natural resources including, wetlands, wildlife fisheries habitat, shorelands, scenic vistas, and unique natural areas.

To safeguard the Town's agricultural and forest resources from development that threatens those resources.

Purpose:

Inventorying and studying Sidney's natural environment is an essential component of the comprehensive plan. Most land use planning efforts are based on the potential impacts different types of development may have on the land; and the land's ability or lack of ability to support a specific type of development. Therefore, developing an understanding of the natural systems within Sidney and their sensitivity to development is an important tool toward creating policies and strategies for the future of the town.

The natural environment also provides a basis for understanding how Sidney's physical nature became what it is today. Just as understanding how the social and historical nature of Sidney influenced the town's development, the natural environment plays an equally important role.

Context

Sidney is in Kennebec River basin, north of Augusta and south of Waterville. Situated in Kennebec County and bounded by the municipalities of Augusta, Belgrade, Manchester, Oakland, Vassalboro, and Waterville. Sidney shares the Kennebec River, Lake Messalonskee, Upper Silver Lake, Penny Pond, Joe Pond, Wellman Pond and the Great Sidney Bog with its neighbors.

Climate

The Kennebec River Basin has a cool semi humid climate which is characteristic of northern New England. Average annual temperature is approximately 42 degrees Fahrenheit; average monthly temperatures vary from 65 degrees to 70 degrees Fahrenheit in July; to 10 to 20 degrees Fahrenheit in January and February. Extremes in temperature fluctuate from minus 30 degrees to 90 degrees Fahrenheit.

Average annual precipitation is approximately 42 inches which is uniformly spread out over the year. Low pressure systems moving up the East coast and frontal systems moving across the country from West to East create periods of moderate rainfall which usually do not last for more than two days. Storm events of 2 to 4 inches of rainfall are common but rarely does rainfall exceed 6 inches or more a storm. Average annual snowfall ranges from 65 inches to 120 inches. The average water equivalents of the snowpack ranges from 8 to 12 inches. During the spring months (March through May) melting snowpacks and rainfall are prime producers of flooding.

Topography

Topography is the shape of the land. Generally, topography consists of hills, plains, valleys, ridges etc. The most common source of topographical information is from maps produced by the United States Geological Survey (USGS). The Town of Sidney is composed of four quadrangles - Belgrade, Rome, Vassalboro, and Waterville. Slopes in Sidney are generally in the 0-25% range. In several areas of town slopes can be rather significant therefore is a limiting factor in certain types of development.

Bedrock Geology

Bedrock geology is a result of geologic activity on the earth's crust which occurred hundreds of millions years ago. Bedrock units are formed by the erosion of the rock, creating sediments and the deposition of those sediments creating sedimentary rocks. Metamorphism is the changing of sedimentary rocks through heat and pressure. Since heat and pressure can vary, metamorphic rocks differ in composition and degree ranging from phyllite through schist and gneiss. Geologic time is measured in units from the oldest to the youngest formations consisting respectively of: Cambrian, Ordovician, Silurian, to Devonian.

"Lithologies in the area consist of highly deformed Paleozoic metasedimentary and granite rocks overlain by as much as 340 feet of unconsolidated late Wisconsinan glacial sediments.

Bedrock geology consists of highly deformed Ordovician, Silurian, and Devonian metasedimentary rock and Devonian granite. The Ordovician rocks are primarily melange, and are restricted to the southern part of the area. Silurian rocks, which are predominant in the area, include metapelite, metasiltstone, metasandstone, and metagraywacke. The Devonian rocks include metalimestone, metapelite, metasandstone, and metaconglomerate. The exposed granite and granodiorite are also of Devonian age.

The area is in the central portion of the Merrimack synclinorium. The regional strike is northeast-southwest." (Draft Kennebec River Basin, Maine Water Resources Study, US Army Corps of Engineers, March, 1989.)

Surficial Geology

Surficial geology is the deposit of the unconsolidated materials that overlie bedrock. Sediments deposited from wind, water and glacial action create surficial geology. Most of the surficial geology in Sidney is a result of glacial action.

Geologic Framework

Maine was covered at least twice by continental glaciers during the Pleistocene Epoch, which occurred from approximately 2,000,000 to 10,000 years ago. The last ice sheet, known as the Laurentide Ice Sheet, advanced into Maine from Eastern Canada about 20,000 years ago, in late Wisconsinan time. The ice sheet flowed southeastward beyond the present coastline and into the Gulf of Maine.

Hydrology of the Significant Sand and Gravel Aquifers

The significant sand and gravel aquifers consist of ice-contact and outwash deposits which occur

and estimated yield zones shown on the Maine Geological Survey "Significant Sand and Gravel Aquifers" maps are based on available information and are subject to modifications as additional data become available. The Belgrade and Kennebec esker systems constitute the major aquifers in the Town of Sidney.

SOURCE: Open-File No. 85-82a, Hydrological and Water Quality of Significant Sand and Gravel Aquifers...., Maine Geological Survey, pp. 9-14, 1985; and Open-File 87-24a, Hydrological and Water Quality of Significant Sand and Gravel Aquifers, Maine Geological Survey, pp. 8-13, 1987.

MAINE GEOLOGICAL SURVEY
DEPARTMENT OF CONSERVATION

SAND AND GRAVEL AQUIFERS

MAP 17

1979

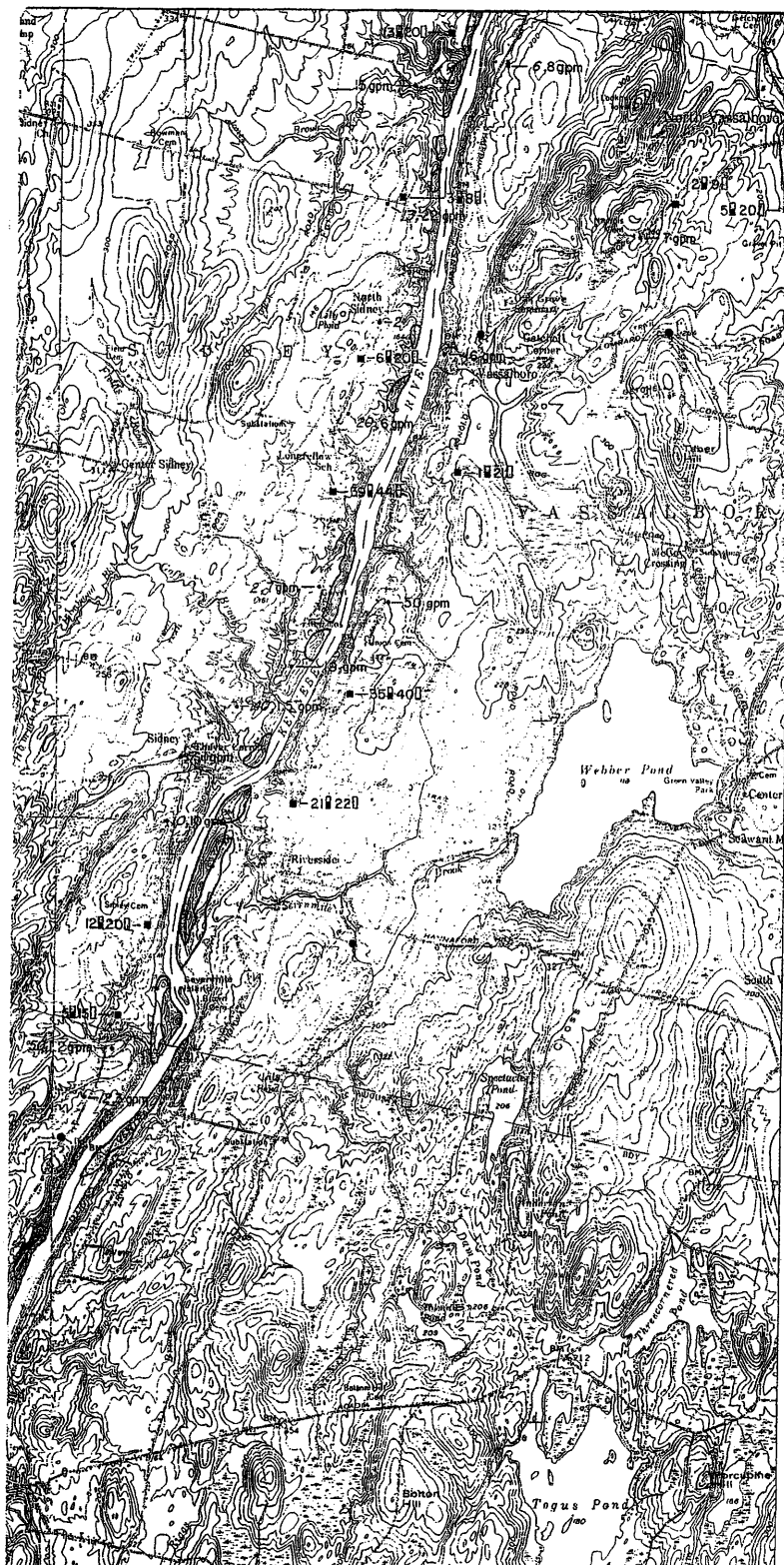
KENNEBEC COUNTY, MAINE

Compiled under the direction of:
V. BRADFORD CASWELL, Hydrogeologist

EXPLANATION

This map shows areas that are favorable for the development of ground water supplies from sand and gravel deposits. It is based on field hydrologic data and on analysis of available well, spring, test boring, and test pit data. The aquifer boundaries and yield designations are generalized and subject to modification based on specific on-site investigations.

- 5 Aquifer number (refer to text)
- Arbitrary dividing line between aquifers
- Aquifer boundaries
 - Observed
 - Covered
- Sand and gravel aquifer (10-50 gallons per minute)
- Sand and gravel aquifer (50 or more gallons per minute)
- 50 Depth to bedrock (ledge) in feet
- 62 Depth to water table in feet below natural ground surface (observed in well, spring, test bore or pit)
- 150 Minimum thickness of sand or gravel in feet (observed in well, test bore or pit)
- X Gravel pit
- 4 gpm Yield (flow) of well or spring in gallons per minute
- ~ Spring
- Gravel well (screened)
- Dog well
- ◇ Test bore
- ↓ Driven point
- Test pit
- △ Potential source of ground water contamination



Soils

Soils are combination of organic and mineral matter and a result of topography, climate, organisms, parent material, and time. Soil usually reflects surficial geology. Soils having similar characteristics, such as color, thickness, texture, and drainage, are grouped together into a soil series. Soils series are mapped by the Soil Conservation Service and available in the Kennebec County Soil Survey.

Soils predominantly found in Sidney as described in the Soil Survey of Kennebec County Maine include:

Biddeford Mucky Peat: The Biddeford series consists of deep, very poorly drained, nearly level soils that formed in marine or lacustrine sediments. These soils are in low areas where runoff is very slow or ponded such as the Great Sidney Bog.

Buxton Silt Loam: The Buxton series consists of deep, moderately well drained too somewhat poorly drained, gently sloping to sloping soils that formed in marine and lacustrine sediments. These soils occur on terraces and on plains and are most extensive along the Kennebec River and its tributaries. Permeability is slow to very slow. Available water capacity is high.

Deerfield Loamy Fine Sand: The Deerfield series consists of deep, moderately well drained, nearly level to gently sloping soils that formed in sandy deposits. The soils occur in depressions on outwash terraces and plains. Permeability is very rapid to rapid. Available water capacity is slow.

Hartland Very Fine Sandy Loam: The Hartland series consists of deep, well drained, sloping to moderately steep soils that formed in lacustrine or marine sediments that have alternating layers of very fine sandy loam, very fine sand, and silt loam. Permeability is moderate to moderately slow. Available water capacity is high.

Hinckley Gravelly Sandy Loam: The Hinkley series consists of deep, excessively drained, gently sloping to moderately steep soils that formed in glacial outwash deposits. These soils are on terraces, plains, and eskers throughout the town. Permeability is very rapid to rapid. Available water capacity is low.

Hollis Fine Sandy Loam and Hollis-Rock Outcrop Complex: The Hollis series consist of shallow, somewhat excessively drained, gently sloping to moderately steep soils that formed in glacial till. These soils are found on hills and ridges and may contain areas of rock outcrop. Permeability is moderately rapid. Available water capacity is low.

Paxton Fine Sandy Loam, Paxton Very Stony Fine Sandy Loam, Paxton-Charlton Fine Sandy Loam, and Paxton-Charlton Very Stony Sandy Loam: The Paxton series consists of deep, well drained, gently sloping to moderately steep soils that formed in glacial till. These soils are found on tops and sides of hills and ridges. Permeability is moderately slow to slow. Available water capacity is moderate.

Ridgebury Very Stony Fine Sandy Loam: The Ridgebury series consists of deep, poorly drained, nearly level soils that formed in glacial till. These soils are found in low-lying areas on upland ridges. Permeability is moderately slow to slow. Available water capacity is high.

Scantic Silt Loam: The Scantic series consists of deep, poorly drained, nearly level soils that formed in marine or lacustrine sediments. These soils are found in valleys and low, flat areas. Permeability is slow to very slow. Available water capacity is high.

Scarboro Muck Peat: The Scarboro series consists of deep, very poorly drained, nearly level soils that formed in outwash material on terraces and plains. Permeability is very rapid to rapid below the surface layer. Available water is moderate.

Scio Very Fine Sandy Loam: The Scio series consists of deep, moderately well drained, gently sloping to sloping soils that formed in lacustrine or marine sediments. These soils are found in wide valleys. Permeability is moderate to moderately slow. Available water capacity is high.

Suffield Silt Loam: The Suffield series consists of deep, well drained sloping to steep soils that formed in marine and lacustrine sediments. Permeability is slow to very slow. Available water capacity is high.

Togus Fibrous Peat: The Togus series consists of very poorly drained, nearly level organic soils that formed in a mixture of herbaceous, woody, and sphagnum materials underlain by sand at a depth of 16 to 51 inches. These soils are found along the shoreline of Messalonskee Lake. These soils are saturated with water more than 10 months of the year and are covered by 6 to 24 inches of water in spring and winter.

Windsor Loamy Sand: The Windsor series consists of deep, moderately well drained, gently sloping to sloping soils that formed in glacial till. These soils can be found on hills and ridges. Permeability is moderately slow to slow. Available water capacity is moderate.

Below are several categories of soils that the Soil Conservation Service has rated, as applied to soils in Sidney based on the publication entitled Soil Potential Ratings for Low Density Development in Kennebec County Soil & Water Conservation District. Using this rating system can be beneficial to the town in determining areas that have a high potential for development and where there is a low potential for development. This tool can help Sidney in planning for future development and densities. It should be noted that low density development (in the context of the above publication) “...includes single family unit residences with basements and comparable buildings and septic tank absorption fields, with or without an on-site source of water. Residences may be a unit or a cluster of units in a development. Paved roads in developments are also included.”

Definitions for the Rating Classes are key to understanding how the Rating Classes affect development potential of a site.

Very High - Site conditions and soil properties are favorable. Installation costs are lowest for that use and there are not soil limitations.

High - Site conditions and soil properties are not as favorable as the reference soil condition. The cost of measures for overcoming soil limitations are higher than those for soils in very high potential.

Medium - Site conditions and soil properties are below the reference soil condition. Costs of the measures for overcoming soil limitations are significant.

Low - Site conditions and soil properties are significantly below the reference soil. Costs of

measures required to overcome soil limitations are very high.

Very Low - There are severe soil limitations for which economical corrective measures are prohibitive or unavailable and costs of these measures are extremely high. Also, soil limitations that detract from environmental quality may continue even after installation of corrective measures.

Soil Potentials by Index Value for Soils in Sidney

Soil Unit	Septic	Dwelling	Roads	Devel
Biddeford mucky peat	VL	VL	VL	VL
Buxton silt loam	M	M	M	M
Deerfield loam fine sand	VL	H	H	M
Hartland very fine sand	M	H	M	M
Hinckley gravel s. loam	VL	M	M	M
Hollis fine sandy loam	M	M	H	M
Hollis-Rock outcrop	L	L	M	M
Paxton fine sandy loam	H	H	H	H
Paxton very stony f.s. loam	M	M	M	M
Paxton -Charlston f.s.loam	H	H	H	H
Paxton-Charlston v.s.f.s.l.	M	M	M	M
Ridgebury v. stony f.s.l.	VL	VL	VL	VL
Scantic silt loam	VL	VL	VL	VL
Scarboro muck peat	VL	VL	VL	VL
Scio v. fine sandy loam	M	M	M	M
Suffield silt loam	M	M	M	M
Togus fibrous peat	VL	VL	VL	VL
Windsor loamy sand	L	VH	VH	VH
Woodbridge sandy loam	H	H	H	H

Soils are also important in determining the presence of wetlands. Recent legislative changes and an increased awareness of the importance of wetlands create a need to identify these areas. Soils in Sidney considered being "Hydric" which is an indicator of the probability of the presence of wetlands are:

Biddeford mucky peat Ridgebury very stony fine sandy loam
 Scantic silt loam Scarboro mucky peat
 Togus fibrous peat

As mentioned earlier in this section, soils information is also useful in determining the agricultural value of land. For agricultural values, soils are broken down into two categories: prime and of state importance. The following soils in Sidney are of agricultural value:

Buxton silt loam - Prime farmland
 Deerfield loamy fine sand - Prime farmland
 Hinkley gravelly, sandy loam - Prime farmland
 Hollis fine sandy loam - Prime farmland
 Paxton fine sandy loam - Prime farmland
 Paxton-Charlton - Prime farmland
 Scio very fine sandy loam - State importance
 Suffield silt loam - State importance

Approximately 2,750 acres in Sidney are considered Prime Agricultural land with 4,166 acres of Additional Farmland of State Importance.

Land Cover

Land cover is the designation given to types of vegetation or the lack of vegetation covering the earth's surface. Land cover is often grouped into units of similar characteristics. Changes in soils, topography, etc. result in variations in vegetation. Man's use of the land also directly affects the type of land cover.

Land cover information is usually derived from aerial photographs. These are interpreted as to the type and size of land cover units. The town owns a series of aerial photographs used to produce the land cover map.

Recent changes to Sidney's land cover include the effects of the change from agricultural/forestry to more housing. Despite growth in development, Sidney has more forest land than it had at the turn of the century. This is caused by the decline of agriculture and the resulting loss of fields. Old agricultural fields are now grown into forests.

Wetlands

In recent years, there has been increased awareness of the functions and values of wetland - their relative importance as an ecological system and their value to the environment. Wetlands are usually considered as those poorly drained areas where the watertable is near or above the ground surface for some period during the year.

The current accepted Federal definition of a wetland is "those areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." There are three essential characteristics that wetlands possess: hydrophytic vegetation (plants which "normally" grow in wetlands); hydric soils (soils that exhibit the characteristics of being under water for a period); and wetland hydrology (there is standing water at the wetland "area" for a sufficient amount of time to support wetland vegetation). Using this criterion extends the definition of wetlands into areas previously not considered a wetland. Areas such as former agricultural fields that may be wet in the spring are not what many people consider a wetland, in the classic sense, will be classed as a wetland. Therefore, determination of what is a wetland, according to federal guidelines, has become a more complex matter than simply finding areas with standing water for most of the year.

The wetland inventory identified approximately twenty-two (22) wetlands of significance. Of the most notable is the Great Sidney Bog. The Sidney Bog has received considerable attention due to its economic value for a peat resource and its educational and environmental value as an ecological resource. The other wetland of significance is the Belgrade Marsh that Sidney shares with the Town of Belgrade. The Belgrade Marsh serves as a filter for much of the influx of water flowing through the Belgrade Stream as part of the Belgrade Lakes system.

Following wetland maps shows non-forested wetlands greater than 10 acres in size and their related wildlife value. Wetlands with a high or medium wildlife value are placed in a resource protection zone under Shoreland Zoning that reflects their importance to both water quality and wildlife habitats.

FRESHWATER WETLAND MAP



Wetland Identification Table
Prepared by:

Non-Forested Wetlands Greater Than 10 Acres.
The Department of Environmental Protection 1989

Wetland #	Wildlife value	Wetland #	Wildlife value	Wetland #	Wildlife value	Wetland #	Wildlife value
63	high	71	not rated	77	not rated	84	not rated
66	high	72	medium	78	not rated	85	medium
67	medium	73	not rated	79	not rated	86	high
68	medium	74	not rated	80	not rated	156	not rated
69	not rated	75	low	81	not rated	157	not rated
70	not rated	76	not rated	82	not rated		

National Wetland Inventory Maps

The National Wetlands Map shows all wetlands regardless of their size and type. The Town does regulate under Shoreland Zoning non-forested wetlands 10 acres or greater and wetlands associated with other waterbodies. However, State and Federal regulations pose development restrictions on all types of wetlands, and subdivision proposals are also required to show the locations of all types of wetlands.

The National Wetlands Inventory Map provides a starting point for identifying wetlands on a development site. Field verification would be necessary to check the data and to map the wetland boundary. Requiring all development to check for the location of wetlands and to take the applicable steps to avoid these areas would be prudent performance measure to include in the Town's land use ordinances.

Ground Water

Water which saturates the soil and bedrock is called ground water. Precipitation which hits the ground infiltrates the soil and slowly moves downward to the open spaces in both soil and rock. The rate at which the water percolates into the ground depends on the porosity of both soil and bedrock. The upper areas of where ground water occurs is called the water table. Water tables fluctuate depending on the season and amount of water in the ground. Ground water also flows in a fashion similar to surface water. Flowage of ground water is influenced by the types of material through which it flows.

Of more immediate importance to the planning process is the demand for ground water resources. Sidney gains its water supply from individual wells. How much water which a well yields is dependent of the material, in which the well is and the depth of the well. The average well yield for homes with one bathroom is approximately 5 gallons per minute based on a well drilled to a depth of 150 feet with a six-inch diameter casing. A typical bedrock well depth is between 100 and 300 feet. Most well drillers in the State of Maine consider a depth of 300 feet to be the point to stop however, geologic information shows only 50% of the areas containing water occur in the upper 300 feet. However, drilling beyond 500 feet is unlikely to produce a successful well.

Recent information on well yields in Sidney shows the average depth is 217 feet with a yield of 22.7 gallons per minute, minimum well depth of 82 feet with a yield of 2 gallons per minute, and a maximum well depth of 704 feet yielding 100 gallons per minute.

Underground Storage Tanks: Underground storage tanks are potential sources of ground water pollution due to the deterioration of the tanks. Many underground storage tanks are known to have rusted and subsequently leaked allowing their product to leach into the surrounding soil subsequently into ground water supplies. An aggressive program undertaken by the Maine Department of Environmental protection requires the registration of all underground storage tanks and the removal of discontinued or old tanks. New underground storage tanks are regulated as to their construction, monitoring, and installation. Registered underground storage tanks in Sidney are:

Owner	Location	Number of Tanks
Blue Rock Industries	Lyons Road	3
Breton, Jane	Summer Haven Road	1
C.&L. Market	Middle Road	4
Campbell, Gerald	Blake Road	1
Coles Express	Lyons Road	2
Condon, Joseph	Summer Haven Road	1
Drummond, Rachel	West River Road	1
Hanscom, Stanley	Pond Road	1
James Dean School	Middle Road	1
Kramer's	West River Road	1
Lakeview Care Center		1
MDOT Maint. Facility		5
N.E. Music Camp	Pond Road	1
Peary's Market	Middle Road	4
Sidney Town Office	Middle Road	2
Sproul, Bryce	West River Road	1
Stephenson, Walter	Middle Road	1
as of 8/29/89		

Natural Contaminants: Naturally occurring compounds found in groundwater can often, if found in sufficient concentrations, degrade the drinking water quality of ground water. Examples of these are: high iron content is often a result of iron-sulfide compounds; hard water is a result of excessive calcium carbonate in bedrock; radon gas is often found in granitic bedrock; hydrogen sulfide gas is a result of rotting vegetation and can be found in wells drilled next to wetlands; and some wells drilled inland are contaminated by high concentrations of sodium chloride which is believed to be a result of sea water trapped in rocks following the retreat of the last glacier (this is assuming the concentration of salt is not the result of human activities).

Excessive Ground Water Withdrawal: If extraction of water from a well is excessive this can cause the ground water level to change and actually create a cone around the well. It also creates a situation which would allow faster pollution to ground water as a result of the depression. While this is not currently a problem in Sidney, excessive development or the location of a heavy water user could deplete ground water resources.

Injection Wells: Injection wells are used to dispose of liquids through injection of the wells into the subsurface soil rather than through leaching from a federal regulations. The only known injection wells in Sidney are those termed Class V. Class V wells include: septic systems serving more than 20 person per day; floor drains discharging to soils, groundwater, or abandoned wells not properly capped; and wells such as heat pumps with recirculating fluids entering the ground. To be approved for underground injection by the Maine DEP the discharge cannot cause ground water to become unfit for human consumption. Injection wells licensed in Sidney are:

Facility - Cummings Garage, Quaker Road
Soil Type - Sand and Gravel
Description - Concrete slab runoff

Where Discharged - To soil
Distance to Nearest Water Supply - 100 feet

Facility - Blue Rock Industries, Lyons Road
Soil Type - Clay, shallow to bedrock
Description - Settling tank to remove mud & debris
Where Discharged - To soil
Distance to Nearest Water Supply - 3000 feet

Surface Water

Standing water or water running off or on the earth's surface - watersheds, floodplains, ponds, streams, and lakes - constitutes surface water resources. Runoff from precipitation is directed by topography that channels water - surface water flows perpendicular to contour lines - into brooks and streams that flow to lower elevations eventually collecting in small ponds, wetlands, and lakes who in turn drain into larger streams and rivers who return the water to the ocean. The area above a point on the land from where the water flows are called a watershed. Watersheds are drainage areas bounded by ridge lines. All surface waters have watersheds. Because of the cumulative effect of watersheds (smaller watersheds constituting a part of a larger watershed) alteration in any watershed, regardless of size, will effect the larger watershed, of which it is part.

Sidney's watersheds are part of the Kennebec River watershed. More immediately, surface waters of Sidney flow either into the Kennebec River or into Messalonskee Lake (which eventually flows into the Kennebec River also). Watersheds within Sidney include Ellis Brook Watershed, Jones Brook/Town Farm Brook Watershed, Bangs Brook Watershed, Fields Brook/Goff Brook Watershed, Kennebec River Watershed, and Mills Brook/Belgrade Bog/Messalonskee Watershed.

Streams/Rivers of Sidney

<u>Name</u>	<u>Mainstem Miles</u>	<u>Unnamed Trib. Miles</u>
Kennebec River	8.5	
Unnamed brook	1.3	
Unnamed brook	1.7	1.4
Goff Brook	2.0	
Unnamed brook	1.6	
Hammond Brook	5.7	1.2
Fields Brook	2.9	0.4
Lily Pond Outlet	1.0	
Town Farm Brook	4.0	
Jones Brook	1.8	
Unnamed brook	1.3	0.6
Bacon Brook	2.5	0.4
Bangs Brook	2.0	0.4
Dyer Brook	2.3	3.4

Surface water bodies include Lily Pond, Ward Pond, Messalonskee Lake, and the ponds of Summer Haven - Joe Pond, Bean Pond, Gould Pond, Penny Pond, Emery Pond, Doctors Pond, and Upper Silver Lake. Sidney shares some of its surface waters with several municipalities: Joe Pond, Penny Pond and Messalonskee Lake with the Town of Belgrade; Upper Silver Lake with Augusta; and Kennebec River with Vassalboro.

Messalonskee Lake, also known as Snow Pond, is the largest of the surface water bodies in Sidney. Covering an area of 3,510 acres it has an average depth of 31.5 feet and a maximum depth of 113 feet. Messalonskee's watershed is 177 square miles and includes parts of the towns of Belgrade and Oakland. Its water quality is slightly above average for Maine lakes and has remained so over the past decade. Secchi disc readings (indication of transparency) have remained relatively stable over the past decade. Part of the good water quality is attributable to the rapid flushing rate of 1 ½ times the lake's volume per year. Maine's Department of Environmental Protection's studies indicates chlorophyll and total phosphorous levels to be relatively low to moderate. It should be noted that Messalonskee Lake serves as a public drinking water supply for the Town of Oakland through the Oakland Water Company. Average daily flow of water from the lake is approximately 262,000 gallons.

Water Bodies of Sidney

<u>Name</u>	<u>Surface Area in Acres</u>
Bean Pond	4
Doctor Pond	2
Emery (Mud) Pond	9
Gould Pond	19
Joe Pond	40
Lily Bay	5
Lily Pond	44
Messalonskee Lake	3,510
Penny Pond	38
Silver Lake	29
Ward Pond	52
Wellman Pond	9

Surface water quality is usually a direct reflection of land use activities within its watershed. Land use activities usually alter runoff characteristics, create additional erosion and sedimentation, and add phosphorous all which can affect the water quality (usually degrade) of surface waters. Runoff is influenced by rainfall, land form, and land cover. Erosion and sedimentation are influenced by the type of soil, topography and land cover. Phosphorous varies with runoff, erosion and sedimentation, and human activity.

Surface water quality can be affected by point and non-point sources of pollution. Point sources of pollution are readily identifiable "points" on the land such as a pipe discharging effluent into waterbody. Non-point sources generate pollutants over a wide area on the ground and pollute surface waterbodies via runoff such as pesticide application to a large area and runoff introduces the chemicals into the drainage system.

Possible non-point sources of pollution include:

- a. Agriculture - Herbicides and pesticides as well as improperly stored manure can be carried to surface waters through runoff;
- b. Forestry - Soil erosion is the primary result of forestry practices and in some cases application of herbicides; and
- c. Development - Increase in runoff; siltation and phosphorous generation.

Existing runoff characteristics can be changed, through land use activities, in several ways. The rate of runoff can be increased as a result of changing the natural vegetative cover from forest to grass or even pavement. By decreasing the time it takes a drop of rain to flow over the land (changing land cover from forest to lawn or pavement increases the speed at which a rain drop will flow) creates an increase in the water reaching the stream or river in a watershed. This increased amounts of water arriving sooner than when the watershed was undeveloped can result in flooding due to the greater amount of water at a given point in time in the drainage system. Not only can a flood result but also the destruction of wildlife habitats.

Erosion and sedimentation are generally a result of land use activities requiring clearing and earth moving activities. Disturbance to the vegetative cover exposes the soil which in turn is eroded from runoff. Runoff carries the sediments eventually depositing them off site. Unurbanized drainage areas can produce an average of 200 to 500 tons of sediment per square mile per year, depending on the soil type. Urbanized drainage areas can produce higher amounts of sediment. Erosions and sedimentation result in the loss of soil from the site and deposition of sediment in an area that may be severely impacted by the sedimentation.

Phosphorous is a natural element found in rocks, soils and organic material. It is a primary component in plant growth particularly algae. While naturally occurring the acceleration of phosphorous, through land use activities, into water bodies correspondingly increases algae that severely degrades water quality for both aquatic life and mankind. Phosphorous is transported through sediments in runoff. Vegetation can function as a filter absorbing phosphorous and causing deposition of phosphorous bearing sediments before reaching ponds and lakes.

Shoreland Zoning

The Town's Shoreland Zoning Ordinance provides some protection for many major waterbodies such as rivers, ponds, wetlands more than 10 acres and some types of streams. Areas setback a distance of 250 feet and 75 feet from streams are subject to development restrictions under Shoreland Zoning.

Smaller streams and areas within the watershed of a waterbody are not covered under Shoreland Zoning. Sidney contains many smaller streams and other sensitive locations that would benefit from performance standards that address such things as erosion control stormwater management, protection of stream buffer areas, and phosphorus control. Housing construction during the past 10 years has increased potential for environmental damage and since the development trend is expected to continue some levels of increased environmental protection need to be discussed.

Flood Hazard Areas

Areas defined as flood hazard areas are those zones, usually bordering a water source, which overflow their normal defined boundaries thereby inundating adjacent land. Flood prone areas are defined by the Federal Emergency Management Agency and represented by maps which indicate areas that are most likely to be flooded on a statistical average of once every one hundred years or once every five hundred years. Floodplains are the usual component of flood hazard areas and generally are gently sloping areas bordering water courses which accommodate large volumes of water during flood stages. Floodplains dissipate the energy of flowing water by widening the channel.

Floodplains are a valuable resource for open space, outdoor recreation, and agriculture (highly fertile soil). Development in flood hazard areas can expand the intensity of flooding by increasing the level of flood waters through the reduction of floodplain area, obstructing the natural flow of flood water, and increasing the speed of runoff. Furthermore, development in flood hazard areas exposes the property to damage and sometimes destruction from the flooding. Under the National Flood Insurance Program, providing the municipality adopts an approved Flood Hazard Ordinance, existing properties within the flood hazard zone are eligible for insurance coverage. Generally, most flood prone areas in Sidney are adjacent to the Kennebec River and Messalonskee Lake. The majority of instances of flooding occur along the Kennebec River.

Historical references to floods along the Kennebec date back to 1770. However, before the flood of 1987 the flood in 1936 was used as the benchmark. Flooding along the Kennebec, in Sidney, is generally attributed to abnormal temperatures (resulting in snowpack melt-off) and abnormal rainfall. A gauging station installed in Sidney, on the Kennebec River, has been monitoring river flow and height for approximately ten years. The chart indicating Kennebec River Flood History indicates the magnitude of the 1987 flood. Graphic representation of the 1987 flood can be found in Appendix D. It is interesting that the U.S. Army Corps of Engineers estimates the travel time for water to flow from Waterville to the Sidney gauging station is four hours. Also, included are several charts showing the relative height of the 1987 flood at the gauging station.

Steep topography and lack of development along the banks of the Kennebec have limited damage to businesses and residences resulting from flooding in Sidney.

Wildlife and Fisheries Habitat

The variety of habitats provided by Sidney's forests, fields, and wetlands creates a wide diversity of wildlife and fisheries habitat. Wildlife is considered those species of birds, fish, mammals, etc. which naturally occur in a given area or environment and do not include domesticated animals or farm animals. Fisheries are considered those species of fish which naturally occur in the streams and ponds.

Land use planning decisions in the context of wildlife and fisheries are generally structured to providing suitable habitats for production and maintenance of wildlife and fisheries as well as to allow for the activities of man. There are also two types of approaches to managing or protecting habitats one which is for the production of wildlife and fisheries for the subsequent hunting or harvesting by man and the second which are for preservation or protection from man's intervention.

Development activity impacts wildlife and fishery habitat in a number of areas including fragmenting habitats, reducing or eliminating certain habitats for some species, placing some wildlife closer to human activity due to the loss of habitat, and by allowing some species to dominate a previous mixed habitat. To mitigate these consequences the Town will need to develop a number of performance standards that protect critical habitat areas especially waterbodies and the loss of connecting undeveloped areas.

A complete inventory of wildlife and fisheries found in Sidney is not available, however, from other studies we can imply what types are likely to be found.

Mammals Whose Geographic Range Overlaps the Town of Sidney

<u>Common Name</u>	<u>Latin Name</u>
Masked Shrew	Sorex cinereus
Water shrew	Sorex palustris
Long-tailed shrew	Sorex fumeus
Pygmy shrew	Sorex hoyi
Short-tailed shrew	Blarina brevicauda
Hairy-tailed mole	Parascalops breweri
Star-nosed mole	Condylura cristata
Little brown myotis	Myotis lucifugus
Keen's myotis	Myotis keenii
Silver-haired bat	Lyasionycteris noctivagans
Big brown bat	Eptesicus fuscus
Red bat	Lasiurus borealis
Hoary bat	Lasiurus cinereus
Snowshoe hare	Lepus americanus
Eastern chipmunk	Tamias striatus
Woodchuck	Marmota monax
Gray squirrel	Sciurus carolinensis
Red squirrel	Tamiasciurus hudsonicus
Northern flying squirrel	Glaucomys sabrinus
Beaver	Castor canadensis
Deer mouse	Peromyscus maniculatus
Southern red-backed vole	Clethrionomys gapperi
Meadow vole	Microtus pennsylvanicus
Muskrat	Ondatra zibethicus
Southern bog lemming	Synaptomys cooperi
Meadow jumping mouse	Zapus hudsonicus
Woodland jumping mouse	Napaeozapus insignis
Porcupine	Erethizon dorsatum
Coyote	Canis latrans
Red fox	Vulpes vulpes
Black bear	Ursus americanus
Raccoon	Procyon lotor
Marten	Martes americana

Ermine	Mustela erminea
Long-tailed weasel	Mustela frenata
Mink	Mustela vison
Striped skunk	Mephitis mephitis
River otter	Lutra canadensis
Bobcat	Felis rufus
White-tailed deer	Odocoileus virginianus
Mouse	Alces alces
Moose	

Amphibians and Reptiles Whose Range Overlaps the Town of Sidney

<u>Common Name</u>	<u>Latin Name</u>
Jefferson salamander	Ambystoma jeffersonianum
Blue-spotted salamander	Ambystoma laterace
Spotted salamander	Ambystoma maculatum
Red-spotted newt	Notophthalmus v. viridescens
Northern dusky salamander	Desmognathus f. fuscus
Redback salamander	Plethodon cinereus
Four-toed salamander	Hemidactylium scutatum
Northern spring salamander	Gyrinophilus p. porphyriticus
Northern two-lined salamander	Eurycea b. bislineata
Eastern american toad	Bufo a. americanus
Northern spring peeper	Hyla c. crucifer
Green frog	Rana clamitans melanuta
Mink frog	Rana septentrionales
Wood frog	Rana sylvatica
Northern leopard frog	Rana pipiens
Pickerel frog	Rana palustris
Common snapping turtle	Chelydra s. serpentina
Spotted turtle	Clemmys guttata
Painted turtle	Chrysemys picta
Northern water snake	Nerodia s. sipedon
Northern redbelly snake	Storeria o. occipitamaculata
Eastern garter snake	Thamnophis s. sirtalis
Northern ribbon snake	Thamnophis sauritus septentrionales
Northern ringneck snake	Thamnophis sauritus septentrionales
Northern black racer	Coluber c. constrictor
Eastern smooth green snake	Opheodrys v. vernalis
Eastern milk snake	Lamphropeltis t. traingulum

Freshwater Fishes Commonly Found in the Water of Sidney

<u>Common Name</u>	<u>Latin Name</u>	<u>Breeding Time</u>
Lake whitefish	Coregonus clupeaformis	November- December
Rainbow trout	Salmo gairdner	April-May
Brown trout	Salmo trutta	October-November

Lake trout	Salvelinus namaycush	September-November
Northern pike	Esox lucius	
Chain pickerel	Esox niger	April-May
Northern redbelly dace	Chrosomus eos	June-August
Finescale dace	Chrosomus neogaeus	June-August
Lake chub	Couesius carpio	June-August
Common Carp	Cyprinus carpio	April-June
Eastern slippery minnow	Hybognathus regius	
Golden shiner	Notemigonous crysoleucas	May-June
Common shiner	Notropis cornutus	April-June
Blacknose shiner	Notropis heterolepis	April-June
Flathead minnow	Pimephales promelas	April-June
Blacknose dace	Chrsomus neogaeus	April-June
Longnose dace	Rhinichthys cataractae	April-July
Creek chub	Semotilus atromaculatus	April-May
Fallfish	Semotilus corporalis	May-June
Pearl dace	Semotilus margarita	April-May
White perch	Morone americana	April-June
Redbreast sunfish	Lepomis auritus	July
Pumpkinseed	Lepomis gibbosus	July-August
Smallmouth bass	Micropterus dolomieu	June-July
Largemouth bass	Micropterus salmoides	June
Black crappie	Promoxis nigramaculatus	
Yellow perch	Perca cognatus	April-May

The removal of the Edwards Dams has increased the range of fish species in the River and now include the following: Shad Sturgeon, and Stripers to list just a few.

Birds observed in the Sidney area include: great blue heron, mallard, black duck, common merganser, black-laced gull, belted kingfisher, common loon, American crow, blue jay, black-capped chidadee, catbird, yellowthroat, American robin, song sparrow, yellow warbler, yellow rumped warbler, winter wren, cedar waxwing, ruffed grouse, red-tailed hawk, turkey, and kestrel. There are also nesting and wintering Bald Eagles below Augusta and at the confluence of the Seabasticook and Kennebec Rivers (south and north of Sidney respectively).

Fisheries Rating of Lakes and Ponds in Sidney

<u>Lake Name</u>	<u>Management</u>	<u>Habitat Rating</u>	<u>Comments</u>
Bean Pond		Moderate	Managed primarily for bait fish
Doctor Pond		Indeterminate	Not surveyed by IF&W
Mud Pond	WW	Moderate	
Gould Pond	CW/WW	Moderate	
Joe Pond	WW	Moderate	Public access denied by landowner
Lily Bay		Indeterminate	Not surveyed by IF&W
Lily Pond	WW	Moderate	

Messalonskee Lake	CW/WW	High	
Penny Pond	WW	Moderate	May have potential for brown trout management but public access denied by landowner
Silver Lake	CW	Moderate	Recent illegal introduction of largemouth bass
Ward Pond	WW	Moderate	
Wellman Pond	WW	Moderate	

Fisheries Rating for Stream Habitats in Sidney

<u>Stream Name</u>	<u>Management</u>	<u>Habitat Rating</u>	<u>Comments</u>
Kennebec	CW/WW	High	Current brown trout stocking program smallmouth
Unnamed Trib.	CW/WW	Moderate	Import. Tributaries to Kennebec river provide some CW spawning
Goff Brook	CW/WW	Moderate	Import. Tributaries to Kennebec river provide some CW spawning.
Unnamed Trib.		Moderate	
Hammond Brook		Moderate	
Fields Brook		Moderate	
Lily Pond Outlet		Moderate	Tributary to Kennebec river provide some CW spawning.
Jones Brook		Moderate	
Unnamed Trib.		Indeterminate	
Bacon Brook	CW/WW	Moderate	Tributary to Messalonskee provide contrib. To CW fisheries.
Bangs Brook	CW/WW	Moderate	Tributary to Messalonskee provide contrib. To CW fisheries.
Dyer Brook	CW/WW	Moderate	Tributary to Messalonskee provide contrib. To CW fisheries.

NOTE: CW = Coldwater fisheries management (salmonid species); WW = Warmwater fisheries management (black bass, chain pickerel, perch, etc.) Source - Maine Department of Inland Fisheries and Wildlife.

The Wildlife Habitat map is based on information provided by the Maine Department of Inland Fisheries. Information shown on the Wildlife Habitat Map is based on interpretation from aerial photography. The map illustrates the location of various habitats and describes their type and value. It should be noted that many habitats are rated for "indeterminate" value which means IF&W has not visited the specific area actually to determine the value. Habitats which are delineated are Deer Wintering Areas, Inland Wetlands, Inland Fisheries.

There are approximately twenty deer wintering areas in Sidney. Deer wintering areas are zoned where deer are known to congregate during cold weather. They tend to use the same areas each year - usually soft wood forests (having low snow cover) - feeding on hardwood boughs (ash, popular, maple etc.).

Wetland areas are habitats to numerous animals and fish hosting a rich diversity of species. Most of the wetland habitat areas are of indeterminate value however there are several which received moderate or high value. The wetland off the Blake Road is moderate value; Belgrade Bog is high value; Several wetlands in the southwest corner of Sidney in and next to Joe Pond, Doctors Pond, etc. are of moderate value; The Great Sidney Bog is moderate value; and the wetland in the southern part of town next to I-95 is moderate value.

Unique Natural Areas

Unique natural areas are specific places within Sidney that acknowledge by the State as representing special, unique or endangered animal, natural, or rare plant communities. As of July 31, 1989, the Maine Natural Heritage Program identified only one plant of importance in Sidney - the Showy Orchid, *Galeraris spectabilis* are considered a "threatened" species which is represented in Maine by only two to four other documented occurrences.

High Value Plant and Animal Habitats

The following two maps show the Town's water resources and the location of significant habitat areas. The most significant habitats include the following:

- Sidney Bog that also extends into Augusta
- Kettle Hole Bog and the LeatherLeaf Bog near Gould, Joe, and Bean Ponds
- All of the following are near the Kennebec River:
 - Narrow Leaf Arrowhead
 - Long Beaked Sedge
 - Tidewater Mucket
 - Upland Sand Piper
 - Creeper
 - Yellow Lamp Mussell
- Bald Eagle Habitat
- Many Deer Winter Areas
- Undeveloped large land tracts in field or forest that provide habitats for many plants and animals.

Scenic Areas

Finding and identifying unique scenic areas was a difficult chore. Discussing scenic areas within Sidney yielded the disappearance of many scenic views as a result of the transition of open/farmland to woodland. In addition, most development has occurred along town roads that reduces the number of opportunities for preserving scenic vistas.

Agreement was reached in identifying the high point along Pond Round (RT. 23) to the Bartlett road as a scenic viewshed. The view, on a clear day, reached to the White Mountains, over the Belgrade Lakes. While the area is developed, the view remains quite spectacular.

The Town would benefit from undertaking a scenic survey of the community and presenting this information to the citizens for their consideration. Such a task could be undertaken by a Conservation Commission that would also serve to implement other natural resource tasks identified in this plan.

Agriculture

Sidney began as an agricultural community and many families worked its rich land for a variety of products including, dairy, hay, orchards and many other types of crops. Agriculture continues to play a major role in the community's identity although the number of large farms has declined. The following is a list of the community's existing agricultural resources:

- Rainbow Valley Farm
- Spruce Ledge Deer Farm
- Goodhue Farm
- Bartlett Farm

The Town has 1,401 acres assessed as farmland that encompasses 27 land parcels. This is 5% of the total land area in the community.

The character and role of agriculture are undergoing change for a number of reasons including global competition, large commercial farming operations, and financial hardships. Some recent changes include smaller farming operations that produce for niche markets including organic products.

The Town has approximately 2,750 acres considered as Prime Farmland with 4,166 acres of additional farmland of State Importance.

What role will agriculture play in Sidney's future is unclear especially considering her rate of housing construction taking place. Some development impacts can reduce the level of agriculture though there seems ample of land for both farming and housing considering our size of 40.79 square miles.

The quality of life expectations of new housing owners does not include the many consequences of farming such as noise, smells, and other related activities. This creates a number of conflicts that gradually make it difficult for the continued operation of many farming activities. Another factor is the rise in land values as farmers become faced with higher taxes.

If the Town considers continued agriculture activities as important then they need to develop solutions to protect farming activities from development. Solutions will need the full cooperation of the community's farmers and other large land owners.

Forestry

Despite the higher development rated within the community a larger percentage of the land cover is forest land than a century ago. This is due to the gradual decline in farming operations and the transition of the land from field into emerging forest. Today the town has 823.1 acres of land enrolled in the tree growth tax program that is 3% of the total land area of the community.

Gravel and Extraction Operations

Sidney has a number of gravel pit operations which include the following:

- Tanner Gravel Pit
- JJ Pelotte Gravel Pit
- Sadler Gravel Pit
- Manter Gravel Pit

Private Subsurface Waste Disposal

The Town depends upon subsurface waste disposal systems to treat black and grey waste. Municipal sewer is not an option and will likely not be feasible for the future. Subsurface systems work well if they are placed and installed properly and are adequately spaced from wells and other water sources. An important issue for the community will be to ensure that new house sites have ample land area for the disposal system and well, and future replacement systems.

Private Wells

Private wells provide potable water for the community and some issues discussed for subsurface waste water systems also apply to the protection of wells. A number of factors can impact a community water supply including:

- Pollution of the ground water
- Surface water entering shallow wells
- Chemicals/ pesticides entering the groundwater
- Excessive salt entering wells
- High density developments lowering the water table
- Proximity of wells to subsurface waste water systems

The Town needs to monitor the state of its ground water and if necessary take measures early to mitigate any threat to this resource.

Areas Unsuitable for Development

The areas unsuitable for construction includes many areas discussed in this section that due to environmental restraints are not suited for development. These areas include some of the following: wetlands, waterbodies, streams, steep slopes, and hydric soils.

Town of Sidney

High Value Plant and Animal Habitats

October 31, 2002

Note: The data presented on this map are "planning quality" and should not be used as a statutory representation of the resource.

Number	Feature Name	State Rarity	State Status
1	Revised Level Bay Ecosystem	S4	
2	Kennebec Bay Flood Ecosystem	S4	
3	Leatherleaf Bog	S4	
4	Long-leaved Sedge	S2	
5	Northern Leaf Awnswamp	S2	
6	Upland Marsh	S2	
7	Tidalwater Marsh	S2	
8	Croquet	S2	

Dark Green/Blue Map or Location Feature
Light Green/Blue Map or Location Feature
Medium Green/Blue Map or Location Feature

Field Verified Plant and Wildlife Habitat of Statewide Significance

The data presented here represent the best available information. Characteristics field surveys do not exist for all areas in Maine. The agencies providing this data are continuously gathering new information.

MNAP Rare or Exemplary Natural Communities

The Maine Natural Areas Program (MNAP) identifies natural communities that are either rare types or outstanding examples of common types. Communities are field verified within the last 20 years, and are mapped and digitized at a scale of 1:25,000.

MNAP Rare Plant Locations

In addition to Natural Communities, the MNAP also tracks plant species that are rare in Maine. Rare plant locations are mapped at a scale of 1:25,000. Rare plant locations are mapped and digitized at a scale of 1:25,000.

MDIFW Mapped Habitats and Confirmed Species Locations

Essential Wildlife Habitats:

Maine's Endangered Species Act protects Essential Wildlife Habitats, which are areas currently or historically providing critical or biological resources essential to the conservation of an Endangered or Threatened Species in Maine and which may require special management considerations.

Buildings / Rural / Forested Habitat

Habitat types identified and mapped as essential habitat must be (1) within a working territory owned by a private landowner or state of the time these maps were made, and (2) either used for two consecutive years, or the only tract used in that category. This coverage is an approximation of actual maps.

Significant Wildlife Habitats:

Maine's Natural Resources Protection Act (NRPA), which became effective on August 4, 1988, was amended to protect further degradation or destruction of certain natural resources of state significance. Within the Act are provisions protecting Significant Wildlife Habitats.

Wetland / Wetland / Wetland

Wetland habitats characterized both seasonally and by their use as breeding habitat, migration and nesting habitat, and wintering habitat. Wetland habitat includes areas of breeding, feeding, nesting, and wintering areas. This coverage has not been officially adopted as a regulated NRPA habitat.

Deep Wintering Areas

A new acronym was (DWA) is defined as a forested area used by deer when snow depth in the openlands exceeds 12 inches, does not exceed 12 inches in the openlands exceeds 12 inches, and when daily temperatures are below 32 degrees Fahrenheit. Deep wintering areas, non-forested, non-wooded, non-wooded, and non-wooded by Eastern White Pine are included within the DWA, only if they are in the 10 acre forest. Agriculture and development areas within DWA are excluded regardless of size. This coverage has not been officially adopted as a regulated NRPA habitat.

Other Rare Wildlife Data:

In addition to Essential Wildlife, MDIFW tracks the status, history, conservation needs, and occurrence for species that are Endangered, Threatened or otherwise rare.

Rare Animal Habitat

The points, and its buffer, indicate the potential for species habitat, the extent of which could be confirmed by no data ground survey.

This updated as of 1/23/01

High Value Habitat for USFWS Priority Trust Species (>5 Acres)

Freshwater Wetlands (non-forested) and Lakes/Rivers

Grass, Shrub, and Bare Ground

Marine/Estuarine Intertidal Wetland

Forest (includes Forested Wetlands)

Priority Trust Species. Trust species of the USFWS include all migratory birds, seabirds, and certain mammals and certain aquatic plants, and federally listed invertebrates and threatened species. This map identifies important habitat for 44 trust species that regularly occur in the Gulf of Maine watershed. Areas are considered a priority for protection because they: are listed as federally endangered or threatened, and/or are exhibiting significant declining population trends nationwide, and/or have been identified as endangered or threatened by two or more of the three states in the Gulf of Maine watershed.

The USFWS data on this map is derived from the "USFWS Gulf of Maine Watershed Habitat Analysis" which identified important habitat for 44 priority trust fish, wildlife, and plant species based on a combination of field verified areas and habitat modeling. For the analysis, important habitat for each of the 44 species was first identified and mapped on a scale of one to ten. The areas for each species were then combined to determine a cumulative ranking of habitat importance. The data represented on this map are a subset of the cumulative scores and show the most important habitat (top 25%) in each of the three general land cover categories. Also, for the purpose of clarity, this map only shows the important habitats that are 5 acres or larger. By displaying the information in general habitat types on this map, we are encouraging it is important to have a mosaic of protected habitat on the landscape that includes a variety of habitat that will benefit a large variety of species.

Please contact the USFWS Gulf of Maine Coastal Program, 48 Randy Rd., Portland, Maine (http://gulfcoast.usfws.gov) for more information.

Other Data Sources

Roads Data: Maine DOT Public Roads Data (2001, 1:24k) and MBOS 1:24k Library Roads Data

Town Boundary, Roads, Rivers, Streams, and Coastline: Maine GISB, 1/24/1 Library



Beginning With Habitat

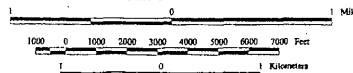
An Approach to Conserving Open Space

Beginning With Habitat is a cooperative effort of agencies and organizations working together to secure Maine's outdoor legacy.

Those agencies include the Maine Department of Inland Fisheries and Wildlife, Maine Natural Areas Program, Maine Audubon Society, Maine State Planning Office, United States Fish and Wildlife Service, Maine Cooperative Fish and Wildlife Research Unit, Southern Maine Regional Planning Commission, and Wells National Estuarine Research Reserve.

Map Prepared by: Maine Natural Areas Program

Scale 1:24000



Town of Sidney

Water Resources and Riparian Habitats

October 31, 2002

Note: The data presented on this map are "planning quality" and should not be used as a statutory representation of the resource.

Riparian Habitats

The purple areas on this map represent buffers around riprapped water resources. Great Ponds (ponds at least 10 acres in size), rivers, coastal waters, and wetlands at least 10 acres in size are surrounded by a 250' buffer zone. Streams are surrounded by a 75' buffer zone.

Riparian Buffers

NWI Wetlands >= 10 Acres

Ponds, Rivers, Ocean Waters

This map represents "potential riparian habitat" and may include areas impacted by development.

Data Sources

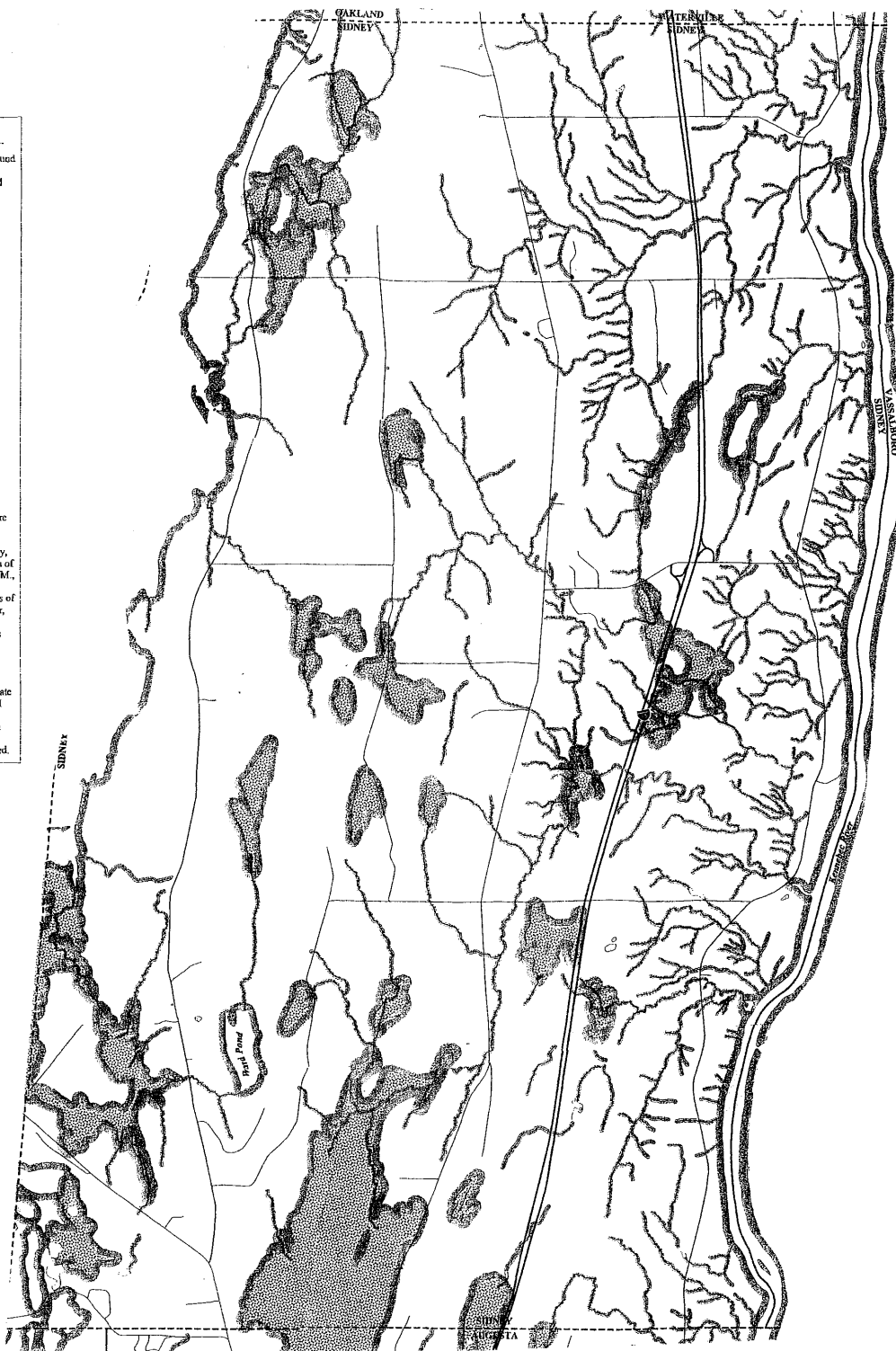
Wetland Polygons: National Wetlands Inventory (NWI), USFWS, 1:24k Library

Town Boundary, Ponds, Rivers, Streams, and Coastline: Maine OGIS, 1:24k Library

Roads Data: Maine DOT Public Roads Data (2001, 1:24k) and MEGIS 1:24k Library Roads Data

NWI Note

The National Wetlands Inventory (NWI) maps were prepared from the analysis of high altitude photographs. Wetlands were identified on the photographs based on vegetation, visible hydrology, and geography, in accordance with "Classification of Wetlands and Deepwater Habitats" (Cowardin, L. M., V. Carter, F. C. Golet, B. T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U. S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. 131pp.). The aerial photographs reflect conditions during the specific year when they were taken; these photographs were taken during the mid-1980's. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, State or local government. The information on the NWI maps is a source of general wetland locations, boundaries and characteristics; however, it is not a substitute for intensive on-ground, site-specific investigations when detailed information is required.



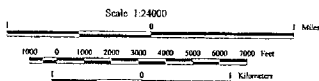
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Map Prepared by: Maine Natural Areas Program



**Town of Sidney
Comprehensive Plan
2003**

Topographic Map



Issues

- 1 Should the Town create a Conservation Commission to further its goals of environmental protection and implementating the strategies presented in the Plan?
- 2 Should performance standards be developed to protect waterbodies from erosion, phosphorus, stormwater and loss of fishery habitat?
- 3 How can development and habitat protection coexist in a manner that allows continued construction in a way that does not degrade wildlife habitat.
- 4 How can the Town protect agriculture from development pressures?
- 5 Wetlands perform many beneficial functions and should be protected from development. Provisions will need to be put into place for wetlands to be identified and preserved from development.
- 6 Many small streams are not protected under Shoreland Zoning though they play a significant role in fishery habitats and water quality. What levels of protections should be put into place to protect these areas. The placement of buffers adjacent to these streams is a basic performance standard.
- 7 How should the town protect its major sand and gravel aquifers?
- 8 How should the Town protect the water table considering that everyone is dependent upon private wells for potable water?
- 9 The presence of underground fuel tanks poses a hazard if they are not installed and maintained according to State and Federal laws and Regulations. The Town relies upon the State to regulate and enforce underground fuel tanks.

ECONOMY

Goals:

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

Purpose:

The economy section of the plan seeks to describe trends in the local economy and identify opportunities in public policy to enhance the attractiveness of Sidney for appropriate economic growth and development.

Economic Strengths

Sidney is part of the Augusta Labor Market area and neighbors the Waterville Labor Market Area. The following is a list of some community's economic strengths.

- 1 The Augusta Labor Market Area benefits from the employment stability afforded by State Government.
- 2 Sidney serves as a bridge between Augusta and Waterville. Residents can avail themselves of jobs, and services from both communities.
- 3 Sidney is a member of First Park and as a result of its ongoing investment will share in the park's rewards as it is developed.
- 4 Sidney is noted for its rural landscapes and access to numerous local and regional natural amenities and recreation.
- 5 The Town is bisected by Interstate 95 and residents have immediate access to other parts of the state.
- 6 The Town has a reasonable tax rate.

Commuting Patterns Table:
Persons Working in Sidney

Source : 1990 Census
Total Number of Persons Working in Sidney: 287

Town	# of Persons	Town	# of Persons	Town	# of Persons
Sidney	114	Augusta	29	Belgrade	29
Skowhegan	16	Waterville	19	Winthrop	8
Vassalboro	15	Norridgewock	7	Smithfield	7
Clinton	6	Pittsfield	5	Mercer	3
Jay	5	Clinton	6	Litchfield	2
Manchester	2	Fairfield	7	Vienna	3
Somerville	2	Anson	2	Canaan	2

Commuting Patterns Table
Sidney Workers and Town of Employment

Source: 1990 Census
Total Number of Sidney Workers: 1,309

Town	# of persons	Town	# of persons	Town	# of persons	Town	# of persons
Augusta	631	Waterville	255	Sidney	114	Oakland	63
Winslow	33	Belgrade	24	Bath	23	Fairfield	18
Skowhegan	15	Chelsea	14	Auburn	5	Houlton	2
Brunswick	9	Portland	2	Westbrook	5	Farmington	4
Benton	5	China	4	Clinton	8	Gardiner	6
Hallowell	5	Litchfield	3	Manchester	3	Monmouth	5
Mt. Vernon	2	Randolph	2	Readfield	2	Vassalboro	1
Washington	2	Dresden	2	Rumford	3	Bangor	2
Millinocket	2	Topsham	5	Pittsfield	4	Melrose MA.	5
So. Carolina	3	Vermont	2	Stow MA.	3	So. Korea	2

Work Force: Employment Status, Persons over 16 years

Source: 1990 Census

	State of Maine		Kennebec County		Sidney	
	1990	2000	1990	2000	1990	2000
Total Labor Force	612,564	1,010,318	59,249	60,015	1,891	2,663
Workers in the Labor Force	570,883	659,360	55,014	59,848	1,378	1,995
% travel to work in own vehicle	88.3%	78.6%	89.9%	79.2%	76.1%	82.9%
% travel to work in carpools	14%	11.3%	15.6%	11.4%	16.2%	11.2%
% travel to work in public transportation	0.9%	0.8%	0.7%	0.8%	0%	0.2%
Males in the labor force	285,541	344,880		30,492	752	1,073
Females in the labor force	285,342	314,480		29,356	626	922

Sidney Work Force: Occupation of Persons over 16 years

Source: 1990 Census

Occupation	1990		2000	
Management, professional	393	29.2%	533	27.6%
Service	144	10.8%	308	16%
Sales and office	322	23.4%	429	22.3
Farming, fishing forestry	75	5.6%	42	2.2%
Construction, extraction, maintenance	190	14.3%	316	16.4%
Production and Transportation	208	15.5%	300	15.6

Sidney Work Force: Employment by Industry of Persons over 16 years Source 1990 2000 Census

Industry	1990	2000	Industry	1990	2000
Farming, fishing forestry	69 5%	57 3%	Construction	127 10.8%	209 10.8%
Manufacturing	236 17.7%	239 12.4%	Wholesale	59 4.4%	89 4.6%
Retail	163 12.2%	229 11.9%	Transportation, utilities	104 7.8%	82 4.3%
Information	n/a	35 1.8%	Professional, management, admin.	87 6.5%	72 3.7%
Finance, insurance, real estate	52 4%	87 4.5%	Education, health, social service	235 17.6%	432 22.4%
Arts, recreation, food service	20 1%	102 5.3%	Other services	49 3.6%	97 5%
Public administration	131 9.8%	198 10.3%			

Class of Worker: Employed Persons over 16 Years Source: 1990 & 2000 Census

Class of worker	1990	2000
Private wage and salary	907 68%	1312 68%
Government workers	257 19.3%	420 21.8%
Self-Employed	168 12.6%	183 9.5%

Household Income Source: 1990 & 2000 Census
Total Households: 882

Income Range	1990 Households	1	2000 Households
Less than \$9,999	66 7.3%		71 5.4%
\$10,000 to \$14,999	58 6.6%		74 5.7%
\$15,000 to \$24,999	153 17.3%		119 9.1%
\$25,000 to \$34,999	161 18.2%		192 14.7%
\$35,000 to \$49,999	254 28.8%		341 26.2%
\$50,000 to \$74,999	149 16.9%		291 22.3%
\$75,000 to \$99,999	21 2.3%		124 9.5%
\$100,000 to \$149,999	11 1%		81 6.2%
150,000 and above	9 1%		11 0.8%

Household Income Type
1990 Total Households : 882

Source: 1990 & 2000 Census
2000 Total Households: 1,304

Household Income Type	1990 Median Income	2000 median income	1990 households	2000 households
Wage and Salary income	\$33,188	\$48,442	749 85%	1,115 88.6%
Social Security Income	\$7,523	\$11,053	189 21%	238 18.4%
Public Assistance Income	\$4,098	\$3,162	37 4%	21 1.6%
Retirement Income	\$10,054	\$12,464	117 13.2%	176 13.5%

Income Data

Source: 1990 & 2000 Census

	1990 Maine	2000 Maine	1990 Kennebec	2000 Kennebec	1990 Sidney	2000 Sidney
Per capita income	\$12,957	\$19,533	\$12,885	\$18,520	\$12,877	\$18,530
Median household income	\$27,854	\$37,240	\$28,616	\$36,498	\$35,123	\$42,500
Median family income	\$32,422	\$45,179	\$33,375	\$43,814	\$36,075	\$47,281
Total persons below poverty rate	128,466 10.8%	135,501 10.9%	11,464 10.2%	26,550 8.5%	161 6.2%	258 7.4%
Persons under 18 years below poverty rate	39,934 13.2%	-	3,417 11.9%	3,592 13.2%	44 5.6%	62 6.6%
Persons 65 years and older below the poverty rate	21,479 14%	17,879 10.2%	2,080 14.4%	1,624 10.2%	30 13%	17 5.9%
Families below the poverty rate	26,313 8%	26,611 7.8%	2,268 7.3%	2,655 8.5%	25 3.5%	45 4.6%

Community Median Household Income Comparison

Source: Maine Department of Education
Claritas Inc. 2001

Location	Median Income	Location	Median Income
State of Maine	\$35,299	Kennebec County	\$35,021
Sidney	\$42,614	Augusta	\$29,992
Waterville	\$25,953	Oakland	\$34,306
Belgrade	\$39,297	Vassalboro	\$33,313
Manchester	\$40,607	China	\$43,125
Litchfield	\$37,382	Wayne	\$46,750

Education

The job Market is competitive and demands a high skill level from each worker. The loss of unskilled manufacturing jobs, the growing importance of the global economy, and rapid advances in technology have made continuing education a necessity for today's workforce. The level of educational attainment of a community's workforce is, now more than ever, an essential component of future growth.

Educational Status

Source: 2000 Census

	State of Maine	Kennebec County	Sidney
Persons in preschool	17,558	1,619	51
Elementary Enrollment (K to 8)	161,660	15,303	519
High School (9 to 12)	74,607	6,937	198
College or Graduate School	67,216	6,428	112

Educational Attainment
Persons 25 years and older

Source: 1990 & 2000 Census

	1990 Kennebec County	2000 Kennebec County	1990 Sidney	2000 Sidney
Total persons 25 years and older	74,858	79,369	1,630	2,335
Less than 9 th grade	7,123 9.5%	4,528 5.7%	129 8%	123 5.3%
9 th to 12 th grade, no diploma	8,678 11.6%	7,183 9.1%	163 10%	215 9.2%
High School Graduate	28,464 38%	29,882 37.7%	654 40%	966 41.4%
Some college, no degree	11,762 15.7%	15,143 19.1%	263 16%	400 17.1%
Associates Degree	5,305 7%	6,224 7.8%	154 9.4%	189 8.1%
Bachelor's Degree	8,857 11.8%	10,397 13.1%	174 10.6%	322 13.8%
Graduate or Professional Degree	4,669 6.2%	6,005 7.6%	93 5.7%	120 5.1%

The Town has a higher percentage of high school graduates and persons with an associate degree than in Kennebec County. Otherwise, the community appears to mirror the county levels of educational attainment.

Maine as compared to other New England States has a lower percentage of post secondary graduates. This is critically important in our evolving high tech economy. Another factor to consider is the declining number of young people in the state which creates problems for new enterprises especially in the high tech fields. The shortage of young workers with advanced degrees will make it difficult to attract new high wage jobs. Strategies to retain young people and attract them back into the State are necessary along with strategies to increase the educational attainment of the existing labor force.

Local Business List

The following is a list of many of the commercial enterprises in the Town. It does not contain many smaller home occupations.

Tracy's Towing	E Carrier Shelving
Sidney Towing	C+L Cable Service
Bonney's Auto Repair	Geraid MaCKenzie Construction
Cummings	Edwin Ayers Construction
Concept Auto	Handy Man's Builders
Dorvals Auto Body	Sidney Installation
Exit 32 Automotive	Direct Elevations Inc
	Maine -ly Inspections
	Dostes Log Homes
Kramers Tractor	Sunrise Painters
Power Equipment Plus	Lev's Paving
Kennebec Glove Co.	Wrigley Well Drilling
Middle Road General Store	Levins Landscaping
Dukes	Sidney Distributers of Maine
PTS used Car and Body Shop	Philbrock Well Drilling
Moonlight Limo and Transportation	Channer Tree Service
Gerrys Repair and Small Engine	Clif Hersom Driveway Sealing
Lakes Auto Body and Sales	Kitchens Unlimited
Pam's Play Care	Brian Bacon Contractor
Snow Pond Residential Care Center	Colby Home Center
Sports Center	
Lakes Region Self Storage	Tanner Gravel Pit
Fish & Game Office	JJ Pelotte Gravel Pit
KVMA Model Airport	Sadler Gravel Pit
Nevells Pallets	Manter Gravel Pit

Sidney Sign	Blue Rock Industries
B&B Embrodary	New England Music Camp
Hearthside Extended Care Facility	Bacon Farm Products
	Paridis Nursery
	Spruce Ledge Deer Farm
	Rainbow Valley Farm

Beneficial New Businesses and Services

Important questions that must be addressed are what commercial and service businesses are needed or wanted to serve the community and what needs are not currently being served by local and regional businesses. These questions need to be examined with a great deal of realism and awareness of existing market realities. Sidney has evolved into a suburban community that relies upon both Augusta and Waterville to meet the majority of its retail and service needs.

:

Economic Trends

The Popularity of Home Occupations

A community like Sidney with strong rural roots has a long tradition of home based business activities. The most traditional is the family farm, woodlot or gravel pit. Many other occupations have been carried out in homes often to supplement a rural/farm income such as auto repair, machine shop, farm stand, crafts, wood working and a host of other activities. As the community gradually changed from a rural-based economy so did the variety of home based activities. Many traditional occupations mentioned above continue while new occupations such as home offices, and internet-based activities can now be found throughout the Town.

The popularity of home based occupations especially those related to the internet are growing and will continue to increase. These home occupations provide both a part and full time income for one or more household residents and often complement families with young children. Since a two-wage earner household is the norm, a home, based occupation can be very convenient. It also has become popular for many professionals who can work a portion of their work week at home instead of the office.

This trend is worthy of watching because it should be part of the Town's overall economic strategy and it will increase the number of residents available during day light hours. This later reason can serve as a source of people to become involve in community activities since they would not be actively part of the social interaction occurring at a workplace.

Traditional Manufacturing

The Augusta and Waterville labor market areas have both experienced the closing of many traditional manufacturing facilities over the past 20 years. The Hathaway Shirty Factory and the American Tissue plant have both closed recently. The demands of the new global economy will continue to put pressure upon the existing manufacturing facilities in the future.

The Big Box Retail Trend

The construction of Wal-Mart and Home Depots and other large retail chains in the state and region have signaled a major shift in our retail economy. These big box stores so named for their size are sometime called “category killers” because they will put similar smaller retail operations out of business. The selection of products sometimes combined with a price advantage make it difficult for existing retail stores to compete. This trend has also made it very difficult to market small retail and service businesses to rural and suburban communities. Typically the only retail operation that will survive in a rural community is the convenience store.

Recreation and Tourism

Maine and the many lakes scattered throughout Central Maine have always been popular tourist destinations. Over the past years activities such as snow mobile trails, fishing, hiking, hunting and fall leaf watchers have extended tourist stays far beyond the summer months. The economy of our region has benefitted from increased tourism and there appears to be a great deal of opportunity for expansion.

Cultural and Quality of Life Connections.

The recent expansion along the mid coast region of the credit card company MBNA occurred as a direct result of upper company management enjoying the Maine Coast. The attraction of our quality of life and scenic beauty and other natural attributes play a role in economic development. Likewise cultural, social recreational and educational amenities also play an important role in attracting new business and more importantly the key people that can develop new business opportunities.

Sidney's recent growth rate is evidence of this factor as new families lured by our rural character move into the community. The access provided by the internet now allow many occupations and professions to perform work from their homes for all or a portion of the work week. This flexibility allows families to select places to live that have rural attributes since proximity to a major employment center might not be a critical factor any longer.

Unemployment

Overall the State and the Augusta and the Waterville labor market Areas are experiencing a low unemployment rate. The lowest unemployment rates occur along the coast and the southern portions of the State. Somerset County, and Washington County have some highest rates. Despite the closing of traditional manufacturing the unemployment rate in the region has varied from a low of 4% to a high of 6% in past years.

Economic Issues

- 1 The majority of commercial services are in Augusta or Waterville.
- 2 Sidney's has evolved from an agricultural into a suburban community.
- 3 The Town lacks a defined community center or local business district.
- 4 The community is split by interstate 95 which limits east to west access within the community.
- 5 Municipal water and sewer are not available.
- 6 A small commercial cluster exists off Interstate exit 32.
- 7 The Town is part of the Augusta LMA and all major retail and other services can be found in both Augusta and Waterville.
- 8 Although the community has a high residential growth rate it also maintains a healthy agricultural base. How can the community support agriculture and what role can it play in economic development?
- 9 The Town does not have a local economic development plan. The Town does participate in the First Park project.
- 10 The Town's median income is higher than both the State and County median and has one of the higher levels of income compared with other communities in the county.
- 11 What type of commercial growth should be pursued by the community and where should it be located?
- 12 The Town's character is rapidly evolving into a residential haven for many families, particularly for empty nesters and retired persons. How will this influence their demand for commercial services?
- 13 What is the availability of high speed internet access?
- 14 Exit 32 off Route 95 provides direct access into Sidney. Opportunities exist for development adjacent to this area.
- 15 Many of the local roads are posted in the winter/spring which prevents truck access to potential commercial locations. The State roads are open for travel.

FISCAL CAPACITY

Goal:

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

Purpose:

The purpose of this section is to describe the Town's fiscal situation and to determine whether the Town can meet future growth and development needs. A key component of this analysis will be the development of a capital investment plan for financing the public facilities and services required to meet projected growth and development. Another important area to be discussed is the way citizens of the Town wish to spend their present and future tax dollars to meet anticipated needs.

Municipal Tax Base

The primary method of raising revenue is through the property tax. Taxes are assessed on property owners according to the value of their real estate and personal property. Land and buildings account for 98% of Sidney's valuation and personal property including machinery and business equipment account for less than 2%.

Each year tax payers are mailed their tax bills which are calculated taking into account a number of factors including the value of property, the amount of funds available to the Town from other sources such as revenue sharing from the State, and excise tax collections, and the amount of the annual budget.

The tax commitment consists of all the expenses anticipated by the Town minus all other revenue sources. The tax commitment is then divided by the total taxable valuation to arrive at the annual tax rate. This figure is commonly expressed in mills, dollars per thousand dollars of valuation or in decimal form. The mill rate is a component of the Town's total valuation and total tax commitment. It varies as either or both of them change. If the total commitment remains the same from one year to another, the mill rate will decrease as the valuation increases and conversely the mill rate will increase as the valuation decreases.

The Town's valuation has steadily increased in response to new construction and the mill rate has also increased due to higher municipal cost. The valuation is composed of three types of property; land, buildings and personal property. Buildings account for 51% of the valuation, land is 47%, and personal property accounts for less than 2% of the total.

Between 1990 and 2001 the total valuation increased by 44,721,300 which is a 41% gain. The majority of this increase was due to new housing construction and land values as lots were developed. The vast majority of the tax burden is based upon residential properties, farms and land holdings. Commercial uses account for a very small portion of the total tax base.

Some of the larger municipal tax payers include the following:

-	Central Maine Power	Total valuation of 2,487,100
-	Blue Rock	Total valuation of 606,360
-	Cole Reality	Total valuation of 528,200
-	Large property owner	Total valuation of 765,100
-	Large property owner	Total valuation of 652,000
-	large property owner	Total valuation of 513,500

Other significantly valued properties include the New England Music Camp and MSAD 47. However, their holdings are tax exempt.

The following table shows municipal valuation tax rate and commitment from 1990 to 2001.

Municipal Valuation and Tax Rate

Source: Town Records

Year	Total Valuation	Tax Rate	Commitment
1990	108,772,100	.0066	717,896
1991	112,113,720.	.00768	861,033
1992	117,840,870	.00778	916,802
1993	122,564,025	.00830	1,017,281
1994	127,766,000	.00830	1,130,734
1995	131,786,800	.00985	1,298,105
1996	137,013,600	.01045	1,431,797
1997	141,276,600	.0111	1,568,170
1998	138,080,600	.0119	1,644,824
1999	142,168,000	.01265	1,800,675
2000	147,410,100	.01265	1,873,015
2001	153,493,400	.01265	1,942,134

It is valuable to see how Sidney's tax burden compares with its neighbors. The following table based upon 1999 tax data shows the property tax burden for area communities. The Burden Rank in the last column compares tax burden with one being the highest and 488 the lowest. The table is based upon 1999 tax figures as reported to the Property Tax Bureau. The data was compiled by the Maine Municipal Association in July 2001.

Town	Mill rate	Commitment	Median Income	Median home value	Tax on median home	Tax as % of median income	Burden rank
Sidney	12.69	1,798,425	42,227	90,512	1,149	2.72	349
Augusta	24.43	20,798,821	29,418	81,235	1,985	6.75	13
Waterville	25.24	12,927,180	25,504	78,492	1,981	7.77	4
Oakland	18.40	3,968,428	33,532	80,277	1,477	4.40	112
Belgrade	13.46	3,050,122	38,633	100,250	1,349	3.49	227
Vassalboro	14.01	1,923,938	32,779	81,362	1,140	3.48	229
Manchester	15.84	2,206,513	41,527	110,003	1,742	4.20	132
China	14.84	2,620,831	42,350	100,825	1,496	3.53	222
Litchfield	14.40	1,926,913	36,783	91,232	1,314	3.57	218

Sidney's tax burden is the second lowest in Kennebec County. Only the Town of Rome with a tax burden of 424 is lower. Overall the Town's tax situation compares very well compared to neighboring communities. Many new residents have selected Sidney to live based in part on the lower tax burden.

The challenge for the community will be to monitor spending and meet new demands resulting from the rise in population.

Municipal Revenues and Expenditures

Revenues	1990	1991	1992	1993	1994	1995
Taxes	933,034	1,074,915	1,151,023	1,296,339	1,429,711	1,620,380
Gov. revenue	109,976	110,326	122,269	144,003	293,593	139,339
Service charges	-	-	-	-	-	-
Interest	18,441	22,859	23,454	25,692	25,656	33,332
Misc. income	29,797	35,934	40,079	62,900	80,555	81,939
Lic. & permits	-	-	-	-	-	-
Total	1,091,248	1,244,034	1,336,825	1,528,934	1,829,515	1,874,990

Expenditures	1990	1991	1992	1993	1994	1995
Administration	137,408	159,715	176,921	192,718	177,708	196,347
Protection	51,612	47,769	40,137	31,378	49,101	43,307
Health	31,340	20,716	41,354	38,305	58,488	57,739
Public works	188,406	182,150	201,548	138,086	271,124	148,166
Recreation	7,199	10,079	9,529	5,748	12,135	7,592
Education	583,940	644,157	727,620	799,900	930,265	1,105,625
County tax	71,920	96,146	100,985	101,943	110,424	115,680
Cemeteries	400	921	512	2,023	500	670
Charities	3,855	2,350	2,652	6,560	6,183	7,096
Debt service	37,233	21,267	31,715	28,338	97,144	207,164
Capital-outlay	-	-	-	-	265,604	65,129
Other	-	-	-	-	-	-
Total	1,113,321	1,185,270	1,332,973	1,344,999	1,978,676	1,954,515
Fund Equity at year end	330,609	420,373	500,116	557,019	603,104	584,177

Revenues	1996	1997	1998	1999	2000	2001
Taxes	1,791,568	1894,200	2,083,719	2,249,280	2,348,112	2,502,160
Gov. revenue	237,984	172,241	372,739	296,210	311,187	344,150
Service charges	20,440	21,148	56,207	65,010	65,315	173,210
Interest	29,040	29,138	23,976	35,197	54,614	40,663
Misc. income	9,579	10,658	11,020	16,941	13,950	14,110
Lic. & permits	48,643	45,462	16,819	14,169	12,811	14,396
Total	2,137,254	2,172,847	2,564,480	2,676,807	2,805,989	3,088,689

Expenditures	1996	1997	1998	1999	2000	2001
Administration	117,889	297,527	158,911	159,149	196,908	191,876
Protection	55,367	47,085	37,483	63,321	206,029	231,362
Health	84,842	84,683	81,842	64,773	84,013	87,921
Public works	313,794	247,098	489,890	308,023	351,797	428,657
Recreation	9,468	7,966	15,564	9,001	11,513	21,205
Education	1,244,628	1,391,710	1,538,894	1,666,679	1,761,920	1,872,273
County tax	125,207	134,213	145,266	151,400	158,313	170,116
Cemeteries	465	1,921	2,330	2,150	2,500	2,500
Charities	9,895	1,900	7,987	8,413	7,235	10,998
Debt service	113,271	190,107	94,058	96,948	66,410	129,629
Capital-outlay	-	-	-	-	-	-
Other			3,922	23,176	22,250	18,842
Total	2,074,826	2,405,589	2,576,145	2,553,033	2,868,888	3,165,376
Fund Equity at year end	664,105	586,170	643,230	767,004	899,105	

Revenue and Expenditure Highlights

- Revenue and expenditures increased by 183% between 1990 and 2001
- Local taxes including property and excise account for more than 81% of revenues
- Intergovernmental revenue such as state revenue sharing account for 11% of the revenue
- Other funding sources such as permit fees and interest account for 8% of total revenues.
- Administration cost increased by 40% between 1990 and 2001
- Public works spending doubled between 1990 and 2001, although higher spending occurred in some years due mostly to road repair projects.
- Education costs have increased by 220%. Despite this increase they account for 59% of the total expenditures in 2001 as compared with 52% in 1990. Many communities spend more than 70% of their total budgets for education.
- County tax increased by 136% between 1990 and 2001.
- The average debt service payment over the 12-year period is \$92,773.

Municipal Debt

Municipal Debt Record Outstanding Principal 1990- 2001

1990	47,800		1996	364,251
1991	62,867		1997	350,784
1992	36,600		1998	347,375
1993	298,341		1999	272,288
1994	406,496		2000	393,543
1995	426,678		2001	377,126

Current Municipal Debt Outstanding Principal 2001

Item	Principal	Mature Date
Town Garage	66,600	2005
Town Office	80,008	2005
Fire Truck	87,668	2007
2000 Volvo truck	44,600	2006
Fire Station	98,250	2011

Special Reserve Accounts

Account	Balance as of 1/31/02		Account	Balance as of 1/31/02
Roads	26,571		Paving	96,952
Comp. Plan	3,600		Boat launch	1,558
Grant 2000	227		Grant 2001	50,163
Land Fill sticker	1,608		Capital reserve	33,492
Well testing	4,012		Planning board	6,644
Swim/recreation	1,506		Field committee	4,891
Scholarship	11,036			

Capital Improvements Plan

A key ingredient of any plan for the future of Sidney is balancing our needs and desires with our ability to pay for them. The capital improvements plan develops projected expenditures for improvements to roads, buildings, equipment and other infrastructure needed to support town services in the future and shows the timing and funding sources that can be used to finance them. Besides providing a result, it provides a process for municipal officials and citizens to discuss major issues including spending priorities, timing of projects and our ability and willingness to pay for them.

The Town already has a number of key elements in place which will make it easy to use a capital improvements plan on a regular basis. Sidney already has a number of capital reserve accounts and over the years has financed many large capital projects.

The capital improvements plan items are generally those which cost more than \$5,000, do not recur annually, have a useful life of more than 3 years and which result in a fixed asset.

Capital Improvements Plan

Capital Item	Estimated Cost	Funding Sources	Target Date
Local Roads Plan	5,000	town funds	2004
Middle Road Improvements	unknown	town and state	2004
Pond Road Improvements	unknown	town and state	2006
Re-Evaluation	\$100,000	town	2004

Issues

- 1 Has the Town adequately prepared for future expenses considering the high growth rate?

Areas of particular concern include:

- new subdivision roads (both town and private)
 - readjustments of revenue sharing due to median income and valuation.
 - Municipal service needs as a result of demands from new residents.
 - Increased cost for roads due to higher traffic volumes. (includes winter maintenance)
 - Increased cost of education due to higher enrollments
- 2 The Town has not undertaken a property tax revaluation although property values have risen due to new construction and land sales.
 - 3 The use of a formal capital improvement plan will help position the town to anticipate future expenses and reduce any rapid or drastic increase in the annual budget.
 - 4 The Town should research grant funding resources to meets future capital needs.
 - 5 The Comprehensive plan is a key ingredient for eligibility for some State grant programs.

Appendix A

SIDNEY COMPREHENSIVE PLAN SURVEY RESULTS

2002

COMMUNITY SURVEY – 244 SURVEYS WERE ENTERED....

1. In Sidney, our comprehensive planning process is about building on our strengths and addressing our current and/or potential weaknesses. Listed below are some of the features of the town. Please tell us whether you think they are strength or weaknesses. (Circle numbers 1, 2 or 3)

	<u>Strength</u>	<u>Weakness</u>	<u>Neither</u>
Cost of housing/property	162	33	42
Small town/rural setting	221	6	13
Quality of public services	86	75	76
Job opportunities in the area	35	132	64
Access to shopping/services in the region	186	21	32
Quality of the school system	203	7	24
Tax rate	201	24	13
Recreational opportunities	96	68	70
Environmental quality/natural resources	160	30	42
Access to health services	128	50	52

2. Our comprehensive plan must consider many different issues. In Sidney some will be more important than others, and we will concentrate on those. Listed below are some of these issues. Please tell us how you feel about them. If you do not have an opinion on one or more, must leave that line blank.

	<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Important</u>
Reducing the tax rate	86	88	56
Protecting the environment/natural resources	169	58	11
Increasing recreational opportunities	53	103	75
Improving public buildings	19	107	101
Increasing retail and service businesses	49	68	115
Preserving the town's rural character	200	25	14
Promoting safe and affordable housing	109	60	60
Creating local jobs	93	87	57
Supporting local agriculture	24	77	12
Supporting local forestry	124	85	21
Preserving historic sites and buildings	94	99	37
Improving educational opportunities/schools	132	83	15
Improving town roads	118	104	15

3. Which of the following recreational facilities do you think we should develop and/or improve? Circle all that you feel apply.

- | | |
|-----|----------------------------------|
| 80 | a. Community recreational center |
| 115 | b. Swimming/boating access |
| 36 | c. Boating access |
| 58 | d. Playgrounds |
| 46 | e. Athletic fields |
| 90 | f. River front trail |
| 101 | g. Bike lanes |
| 25 | h. Snowmobile trails |
| 47 | i. ATV trails |
| 93 | j. Cross country ski trails |
| 59 | k. Access to school facilities |
| 116 | l. Walking paths |
| 48 | m. Access to hunting areas |

	Swimming	Boating	Winter access	None
Kennebec River	32	96	20	76
Messalonskee Lake	137	88	59	54
Ward Pond	57	35	33	83

5. One of the most important elements of this process will be a plan to provide better and more effective public services. Listed below are services available to Sidney residents. Please circle the number that matches your level of satisfaction with each. To the right, please indicate whether you would support improving the service even if it means additional costs.

Service	Level of Satisfaction Satisfied				Worth additional costs Dissatisfied		
	Very	Somewhat	Neutral	Somewhat	Very	Yes	No
a. Gravel road maintenance	41	45	98	23	7	52	81
b. Paved road maintenance	71	92	31	28	11	103	47
c. Road plowing and sanding	18	62	25	34	27	97	53
d. Cemetery maintenance	52	38	114	6	3	33	87
e. General assistance	35	30	131	6	2	23	86
f. Planning Board activities	24	46	110	16	9	24	83
g. Recreation programs	32	57	82	24	13	57	66
h. Town office services	117	66	28	6	5	32	87
i. Code enforcement	22	46	66	10	13	32	88
j. Solid waste/recycling	88	65	53	13	8	52	78
k. Police protection	49	62	67	27	14	62	68
l. Fire protection	110	60	49	5	4	71	52
m. Handicapped access to public buildings	68	57	86	5	2	33	84
n. Animal control	57	55	86	8	11	29	85
o. Elementary education	129	43	50	3	1	64	56
p. Secondary education	108	40	62	7	3	63	60
q. Ambulance service	78	47	76	5	4	55	60
r. Town government service	74	59	70	9	11	29	85

6. Good roads come with an associated cost. Should the town initiate a more aggressive program of maintenance and reconstruction?

Yes 122 No 104

7. Identify any services you would like to see provided.

8. Should the Town consider contracting with outside companies to replace any functions currently completed by the Public Works department?

Yes 44 No 153

9. Should the Town expand the recycling program?

Yes 73 No 137

10. Should the Town of Sidney cooperate with neighboring towns on any of the following, Yes or No?

	Yes	No
a. Recycling	123	95
b. Water body quality improvements	172	51
c. Code enforcement officer functions	108	107
d. Fire protection	175	51

e. Commodity purchasing, like salt/sand, office supplies	191	37
f. Public Works activities	110	99
g. Recreational programs for adults	152	65
h. Recreational programs for children	163	54
i. Economic development	137	75
j. Programs for the elderly	171	45
k. Town Manager/administrative services	71	140
l. Library services	165	50

11. Should the Town establish a capital improvement plan setting aside funds to address future issues?

Yes 175 No 44

If yes, please rank the following according to the priority you think they should be dealt with.

	Low High				
Road improvements	8	13	46	48	78
Public building/property access	38	29	67	29	13
Recreational trails/facilities	24	30	57	42	23
Recycling facility	23	22	69	51	19
Fire dept. equipment	6	14	30	63	73
Public works equipment	10	13	44	62	52

12. A part of the comprehensive planning process is to develop a land use plan to indicate how we want to manage growth within our town. A set of statements concerning this topic is listed below. Please circle a number on the scale that best describes whether or not you agree with the statement.

	Agree Disagree Strong Somewhat Neutral Somewhat Strong				
a. The Town should strengthen ordinances that manage the type and location of development	127	13	46	48	78
b. The Town should establish a building construction code	103	62	41	12	15
c. The Town should identify specific areas for new development	102	62	38	14	17
d. The Town should encourage commercial development	41	44	43	35	73
e. The Town should NOT limit the location of new commercial or industrial development	28	14	24	36	134
f. New commercial and industrial development should be limited to land adjoining the interstate access	80	64	38	27	27
g. New development should be permitted wherever it will not adversely affect property values, the environment or Town services	76	53	36	27	47
h. The Town should have standards to assure the residential areas are protected from new commercial development	158	42	17	3	14
i. Do you think development sprawl (over development) is an issue	116	70	21	11	15

13. How do you feel Sidney's population growth and development has been in the past twenty years?

- 3 a. Much too slow
- 3 b. too slow
- 82 c. about right
- 91 d. too fast
- 60 e. much too fast

14. Currently, much of Sidney is undeveloped contributing to our environmental quality and scenic rural beauty. The statements below suggest ways that we can encourage the preservation of farm, forest, water resources and other undeveloped tracts of land. Do you agree or not?

	Agree Strong	Somewhat	Neutral	Somewhat	Disagree Strong
a. The Town should do nothing, letting the real estate market decide the highest and best use of undeveloped land	14	16	16	45	148
b. The Town should utilize land trusts to purchase conservation easements from landowners to keep tracts as open space	88	56	51	19	23
c. The Town should require developers to set aside a portion of the land in new subdivisions as permanent open space	123	55	30	17	14
d. The Town should keep property acquired through tax liens if the land can serve a public purpose such as providing open space	112	63	31	16	17
e. The Town should identify environmentally sensitive areas, where new development would be limited	164	42	17	9	8
f. The Town should identify local significant areas and seek to purchase the land for open space or recreation	89	62	37	16	34

15. We all know that it will be a great challenge to maintain the quality of our water bodies. Here are some suggestions about ways we can protect them. Do you agree or not?

	Agree Strong	Somewhat	Neutral	Somewhat	Disagree Strong
a. The Town should to nothing, let someone else deal with it		8	17	16	35 162
b. The Town should impose strict erosion and runoff controls on new development in pond/stream watersheds		142	53	18	15 12
c. The Town should seek ways to improve the water quality of its ponds, streams, rivers, lakes and bogs		125	74	22	9 11
d. The Town should develop a strict watershed plan to improve and protect our water bodies		113	74	28	12 11

e. Should the town take a more active role to address underground storage tank removal	100	61	48	15	14
f. Should the town take a more active role to regulate business development particularly when there may be potential land pollution	156	51	13	6	14

16. What type of new commercial development would you like to see in Sidney? Circle as many as you feel appropriate.

85	Small retail stores
0	Large retail stores
78	Professional offices
101	Home offices/businesses
29	Laundromat
37	Industrial park
91	Small manufacturing
52	Campground/RV park
39	Construction business
109	Restaurant
30	Motel, B & B's
125	Agriculture
72	Golf course

17. Commercial development can have undesirable impacts if not properly designed. Do you think that we should have regulations in any of the following areas? Circle as many as you feel are appropriate.

120	Parking
102	Access (driveways)
206	Noise
123	Glare from lighting
193	Use/storage of chemicals
194	Erosion & runoff
148	Signs (size and location)
169	Outside storage of materials
205	Industrial odors
169	Adult businesses
126	Telecommunication towers

18. A part of this process is to consider policies to keep local housing decent and affordable. Which of the following steps to promote this goal should the Town undertake? Circle as many as you feel are appropriate.

62	Keep lot sizes at the current minimum per unit
27	Encourage rental housing units/apartments
32	Encourage well designed mobile home parks
84	Promote the use of Maine State Housing financial assistance
54	Require developers to include a percentage of affordable lots/units in subdivisions
111	Apply for grants to assist low income families in upgrading substandard housing
143	Adopt and enforce a building code for new housing units
57	Actively promote affordable housing
177	Enforce existing laws and ordinances regarding safety and sanitation
41	Allow cluster housing development with collective/shared water and septic systems
115	Allow in-law apartments in single family homes subject to some limitations

19. Should the Town identify an area to be developed into a town center?

90 Yes 120 No

20. It is common practice for towns to identify parts of town in which development would be either encouraged or discouraged. Do you agree with this approach?

175 Yes 49 No

21. Should the town adopt safety and design standards for mobile homes located in the community?

194 Yes 38 No

22. Should the Town adopt zoning to manage development in the community?

154 Yes 74 No

23. Should the Town adopt some form of land use standards instead of zoning to manage development in the community?

124 Yes 76 No

24. Do you presently conduct any of the following business activities from your residential property?
Circle all that apply.

0 a. Commercial recreation site

7 b. Rent pastures/sell hay

0 c. Sand/gravel pit

14 d. Managed wood lot

4 e. Farm

6 f. Professional services

0 g. Home office/professional

0 h. Nursery/greenhouse

1 i. Cultivated fruit/orchard crops

0 j. Beekeeping

0 k. Home-based business (daycare etc.)

0 l. Hair styling

0 m. Maple syrup production

0 n. Auto repair/sales

0 o. Kennel

3 p. Construction

0 q. landscaping

30. From the list below, please circle the number of the category which best describes your family's main source of income.

5 Farming and forestry

63 Retirement or disability

17 Specialized blue collar

19 Other blue collar

117 Professional/administrator

7 Sales

0 Clerical

What else would you like to tell the Comprehensive Plan Committee about your concerns for the future of Sidney? (Attach additional paper if needed.) **Please look at attachment for question #33**

Sidney Survey Comments:

Record #	Question #33. Concerns for the future of Sidney....
1	We should look at a minimum house lot sizes and possibly make them larger.
3	Planners should be very concerned about the impact of traffic. Eliminate trucks on middle road.
4	Do your best to keep Sidney safe, clean, and environmentally friendly. It's ok to be the bedroom community but not the suburb of Waterville and Augusta.
6	Enlarge lot sizes. This will not hurt property values it will keep the population down. Stabilize taxes.
8	Keep taxes as low as possible but do not cut school funding. Education is better than welfare.
12	Give large farm landowners a tax break to discourage them from selling their land. This would help maintain Sidney as a rural community.
20	Sidney is an excellent commuter town. Establish zoning to protect property values, large mobile home parks will flood the school systems and will be offset by high tax dollars.
29	Code enforcement officers should not be large developers. It is a conflict of interest.
35	Do not encourage businesses keep Sidney rural.
37	No trailer parks in this town. I feel the depreciate the value of the houses.
39	The town needs to maintain Wildwood drive. Grade and snow plow it.
42	Minimize government. Minimize taxes. Minimize commercial development.
44	Keep up the good work.
48	We like the rural town. We don't want to see it turned into a wealthy town where only the rich can live.
58	The development must be sustainable development. It must leave the environment integrated for our children and their children. We must institute strong controls to mitigate against destruction of wetlands, rivers and streams.
60	The recent "boom" in Sidney is a result of other town's neglect. Don't let Sidney make the same mistake. Keep up the quality of live and living residents can expect and the economic surge will continue.
64	It has gotten out of hand with certain individuals as to where a person can build a trailer park. Code enforcement officer is sleeping on the job.
68	Keep it rural as much as possible.
70	This town has grown to quickly in the past 20 years.
71	Keep it rural as much as possible.
74	We need more coverage from the State Police and Sheriff to help with the speeding problems.
75	We need to limit the number of residents constructed every year. The town is growing way too fast.
77	Restrict commercial development.
78	More businesses mean more services, and the businesses never employed people at the numbers or pay rates they first claim they will.
79	Keep it rural as much as possible.
90	Enforce well designed trailer parks.
91	Keep it rural as much as possible.

103	It is time for zoning and growth control and development. Property taxes need to be brought down.
104	Our own post office and zip code.
105	I would like to see a Library and post office in Sidney.
111	Enforce code for junk on properties.
116	Need recreation for our young people to "hang".
120	The taxes on trailers do not benefit our town. The town is outgrowing the schools.
122	If you set guidelines and rules make sure you follow them and make the townspeople to follow them.
123	Keep it rural as much as possible.
124	Maintain conservative standards. Restrict trailers to specific areas.
129	I like the idea of conservation easements and regulating development to one area.
132	Just another way of gaining control of the Town. No more development. We have to keep adding onto our schools.
134	Do not make changes that cost more money. Do not get a town manager as they get paid to spend money.
137	Keep taxes low.
140	Keep Sidney rural. Halt over development.
147	Zoning and water quality protections including milfoil protection are priority concerns.
148	A health center would be great. Better police protection.
149	Large property house lots.
151	It would be nice if the highway crew could dredge out the culverts once every couple of years.
152	The music camp needs to pay taxes. It was set up that our children could go there in exchange for taxes. Look into this.
158	Enough with Local-Federal-County-State- No more government.. Let us live.
164	Remove town terrorist - Planning Board term limits..
165	Keep trailers to a minimum or in parks.
170	Keep it rural as much as possible.
172	We need a Post Office.
180	Keep it rural as much as possible.
182	Don't screw it up we have the lowest taxes in the county let's keep it that way.
183	Keep it rural as much as possible.
187	The school budget is outrageous.
192	Discourage sprawl.
200	Zoning for trailer parks.
207	Slow down development it raises property taxes.
211	Eliminate all positions except Selectmen. Need property re-evaluation. More forceful in controlling taxes.
112	Limit or ban new mobile home parks. Do not even consider a trail along Kennebec River.

219	I don't think the Town should pay for recreation. It is an individual choice therefore, it should be paid for by an individual not the Town.
223	Road improvement, and limits to the size of thru-trucks, should be very high priority.
226	I am very dissatisfied with the snow removal on the roads. Need a contract with Augusta or Waterville Library. Need enforcement of codes around water bodies.
229	I would hate to see a bunch of businesses move into Sidney. The only pain here is garbage removal.
231	We tried this before and failed. Hopefully with the new people we can get zoning and sign and land use ordinances. Good Luck.
232	Control housing vs public works ability.
233	Quality of mail route is very poor.
234	Apartments and rental units do not support the property base - to the extent more are allowed, we need to find a way to spread property tax burden around more fairly.
238	Try to keep the taxes low as a first priority. Town services have always been good.
239	Would like the town to remain more of a rural community and a suburb of Waterville and Augusta. Will keep town costs down; do not need a full-time police and fire dept. street lighting, etc. This has always been more of a draw to this area.
241	Keep it rural as much as possible.
242	Sidney's planning board is run and controlled by builders or people developing land or looking to develop land in the future. The Town office is also linked to this cause both groups are profit motivated, which usually does not coincide with good environmental practices or balance.
243	I'd like to see more fair taxes. Mine have doubled in 10 years. Rates when compared with some neighbors just do not make sense.