

Appleton Comprehensive Plan, 1992

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Introduction

Introduction

The Appleton Comprehensive Plan evolved over a two-year period with the hard work and dedication of a core group of committee members. The committee received considerable input from townspeople throughout the course of the plan's development. As a group the committee has strived to represent the sentiments of Appleton residents in drafting the plan.

Both formal surveys and numerous informal conversations with town residents indicate that a large majority of people would like to preserve Appleton's rural character. Such rural character includes the presence of pastoral and wild landscapes, and broad vistas over spectacular scenery. The concept of rural character also includes the existence of working farms and forests, the opportunity to make a living close to home, and freedom from excessive outside regulation. A strong sense of community is important to residents as well. The committee carefully considered such ideas and many more during the preparation of the plan.

The writers of this plan have attempted to strike a balance between individual lights and the public interest in developing guidelines for Appleton's growth over the next ten years. With such a diverse group participating in the preparation of this plan, it was impossible to articulate every statement or thought with such precision that the same unambiguous meaning would be conveyed to every reader.

It should be remembered that this plan is not an ordinance, but a guide for Appleton's future. As such it contains many recommendations. Any ordinance arising from the recommendations contained herein would require approval by a majority of the voters at a town meeting.

Successful implementation of the policies recommended in this plan will require the cooperation and increased participation of townspeople in their local government. Both existing and new committees will require participation by a broad segment of the town's population.

A

History

History of Appleton

Appleton is the northernmost town in Knox County. It is about 15 miles, inland from Penobscot Bay and coastal towns such as Camden and Rockland, about 30 miles east of the state capital of Augusta, and 60 miles southeast of Bangor.

Appleton is a small part of the area granted under the Muscongus Patent on March 2, 1630. The strange-sounding name merely refers to one side boundary, the Muscongus River (now called the Medomak), of the large diamond-shaped grant that was about 30 miles on each edge. The grant had various part-owners and investors down through the years, such as the Ten Proprietors and their Twenty Associates (referred to as the Thirty Proprietors), their heirs or assignees, General Samuel Waldo (son of one of the original Twenty Associates), and later General Henry Knox. After General Waldo's death, the grant was divided. The Waldo heirs obtained the larger portion, which became known as the Waldo Patent; that was the part later collected by General Knox. The Twenty associates acquired a smaller portion of about 100,000 acres in 1768, including Appleton as well as Camden, Hope, Liberty, and Montville.

A few early explorers came up from the trading posts at Thomaston and Warren, and in the 1700s forest surveyors scouted the area for masts for the British Navy. Actual settlement did not occur until the beginning of the Revolutionary War, about 1775-1776. The eastern part of the general region was settled by people coming in from the coastal area of Camden and became known as Barrett's or Barrettstown after the largest owner. Later this was named Hope.

The western region became known as Appleton Plantation. The source of the name has been thought to be Nathaniel Appleton, Clerk of the Proprietor's Committee who signed early deeds, or Samuel Appleton, an early settler of Barrettstown. Recent research has found strong evidence that the town might have been named for Jose Appleton, one of the original Twenty Associates and the ancestor of many later Appletons. The eastern border of the plantation was halfway up the east side of Appleton Ridge, between the St. George River and the Ridge Road.

Appleton incorporated as the 283rd town in Maine on January 28, 1829. Later, families in the St. George River valley petitioned the Legislature to have their section annexed to Appleton from Hope. Although Hope opposed it, the bill succeeded. On February 20, 1843, about eleven and one-half square miles on the western edge of Hope were annexed to Appleton. This included settlements at McLain's Mills, now Appleton Village, and Packard's or Smiths Mills, now North Appleton.

According to an 1859 map, mills were also established at the eastern mill pond (later Sherman's Mill), at Pettengill Stream on the road to Proctors Corner, on the Medomak River in the vicinity of Burkettville Corner, as well as in Fish Town, and at Kirk Brook at the west side of Sennebec Pond. The largest settlement was at McLain's Mills, with many businesses of that day flourishing. The Georges

Appleton

History

Canal, built in 1845 to 1848 from Thomaston to Searsmont, carried products to market during its few years of operation.

The lumber boom in Maine brought the highest population of 1,727 in 1850. During this productive period there were sawmills, planing, shingle, stave and heading mills, cooper shops making barrels for coastal lime, fish and local apples, a gristmill, a carriage maker, tannery, mines, blacksmiths, a hotel and many other merchants. Agriculture in the form of truck gardens, strawberry farms, dairies, cattle and pig farms and orchards, was carried on in all parts of town.

New businesses took the place of some lost. Poultry and egg farms, blueberry cultivation, squash and other crops for canneries, woodcutting for lumber, pulpwood and firewood employed many. Sand and gravel pits provided material for the construction industry and highways. Recreation facilities were developed. Over 100 deer per year were killed in Appleton. Stocking of fish and game birds has improved fishing and bird hunting. Vacation cottages have been constructed at Sennebec Pond, and the West Sennebec Campground has operated since 1970. A snowmobile trail has been developed throughout the town for winter sportsmen. In recent years, poultry and cattle raising have decreased for a variety of reasons. Agriculture in general has become less important and more residents go out of town to earn a living.

Appleton Ridge rises along the center of town, about 300 feet above the average level of the village section, with the highest elevation behind the Pitman Farm 652 feet above sea level. The St. George River extends through the eastern part of town, flowing into Sennebec Pond. Pettengill Stream drains the area west of Appleton Ridge and east of Guinea Ridge, which has its highest elevation of 460 feet just north of Proctors Comer. The Medomak River has its headwaters in the western part of town. There are numerous other ponds and streams throughout the town. The many rock walls indicate the original condition of the soil. The once-cut forests are returning in large stands of pine, spruce, hemlock, birch, oak and maple.

Government is in the form of town meeting, with three selectmen, other town officials, and various assisting committees, such as the school board, budget committee, and planning and appeals boards. An annual town meeting is held in March of each year and a school budget meeting is held in June. Other town meetings are held as needed throughout the year. The Appleton Village School includes grades K to 8, and high school students attend Camden-Rockport High School, as they have since 1964, when the Appleton High School closed. Other town functions are performed by the Appleton Volunteer Fire Department (1951), the Mildred Stevens Williams Memorial Library (1945), and private contractors for trash removal, snow plowing and sanding.

Appleton

State Goals

Ten State Goals

On April 28, 1988, Governor John R. McKernan signed into law Maine's Comprehensive Planning Act, which began a new era of land use planning and growth management. The law gives Maine communities the tools to shape their future. It also establishes a mechanism for rationally deciding the suitability of future development projects.

The centerpiece of the Comprehensive Planning Act is a set of ten state goals to guide the planning process. Recognizing the diverse character of Maine communities, the goals are broad, yet they oblige both state and local decision makers to address the issues most important to Maine people.

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

Appleton

Population

Population

This section presents a profile that identifies and analyzes the characteristics, interrelationships and trends of the town of Appleton's population. This information provides important background for other Inventory and Analysis sections as well as the development of comprehensive planning policies and implementation strategies.

Appleton has grown steadily since 1970, from 628 persons to 1,065 persons, a growth rate of 70%. The current population is at its highest level in this century. Appleton grew at a much faster pace during the period than either Knox or Waldo County or the State of Maine. Knox County grew 23.9% in population from 1970 to 1990, Waldo County grew 39.6%, while Maine experienced a 22.7% growth rate.

The Maine Department of Human Services (DHS), in its published findings, estimates that Appleton's population in the year 2000 will be approximately 1,076 persons. This figure would represent a growth rate of 1% from the 1990 population. These findings contrast sharply with actual growth rates that have occurred in the last 20 years. The Appleton Comprehensive Plan Committee has decided to use a 25% growth estimate for the year 2000, which would indicate that the population will grow from 1,065 persons to 1,331 persons. Figure P-3 details 1970 to 1990 growth levels for Appleton and the surrounding towns in Knox and Waldo counties, as well as provides 1990-2000 growth levels from DHS estimates.

Appleton Historical Population

1790	173	1860	1,573	1930	574
1800	114	1870	1,485	1940	641
1810	316	1880	1,348	1950	671
1820	511	1890	1,080	1960	672
1830	735	1900	975	1970	628
1840	891	1910	842	1980	818
1850	1,727	1920	683	1990	1,065

Appleton Population

Figure P-1 Historical

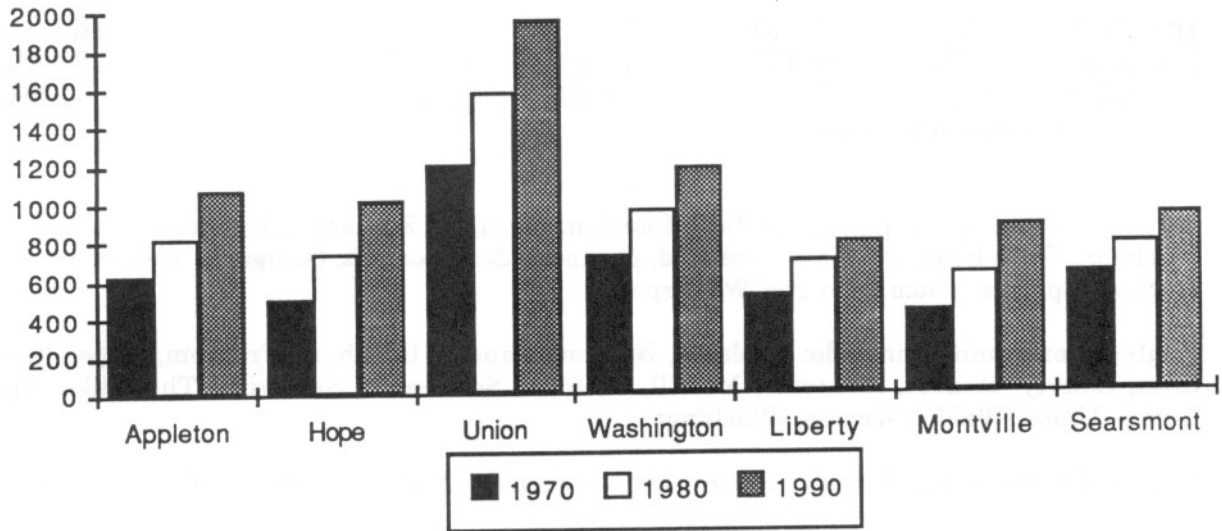
Roam P 2 Comparative Population Change

Population	1970	1980	% change 1970-1980	1990	% change 1980-1990	% change 1970-1990
Appleton	628	818	+30.3%	1,065	+30.7%	+70.2%
Hope	500	730	+46.0%	1,017	+39.3%	+103A%
Union	1,189	1,569	+31.9%	1,989	+26.8%	+67.3%
Washington	723	954	+31.9%	1,185	+24.2%	+63.9%
Liberty	515	694	+34.8%	790	+13.8%	+53.4%
Montville	430	631	+46.7%	877	+39.0%	+104.0%
Searsmont	624	782	+25.3%	938	+19.9%	+50.3%
Knox Cty	29,013	32,941	+13.5%	36,310	+10.2%	+25.1%
Waldo Cty	23,328	28,414	+21.8%	33,018	+16.2%	+41.5%
Maine	993,663	1,124,660	+13.2%	1,227,928	+9.2%	+23.6%

Source: 1970,1980 and 1990 US Census

Appleton Population

Figure P-3 Population Change
 Appleton Area Population Change 1970-1990



Population: A Regional Perspective

Over the past twenty years Knox County has grown in population at a slightly faster rate than the State of Maine. During this same time period, Waldo County grew approximately 17% faster than the State growth rate. Breaking down the County population data to the municipal level, one trend can be clearly seen -- the inland communities in Knox and Waldo counties grew at a much faster rate than the coastal or island communities.

This trend is most clearly evident in Knox County where inland communities grew 71.6% from 1970 to 1990, while coastal communities grew 16.0%. Waldo County showed a similar trend, but not as pronounced as Knox County. Coastal communities in Waldo County grew 21.3% from 1970 to 1990, whereas inland communities grew 60.3%.

Island communities, overall, experienced a decline in population from 1970 to 1990. Knox County island communities decreased from 1,669 persons in 1970 to 1,496 persons in 1990, a decline of 10.4%. There is only one island community, Islesboro, in Waldo County, thus the figures reflect that community's growth over the past 20 years.

Appleton
Figure P-4

Population
Population Change for Knox & Waldo Counties

	1970	1980	% change 1970-1980	1990	% change 1980-1990	% change 1970-1990
Inland**		14,121	18,407	+30.4%	22,641	+23.0%
Coastal*		36,130	40,715	+11.2%	43,816	+7.6%
Island***		2,090	2,228	+6.6%	2,060	-8.2% -1.5%

Source: 1970,1980 and1990 US Census

*Coastal communities include: Belfast, Camden, Cushing, Frankfort, Friendship, Lincolnville, Northport, Owls Head, Prospect, Rockland, Rockport, Searsport, St. George, S. Thomaston, Stockton Springs, Thomaston and Winterport.

**Inland communities include: Appleton, Belmont, Brooks, Burnham, Freedom, Hope, Jackson, Knox, Liberty, Monroe, Montville, Morrill, Palermo, Searsmont, Swanville, Thorndike, Troy, Union, Unity, Waldo, Warren, Washington.

***Island communities include: Isle Au Haut, Islesboro, Matinicus, North Haven, and Vinalhaven.

Population Characteristics

The Maine Department of Human Services estimated that the population of Appleton was 975 in 1990 (this estimate was prior to the completion of the 1990 United States Census). Preliminary 1990 Census figures indicate that Appleton's population was 1,065, a figure that was not disputed by local government officials and which indicates that DHS population projections were off by 90 persons. In addition, DHS population projections for the year 2001 indicate that Appleton would grow 1% from 1990 to 2001, a figure that is in sharp contrast to actual growth that has occurred from 1970 to 1990.

Population age breakdowns of 1990 DHS projections indicated that there were 210 children ages 5 to 17 living in Appleton in 1990. Actual figures supplied by the Appleton School Department show that there were 236 children ages 5 to 17 in 1990, which is an increase of 26 children over DHS projections. The 1990 school department figures show an increase of approximately 25% from 1980 census figures, when there were 189 children ages 5 to 17 living in Appleton. DHS projections for the year 2001 estimate that there will be no growth in the number of children ages 5 to 17. Given the discrepancy between actual figures and projected figures, the 1990 and 2001 DHS population projections for Appleton should be used with extreme caution, or not at all.

In order to estimate the population in Appleton over the next decade, the local 25% growth projection of 1,331 has been utilized in Figure P-6. Age breakdowns were completed using the DHS percentages for the same time period.

Appleton Population

Figure P-5 Comparative Age Distribution 1990-2001

Appleton	Knox County				Maine	
	--122r-	-20.2-0	-LVR9-*-	-1020-*	2001*	
0-4	65/(6.7%)	81/(6.1%)	2,550/(7.0%)	2,550/(6.2%)	86,250/(7.1%)	81,600/(6.7%)
5-17	210/(21.5%)	260/(19.5%)	6,500/(17.8%)	7,400/(18.0%)	223,800/(18.3%)	223,800/(18.3%)
18-44	420/(43.1%)	544/(40.9%)	14,050/(38.4%)	14,350/(35.0%)	503,100/(41.3%)	492,400/(37.4%)
45-64	160/(16.4%)	285/(21.4%)	7,150/(19.5%)	9,750/(23.8%)	233,050/(19.1%)	
over 65	120/(12.3%)	161/(12.1%)	6,350/(17.3%)	7,000/(17.0%)	173,100/(14.2%)	
Total	975	1,331	36,600	41,050	1,219,300	1,315,100

*Estimated
 **Estimation wing local population projection
 Source: Maine DHS Population Estimates 1990-2005

Figure Age

Appleton Knox

Under 5 years	8.4	6.2	7.8	7.0	
5 years to 17 years		23.1	20.3	22.7	21.6
18 years to 64 years		57.3	57.5	57.7	58.9
65 years and over	11.2	16.0	11.8	12.5	
Median Age	28.8	33.7	30.3	30.4	
Female/Male	48.3%/51.7%	51.6%/48.4%	50.40%/49.6%	51.4%/48.6%	

Source: 1980 US Census

Seasonal Population

In 1990, Appleton had a moderate seasonal population: 18 housing units or 4.5% of total housing was seasonal.

Source: Town property tax assessing data

Household Size

Appleton's average household size decreased during the years 1970 to 1990, reflecting state and nationwide trends. Figures from 1990 show that Appleton had an average of 2.62 persons per household, as compared to 3.33 persons per household in 1970.

Appleton Population

Figure P-7 Household Population

	TOW number of Households,	Average persons per Household,	TOW number of Households	Average persons per Household,	Total number of Households,	Average persons per Household,
	1970	1970	1980	1980	1990	1990
Appleton	186	3.33	285	2.87	406	2.62
Knox County	9,682	2.91	12,165	2.61		
Waldo County	7,117	3.23	9,831	2.86		
Blaine	302,923	3.16	395,184	2.75		

Source: 1970 and MO US Census

income

Appleton falls behind state and county averages and growth trends in all three income categories: median household income, median family income and per capita income. In 1979, Appleton had a per capita income of \$4,025, which was the lowest income level in Knox County. Appleton's per capita income grew to \$6,495 in 1987, an increase of +61.4%. Again, this was the lowest in Knox County and income growth percentages trailed state and county averages by approximately 10% to 20%.

Figure

	Median Household Income 1979	Per Capita Income 1979	Per Capita Income 1987	Per Capita income Growth 1979-1987
Appleton	\$10,625	\$4,025	\$6,495	+61.4%
Knox County	\$12,113	\$5,659	\$9,724	+71.8%
Waldo County	\$11,614	\$4,689	\$8,269	+76.3%
Maine	\$13,816	\$5,766	\$10,478	+81.7%

Source: 1980 US Census and US Department of Commerce Per Capita Income 1987 1987

Appleton **Population**

In 1980, Appleton had a higher percentage of high school and college graduates than Knox County or State averages. The percentage of persons over 25 in Appleton who have completed high school is 41.8%, compared to 39.9% and 39.3% respectively for Knox County and the State. College graduates comprise 30.5% of Appleton's population compared with 27.4% for Knox County and 29.4% for the State of Maine.

Figure P-9 School Years Completed for Persons 25/Over

Educational Attainment	Appleton		Knox County	Maine
	#	It	It	%
0-8 years of primary school	61		12.2%	15.8%
1-3 yews of high school	77		15.5	162
4 yews of high school	208		41.8	39.9
1-3 yews of college	93		18.7	13.4
4 or more year, of college	59		11.8	14.0
Total	498			
% less than high school		27.7	32.7	\$1.3
It high school		41B	39.9	39.3
% more than Irish school		30.5	27A	29A

Source: 1980 US Census

Conclusions

1. Appleton has grown at a rapid pace over the past twenty years, nearly doubling in population from 1970 to 1990.
2. Inland communities in the region have grown significantly faster than coastal or island communities.
3. The number of persons per household has declined in Appleton from 1970 to 1990 by approximately 0.7 persons.
4. Income levels in Appleton were the lowest in Knox County in 1987. Appleton's growth in income levels from 1979 to 1987 lagged behind State and Knox County averages.
5. Generally speaking, a higher percentage of Appleton residents have a high school or college education than State or Knox County averages.

Appleton

Population

Issues of Concern

1. An increasing population combined with a declining number of persons per household could increase housing demand as well as place additional burdens on town facilities and services.
2. Lack of reliable population projections makes future population estimation difficult.
3. In contrast to DHS population projections, local school department figures indicate an increase in the number of school age children over the next ten years. This number could increase significantly if past population growth consisted of a number of younger families who could no longer afford coastal property. An increase in the number of school children will result in higher educational expenditures and increases in local property taxes.
4. If coastal property prices remain unaffordable for a large number of residents, population in the inland communities will continue to grow at a faster pace than coastal communities.
5. Lower local income levels and increased growth will continue to create an affordable housing problem.

Appleton

Fiscal Capacity

Fiscal Capacity

All planning decisions must take into account a municipality's ability to make the necessary expenditures and the effect this will have on its citizens. An analysis of past and present fiscal trends will help to forecast future operational and capital expenditures and enable the town to meet these commitments.

This section will analyze Appleton’s revenue, expenditure and debt growth trends for the past ten years, as well as provide 1970 figures for a historical comparison. These growth trends will be used to estimate the town's ability to meet its future financial commitments.

Property Taxes

Property tax rates decreased in Appleton from \$19.00 per thousand of valuation in 1980 to \$13.00 per thousand in valuation in 1990. The following chart shows the tax rate for the period of 1980 to 1990.

Total assessed valuation in Appleton grew steadily over the past decade. Appleton's total assessed valuation was \$7,953,946 in 1980 and increased 288% to \$30,890,090 in 1990. The following is a breakdown of the total assessed valuation and tax rate from 1980 to 1990, with 1970 figures given for comparison.

Table 1: Total Assessed Valuation

Valuation		Tax Rate (per thousand)
1970	1,293,560	50.00
1980	7,953,756	19.00
1981	11,495,625	14.50
1982	11,973,495	12.00
1983	12,217,137	14.00
1984	12,375,327	16.50
1985	12,689,986	18.00
1986	16,310,776	14.00
1997	17,468,600	15.50
1988	18,567,974	16.50
1989	29,710,518	12.25
1990	30,890,090	13.00

Appleton has seen fluctuations in the breakdowns of tax valuation categories. From 1970 to the present, land valuation consistently increased from 22.7% in 1970 to 41.6% in 1990. The percentage of building valuation increased from 62.4% in 1970 to 70.4% in 1980, and then decreased to 56.0% in 1990. Personal property valuation decreased from 14.9% in 1970 to 0.5% in 1980, and in 1990 had increased to 2.4% of Appleton's total tax valuation. Personal property valuation decreased from 14.9% in 1970 to 0.5% in 1980, and in 1990 had increased to 2.4% of Appleton's total tax valuation.

Appleton **Fiscal Capacity**

Table 2: Building Valuation

1970		1980	1990
Land	293,275 22.7%		2,315,614 29.1%
Buildings	807,865 62.4%		12,836,350 41.6%
Personal Property	192,420 14.9%	39,885	0.5%
		739,200 2.4%	

All future local tax revenues will depend on Appleton's total assessed valuation. Appleton has experienced consistent growth in its valuation over the past ten years. This increase has been due in large part to general inflation and to real estate speculation during the 1980's land boom. Although prices have leveled off or dropped since late 1989, it is likely that valuations will continue to increase in the next decade.

Comparative Taxes

Appleton's tax rate compares favorably to the rates that are levied by its neighboring communities. Of the six towns that border Appleton, three have higher tax rates and three have lower tax rates. The following table shows the 1989 tax rates of Appleton and its six neighboring communities.

Table 3: 1989 Tax Rates

Municipality	1989 Valuation	1989 Mill Rate
Appleton	29,710,518	12.25
Washington	35,602,660	10.80
Union	58,879,300	12.70
Liberty	29,983,638	10.30
Hope	59,981,600	7.65
Montville	14,688,790	18.60
Searsmont	25,277,050	18.50

Tax Revenues

Between 1980 and 1990, municipal revenues in Appleton rose by 460% from \$297,847 in 1980 to \$1,668,100 in 1990. During the same period, municipal expenditures rose by 499%, from \$267,443 in 1980 to \$1,603,475 in 1990. Appleton had little or no municipal debt until 1983 when the town borrowed funds for the school building.

Appleton Fiscal Capacity

Table 4: Tax Revenues

Year	Revenues	Expenditures	Fund Balance	Debt	
1970	133,067		127,192	19,568	0
1980	297,847		267,443	28,111	0
1981	344,637		356,038	3,061	0
1982	380,021		347,577	24,810	0
1983	376,044		375,088	26,579	865,000
1994	583,994		606,432	4,142	780,000
1995	557,984		546,202	11,489	695,000
1986	709,026		802,561	17,910	610,000
1987	881,045		864,939	8,503	552,375
1988	1,030,113		983,196	38,428	458,250
1989	1,114,610		1,134,933	-17,114	1,22445
1990	1,668,100		1,603,475	45,309	690,000
		Revenues	Expenditures		
% change. 1970 to 1980		+124%	+110%		
% change. 1980 to 1990		+460%	+499%		

Appleton, like most small towns in Maine, relies on a combination of federal funds, state funds and excise taxes to supplement its annual operating budget. Due to the end of federal revenue sharing, state funds have increased in both their amount and importance to local budgets. This is particularly true in Appleton, where 61.3% of its operating budget was State money in 1990. Present or future state budgetary difficulties could lead to a decline in state funding levels. Such a decline would have a severe impact on the town's annual operating budget and would most likely result in an increase in local taxes.

Table 5: **Municipal Funding**

Year	Local Tax Revenues	State Funds	Federal Tax	Excise	Interest Revenues	Misc.
1970	43.4%	46.7%	3.3%	4.6%	0.4%	4.9%
1980	46.9	37.7	4.4	6.0	0.6	11.6
1981	42.5	39.9	4.0	5.2	1.0	7.0
1982	45.6	39.5	3.2	5.8	1.3	3.8
1983	40.5	44.6	1.5	6.2	1.8	3.7
1984	18.3	74.2	2.4	2.8	2.1	1.1
1995	29.7	61.9	0.0	4.3	1.2	0.5
1986	29.3	60.6	0.0	4.4	0.8	4.9
1987	25.1	58.5	0.0	4.7	1.0	10.7
1988	26.3	65.0	0.04	4.5	1.2	2.96
1989	28.4	64.0	0.0	5.7	0.6	1.3

Appleton Fiscal Capacity

Appleton Municipal Revenue 1980

37.70%	%	Tax Revenues
6.00%	0.60%	State Funds
		Federal Funds
		Excise Tax
		Interest
		Miscellaneous Revenue

Source: Town of Appleton

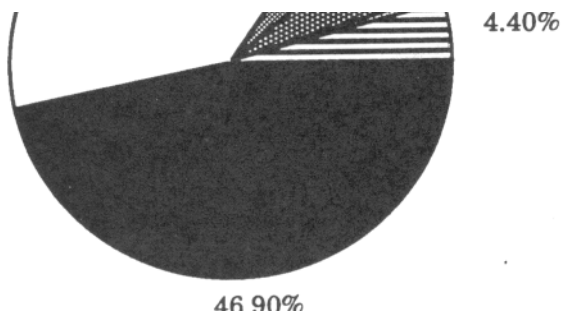
Appleton Municipal Revenue 1990

61.30%		Tax Revenues
0.00%		1:1 State Funds
3.50%	0.80%	Federal Funds
		Excise Tax
		Interest
		Miscellaneous Revenue

22.40%

Source: Town of Appleton

12



Appleton

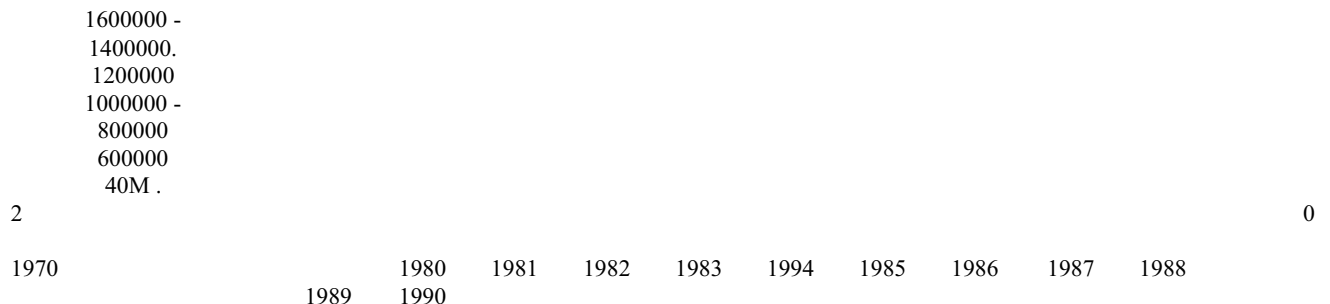
Tax Expenditures

Most of Appleton's municipal expenditures are for education. These expenditures increased as a percentage of the total from 65.8% in 1980 to 79.5% in 1989, an increase of 13.7%. Educational expenditures decreased to 57.1% in 1990. Rather than a trend, this is due to the unusually large increase in debt service and interest for the fiscal year. Typically, highway and bridge expenditures constitute the second highest category and decreased from 18.7% in 1980 to 9.4% in 1990. Expenditures for general government also declined, from 7.7% in 1980 to 2.8% in 1990. Protection expenditures increased from 1.9% in 1980 to 2.8% in 1990. Due to the increasing cost of solid waste disposal, health and sanitation expenditures increased from 1.6% in 1980 to 2.9% in 1990.

Table 6: Tax Expenditures

Year	General	Education	County Interest	Health & Other	Sanitation & Bridges	Asst.	Highways	Tax	
1970	4.3%	1.6%	0.7%	22.2%	0.2%	67.5%	1.4%	0.0%	2.1%
1980	7.7	12	1.6	18.7	0.1	65.8	3.8	0.0%	0.4
1981	4.9	1.0	1.2	15.9	0.1	72.3	3.7	0.08	0.82
1982	5.5	1.4	1.5	16.3	0.3	70.0	3.9	0.10	1.1
1983	6.9	2.1	1.8	16.9	0.2	67.4	3.3	0.0	1.4
1984	6.6	1.1	1.0	11.0	0.0	79.0	1.9	0.0	1.4
1985	4.7	1.0	0.2	12.1	0.1	78.8	1.7	0.0	0.7
1986	3.2	2.7	0.9	11.2	0.1	78.4	1.2	0.0	1.3
1987	1.5	2.8	0.8	19.76	0.04	70.6	2.0	1.17	0.03
1988	2.8	2.4	0.7	12.2	0.04	78.4	2.0	0.0	1.36
1989	2.7	2.6	0.9	11.3	0.0	79.5	1.9	0.1	1.0
1990	3.6	2.8	2.9	9.4	0.0	57.1	2.4	20.8	0.9

Appleton Revenues and Expenditures 1970-19M



0 Revenues

Expenditures

Source: Town Of Appleton

Appleton

Fiscal Capacity

Growth and Development

Increased growth and development, particularly residential development, puts an extra burden on a town's budget by creating a demand for new or improved public facilities and municipal services. In addition, unfunded state and federal mandates as well as inflation have a significant effect on a municipality's budget. In the future, Appleton's budget will most likely be affected by a combination of these factors.

At the present time, the town has a fairly strong municipal financial structure. This strength is evidenced by various economic trends and indicators, such as an increasing valuation, consistent positive ratio of revenues to expenditures, relatively stable tax rate and a modest long term debt. It appears that Appleton will be able to meet its future financial commitments.

Conclusions

1. Total assessed valuation of Appleton grew over the past twenty years.
2. From 1980 to 1990, municipal revenues increased by a factor of over four times, while municipal expenditures increased by a factor of just over five times.
3. State funds have increased both in percentage and importance in Appleton's municipal budget.
4. Appleton's tax rate is the median when compared to surrounding towns.
5. Education accounts for the highest percentage of municipal expenditures.

Issues of Concern

1. Given Appleton's dependence on State funds, decreased State funding levels would have a negative impact on municipal operations.
2. An increasing residential population will increase the demand for municipal services. Costs of services will, most likely, be higher than increased property tax revenues and thus create a higher tax rate.
3. As the school age population continues to increase, educational expenditures will increase and most likely cause taxes to increase.

Appleton

Capacity

Goals, Policies and Implementation Strategies: .God

To promote stability and practicality in local fiscal management while softening the financial impact of tax assessments on local residents.

Policies

1. To encourage the state to consider the impact of unfunded or under funded mandates on municipal budgets.
2. To seek out and apply for state and federal grant programs, the funds for which can be used to lessen the financial impact of new or improved municipal facilities and services.
3. To consider a policy which would (a) require new commercial and residential subdivisions to be financially responsible for all changes in current municipal services and facilities and (b) ensure that any new municipal water or sewage facilities and services are maintained and upgraded by the owners/tenants.
4. To consider alternative property tax payment schedules,
5. To continue to support Appleton's membership in the Tri-County Solid Waste Management Organization.

Implementation Strategies

1. The selectmen should analyze current property tax payment schedules and determine whether alternatives, such as monthly tax payments, would be acceptable to the town and beneficial to Appleton residents.
2. The selectmen should determine what state and federal grant programs are available to the Town of Appleton. The selectmen should provide this information to the budget committee and to the townspeople on an annual basis or as often as possible. The townspeople will determine whether or not to apply for these funds.
3. The Solid Waste Committee should continue its approach in determining the most fiscally efficient and environmentally sound solid waste disposal method(s). At the present time this includes increasing recycling efforts, membership in the Tri-County Solid Waste Management Organization and analyzing other solid waste disposal approaches.
4. The Planning Board, in conjunction with the selectmen, should determine whether the current subdivision ordinance should be modified to protect the town's fiscal responsibility for changes to and future maintenance of municipal facilities and services created by new commercial and residential subdivisions.

Appleton

Transportation

Transportation

A safe and dependable transportation system and a network of roadways are the lifeline of a community, which links it to its neighbors and the outside world. This is particularly true for small rural communities, which have little or no access to a public transportation system.

This section will detail the current condition and usage of Appleton's roadways and bridges as well as provide an overview of the town's total transportation system. Road names and geographic locations are taken from USGS topographic maps. These names occasionally vary from local usage but have been used to maintain consistency.

Roadways: There are three types of roads in Maine:

Arterial Highways: State highways are usually arterials and are comprised of a system of connected highways throughout the state that serve arterial or through traffic. Arterials carry high-speed, long-distance traffic and attract a significant amount of federal funding. They usually carry Interstate or U.S. route number designations. There are no arterials in Appleton.

Collector Highways: State aid highways are usually collectors and are roads that are not included in the system of state highways, but serve as feeder routes connecting local service roads to the state highway system. These roads collect and distribute traffic to and from arterial routes, serving places of lower population densities, and are somewhat removed from main travel routes.

Local Roads: Local roads include all other public roads not included in the state aid classification system. These roads are maintained entirely by the municipality. Based on the state system, they function as local service roads that provide access to adjacent land. Some local roads may actually be functioning as collectors. Local roads with annual average daily traffic counts greater than 200 vehicles per day and/or serving more than 25 residences may be considered collectors.

Appleton has approximately 47.2 miles of roads. The state maintains 12.54 miles, while the town maintains 34.62 miles of roads. The two state-maintained roads in Appleton, Route 105 and Route 131, are classified by MDOT as collectors. These roads are vitally important as they connect with other arterials and collectors and allow Appleton residents to commute to work and shop outside of town. All state-maintained collector roads in Appleton have a paved surface. Route 17, an arterial that allows access to I-95 in Augusta and U.S. Route 1 in Rockland, is located approximately 6 miles to the south in Union.

Local roads are equal to collector roads in their importance to Appleton citizens. There are 34.62 miles of local roads in the town. Of these 34.62 miles of roads, 16.85 miles have a paved surface and 17.77 miles are gravel.

Appleton Transportation

Figure T-1 Appleton Road Surface and Mileage Su

Collectors

Road Name	Description	L Length	
		Paved	Gravel
Route 105	Liberty town line to Hope town line	11.44	11.44
Route 131	Mink's Comer to Union to" line	.40	.40
Route 131	Tri-Corner to Searsmont town line	-.M	.70
Totals		12.54	12.54

Local Roads

Fish Town Rd		Route 105 to liberty town line		
	1.15	.80	.35	
Mitchell Hill Rd	Route 105 to end	.35		.35
Esancy Rd	Fish Town Rd to end	.32		.32
Linscott Rd	Route 105 to Washington to" line	.34		.34
Washington Rd		Route 105 to Union to" line	.58	.58
Collinstown Rd		Route 105 to Liberty town line	4.38	1.90 2.48
Miller Cemetery		Collinstown Rd to end	.27	.27
North Union Rd		Route 105 to Union town line	.45	.45
Rowell Rd	Route 105 to end	1.48		1.48
Ripley Rd	Route 105 to Union town line	.50	.50	
Snow Hill Rd	Route 105 to end	.20		.20
Ridge Rd	Route 105 to Town Home Hill	1.61	.40	1.21
Ridge Rd	Town House Hill to Pitman's Comer	1.55	.40	1.15
Ridge Rd	Pitman's Comer to Searsmont town line	1.85	1.56	.29
Town House Hill		Route 105/131 to Ridge Rd	.89	.89
Chaples Rd	Route 105/131 to Town House Hill Rd	.23		.23
Whitney Rd	Ridge Rd to Fork Rd	.42	.42	
Whitneyville	Whitney's driveway to Console	.26		.26
W. Appleton Rd		Belfast turn to Pitman's Comer	.89	.89
W. Appleton Rd		Pitman's Comer to Searsmont town line	3.94	2.70 1.24
Old County Rd		W. Appleton Rd to end		.18
	.18			
Back Rd (Grant's W. Appleton Rd to end		.12		.12
Camp)				
Road to Bailey's		W. Appleton Rd to end	1.40	1.40
E. Sennebec Rd		Route 105/131 to Gushee Comer	.54	.54
E. Sennebec Rd		Gushee Comer to Gurneytown Rd	1.80	1.80
E. Searcher Rd		Gurneytown Rd to Union town line	.98	.98
Gushee Rd	E. Sennebec to Sennebec Pond	.30		.30
Gurneytown Rd		East Sennebec Rd to Gurney Rd	.47	.47
Gurneytown Rd		Gurney Rd to Cumming's Comer	1.45	1.45
Gurney Rd	Gurneytown Rd to end	.20	.20	
Sleepy Hollow Rd	Peabody Rd to Cumming's Comer	.73	.28	.45

Appleton **Transportation**

MDOT evaluates the condition of those roads maintained by the state. These evaluations are based on two scales, which indicate the ride quality and pavement condition of a road. Overall, these measures indicate that the state maintained roads in Appleton are in decent shape. Routes 105 and 131 allow for a comfortable ride at 55 MPH, and depending on the particular road section, have a moderate cracking/rutting/patching of the road surface.

PSI is a 0-5 ratings scale used to measure ride quality with "0" indicating that the road is out of service and "5" indicating that the road is in perfect condition.

PCR is a 0-5 ratings scale used to measure the pavement condition with '0' indicating that the road is out of service and a 5 indicating that the road is in perfect condition.

Ride Quality	Out of Service	Comfortable at 25 MPH	Comfortable at 45 MPH	Comfortable at 55 MM	Perfect
PSI	0	1	2	3	4 5
PCR	0	1	2	3	4 5

Figure T-2 State Maintained Road Condition in Appleton

Road	Beginning Location	Direction	Ending Location	length	PSI
Route 105	Liberty town line				
Route 105	Intersection of Route 131/105	South	Intersection of Routes 105 and 131 in South Appleton	5.11	3.48 2.6
Route 105	Intersection of Route 131/105	West	Hope town line	3.01	3.70 2.9
Route 131/105	Intersection of Routes 105 and 131 in North Appleton	South	Intersection of Routes 105 and 131 in South Appleton	3.41	3.38 3.0
Route 131	Union to" line and 131 in South Appleton		Intersection of Routes 105	0.40	3.17 2.7
Route 131	Searsmont town line and 131 in North Appleton		Intersection of Routes 105	0.70	4.58 3.6

Source: Maine Department j Transportation

Appleton

Transportation

Traffic Counts

Annual Average Daily Traffic (AADT) counts are completed by MDOT. According to MDOT, AADT are determined by placing an automatic traffic recorder at a given location for 24 or 48 hours; the 24 hour totals are then factored for seasonal variation, using factors from counters that run 365 days a year on similar types of highways. From 1984 to 1988, AADT increased on most of the local and state roads in Appleton. The only exceptions were the Washington Road south of Route 105 where AADT decreased from 215 to 190 and the Collinstown Road north of Route 105 where AADT decreased from 185 to 170,

Figure 3 Annual Average Daily Traffic Counts for Roads in Appleton

Road	Annual Average Daily Traffic	
	1984	1988
Fish Town Rd. (north of Route 105)	48	
Route 105 (west of Collinstown Rd.)	315	350
Route 105 (east of Collinstown Rd.)	455	530
Route 105 (west of Ridge Rd.)	335	
Route 105 (west of Route 131)	305	490
Washington Rd. (south of Route 105)	215	190
Collinstown Rd. (north of Route 105)	185	170
Ridge Rd. (north of Route 105)	80	
Ridge Rd. (south of Route 105)	45	
Route 131 (south of Route 105 in South Appleton)	650	890
Routes 131/105 (north of Route 105 in South Appleton)	595	880
East Sennebec Rd. (Appleton town line)	535	
West Appleton Rd. (west of Pitman's Comer)	100	
West Appleton Rd. (south of Pitman's Comer)	255	
Ridge Rd. (south of Pitman's Comer)	65	
Ridge Rd. (north of Pitman's Comer)	155	
Ridge Rd. (at Searsmont town line)	65	
Route 131/105 (south of Route 105 in North Appleton)	745	980
Route 131 (north of Route 105 in North Appleton)	660	
Route 105 (east of Route 131)	500	720
Route 131/105 (south of W. Appleton Rd.)	1,170	
Route 131/105 (north of East Sennebec Rd.)	975	
East Sennebec Rd. (south of Route 131/105)	540	560
East Sennebec Rd. (south of Peabody Rd.)	485	
Peabody Rd. (north of Sleepy Hollow Rd.)	110	
Sleepy Hollow Rd. (south of Peabody Rd.)		55
Magog Rd. (north of Route 105)	62	

Source: Maine Department of Transportation

Appleton Transportation

Bridges

There are ten bridges located in Appleton. The town owns and maintains six bridges; the state owns and maintains four bridges. Sufficiency ratings generated by MDOT indicate that the following two bridges are in need of repair: Millay Bridge and Sherman Mills Bridge. Both bridges are owned and maintained by the town.

Sufficiency rating of a bridge is an overall numerical rating developed by the Federal Highway Administration (FHWA). The rating represents the physical condition, weight capacity, clearances, waterway adequacy, traffic volumes, detour length and several other factors. A sufficiency rating of 100 is perfect. A bridge with a rating between 50-80 needs rehabilitation, and one with a rating between 0-50 needs replacement according to the FHWA

Bridge Name	Figure 4 Information	Water Body Crossed by Bridge	Location	located in Sufficiency rating	Appleton Owner/Maintainer	Annual Avg. Daily Traffic
Millay Br.	Medomak River	Fishtown Rd	.8 mi. North of Route 105	54.5	Town	52
Magog Br.	Waterman Brook	Magog Rd	.5 mi. North of Route 105	new rating	Town	68
Sherman Mills Br.	Allen Brook	Sleepy Hollow Way	1 mi. East of Route 105	58.5	Town	52
Burkett	Medomak River	Route 105	1.3 mi. South of town line	83.4	State	368
McLain, Mill	St. George River	East Sennebec Rd	2.8 mi. North of town line	78.3	Town	631
North Appleton	St. George River	Route 105	1 mi. West of town line	68.2	State	585
Jones, Davie	Pettengill Stream	Route 105	1.8 mi. West of Route 131 junction	84.2	State	392
Allen Brook	Allen Brook	East Sennebec Rd	12 mi. North of town line	83.3	Town	595
Grange Hall	Medomak River	Route 105	1.3 mi. Southeast of town line	82.9	State	532
Pease Brook	Pease Brook	Peasetown	.8 mi. East of Gurneytown Road		Town	10

Source: Maine Department of Transportation

Appleton

Transportation

Public Transportation

No public transportation is available in Appleton.

Railways

There are no rail lines in Appleton, nor is the town serviced by rail transportation.

Parking

Most commercial, service or industrial businesses provide parking spaces for their customers and employees in Appleton. If needed, public parking is available at the Appleton Town Office. In general, there is not a great demand for increased public parking.

Pedestrian Ways

There are no paved pedestrian sidewalks in Appleton. Most pedestrians use road shoulders as walkways for exercise or to move about town.

Air Transportation

There are 4 airports located within an 85-mile radius of town. Augusta Airport, located approximately 30 miles to the west and Knox County Regional Airport located 20 miles to the east, provide interstate, regional and national flights. National and international flights are available at Bangor International Airport, 60 miles to the north and the Portland Jetport 85 miles to the south. An FAA approved heliport is located on the property of Ben Magro (Map #19 Lot 28-30).

Traffic Accident Location

Data on traffic accidents are collected and maintained by MDOT. Records for 1986, 1987 and 1988 indicate that there were a total of 55 accidents that occurred in Appleton. Of this number, 24 accidents resulted in some sort of injury to either the driver or a passenger and 31 accidents involved only property damage to a vehicle. There were no traffic fatalities in Appleton over this three year period.

Appleton Transportation

Figure T-5 Traffic Accident Data 1986-1988

Road	Location	Property Injury Damage	
Route 131	Appleton-Union Townline	2	1
Route 131	Appleton-Searsmont Townline	1	1
Route 105	Road 396 and Route 105		5
Route 105	Intersection of Routes 105 and 131		1
Route 105	Route 105 West Appleton Road	3	3
Route 105	Route 105 at Mills Hill	2	
Route 105	Intersection of Routes 105 and 131	2	7
Route 105	Route 105 in Appleton	1	2
Route 105	Route 105 and North Union Road	1	1
Route 105	Route 105 and Collinstown Road	1	
Route 105	Route 105 at Linscott Road	1	
Route 105	Route 105 at the Liberty Townline	1	1
West Appleton Road			3
Appleton Ridge		1	1
Peabody Road		3	3
Mills Hills		1	1
Gurneytown Road		1	
Totals		24	29

Source: Maine Department Of Transportation

Conclusions

1. There are almost three times as many local roads as there are State maintained roads. This is a significant fact for Appleton's financial future.
2. Of the 34.62 miles of roads owned and maintained by the town, 48.6% are paved and 51.4% are gravel.
3. Overall, the roads in Appleton are in fair to good condition.
4. Traffic counts have increased from 1984 to 1988, with the exception of the Washington and Collinstown Roads.
5. According to MDOT, two of the ten bridges in Appleton are in need of repair.
6. From 1986 to 1988, there were no traffic fatalities.
7. The largest number of accidents occurred at the intersection of Route 131 and 105 in North Appleton.

Appleton

Transportation

Issues of Co

1. The potential costs involved when gravel roads must be re-graded or paved.
2. The concerns of safety and liability regarding the replacement or repair of the two bridges in question.
3. The need for walkways to insure the safety of pedestrians.
4. The need for a road maintenance/management schedule given the increase in the population and traffic volume.
5. The need for adequate parking areas to facilitate car pooling.
6. Difficulty of establishing public transport due to such a diversity of areas that are frequented.
7. Increased traffic volume may also contribute to the increased number of accidents, particularly at the 105/131 intersection.
8. Heavy and overweight trucks have an inordinately large negative impact on local roads, particularly during the mud season.
9. Use of salt on roads in the winter can pollute ground and surface water resources.

Appleton

Transportation

Goals, Policies and Implementation Strategies:

Goal

To maintain and improve the safety and the condition of existing town roads while minimizing fiscal and environmental impacts in the future.

Policies

1. To develop alternatives that will increase pedestrian safety on roadways.
2. To investigate alternatives to using salt on local roads.
3. To develop a local road maintenance/reconstruction schedule. The schedule should be compatible with the intent of this plan to preserve the town's rural character.
4. To promote and develop alternatives to single passenger commuting patterns.
5. To develop town policies for when the town takes over or reopens a road or when a road is converted from gravel to asphalt.

Implementation Strategies

1. The Selectmen should appoint local citizens to a newly established Local Roads Committee whose duties could include, but not be limited to, the following:
 - A. Developing a road maintenance schedule which will provide the Road Commissioner with a priority order for maintenance, upgrading and replacement of local roads. The committee should develop this schedule before March 15, 1993;
 - B. Drafting a job description for the Road Commissioner position. The committee should develop the job description by March 15, 1993;
 - C. Developing policies and standards for the resident's approval that pertain to the safety, efficiency, upkeep and resurfacing of local roads;
 - D. Finding ways to promote alternatives to single passenger commuting patterns, emphasizing the financial, social and environmental benefits to both the town and individuals; and
 - E. Maintain a positive working relationship with selectmen, planning board and Appleton citizens in order to provide guidance and sound policies/decision-making regarding local roadways.

Appleton

Housing

Housing

Housing is one of the most important considerations for Appleton and its residents. The future availability of affordable, quality homes is of significant concern to all of us. Existing housing has been inventoried to develop a community profile. The statistical information used is based on 1990 tax year information or the most current information available, gathered from Appleton property tax cards, Maine State Housing Authority Statistics and EMCRPC in Rockland.

Housing Units

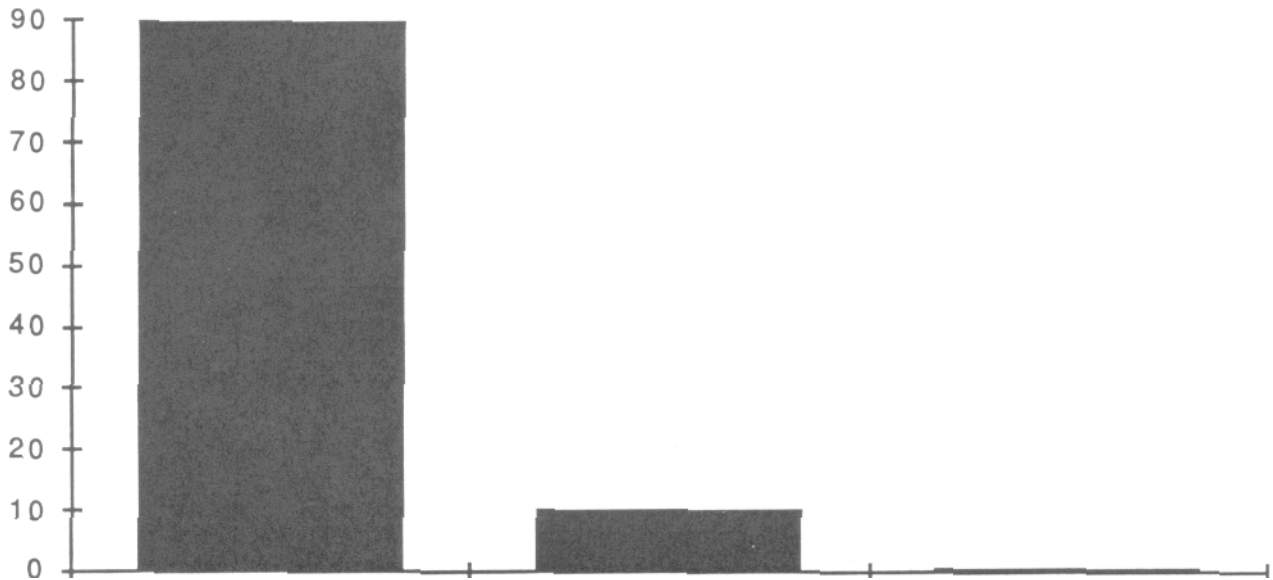
Of the 405 total housing units for the 1990 taxable year, 364 are single family homes built at the site, 40 are single family mobile homes, and 1 is a multiple family home built at the site.

Site Built Single Family	364 Units = 89.9%
Mobile Home Single Family	40 Units = 9.9%
Site Built Multi-family	1 Unit = 0.2%

Housing Units by percentage

Site Built Single Family

Mobile Home Single Family Site Built Multi-family



Appleton

Housing

Occupancy: Seasonal and Year-Round

Of the 405 housing units, 387 (95.5%) are year round and 18 (4.5%) are seasonal residences.

Tenure

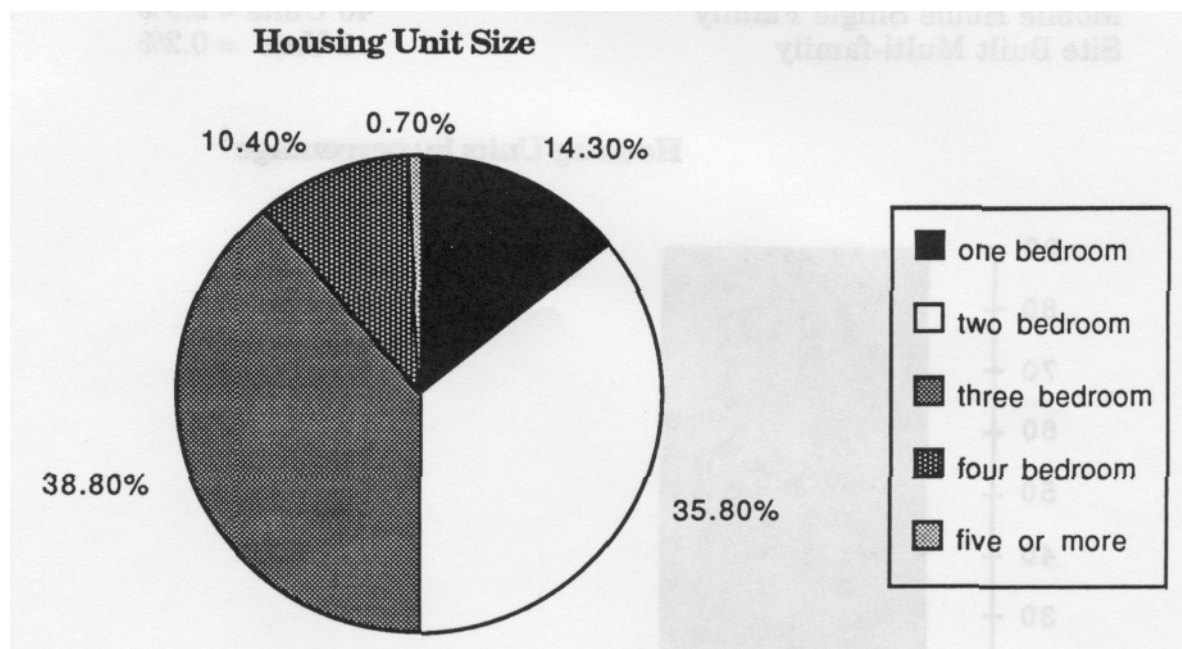
Although the exact number of owners and renters was not determinable, of the above 405 households, it is estimated that the majority, 393, or 97.0% are owner occupied while only 12 (3.0%) homes are renter occupied.

Unit Size

Of the 405 single family units, 58 are one bedroom units, 145 are two bedroom units, 157 are three bedroom units, 42 are four bedroom units, 2 are five bedroom units, and one is a six bedroom unit.

Physical Condition

Based on State of Maine Criteria for determining **standard units, of the 405 housing units, 379 meet minimum standard criteria (93.6%) and 26 are considered sub-standard (6.4%):** i.e., lack of either one or more of the following: indoor plumbing, interior electric wiring, or heating system.



Appleton

Housing

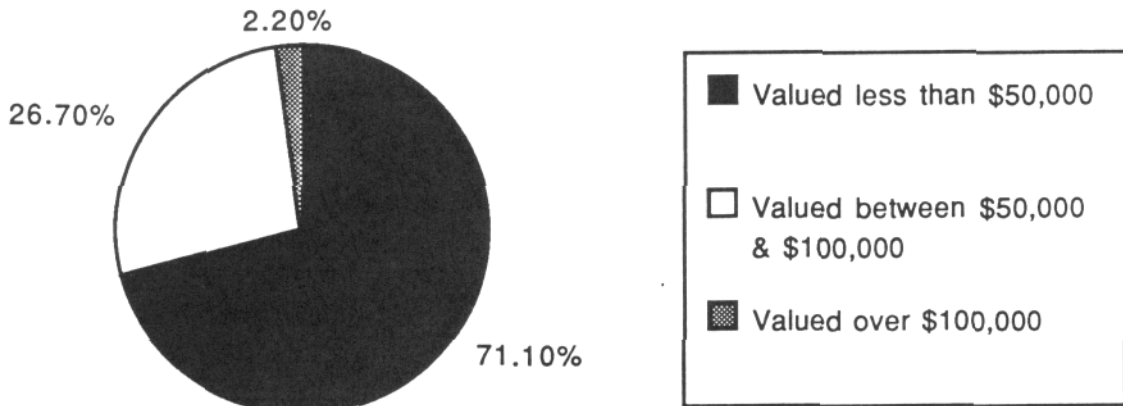
Value of Units

Of the 405 housing units in Appleton; 288 were valued at less than \$50,000 (71.1%), 108 were valued between \$50,000 and \$100,000 (26.7%), and 9 were valued at over \$100,000 (2.2%).

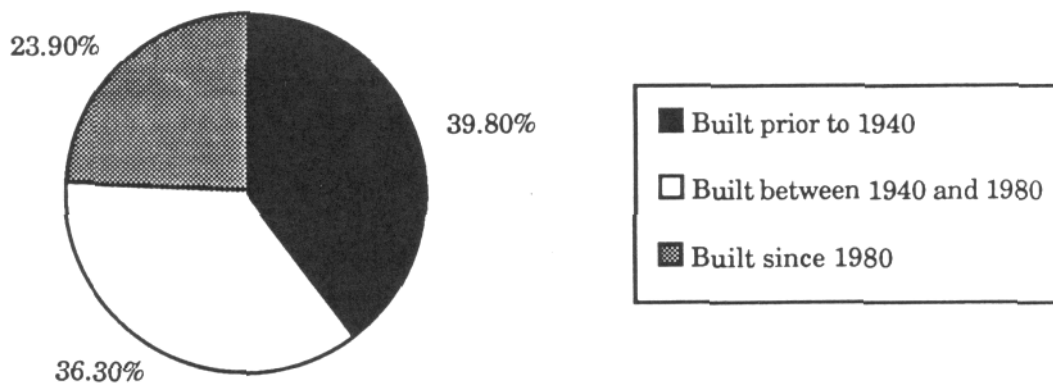
Age of Housing

Of the 405 housing units, less than half, or 161 units were built prior to 1940 (39.8%). The majority of homes were built since 1940, with 147 units built between 1940 and 1980 (36.3%), and 97 units built after 1981 (23.9%).

Value of Unit



Age of Housing



Appleton **Housing**

Assisted

In 1990 there were no assisted housing units in the town, according to the selectmen.

Residential Development

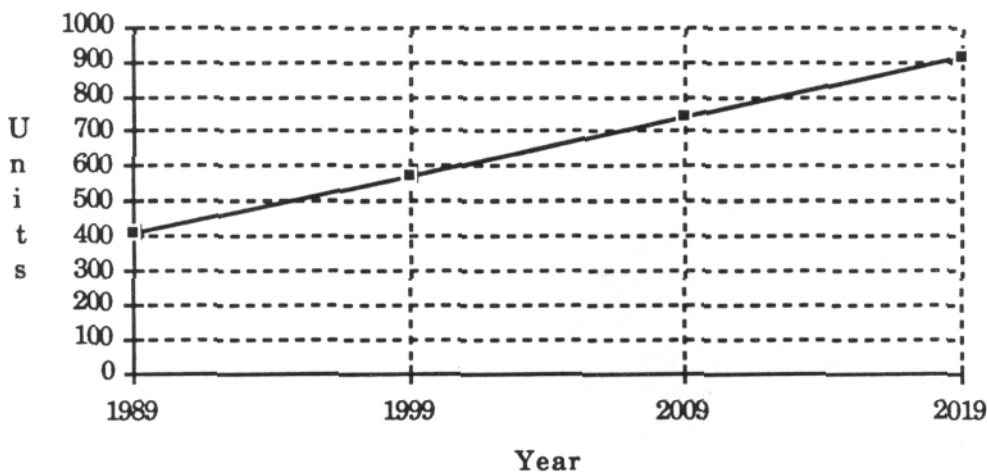
From 1985 to 1989 there were 60 new site-built single family units constructed, 24 new mobile home single family units installed, and 24 additions to existing single family units.

Year	Additions to Unit	Site Built Units	Mobile Home Units
1985	4	11	4
1986	3	7	8
1987	5	14	2
1988	8	15	4
1989	4	13	6

Projected Housing Development

Based upon recent growth data, Appleton added 84 housing units from 1985 to 1989, or an average of approximately 17 units per year. Using this yearly average the following graph shows projected units into the future.

Projected Single Family Units 1989-2019



Appleton

Housing

Regional Comparison

Comparison of Appleton statistics with those of Knox County does not give a true picture because of the variations between inland and coastal economic conditions, but the figures are the best we have and do give a good indication of trends.

Appleton has a higher number of single family units than either Knox County or the State of Maine. 99.8% of Appleton's housing is single family, of which 9.9% are mobile homes. 80.6% of Knox County's housing is single family, of which 7.5% are mobile homes. 66% of the State of Maine's housing is single family, of which 8.2% are mobile homes.

Site Built		Mobile Home	Single Family	Multi-family
Appleton	89.9%	9.9%	99.8%	0.2%
Knox County	73.1%	7.5%	80.6%	19.4%
State of Maine	57.8%	8.2%	66.0%	34.0%

Appleton also has a higher proportion of owner occupied housing than either Knox County or the State of Maine. Only 3.0% of Appleton housing is renter occupied compared with 24.7% for Knox County and 29.1% for the state as a whole. There is a very low rate (0.2%) of multi-unit housing in Appleton. The age of local housing is younger than in both Knox County and the state. 39.8% of housing in Appleton was built prior to 1940 compared with 61.3% in Knox County and 47.5% in the State of Maine. The condition of Appleton's housing is better than in Knox County but not as good as that of the state as a whole. 6.4% of Appleton's housing is substandard compared to 7.1% for Knox County and 5.8% for the State of Maine. Appleton has a slightly higher average of persons per household than Knox County and lower than the State of Maine. Appleton has on average 2.62 person per household compared with 2.61 for Knox County and 2.75 for the State of Maine.

Appleton		Knox County	Maine
Owner Occupied	97.0%	75.3%	70.9%
Renter Occupied	3.0%	24.7%	29.1%
Multi-unit	0.2%	19.4%	34.0%
Pre-1940 Built	39.8%	61.3%	47.5%
Sub-standard	6.4%	7.1%	5.8%
Persons/household	2.62	2.61	2.75

Appleton

Housing

Affordability

The two basic factors that influence housing affordability are the cost of housing and the level of income. The average cost of housing in Appleton in 1988 was approximately \$60,000. The average cost of housing in Knox County was \$80,000 for that same period. Generally this 30% difference reflects the different value between coastal and inland properties. The 1987 per capita income in Appleton was \$6,495, while Knox County's was \$9,724, some 50% higher than Appleton.

The population of Appleton in 1990 was 1,065 persons and the number of households was 405. This gave Appleton an average of 2.62 persons per household and an average yearly income of \$17,017 (\$6,495 X 2.62). The monthly income was \$1,418. Using the State of Maine's Office of Comprehensive Planning Guide-lines for Maine's Growth Management Program formula for housing affordability, it was calculated that households in Appleton have 36% of the amount needed to purchase affordable housing.

The affordability index was calculated in the following manner:

Monthly Income	\$1,418.00
Housing Affordability factor (28% monthly income)	x.28
Available for Monthly Shelter Costs	\$397.00

Less estimated monthly costs:

Property Tax	\$55.00	
Insurance	\$50.00	
Utilities	\$127.00	
Maintenance	\$15.00	
Total	\$247.00	-\$247.00

Available for Monthly Mortgage Payment \$150.00*

*Using the \$60,000 average cost to purchase housing with a minimum of a 3% down payment (\$1,800) would leave a financed amount of \$58,200. This amount financed at 7 3/4% (this example does not take into account closing costs, points, etc., but is used only to determine approximate monthly mortgage costs) over 30 years works out to approximately \$415 per month. With a monthly mortgage payment of \$415 and \$150 available for payment, this computes to 36% on average to pay for housing (affordability index). Although data on housing costs, per capita income, and population was gathered in different years it provides the most current information available and offers the best

Appleton Housing

Affordability Index by percentage

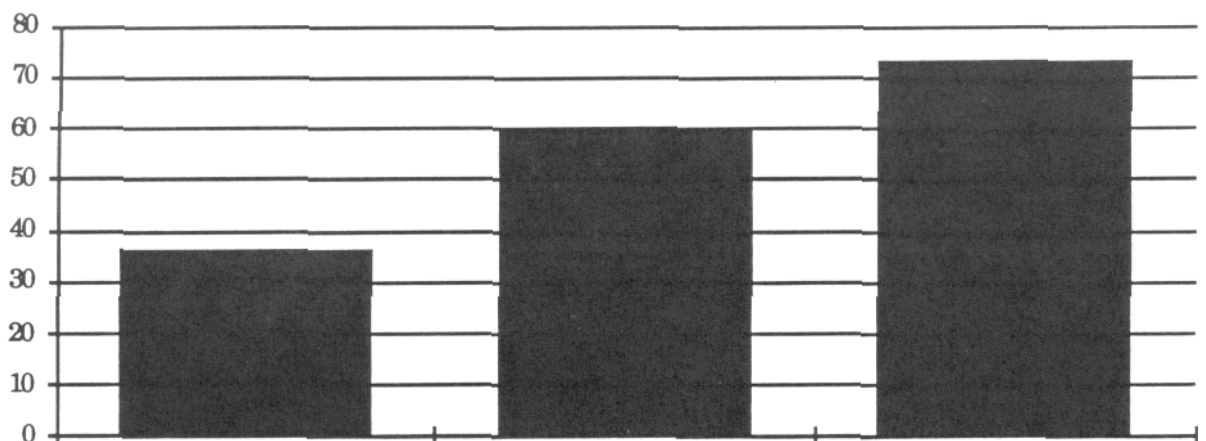
Appleton Knox County State of Maine

Conclusion

In order for Appleton to preserve the attributes that residents most desire -- the quality of rural life and natural beauty of the area -- and also to preserve the present social, economic, and demographic composition of the population, a balance must be struck that will provide affordable housing while preserving both the character of the town and its rural atmosphere.

Issues of Concern

1. Appleton's open land and upland forests have become attractive to large real estate and industrial developers.
2. Unrestricted real estate sales and industrial development can rapidly change the rural atmosphere of the community.
3. There is a discrepancy between housing costs and local income levels.
4. The cost of land is one of the significant factors affecting affordable housing.
5. Increased large-scale real estate development can bring increased regulation that might discourage or prevent young people and other independent-minded persons - the very sort that give life and verve to a rural community - from building their own homes.
6. Some new home and driveway sites are chosen without regard to their potential health, safety and environmental impacts.



Appleton

Housing

Goals, Policies and Implementation Strategies

Goal

1. To control the nature of residential growth so that the rural character of Appleton is maintained and that property values are protected.
2. To prevent the rapid and costly expansion of municipal services.
3. To promote affordable, safe, and sanitary housing for all Appleton's residents.

Policies

1. To protect and preserve the rural character of Appleton.
2. To encourage, promote, and explore all opportunities for affordable housing in the Town of Appleton.
3. To identify and assist with housing grants and programs, including those programs that encourage the maintenance and upgrading of Appleton's existing housing stock.
4. To allow owners to participate in the construction of their own homes.
5. To insure that all existing code and ordinance requirements are met for all new and renovation projects.
6. To identify existing faulty septic systems; to inform and encourage homeowners to take advantage of cost share programs to bring systems up to code.
7. To assist landowners and homebuilders in developing site plans which will minimize soil erosion and water pollution from septic systems, driveways and excavation.

Appleton

Housing

Implementation Strategies

1. The selectmen should appoint a committee who would contact the Maine State Housing Authority, Mid-Coast Human Resources Council, Habitat for Humanity and other housing assistance program providers to compile a list, which will be available at the town office, of housing grant/low-interest loan programs that are available to Appleton residents.
2. The Planning Board should review the town's present land use ordinances to assure that they preserve and protect the rural character of Appleton. In addition, the land use ordinances should be analyzed to determine their affect on the affordability of housing.
3. The Code Enforcement Officer should draft a letter to distribute to new property owners that informs them about town ordinances, permitting requirements and assistance available.

Appleton

Public Facilities and services

Public Facilities and Services

The purpose of this section is to inventory services provided by town government or supported by tax monies.

Appleton operates under the town meeting form of government administered by a three-person board of selectmen. All town positions with the exception of school employees are part time, and are as follows:

Town Clerk
Registrar of Voters
Treasurer
Tax and Excise Tax Collector
School (see separate entry)
Road Commissioner
Constables (two)
Health Officer
Fire Dept. (see separate entry)
Ballot Clerks (two)
Code Enforcement Officer
Town Forester
Animal Control Officer

The following are standing boards and committees:

Budget Committee (7 members)
Board of Appeals (3 members)
Planning Board (5 members and 2 alternates)
Conservation & Beautification Committee (4 members)
School Board, Solid Waste Committee, Building Committee (Town Hall)

Street Lighting

Several street lights, owned and serviced by Central Maine Power Company, are located about the visage.

Municipal Buildings

Town Hall. Located in the former Village School, this building houses the Town Office and meeting rooms. Town meetings are held here and in the Village School. The building is in a fair condition with ongoing renovations and repairs.

Appleton **Public Facilities and Services**

Mildred Stevens Memorial Library Located on Main Street in Appleton. (See Historic Buildings for the library history).

Librarians: Nancy Brown and Leola Dearborn.
 Hours: Open one afternoon and evening during the week.
 Condition: A building repair project has been in process since the summer of 1989 and will continue into 1991. New shelving is being installed. There is a nice collection of books. The upstairs is being refurbished as a meeting room.
 Usage: Circulation is 300 (there was a larger circulation before the new Village School Library opened).
 Capacity: 7,500 books.
 Remarks: An annual report is published in the Appleton March Annual Report. Funding comes from town appropriation. Other funding comes from memorial funds, gifts, book sales, and rents from the use of the building.

Collection:	Adult fiction:	2500
	Adult non-fiction:	1360
	Biographies:	800
	Junior easy:	280
	Junior non-fiction:	420
	Junior:	62D
	Maine:	290
	Genealogy and other non-circulating:	53
	Total (rough count)	6323

As with so many village services, the library depends on the help and support of members of the community. There is a need for more community involvement, since all work is voluntary (aside from some building repair). Library workers are dedicated to the preservation of this building.

Salt/Sand Storage Shed. Decried as a town necessity by the State of Maine, a salt/sand storage shed must be built in Appleton. Design, funding, and location are being worked out at this time. The building will be large enough to house the few pieces of road equipment presently owned by the town.

Fire Station. A new three bay fire station has recently been completed. It is located on property adjacent to the town hall and was designed with expansion in mind should voters ever decide to relocate the town hall there. The new fire station has a fireproof vault in the basement where irreplaceable town records can be stored safely, Currently records are vulnerable to loss or damage in the present town hall.

Appleton

Public Facilities and Services

Volunteer Fire **Department**

Appleton has a volunteer fire department. Current staff include a Fire Chief, Assistant Fire Chief, Lieutenant, and approximately ten Firefighters. Officers are nominated by the firefighters and appointed by the Selectmen. The town has mutual aid agreements with surrounding towns.

Present firefighting apparatus include the following:

-One 1973 Ford high pressure unit with 750 gallon tank capacity; -One 1956 Ward LaFrance Pumper with 750 gallons per minute (gpm) pumping capacity and 300 gallon tank capacity; -Approximately 3000' of 2 1/2" supply/fire fighting hose; -400' of 4" supply line.

Appleton's new fire station is designed to hold six trucks or other vehicles. If present growth trends continue, a substation may be necessary in Burkettville within 10 years. Projected equipment needs for the department are as follows:

Village Station

-Two pumpers with 1,000 gpm pumps and 800 - 1,000 tank capacity; -Two tank trucks with 5,000 gallon combined tank capacity, the tanks should also be equipped with a minimum of 500 gpm pumps; -One forestry/utility unit.

Burkettville Station

-One pumper with a 1,000 gpm pump and a 800 - 1,000 tank capacity; -One tank truck with a 600 gpm pump and a 2,500 gallon tank capacity.

This equipment list is based on a formula for required water flow to fight structural fires. (Example: a single story ranch 24'X36' requires a Dow of LW/3 or 288 gallons per minute for a light to moderate fire.)

To improve fire fighting readiness and equipment, the department recommends the following actions:

-Establish new fire ponds and require new subdivisions to include fire ponds within the subdivision; -Improve truck access to existing water supplies; -Refit present apparatus to meet the town's needs; -When vehicle or equipment purchases are necessary, compare cost and quality of used vs. new equipment; -That there be greater participation of town residents in the fire department-, -The department should work closely with adjoining towns in Mutual Aid Response and future equipment purchases.

Appleton

Public Facilities and Services

Enrollment of Appleton Students

0 Total 9-12 Total K-8

costs

The school budget is determined by the school board and approved by town vote. Costs are also based on state and national standards.

The cost per pupil K-8:

The cost per pupil 9-12:

Appleton Village School
 SAD #28
 State of Maine average

SAD #28
 State of Maine average

\$3,035.00 \$3,334.00 \$3,428.00

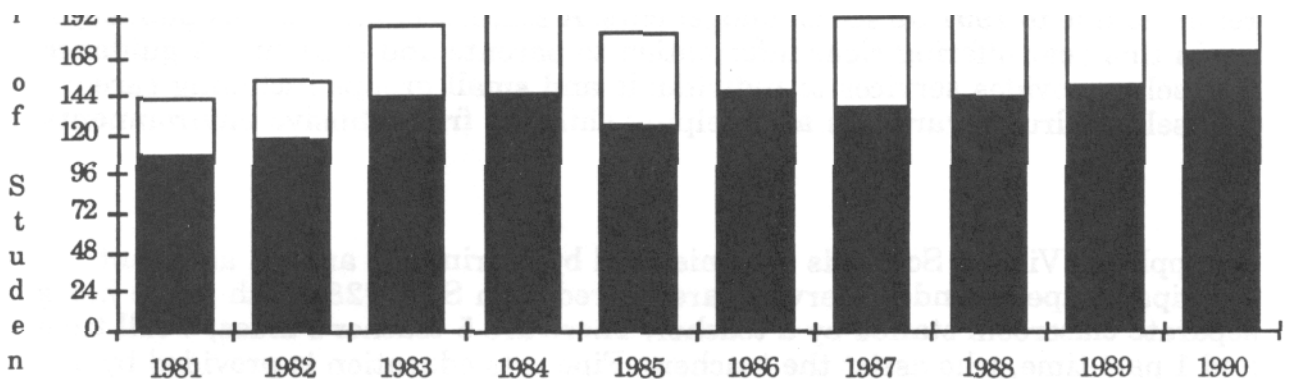
\$4,185
 \$4,947

SAD #28 charges Appleton the legal tuition rate for its high school students. This is set by the State of Maine and is \$3,563 for 1990-91.

Appleton's cost for Region 8 - 1990-1991:

% share = .02685
 \$ amount = \$33,291

These figures are based on Appleton having 30 juniors and seniors, which is 2.6% of all juniors and seniors in the entire Region 8 area. However, it is not contingent on the 9 additional students attending Region 8.



Appleton

Public Facilities and Services

Instruction

The mission of the Appleton Village School is to provide quality education for children Appleton. Curricula of instruction are developed and written by the teachers. Published curricula are adopted into daily instruction. A major effort last year was put on the development and implementation of a state-mandated program for the gifted and talented students. However, this program was not refunded due to 1991-92 school budget cuts. A student handbook was published again this year offering clear information to parents and students. A guidance counselor provides services to individuals and small groups including career counseling, drug awareness and helping children from abusive environments.

Staff

A principal and an assistant principal administer Appleton Village School. Superintendent services are shared with SAD #28. Each grade has a separate classroom staffed by a teacher. There are 5 teacher's aides, 4 full time and 1 part-time, who assist the teachers. A music teacher and an arts teacher provide fine arts education. A part-time librarian staffs the school's library. Once a week, the students participate in physical education class. A Special Education Department, Guidance Counselor and Speech Therapist provides specialized education to students who need them. One full-time maintenance person and a part-time custodian provide maintenance for the school.

Student Health

A comprehensive health curriculum for the students is in the process of development through the efforts of parents and teachers. The Appleton Village School receives basic nursing service from the Department of Human Services division of Public Health Nursing.

Building and Grounds

A new wing of the Appleton Village School was completed in 1989. In addition to the new wing, the playground was expanded with opportunities now including a soccer field with goals, a baseball field, a basketball court, plenty of swings and other playground apparatus. A modular classroom has been sold and moved to Belfast. An inventory of the school's contents has been completed.

School Improvement Committee

The Appleton Village School Improvement Plan (SIP) Committee was established to generate community input for the school program. The SIP Committee consists of about a dozen volunteers from the community, Meeting monthly during the school year, the SIP Committee members develop a broad compendium of ideas and suggestions through discussion and research. The list of suggestions is evaluated for practicality and becomes the Annual SIP Committee Report to the Appleton Village School Committee for

Appleton

Public Facilities and Services

Parent Teacher Association

The PTA group has begun a series of programs dealing with parenting skills and peer group discussions.

Transportation

Two school buses are under contract and one school bus is leased. Three drivers cover 200 miles a day in the transport of students to the Appleton Village School and Camden Rockport High School.

Food Service

The Appleton lunch program serves approximately 111 lunches each day. These offer natural opportunity for education through the introduction of new foods as well as foods and meals from other parts of the world.

Planning

The school staff, the school committee, the School Improvement Plan Committee and the Parent Teacher Association, makes recommendations for the future. The analysis of needs and direction is a continual process.

Academic Statistical Summaries - Maine Educational Assessment 1989-90

	Reading	Writing	Math	Science	S. Studies	Humanities
Grade 4						
State	250	250	255	260	250	26D
Appleton	245	275	275	205	245	22D
Grade 8						
State	270	250	300	266	255	275
Appleton	335	205	400	300	390	345
Grade 11						
State	270	250	255	26D	250	250
Appleton	=4	304	313	294	286	274

No existing pre-school programs exist in town. However, Appleton's first state licensed daycare center has opened for business.

Recommendations for 1991-1992:

1. Develop a grade level curriculum handbook for parents.
2. Develop a summer school program that provides needed academic remediation and academic stimulation for approximately 40 students.
3. Develop a regular program of after-school enrichment activities for our children. These activities should provide physical, vocational, and academic enrichment for our students.

Appleton

Public Facilities and Services

4. Together with community and staff representation, write, adopt, and implement a comprehensive health curriculum for Appleton Village School students grades K-8 This curriculum would include such topics as physical fitness, nutrition, self esteem, drug awareness, mental health, and human sexuality.
5. Design the school day and year to provide optimal use of student time in school and optimal use of staff time to develop and implement these and other recommendations.
6. Study the amount of time needed in the schedule to effectively teach the Fine Arts and Physical Education. Consider the possibility of an annual student theatrical production and an art show.
7. Promote greater community involvement in the education of our students. Promote volunteer programs, business partnerships, and other school community relationships to enrich our school environment.
8. Study our short-term and long-term transportation needs. Pursue transportation arrangements for our high school students participating in after-school events. Provide transportation for AVS students for after-school events.

Medical Facilities

1. There is no primary health care (acute or preventive) available within town.

A. Acute/Emergency Care

1. Contract volunteer ambulance service is available from Union. The average distance is 10 miles. The average response time to Appleton is less than 30 minutes.
2. Penobscot Bay Medical Center, Rockland, is 20 miles away.
3. Waldo County Hospital, Belfast, is also 20 miles away. (There is a Madge H. Walker Trust providing benefits of free medical care at Waldo County General Hospital and Mid-Maine Medical Center in Belfast and Waterville, respectively.)
4. Physicians' offices are clustered around each acute care facility.
5. Sheepscot Valley Health Center in Cooper's Mills is a walk-in, and is not always staffed.
6. Quik-Care clinic in Rockland.

B. Secondary/Follow-up Care

1. As in 4, 5 & 6 above.

Appleton **Public Facilities and Services**

11. Projected major problems to be considered:

A. Mandated requirements for training and equipment for emergency medical personnel may push volunteer service out of the picture.

B. Transportation to nearest medical facility.

C. Availability of home health care.

III. Appleton may want to look at attracting medical care to the town.

A. Resident medical doctor with office in town.

B. Regional clinic facility.

IV. Cost of III, A & B could be unacceptable to the town.

Communications

Telephone Service: Continental Telephone Co. principally serves the town with offices centered in Damariscotta, Maine. A few customers are served by exchanges in Washington and Lincolnville, but when they call within Appleton they are not charged for long distance calls.

Newspapers: The monthly Good Neighbors, published in Union, serves Appleton and other non-coastal communities in Knox County. Regional weeklies include the Waldo Independent and Republican Journal, both located in Belfast; the Camden Herald and Camden Reporter, both in Camden; and the Free Press and the Weekly Courier, both located in Rockland. The Rockland Courier-Gazette is published three times a week. Principal dailies are the Bangor Daily News and the Portland Press Herald.

Television Stations: the following airwave broadcast stations service Appleton:

Channel	Station	Network	Location
2	WLBZ	NBC	Bangor
4	CHSJ	CBS	St. John, Canada
5	WABI	CBS	Bangor
6	WCSH	NBC	Portland
7	WVII	ABC	Bangor
8	WMTW	ABC	Portland
10	WCBB	PBS	Lewiston
11	WENH	PBS	Durham, New Hampshire
12	WMEB	PBS	Orono
13	WGME	CBS	Portland

Appleton

Public Facilities and Services

Cable Television: Appleton is not served by cable TV.

Radio: Camden and Rockland both offer stations serving Appleton. The Maine Public Broadcasting Network also serves the town.

Postal Service: Appleton has no in-town post office; rural free delivery service is provided by Union (04862), Washington (04574), Liberty (04949) and Hope (04847).

Energy Facilities

Hydroelectric Dams: There are no generating facilities in Appleton, and it appears that there is not a sufficient flow in any of the town's streams or rivers to serve as a reliable generating source. In addition, it is not now economically feasible to construct a new facility, since Central Maine Power Co. (CMP) will not purchase the excess power generated at a price high enough to provide the necessary return on investment. In addition to a favorable contract from (CMP) the potential applicant must receive a permit from the Maine Department of Environmental Protection and must also receive approval from the Federal government.

CMP Distribution Lines: The regional office for CMP is in Rockland. Any expansion of the network is up to the individual owner or developer to finance. The current practice is for CMP to "give" the first 300 feet of the extension with pole, if needed, to the applicant at no charge, with each foot thereafter costing \$0.07/foot/month for five years (i.e. a 500 foot extension, minus the 300 free feet equals 200 feet times \$0.07 or \$14.00/month for five years). This formula is applicable up to 2,000 feet, after which a contract must be entered into with money up front. It is expected that the charge will soon increase to \$0.09/ft.

Sewage Facilities

There are no public sewers, and each home has its own facility. Many homes have septic tank-leach field systems, but there are a significant number of outhouses in use. The town has made no provisions for septage disposal.

Solid Waste Facilities

The town is in a transitional period with the open dump having been closed in 1989 and a permanent solution to solid waste disposal waiting to be found. Currently the town contracts to collect the waste curbside each week. This is funded by the sale of bags and stickers, one of which must be on each bag. The stickers cost \$1.25 each. The waste is hauled to the Four Town Transfer Station at Rockport and Appleton pays the tipping fee from property taxes. The town collects recyclables (glass, plastic and aluminum) one day each week, and newspaper and cardboard can be put out at the same time as the weekly waste pickup at no cost. The town is also a member of the Tri-County Solid Waste Management Organization, which is currently planning to build a transfer station/recycling center

Appleton **Public Facilities and Services**

Water Supply There are five public water supplies in Appleton:

Facility	# served by system
Appleco, Inc.	25
Appleton Village School	107
Sennebec Lake Campground	204
The ME & D. Store	25
Tri-Corner Market	25

Each home or business has its own private source, normally a drilled or a dug well. There is some limited use of surface waters.

Cemeteries

CLARK CEMETERY

Sexton/Caretaker: Roland Wiley. Mary Clark hires caretaker
 Description: north of Appleton Ridge, west side on Rt. 105
 Condition: excellent
 Usage: private, family, continued use
 Remarks: not open to the public

HART CEMETERY

Sexton/Caretaker: Clifton Fuller, hired by the Appleton Memorial Association
 Description: Appleton Ridge Road, east side north of blueberry field (North of Kate Barnes' property)
 Condition: fair, much better recently when Fuller hired
 Usage: closed
 Capacity: full in 1910

LERMOND-ESANCY CEMETERY

Sexton/Caretaker: Clifton Fuller
 Description: Fishtown Road, west side, near Rt. 220
 Usage: closed

METCALF CEMETERY

Sexton/Caretaker: Clifton Fuller
 Description: East side of Guinea Ridge Road (Rowell Road) off Rt. 105
 Condition: overgrown-stones sunken, many years of neglect prior to recent work
 Usage: closed
 Remarks: historical: Revolutionary War soldier, with descendants from the War of 1812 and the American Civil War

Appleton **Public Facilities and Services**

MILLER CEMETERY

Sexton/Caretaker: Louise Robbins
Description: Collinstown Road at the Rt. 105 end, on an abandoned road
Condition: good, "not abused by parties, vandals, etc."
Usage: open
Capacity: family lots are all taken. 448.
Remarks: headstones show burials from Camden, Rockport, Liberty, Washington, Appleton. No charge, town owned

QUAKER CEMETERY (WENTWORTH)

Sexton/Caretaker: Franz Pease
Description: East Sennebec Road, west Side, south of Gushes Corner
Condition: very good
Usage: not open to public
Remarks: historical: contains a Wentworth Fund area cared for by Clifton Fuller, also a Gushes obelisk with family area

PINE GROVE CEMETERY

Sexton/Caretaker: Franz Pease
Description: off East Sennebec Road, east side of the hill from river
Condition: good
Usage: 1500 lots in use with 50 to 60 lots planned for 8 spaces each.
Capacity: about (DAR) 946 + 200 more = 1146 plus 400 new at Ames addition.
Remarks: Pine Grove has several parts, the old and new area, referred to as the Ames addition

SPRAGUE CEMETERY

Sexton/Caretaker: Clifton Fuller
Description: Appleton Ridge Road, west side south of Pitman Corner
Condition: good
Usage: closed
Capacity: medium to small

WEYMOUTH CEMETERY

Description: West Appleton Road
Condition: fair
Usage: closed
Remarks: house built on land in back

The Appleton Memorial Association has expressed a wish that service for these private and historical cemeteries be continued by local service groups: i.e., 4-H, schools, Scouts, etc.

Note: There is town-owned property-in West Appleton that was tested for a possible dump site and might be used as a new cemetery site.

Appleton

Public Facilities and Services

Potential Future Capital Item

At the present time most of Appleton's capital needs are met or are in the process of being met. Most notably, the town is in the process of building a new fire station and a salt/sand storage shed. It is difficult to conceive that the town would have major capital needs occurring in the next few years (1991-1995). However, the following is a list of capital items, which could be needed in the future.

1. As mentioned in the section above, it might become necessary to build a fire substation in Burkettville over the next ten years.

Estimated cost = \$125,000

Estimated timeframe = 1997-2000

Method of financing: combination of reserved funds, tax financed, and state/federal grant funds.

2. New transfer station/recycling center facility for solid waste disposal. At the present time the town is a member of the Tri-County Solid Waste Management Organization that is analyzing solid waste disposal alternatives. No final figures for a new transfer station/recycling center facility have been developed.

3. **Bridges** a. Malay Bridge

b. Sherman Mills Bridge

4. Town Roads - Road Improvement Plan

5. School expansion needs to be monitored.

Issues of Concern:

1. Fluctuating class sizes make it difficult to plan for hiring teachers and assuring an adequate number of classrooms.

2. Bookkeeping facilities for the school system are not located in town. This not only costs the town money, but also makes it difficult to access records when necessary.

3. A need for additional cemetery space. (see note on site above).

Appleton

Public Facilities and Services

Goals, Policies and Implementation Strategies:

Goal: To maintain Appleton's existing public facilities and services while minimizing the fiscal and environmental impact of any future new or improved public facilities or services.

Policies

1. To expand and improve Appleton's existing recycling program and to explore the applicability of additional solid waste disposal methods (i.e. composting, source reduction of waste materials, etc.).
2. To determine the status and timeframe for completing closure of the town's landfill.
3. To answer questions regarding the long term environmental effects of the landfill.
4. To consider all the alternatives when purchasing new fire equipment.
5. To encourage greater participation of Appleton residents in the fire department.
6. To work closely with adjoining towns in Mutual Aid Response and purchases.
7. To increase contributions to a capital reserve fund, whose monies would be used to purchase fire equipment.
8. To educate the public regarding financial assistance programs available to upgrade septic systems.
9. To develop additional cemetery space in Appleton.
10. To develop a Capital Improvement Plan.
11. To ensure the town's compliance with the State law regarding septage disposal.

Appleton

Public Facilities and Services

Implementation Strategies

1. Solid Waste Committee should continue research into a cooperative regional solid waste disposal facility and a recycling program with surrounding towns.
2. The selectmen should continue to work with the Solid Waste Committee to complete the closing of the former town landfill. The selectmen should report to the town on this issue by the June 1992 Town Meeting.
3. The fire department should establish a committee within its organization to prepare and present to the residents at future annual town meetings programs addressing methods to: (a) acquire new equipment as required, (b) increase participation and (c) increase cooperation with adjoining town fire departments.
4. The Memorial Association should look into the possibility of using existing town-owned property to increase available cemetery space in Appleton.
5. The selectmen and budget committee should develop a Capital Improvement Plan within one year of the adoption of the Plan.
6. The selectmen should resolve the town's non-compliance with State law regarding septage disposal and report to the townspeople at the June, 1992 Town Meeting.

Appleton

Local Economy

Local Economy

The purpose of this section is to identify and analyze Appleton's local economy. Various aspects of the economy that will be analyzed include: industry, occupations, unemployment, employment, retail sales tax, and income levels. An understanding of past and present economic trends is an important step in helping the community to predict future trends.

Future Trends

New England and Maine Employment

According to the New England Economic Project (NEEP) a non-profit economic analysis organization, the State of Maine and New England will experience a decline in nonagricultural employment through 1991 as a result of the recession occurring in the United States. New England's recovery is expected to lag behind the nation's, with nonagricultural employment not expected to grow until the first quarter of 1992. Employment will grow at a modest pace in 1992, but will remain below 1990 levels in 1993. Employment in Maine will not experience the levels of growth that occurred in the 1980's for the foreseeable future.

NEEP asserts that unemployment levels in Maine have begun to rise and real income gains have stalled. Manufacturing employment is expected to decline, with the majority of losses occurring in the electrical machinery and lumber and wood industries. In the non-manufacturing sectors, employment is expected to decline in half of the eight non-manufacturing sectors, with construction and trade sectors being hit the hardest. NEEP estimated that Maine's unemployment rate will peak at 5.7% in 1991 and then level off. However, in the Spring of 1991, the rate climbed to nearly 9% and was still climbing.

Regional Outlook

Historically, Knox County has experienced a slightly higher level of unemployment than the rest of Maine due to its dependence on manufacturing and natural resource-based employment. While unemployment declined from 1970 to the late 1980's, most recent figures indicate that these numbers have risen in the 1990's. Due to the decline in employment in several key industries, most notably the natural resource-based and manufacturing industries, it is expected that unemployment figures will continue to rise. In addition, decreases in non-manufacturing employment will have a significant effect on the Knox County economy, due to the importance of employment in these sectors.

Long term economic forecasts of regional and local economic activity are extremely difficult given the lack of information available and the volatility of economic conditions. However, as Maine and the United States experience a recession in the early 1990's, it is likely that Knox County and Appleton will mirror these conditions.

Appleton **Local Economy**

From 1970 to 1980, employment patterns in Appleton exhibited diverse swings. Some of the changes in employment mirrored state and national trends, while

other trends were unique to Appleton.

Several employment sectors showed a positive growth rate from 1970 to 1980. Personal, entertainment and recreation services employment increased from

2.9% to 3.4% of total employment in Appleton. Construction jobs increased from

14.3% to 15.6%. Wholesale and retail trade employment jumped significantly from 9.5% to 21.1% of the total employment in the town. Employment in the professional and related services sector increased from 10.9% to 17.1%.

In addition, the business and repair services and public administration sectors showed employment growth in 1980 where there was no employment in 1970

**Figure LE-1 Appleton -
Employment by Industry 1970 &**

	L970		1980	
Agriculture, forestry, fisheries and mining	46	21.9%	14	4.3
Construction	30	14.3	51	15.6
Manufacturing:				
Durable goods	30	14.3	46	14.1
Non-durable goods	37	17.6	38	11.6
Transportation	7	3.3	6	1.8
Communications and other public utilities	0	0.0	0	0.0
Wholesale & retail trade	20	9.5	81	24.8
Finance, insurance and real estate	5	2.4	5	1.5
Business and repair services	0	0.0	4	1.2
Personal, entertainment and recreation services	6	2.9	11	3.4
Professional and related services:	23	10.9		
Health services			33	10.1
Educational services			13	3.9
Other professional and related services			10	3.1
Public administration	0	0.0	15	4.6
Industry not reported	6	2.9	0	0.0
Total	210		327	

Source: 1970 and 1980 US Census

Current Employment Patterns

Because the 1990 Census figures have not been released at the present time, this section will use Rockland Labor Market Area (LMA) figures since Appleton is included in these figures.

Employment in several sectors, which includes construction, trade and services, comprises a higher percentage of the total employment in the LMA than state averages. Sectors that show a lower percentage of total employment than state averages are: transportation & public utilities, finance, insurance and real estate, wholesale trade and public administration. Manufacturing employment percentages are approximately equal between the two areas.

Figure LE-2 Employment	by Industry Appleton	Comparison 19 Knox County	Blaine
Agriculture, forestry and fisheries	4.3%	7.7%	3.4%
Manufacturing:			
Durable goods	14.1	9.4	11.4
Non-durable goods		11.6 15.0	15.9
Transportation		1.8 3.1	3.6
Communications and other public utilities		0.0 1.4	2.2
Wholesale trade		3.7 7.7	3.6
Retail trade	21.1	16.2	16.0
Finance, insurance and real estate		1.5 3.7	4.4
Business and repair services		1.2 2.4	2.7
Personal, entertainment and recreation services		3.4 5.7	3.8
Professional and related services:			
Health services		10.1 8.5	8.6
Educational services		3.9 7.9	9.6
Other professional and related services	3.1	3.8	3.7
Public administration		4.6 6.1	5.4
Construction		15.6 6.0	5.6

Source: 1980 US Census

Figure LE-4 Maine Non-Farm Employment 1989

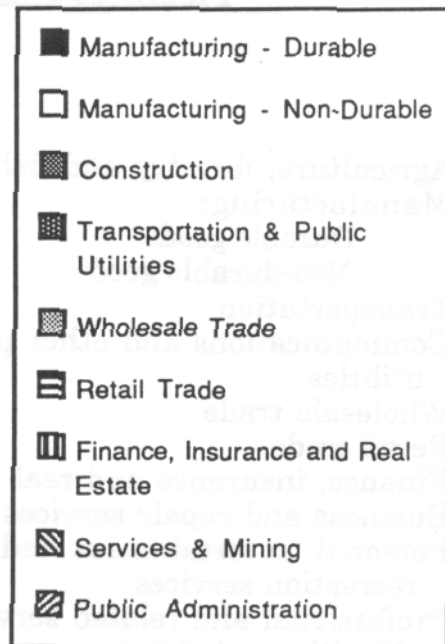
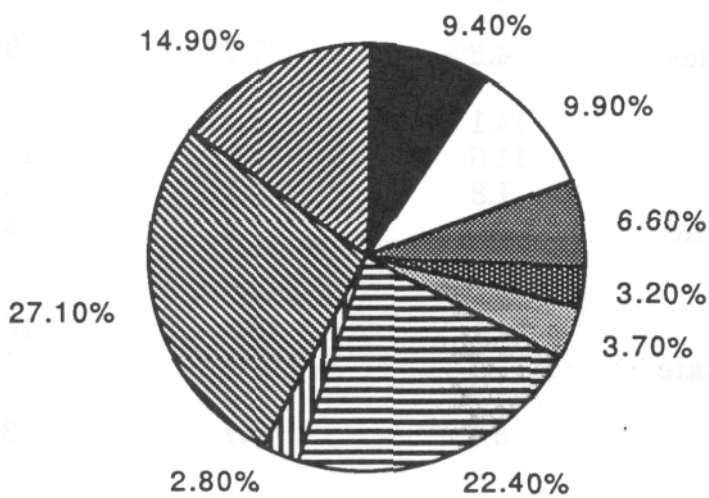
Figure LE-3 Rockland LMA on

ent 1989

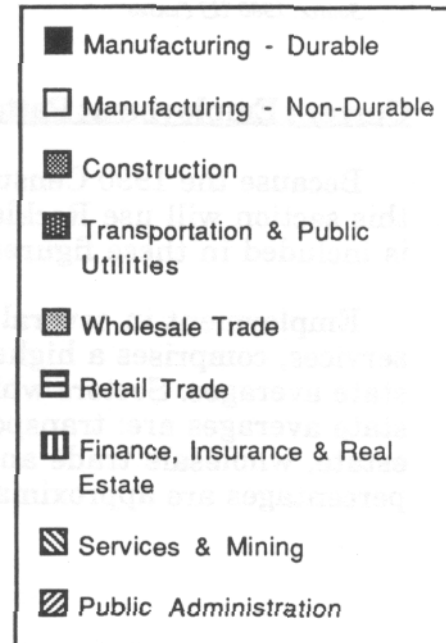
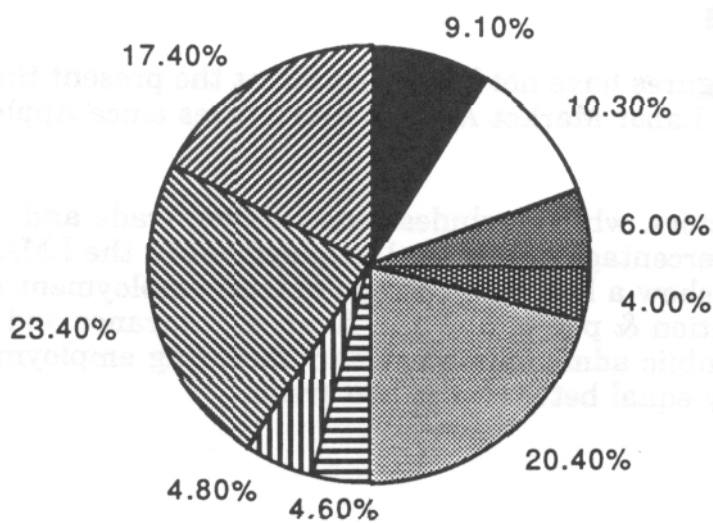
Appleton

Local Economy

Rockland LMA Non-Farm Employment -1989



Maine Non-Farm Employment - 1989



Appleton

Local Economy

Employment -1989

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Occupations

Figure LE-6 Occupations - Employed Persons 16 Yea= &Over 1980

	Rockland LMA		Maine	
Manufacturing:				
Durable goods	1,460	9.4	49,510	9.1
Non-durable goods	IA%	9.9	55,960	10.3
Construction	1,020	66	32,750	6.0
Transportation & public utilities	50D	3.2	21MO	4.0
Wholesale trade	570	3.7	26,030	4.8
Retail trade	3,480	22.4	111,580	20.4
Finance, insurance & real estate	430	2.8	25,310	4.6
Services & mining	4,200	27.1	127,480	23A
Public administration	2220	14.9	95-020	17.4
Total	15,520		546,110	

Source: 1989 Maim Employment and Earnings Statistical Handbook Mom Department of Labor

Managerial and professional specialty occupations:

-Executive, administrative and managerial occupations		27	8.3
-Professional specialty occupations		31	9.5
Technical, sales and administrative support occupations			
-Technicians and related support occupations		0	0.0
-Sales occupations		41	12.5
-Administrative support occupations, including clerical		24	7.3
Service occupations:			
-Private household occupations		5	1.5
-Protective service occupations		9	2.7
-Service occupation, except protective and household		35	10.7
Farming, forestry and fishing occupations		28	8.6
Precision production, craft and repair occupations		70	21.4
Operators, fabricators and laborers:			
Machine operators, assemblers and inspectors		27	8.3
Transportation and material moving occupations		11	3.4
Handlers, equipment cleaners, helpers and laborers		19	5.8
Total		327	

Appleton **Local Economy**

Comparisons of the occupations held by Appleton residents versus the State of Maine and Knox County in 1980 are listed in the table below. Overall, a higher percentage of Appleton residents were employed in service occupations as well as natural resource based and precision production, craft and repair occupations when compared to the State of Maine and Knox County. Conversely, Appleton had a lower percentage of its residents employed in managerial and professional specialty, technical, sales and administrative support and operators, fabricators and laborers occupations than the State of Maine and Knox County.

6 Ye= & Over 1989

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	Appleton	Knox County	Maine
Managerial and professional specialty occupations:			
-Executive, administrative and managerial occupations	8.3%	9.7%	8.4%
-Professional specialty occupations	9.5	11.6	12.0
Technical, sales and administrative support occupations:			
-Technicians and related support occupations	0.0	2.4	2.5
-Sales occupations	11.5	9.5	9.2
-Administrative support occupations, including clerical	7.3	12.3	14.2
Service occupations:			
-Private household occupations	1.5	1.2	0.7
-Protective service occupations	2.7	1.5	1.3
-Service occupation, except protective and household	10.7	11.6	11.1
Farming, forestry and fishing occupations	8.6	&0	3.8
Precision production, craft and repair occupations	21.4	13.9	14.6
Operators, fabricators and laborers:			
-Machine operators, assemblers and inspectors		10A	12.6
-Transportation and material moving occupations	3.4	3.0	4.7
-Handlers, equipment cleaners, helpers and laborers	5.8	4.9	4.9

Source: 1980 US Census

Unemployment

Unemployment figures have significantly declined at the state, regional and local levels from 1980 to 1989. The State of Maine experienced a drop from 7.6% to 4.1%, while Knox County experienced a 5.5% decline during this time period. Appleton's unemployment level dropped from 10.4% to 2.5% from 1980 to 1989. However, while all three levels of analysis show a sharp drop in the unemployment rate, present trends indicate a state and region wide increase in the unemployment rate.

Appleton Local Economy

Maine Knox County and Appleton Unemployment 1980-1989

Figure LE-9 Unemployment Comparison 1980-1989

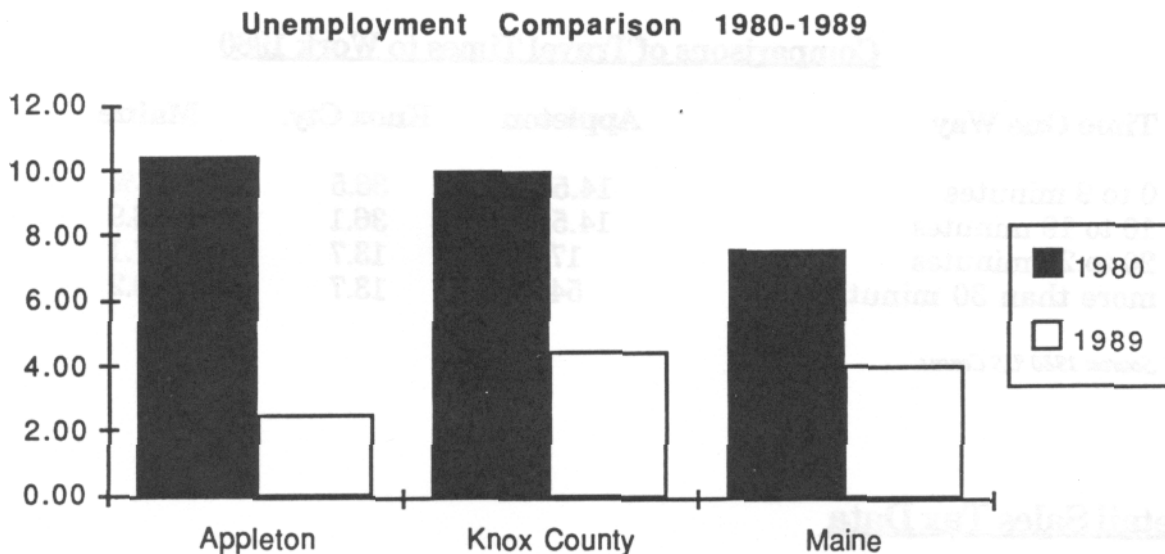
Place of Work

1980 Census figures indicate that 64.5% of Appleton residents drive alone to work every day. Slightly over 25% practice carpooling. Public transportation is nonexistent in Appleton. Other transportation methods account for a combined total of 8.8% of Appleton's commuters.

A majority of residents, 69.9%, commute between 15 and 44 minutes to work. A combined total of 18.5% of Appleton residents work within a 14 minute commute from town. The smallest percentage of residents, 11.6%, travel 45 minutes or over to work. Compared to State and Knox County averages, a significantly larger percentage of Appleton residents travel more than 30 minutes to work each day.

		55			
		Maine	Knox County	Appleton	
Labor Force	1980	1	1980	1	198
		497,401	616,000	13,833	16,770
Employment		459,522	590,000	12,447	16,020
Unemployment		37,879	25,000	1,386	750
Unemployment Rate		7.6%	4.1%	10.0%	4.5%
				10.4%	2.5%

Source: 1980 US Census 1999 Civilian Labor Force Estimates
 Mom Department of Labor



Appleton	Local Economy		
Figure LE-10 Means		Transportation to Work 1980 -Workers 16 &	
Method of Transportation			%
Car, Truck or Van:			
Drive alone		L98	64.5
Car pool		82	26.7
Public Transportation		0	0.0
Walked only		20	6.5
Other means		3	1.0
Worked at home		4	1.3
Source: 1980 US Census			

Time One Way	Appleton	Knox Cty.	Maine
0 to 9 minutes	14.5%	36.5	26.8%
10 to 19 minutes	14.5%	36.1	36.9
20 to 29 minutes	17.0	13.7	17.1
more than 30 minutes	54A	13.7	19.2
Source: 1980 us Census			

Comparisons of Trawl Times to Work 1980

Retail Sales Tax Data

Area retail sales tax receipts have grown 72.5% from 1984 to 1989. Most recent 1988 to 1989 figures, however, show a decrease in sales tax receipts. This trend is expected to continue as retail sales growth slows in the early 1990's. No specific retail Wes tax figures were available for the Town of Appleton.

Appleton

Local Economy

Total Consumer Taxable Retail Sales (in thousands of dollars)

Income

Appleton falls behind state and county averages and growth trends in all three income categories: median household income, median family income and per capita income. In 1979, Appleton had a per capita income of \$4,025. In comparison, Knox County had a per capita income of \$5,659, a difference of +\$1634. Appleton's per capita income grew to \$6,495 in 1987, a growth rate of +61.4%. Again, this growth figure trails state and county averages by approximately 10% to 20%.

	Appleton	Rockland Ec.	Augusta Ec.	Belfast Ec.	State Of
			Sum	gum Area	
1984	N/A	--&MIAMR 93,158	Area 273,732	44,848	-MW= 5,090,708
L085	N/A	100,014	305,323	49,939	5,709,977
1986	N/A	133,356	342,271	50,022	6,362,236
1987	N/A	133,758	395,292	67,466	7,179,076
1988	N/A	150,953	420,899	79,825	7,815,359
1989	N/A	160,687	401,522	78,466	7,736,592
change 1984-1989		+72.5%	+46.7%	+57.1%	+35.5%
change 1988-1989		+6.4%	-4.8%	-1.7%	-1.0%

N/A = Sales < \$200,000

Source: Maim Bureau of Taxation

Income Levels	#	0/0
Less than \$5,000	42	14.5
\$ 5,000 to 9,999	93	32.2
\$10,000 to 14,999	67	23.2
\$15,000 to 19,999	38	13.1
\$20,000 to 24,999	31	10.7
\$25,000 to \$29,999	9	3.1
\$30,000 to 39,999	7	2.4
More than \$39,000	2	0.7

Source: 1380 us Census

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Family Income Levels in 1979

Appleton

Local Economy

Per

Capita Income Growth

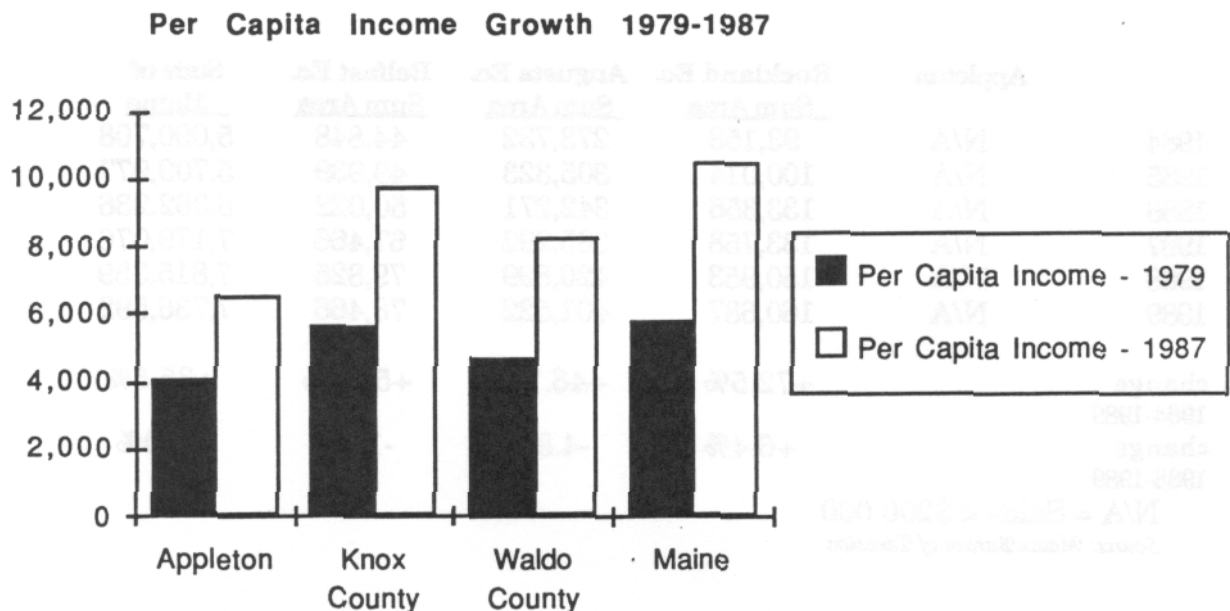
Distribution of Income

Conclusions

1. The following employment sectors grew from 1970 to 1980: construction; wholesale/retail trade; professional and related services; public administration; business and repair services and personal, entertainment and recreation services.
2. Employment in natural resources, transportation, manufacturing, finance, insurance and real estate declined in the 1970's.

	Median Household Income M.	58 Median Family Income 1979	Per Capita Income	Per Capita Income	Per Capita Income Growth 1979-1987
Appleton	\$10,625	\$11,250	\$4,025	\$6,495	+61.4%
Knox Cty.	\$12,113	\$14,312	\$5,659	\$9,724	+71.8%
Waldo Cty.	\$11,614	\$12,795	\$4,689	\$8,269	+76.3%
Maine	\$13,816	\$16,167	\$5,766	\$10,478	+81.7%

Source: 1980 US Census and 1987 Estimates



Appleton

Local Economy

3. A higher percentage of Appleton vs. Maine residents are employed in farming, forestry, fishing, service, precision production, craft, and repair occupations.
4. Unemployment declined over the past ten years, however, recently this rate has begun to increase.
5. The majority of Appleton residents commute between 15 to 44 minutes to work (i.e.: most residents work well outside of the community).
6. Appleton lags behind state and county income averages both in income levels and income growth.

Issues of Concern

1. New England and Maine are in a recession that has a negative impact on both Knox County and the Town of Appleton. Increases in the unemployment level have an impact on municipal fiscal expenditures and tax rates.
2. Some of the employment sectors that have driven employment growth in both Knox County and Appleton are expected to either decrease or expand more slowly in the future.
3. Employment in the public administration sector has increased for Appleton residents. Current fiscal shortfalls could create higher unemployment levels in this employment sector.
4. A significantly higher employment level in the construction sector will be adversely affected by the current downturn in demand for these services.

Appleton

Local Economy

Goals, Policies and Implementation Strategies

Goal:

To promote economic stability in Appleton's economy through the encouragement and promotion of local services, sustainable resource production, and clean/green businesses.

Policies

1. To retain existing businesses by encouraging citizens to shop locally and to use local service providers.
2. To encourage the location of businesses that are compatible with the town's rural character, including home occupations, businesses based on sustainable natural resource use, and information-based businesses.
3. To recognize the incompatibility of preserving the town's unique rural character and undirected economic expansion.
4. To take a regional approach to improving the town's employment position.

Implementation Strategies

1. The town should consider the possibility of sponsoring a local business fair, perhaps at the same time as the Appleton Village Festival.
2. The selectmen should appoint a committee of several townspeople whose task shall be to identify ways of attracting clean/green businesses to town.
3. The planning board, in cooperation with the conservation committee, the town forester, and other interested citizens, should review local land use ordinances to ensure that they adequately address policies 2 and 3 i.e.: preserve the town's rural character and not degrade the environment.
4. The selectmen should investigate and pursue opportunities for collaboration with neighboring towns in developing employment opportunities within and attracting businesses to the region.

Appleton

Cultural and Recreational Resources

Cultural and Recreational Resources

Cultural Resources

As with other Maine areas located near the coast, Appleton was settled soon after the Revolutionary War. Remnants of that early period can be seen in old stone walls, cellar holes, mill foundations, ruins of dam , and in a few more substantial structures such as houses and barns. In keeping with the goal of maintaining the town's rural character, preservation of this cultural heritage should be strongly encouraged. This section lists some of the more prominent or significant landmarks.

Historic Sites

Appleton Mining & Smelting Co. Located on the east side of the Gurneytown Road, the site is overgrown and barely visible from the road, but exists as a reminder of economic activity in the past. It is in no danger now but could be destroyed if the land were developed.

Sherman's Saw & Stave Mill. Run for many years by waterpower from the NEI] Pond, formed by a dam across Allen Brook, this historic min was in reasonably good condition until recently. The building is subject to vandalism because of its vulnerable location close to the road and opposite a popular gathering place for weekend beer parties. Meeting mostly in winter, the party-goers rely on the mill as a source of firewood for their bonfires. Some of the old water powered machinery remains on the site.

John Hall's Lime Kiln Operated from 1872 to 1903 off the Peabody Road, this site is well preserved and access roads are visible. It would be relatively easy to turn this spot into a park, if desired. It is on private land but not otherwise protected. Considerable development is occurring on the Peabody Road.

Lime Quarry. Several hand-dug quarry sites exist across the road from Hall's kiln. Other than being on private land, they are unprotected.

St. George River Canal. Parts of the canal that ran from Warren to Searsmont can still be seen along the river. Most striking are the remains of a canal lock at North Appleton on the west side of the river. Rock walls and remnants of a wooden gate can be seen. Recent earth moving has had an adverse effect on the site. The channel of the canal is also traceable along the west side of the river from the bridge south, but time is diminishing its evidence. This section was built in 1848 and used heavily for a short time to transport farm produce and wood products. The canal lock is listed in the National Register of Historic Places.

Cattle Pound. Since most of the stones have been removed, there is little remaining except the site itself. The cattle pound is located on the East side of the Ridge Road adjacent to the Ira Proctor home.

Appleton

Cultural and Recreational Resources

Appleton Baptist Church Located on Elm Street, the church was built in 1845 and 1946 and has been in use ever since. It is well maintained by the congregation.

Appleton Library Built on Main Street as *C.A. Keene's Store* before 1859, the structure served as the local Grange Hall from 1875 until 1968. The Library Committee maintains the building and continues to use it as a public library.

Appleton Village School This structure was built in 1929 after the previous school uphill from this building was destroyed by fire. It is now the Appleton Town Hall. In 1989 townspeople voted to keep and maintain it, although some of its charm was lost when windows were changed in the 1970's to conserve heat.

Union Meeting House This handsome building on Main Street was constructed in 1848 as a non-denominational church. After a period of active use, it was used for Memorial Day services, funerals, and school programs. The Memorial Association handled its maintenance. The Mildred Stevens Williams Memorial Library made the balcony over to be used as a library. The first Improvement Committee made an effort to preserve it. The Appleton Historical Society was organized to restore the building and became the legal owner in the 1970's. Work has been underway since then. The society raises funds to supplement a restoration endowment left by Hilda Paxman.

Town House Located on Main Street (Town House Hill), this structure was built in 1846 after McLain's Mills was annexed to Appleton from Hope. It is now Lauren Clark's barn, and its future depends on the owner's discretion.

Oakes Mansion Built in 1900, the Oakes Mansion is privately owned, in fair condition and located on the south side of the Ridge Road near Oakes Comer.

Odd Fellows Hall Built in 1893, this building on Elm Street near the center of the village was recently renovated into two apartments and has significantly changed.

First Town Hall Built in 1812, this may be the barn now standing on the Pitman's land on the Ridge Road, or it may have been the one to the rear that was demolished.

Medomac Valley Grange Built in 1875, this building is well cared for by the active grange and located on Route 105 near the center of Burkettville.

Burkettville Store Built sometime before 1859, the Burkettville Store stood in the center of this small community on what is now Route 105. Formerly the Burkettville Post Office, it is presently unoccupied and suffering from neglect. The store closed in 1984.

Appleton

Cultural and Recreational Resources

Historic black=

Gushee's Corner Veterans' Memorial Tablet and Flag Pole. This tiny park, located at the top of Main Street at the intersection of the East Sennebec Road, Sherman Mill Road and Peabody Road (called Gushes Corner), was dedicated in 1929 during the Centennial celebration. Neighbors in behalf of the town maintain the site. The greatest threats to its well-being are vandalism and possible highway widening.

Burkettville Memorial Stone. Located at the intersection of Route 105 and the Collinstown Road and erected in 1966-67, this tablet was put out by the Appleton Improvement Committee and Medomac Valley Grange. It is in excellent condition and well cared for. Behind it stood the Burkettville School (K-9) until 1963, at which time all students were transferred to the Village School.

Scenic Areas

Much of the whole town is a scenic area. Any action will affect this. The view from the Appleton Ridge Road is most spectacular, and has been identified and listed in the state's Natural Area Inventory.

Appleton residents have identified special scenic areas including:

Johnson Pond East Sennebec from town line to the Stockbridge farm West Appleton through the Pettengill Whitney Road Junction of Routes 131 and 105 toward Sennebec Pond Rt. 105 at N. Appleton north of Meservey barn across river to Goose Lane Some views depend on open fields Views from Appleton Ridge Road

Recreation

Although Appleton has relatively scant municipal recreational facilities, the town is blessed with a wealth of natural resources that provide outdoor recreation throughout the year. It is important that townspeople are aware of the value of these resources - they are of high quality and cost the town nothing and support measures to protect them. Supplementing the municipal and natural recreational resources are a number of private sources listed below.

Public Recreation Sites

Appleton Village School has a playground open to the public. There is also a gym that is used by various groups as a meeting place and for sports and exercise.

A small public park at Riverside Hall Site just below the town hall provides picnic tables and a place for group activities. Parking is available across the road.

Appleton

Cultural and Recreational Resources

Private Recreation Development

The little league team has use of a field on Appleton Ridge owned by Mel & Carol Raven. The Riehl Hunting Lodge is located in West Appleton and serves a considerable number of clients each year. West Sennebec Campground and Lodge is located on Rt. 131. The Trailmakers Snowmobile Club maintains a number of trails through the town that connect with trails from other communities. In Appleton, the snowmobile registration fees are returned to the club to help with trail making. Cross-country skiers, horseback riders and hikers also use the trails.

Recreational Resources

The St. George River runs through the eastern side of town and provides opportunities for fishing, canoeing, hunting, and nature walks. The river flows into Sennebec Pond, but there is no public access to the Appleton section of the pond at this time. There is public access to the river at North Appleton on Route 105 where the State Department of Inland Fisheries & Wildlife owns a strip of land on the south side of the road and the "parking lot" on the north side. There is also public access in the village for a short distance above and below the bridge on the east bank. Just south of the bridge in the Village is a spot on the east side of the river called The Swimming Hole, where children used to swim. It is rarely used for that purpose today.

The Mill Pond on the Sleepy Hollow Road is a beautiful area with opportunities for fishing in both winter and summer, skating in the winter, canoeing, and bird watching. The existing access site is located on private land. There is considerable and continued vandalism on the old water-powered sawmill located just below the dam. Two year-round homes have been built on the pond in recent years, and the area is vulnerable to large-scale development.

The Medomak River and Pettengill Stream, both west of Appleton Ridge, are attractive areas used for fishing, hunting, canoeing, nature walks, horseback riding and cross-country skiing. The town owns several parcels of forest land that are used by hunters, hikers and other outdoorsmen. Johnson Pond on Appleton Ridge is a beautiful natural area. The Johnson Pond Road and the Guinea Ridge Road are both used by ATV's, skiers, and hikers. Woods roads are subject to abuse by vehicles that contributes to significant erosion and gully formation.

Conclusions

1. As with most rural Maine villages, Appleton has few municipal recreational facilities but a great deal of natural resource-based recreation.
2. Many of the historic sites are located on private land, leaving their fate in the hands of present owners. Fortunately, most owners respect their antiquity and leave them unmolested, providing a form of benign protection.

Appleton

Cultural and Recreational Resources

3. Appleton's few historic structures and sites are subject both to slow deterioration and instances of rapid change such as demolition or remodeling.

4. *Thoughtless vandalism*, a practice as old as mankind, remains a constant threat to our cultural resources.

Issues of Concern

Cultural

1. The steady growth rate of the town over the past decade could have an adverse effect on our comparatively few cultural resources, especially historic buildings and sites.

2. There is little legal restraint of vandalism in rural communities.

3. Some owners may be unaware not only of the cultural value of historic sites on their property, but perhaps even of their presence and location.

Recreational

1. The unauthorized use of both private roads and public thoroughfares by off-road vehicles (ATVs, dirt bikes, 4-wheel drive vehicles) creates hazardous situations and during the wet season causes considerable damage. The lack of enforcement of existing laws offers little deterrence.

2. Fragmentation of large land holdings by developers could change the character of the town by reducing hunting opportunities and wildlife in the developed areas and concentrating hunting and other recreational activities in those areas remaining open.

3. There is no public access to suitable swimming areas.

4. The lack of courtesy by some users is causing some private owners to post their land against trespassers of all kinds.

1. If fields are allowed to return to woods, scenic views can be lost.

2. Large structures built on hilltops can detract from the natural scene.

3. Certain forestry practices, such as clear cutting, reduce scenic values.

Appleton **Cultural and *Recreational Resources***

Goals, Policies and Implementation Strategies:

Goals

- 1 . To preserve Appleton's existing cultural, recreational and scenic resources.
2. To maintain existing recreational facilities while encouraging the expansion of recreational opportunities that do not have a negative impact on Appleton's natural resources.

policies

1. Inform private owners of historic sites and buildings of the importance of these resources and encourage them to care for them.
2. Discourage vandalism of historic places through education and better enforcement of existing laws.
3. Educate school children on the fact that they live in an exceptional outdoor area and that the protection of its many natural resources is an individual responsibility; teach and encourage low-impact recreational use of these resources.
4. Educate the townspeople on the proper use of off-road vehicles, and improve the enforcement of existing laws when such vehicles are misused.
5. Encourage owners to keep existing fields mown.
6. Encourage silviculturally sound forestry practices.

Implementation Strategies

1. Establish a relationship between local government, committees and service providers that will foster increased participation in the education process from local officials and interested citizens.
2. Contact the law enforcement providers and encourage greater enforcement/interaction with the town.
3. Continue to support the local historical society in their preservation efforts.
4. The conservation committee should contact the Greenville Chamber of Commerce and the Bureau of Parks and Recreation to obtain more information on its successful program that educates recreational users about respect for private land.

Appleton

Natural Resources

Natural Resources

Introduction:

Appleton's richness is its natural resources. The town is especially fortunate to have a number of large, as yet relatively undisturbed natural areas that not only define the character of the town and afford a special quality of life, but also perform significant resource protection and production functions. Appleton's considerable wetlands offer the region some of the most scenic and biologically important resources. Large undisturbed areas provide essential habitat for deer, moose, waterfowl and numerous non-game species while also protecting the watersheds and maintaining the purity of both surface and ground waters. Large tracts of forest land contribute to the area's timber production. Many of the areas are also valued for recreational purposes. Appleton is fortunate to harbor one of the two remaining significant stands of Atlantic White Cedar in Maine. The Cedar Swamp has been designated a National Natural Landmark by the USDI National Park Service, and other areas, including the Cedar Swamp, have been registered as Critical Natural Areas by the state. [The reader should refer to Maps in the Appendix for further detail on the Natural Resources Inventory.]

Water Resources (Map 5) 5)

Surface Waters

Appleton is well endowed with ponds and free flowing streams of good quality water. However, our local lakes and ponds are characterized as highly sensitive to even small increases in phosphorus concentration. These valuable resources must receive continuing care and protection if good water quality is to be maintained. This section lists the principal water resources.

Lakes and Ponds

Sennebec Pond Located in the southwestern part of the town, Sennebec Pond lies in a glacial depression and is fed by the St. George River, Allen Brook and several small streams. The town line between Appleton and Union roughly bisects the pond, with Appleton having approximately 250 acres of surface area. The shore line is quite heavily developed with year-round dwellings and summer camps. Appleton residents have no public access to the pond. A large private campground operates on the western shore, and the lake is popular among fishermen and boaters.

Sherman NM Pond This is a man-made pond of approximately 36 acres formed by the damming of Allen Brook at what was formerly Sherman's Mill. There are two year-round residences on the pond, but no other cottages or camps.

Appleton

Natural Resources

Newbert Pond Located inside the Cedar Swamp in the northern part of town, Newbert Pond drains into the Dead River. The pond is shallow and grassy and covers approximately 20 acres.

Johnson Pond This is a natural spring-fed pond of about seven acres located near the crest of Appleton Ridge. The west end is a marsh, and the eastern end empties down the north side of Appleton Ridge into Pettengill Stream near Proctor's Corner.

Pieri Pond A privately owned, man made pond of about 10 acres located on the crest of Appleton Ridge near the Village, Pieri Pond is spring fed and empties on the south side of the Ridge into the St. George River.

Pettengill Stream Pond This pond was formed by the damming of Pettengill Stream near Proctor's Corner at what was formerly known as Cutler's Mill. Originally a very large lake, it is now reduced in size to about 10 acres of open water, the remainder being a large wetland. The pond and neighboring wetlands support a large migrant population of waterfowl, as well as deer, beaver, and other wildlife.

Rivers and Stream

St. George River Originating in Liberty, the St. George River flows through Montville and Searsmont, to Appleton on the south side of Appleton Ridge, into Sennebec Pond, then through Union and Warren, where it enters tidewater. It was formerly dammed at North Appleton (Smith's Mill), and Appleton Village (McLain's Mill). At one time in the mid-1800's a canal paralleled stretches of the river from Warren to Searsmont. The river supports a healthy sport fishery and its valley is a haven for birds and animals. The river from Searsmont to Appleton Village is a popular canoeing route. For all of these features, the Maine Rivers Study rated the St. George as class AA --- outstanding statewide significance.

Pettengill Stream This stream originates near the Appleton-Searsmont line in the northeast portion of Appleton. It was formerly dammed near Proctor's Comer, forming a large lake. The dam is partially washed out, leaving a small area of open water and a large wetland of approximately 750 acres. The stream empties into the Medomak River in Union. There are three large beaver dams between Pettengill Stream Pond and the West Appleton Road.

Medomak River Originating in Liberty, the river is still a small stream in the two-mile section of it that flows through the extreme western corner of Appleton. It is rated class B and recognized to be of regional significance for its ecological and anadromous fishery value.

Dead River This quiet stream in West Appleton originates in Newbert Pond and the Cedar Swamp and flows north into the St. George River in Searsmont.

Appleton

Natural Resources

Allen Brook The headwaters of this small stream lie in Hope and the northeast section of Appleton. The brook was dammed many years ago to form the MR Pond. It empties into the northeast part of Sennebec Pond.

Miller Stream An important upper tributary of the Medomak River, this small stream originates in a pond near the southwest corner of the Cedar Swamp. It flows west through some wetlands on the west side of the Collinstown Road, then turns south to join the Medomak River just southwest of the Appleton-Washington town line.

Wetlands

Cedar Swamp (Appleton Bog) This is an area nearly three miles long and averaging nearly a half mile in width, located in the northern quadrant of Appleton. It contains the northernmost stand of Atlantic White Cedar (*Chamaecyparis thyoides*) in the country. The Nature Conservancy owns a small portion of the swamp. Newbert Pond is located near the middle of the swamp, where the Dead River begins. A small open area known as "The Pool", located on the southern edge of the swamp, harbors many unusual and interesting plant species that are found only in northern bogs.

Pettengill Stream and pond complex The second largest wetland in Appleton abuts the Pettengill Stream. It covers an area of about 750 acres on the western side of Appleton Ridge, running from the Searsmont line to the old dam southeast of Proctor's Comer. This huge marsh is a haven for waterfowl, beaver, deer, and other wildlife. The area follows the stream for a distance of four miles with an average width of 1500 feet. This wetland is still an almost untouched wilderness, and every effort should be made to preserve and protect it from future development and encroachment. The Pettengill broadens into a second, smaller wetland about three quarters of a mile downstream from the dam, and this marsh extends nearly to the Union line.

St. George River between Appleton Village and Sennebec Pond This wetland covers about 140 acres. It is more heavily populated and is less remote than others mentioned in this section. Nonetheless, this wetland is extremely important for migratory waterfowl, particularly in the spring. It is a beautiful section of river and merits serious protection from encroachment, especially from the direction of Sennebec Pond.

St. George River from North Appleton to Appleton Village The third largest wetland in Appleton lies along the middle third of the St. George River and covers approximately 400 acres. The river winds in a serpentine fashion through this wetland and what appears to be an untouched part of pristine Maine. The area supports many species of migratory waterfowl and other birds, as well as deer and other wildlife.

St. George River between Searsmont and North Appleton This is a small wetland of approximately 40 acres. It supports a fairly large beaver population along several small feeder streams and is a haven for deer and other wildlife. The beaver receive heavy trapping pressure.

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Upper Mill Pond Two beaver dams form a wetland of about 50 acres at the upper end of Mill Pond. This wetland is relatively inaccessible, even by canoe, and supports a variety of wildlife.

Allen Brook upstream from Sennebec Pond This small wetland is close to many camps and dwellings. It may be difficult to protect because of this proximity.

Harriet Brook upstream from Collinstown Road This wetland, of unknown acreage, contains important wildlife habitat, and helps to buffer part of the Cedar Swamp.

Ground Water Resources

Three sand and gravel aquifers lie in part or in whole within the town's boundaries. The most important is located just south of the town center and directly under the former town dump. The edges of two others cross over the town boundaries from Washington and Liberty (see Water Resources map). Other aquifers probably exist but have not been located. All household water is obtained from drilled and dug wells or springs. Appleton has no municipal water supply.

Threats to ground water resources

As with most municipalities, Appleton's water resources are under increasing threat from contamination. There are no known point sources (direct discharge) of contamination, but several non-point sources exist. For example, there are three underground petroleum storage tanks in town. One tank has leaked in the past, contaminating a residential drinking water supply. Another tank was the basis for a lawsuit over alleged leakage. The salt and sand pile located on the banks of the St. George River poses a threat to aquatic life in the river and will continue to do so until the new salt and sand storage shed is built. The old town dump may contain hazardous materials that could eventually find their way into ground water unless contained.

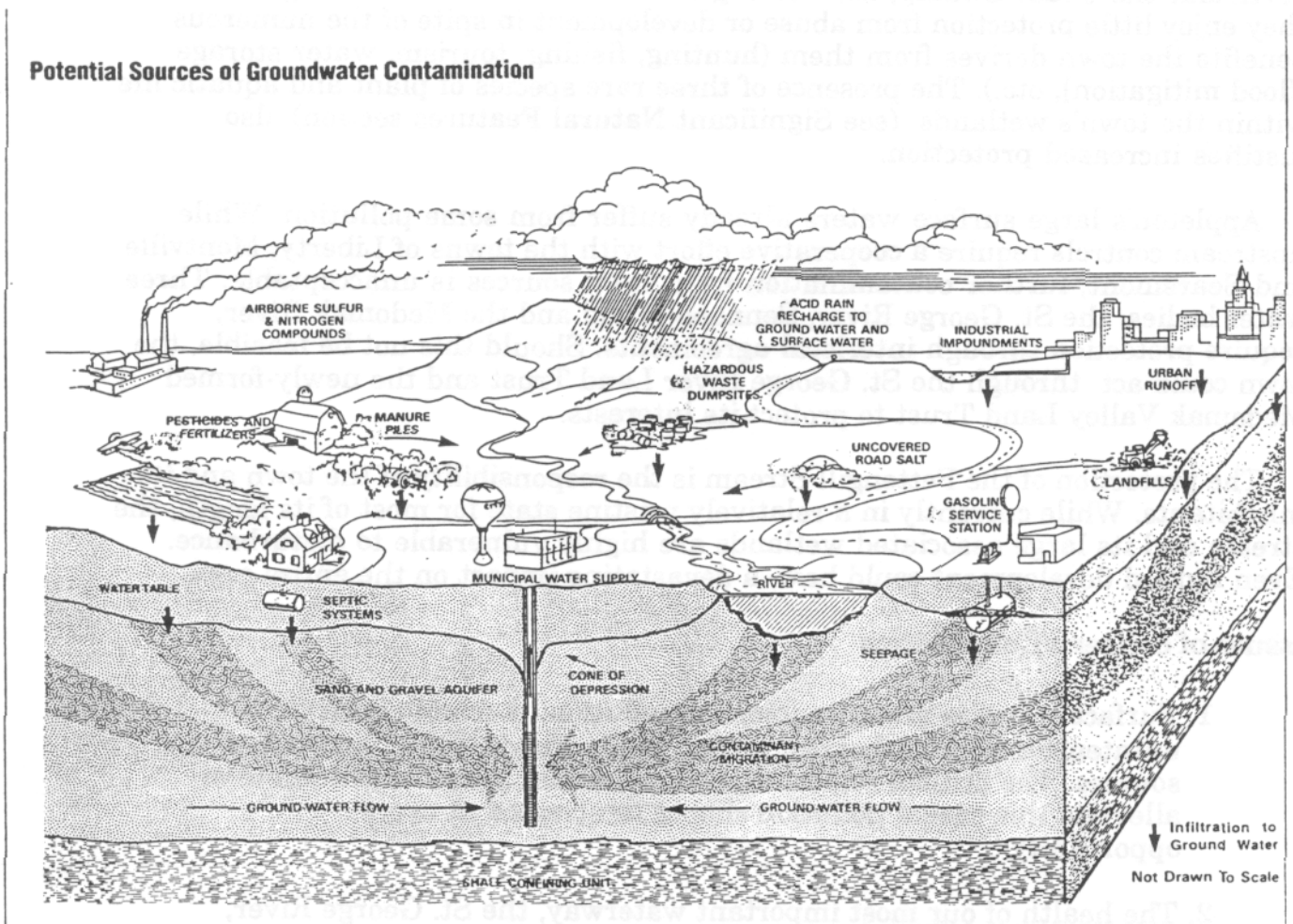
Residential discharges constitute a significant threat to Appleton's water resources, with malfunctioning septic systems the major problem area. The failure of some residents to properly dispose of hazardous and toxic materials (e.g. used motor oil and anti-freeze) may threaten local ground and surface waters.

Logging operations have a more visible impact. Heavy equipment operations in wet areas have compacted soils. Increased siltation of surface waters occurs when heavy equipment destroys gravel road culverts or transports logs across stream beds.

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Agricultural chemicals used for crop production and forest management can pollute ground water supplies even when properly applied. While many chemicals break down quickly in sunlight or in the upper levels of the soil, others break down very slowly and may leach into ground water. Misuse of such chemicals by homeowners has become more of a concern in recent times. While farmers and foresters generally receive training in chemical application safety, some homeowners may not read the cautionary label on the chemical container.



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Analysis

Current water supply and, to a lesser extent, sewage disposal systems seem adequate for the moment. However, concentration of development in certain areas, or the location of high-density housing (e.g. mobile home parks) could necessitate the installation of a water and sewer infrastructure. The Planning Board prior to approval of a development should carefully consider the high cost of installing and maintaining such systems and the issue of who will pay for them.

The various wetlands found in Appleton merit increased protection, in particular the Cedar Swamp, the Pettengill Stream and Mill Pond. Right now they enjoy little protection from abuse or development in spite of the numerous benefits the town derives from them (hunting, fishing, tourism, water storage [flood mitigation], etc.). The presence of three rare species of plant and aquatic life within the town's wetlands (see Significant Natural Features section) also justifies increased protection.

Appleton's large surface waters already suffer from some pollution. While upstream controls require a cooperative effort with the towns of Liberty, Montville and Searsmont, further contamination from town sources is unacceptable. Three water bodies: the St. George River, Sennebec Pond and the Medomak River, require protection through inter-municipal agreements. Should this not be feasible, the town could act through the St. George River Land Trust and the newly-formed Medomak Valley Land Trust to protect its interests.

The protection of the Pettengill Stream is the responsibility of the town and its inhabitants. While currently in a relatively pristine state for most of its length, the stream and its large associated wetlands are highly vulnerable to disturbance. Even limited development could have a devastating impact on the entire area.

Issues of concern/Conclusions

1. Surface water is always subject to pollution, much of which is unintentional, from homes, farms, fields, roads, mills, and other sources. The critical importance of individual action to eliminate or alleviate this casual pollution should be stressed at every opportunity.
2. The health of our most important waterway, the St. George River, depends as much on our neighbors upstream as it does on the people of Appleton. And for the same reason, we have an obligation to our downstream neighbors. Regional cooperation with regard to the river is essential.
3. Recent growth trends demonstrate Appleton's attraction as a nice place to live. Unrestricted development, especially along our beautiful ponds and streams, should be discouraged.

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4. Since protection of water resources is a long-term effort, their protection, maintenance and restoration should be a part of every child's education, and should be incorporated into the school curriculum.

5. Human disturbance (i.e. subdivisions, logging, sewage disposal) may have adverse effects on water quality, wetlands viability, municipal water infrastructure, and wildlife habitat. Every effort should be made to protect vulnerable resources and otherwise educate townspeople about stewardship of our water resources.

Ample rainfall and hilly topography with considerable forest cover provide Appleton with plenty of clean, free flowing brooks and streams. In addition, the lowlands along nearly all of the major waterways frequently broaden into wetlands whose alders, swamp maples and marshes abound with wild birds and give cover to many species of animals. These wetlands are also natural sponges for flood waters and help assure year-round flows in our streams while helping to charge the underground sources of so much of our drinking water. In short, Appleton's water is its greatest resource and thus warrants the protection such treasure deserves.

Forest Resources (*Refer to Map 7 - Land Use*)

Introduction

Prior to settlement by white people, Appleton lands were covered by forests and forested wetlands. Many "King's Arrow" pines were cut from the area in colonial times. During its logging heyday the town supported at least eight sawmills and stave mills. As the population grew the forest disappeared, and by the late 1800's Appleton's land had been largely converted to pasture and orchards.

Nature is resilient. As people moved away, trees reforested the area, and much of Appleton is again forested with a variety of hardwood and coniferous species, including Eastern White Pine (*Pinus strobus*), Red Maple (*Acer rubrum*) and Red Oak (*Quercus rubra*).

Analysis

More than half of Appleton (approximately 17,000 acres) is covered by forest, much of it mature or nearly so. Of this total, 1,243 acres (358 acres softwood, 642 acres mixed wood, 243 acres hardwood) in 31 separate parcels were classified under Tree Growth in 1989. This represents an increase in acreage of 36 percent over 1988. A few of these parcels are also classified as Tree Farms. Some small parcels have been reforested with Red Pine (*Pinus resinosa*), but figures are not available. There are no commercial sugar bushes in town, although several people tap trees for personal use. The town also owns 162 acres of forestland in five separate **parcels, three of which are located in the relatively undisturbed** Pettengill Stream/Guinea Ridge/Cedar Swamp ecosystem complex.

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Approximately 1,800 acres, or 8.5 percent of Appleton's land area, are classified as forested wetland (see water resources map). Several hundred additional acres are classified as partial forested wetland elements. These forested wetlands perform important ecological functions (water storage and filtration, provide wildlife habitat, etc.), and are often quite fragile and sensitive to human disturbance.

At least three rare and threatened plant species find refuge in Appleton's woodlands (for details, see Significant Natural Features section). The best-known is Atlantic White Cedar, found in the Cedar Swamp. This is the northernmost population of the species in its native habitat. Not surprisingly, the other two species are also found in wetland habitats. Their continued existence depends on a strong commitment of stewardship on the part of Appleton's landowners.

Many woodlot owners harvest their mature trees on a regular basis for extra income, supplying several local mills with raw materials and providing local loggers with regular employment. Appleton's forests provide raw material for over twenty sawmills in Knox and Waldo Counties, as well as for pulp and specialty mills further a field. Several persons directly employed in the forest products industry live in town. They and their families depend to some extent on the continuing viability of Appleton's forests for their livelihood.

The forestland of Appleton provides much more than economic value. Many residents and tourists derive satisfaction simply from seeing forests from the many viewpoints in town as well as from observing the various forms of life within them. Without forests to provide cover for wildlife, there would be no hunting, an activity that provides sustenance to many residents as well as attracting many hunters from away (who contribute significantly to the local economy). While providing some forage for certain wildlife species, large clear-cut have a tendency to fragment populations of plants and animals dependent on forested habitats, thereby reducing reproductive opportunities (hence genetic diversity). Many species of plants and animals also require mature forests to complete at least part of their life cycles. Most importantly, the forest serves as a vast buffer system, absorbing rain and snow, filtering it, and releasing it in controlled quantities. Without its forests, Appleton would be a very unattractive place to live.

Much of Appleton's soils are classified as moderately to highly productive in terms of wood production (e.g. Tunbridge, Lyman, Peru, Marlow, and Boothbay series) and could yield significant outputs of wood on a sustainable basis if managed properly. However, some soils cannot support commercial forestry operations or timber should only be harvested during certain times of the year. While the recently enacted Maine Forest Practices Act addresses very large clear-cut, it does not address to any extent issues of logging on steep slopes, fragile soils, and in wetlands, nor does it address the question of maintaining biological diversity. Certain areas, such as the Cedar Swamp, have other values (e.g. scientific, recreational, etc.) or legal restrictions that would preclude their use as commercial forest.

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The selection method and "selective cutting"

Many loggers like to use the term "selective cutting" to describe their approach to logging. This often confuses landowners, who think this practice will improve the quality of their woodlot while simultaneously providing quick income from the sale of their timber. Nothing could be further from the truth. Selective cutting is a euphemism for high-grading, an operation in which the best trees are cut and the worst left behind, leaving a stand that is unproductive and of little value. The term has no basis in sound silviculture.

What landowners probably have in mind is the "selection method", a silvicultural system in which individual trees or small groups of trees are harvested with minimal damage to the residual forest. Trees with poor form or those that are likely to die before the next harvest are cut, while the most valuable and vigorous trees are left to develop. The selection method, when properly practiced, can yield regular income from a woodlot while perpetuating forest cover and providing a healthy forest for one's heirs.

Issues of concern

The forest resources of Appleton have come under increasing threat in the past decade. Not all forest landowners have a sense of stewardship for their land and clear-cut large tracts with little regard for regeneration or soil protection. A recent phenomenon involves clear cutting large woodland parcels followed by subdivision into residential lots. Such practices constitute the greatest threat to the viability of Appleton's forests as biological reservoirs and as a sustainable economic resource.

Appleton's forests are a microcosm of what is happening in the State of Maine. While some woodland owners manage their properties very well, others, either through lack of information or design, have clearly mismanaged their land. Some woodland owners do not manage their land at all, preferring to let Nature take her course. Some forests are highly productive, and will continue to be so if properly managed. Other woodlands, particularly those classified as forested wetlands, serve important ecosystem protection roles that exceed their value as resource production areas. Appleton also has an important responsibility in the protection of at least three rare plant species that occur in its forestlands.

Forest management is a long-term responsibility. Our acts today will bear heavily on the kind of land our descendants will inherit from us. It may well be that our collective responsibility to future generations transcends certain issues of current individual rights. In formulating its forest policy, Appleton's residents must ask themselves certain questions, and they must think carefully of the consequences of their decisions. Some of the questions are as follows:

1. Does the town value its forests? If so, for what values (recreation, timber, wildlife, etc.), and in what mix?

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2. What can the town do to encourage better management of its forests so as to maintain or improve the forest products sector's share of Appleton's economy?
3. Should soils rated highly-productive for timber production be protected from non-forestry related development? What measures other than Tree Growth classification would protect these forests? Will Tree Growth classification alone suffice to protect the forests?
4. What measures should the town take to ensure the protection of forested wetlands, particularly those with significant value as wildlife and/or rare species habitat?
5. If the town permits unregulated development of its forestlands, are residents prepared to pay the costs of rural fire protection, including improved roads and permanent water supplies? Are they willing to bear the loss of economic and other benefits of productive forests as previously discussed?

Soil Resources (Refer to Map 4 - Soils)

"Soil decadence is usually followed by social and political decadence."

--Jacob G. Lipman, former President,
Association of Land Grant Colleges, **1943**

Introduction

The nature of an area's soils define in large measure that area's productivity and potential. While engineers and bulldozers may alter the surface, they cannot escape the realities defined by the underlying soil. Soil is not a renewable resource in the human perspective; therefore, its management and protection merit serious consideration by its current users.

Analysis

Twenty-three different soil types are found in Appleton, although five types predominate. They are, in order of predominance:1

--Lyman-Rock Outcrop-Tunbridge Complex; --Peru series soils (e.g. Peru Fine Sandy Loam); --Tunbridge-Lyman Fine Sandy Loam; --Marlow Fine Sandy Loam; and --Boothbay Silt Loam.

See Table 1 for a summary of their characteristics.

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Table 1: Characteristics of the five main soil types found in Appleton

Soil Type	Agricultural Potential	White plus Site Index	Depth to Bedrock	Depth to Water Table	Building Site Constraints	Septic Tank Constraints	SDA-SCS Potential Ratings
Lyman-Rock Outcrop-Tunbridge Complex	Low	57-75	840"	A'	Depth to Bedrock; Slope (LrE)	Depth to Bedrock; Slope (LrE)	0-67
Peru Seri" Sails	Low-Medium Stony	67	<01	Perched 1.5-2.6 Nov-May	Wetness; Frost Heaving	Wetness Slow Percolation	69-84
I Tunbridge Lyman- fine sandy loam	Pasture	57-75	8-40"	>9	Depth to Bedrock; Slope (TrC,TrD)	Depth to Bedrock; Slope (TrD)	40-88
Marlow-fine sandy loam	Low-High Depending on slope, stones	66-72	cw	Perched 2-3.51 Mar. Apr	Wetness (some types); slope (MrD,MsD)	Slow Percolation; Slope (MrD,MsD)	28-84
Boothbay not loam	Medium-High (except on slopes) some crops pasture/hay	65	<60"	Seasonal 1-2' Mar-May	Wetness; Frost Heaving	Wetness; Slow Percolation	60-68

Source: USDA-SCS, Soil Survey of Knox and Lincoln counties, Maine, 1987

For a complete description of these and other soils found in Appleton, the reader should refer to the "Soil Survey of Knox and Lincoln Counties Maine", a USDA Soil Conservation Service (SCS) publication available at the SCS/ASCS office in Warren free of charge or at the Appleton Town Office.

The SCS has also developed a rating system that ranks different soil types according to their potential for development (see soils map phase II or refer to Map 9 in Appendix). According to this ranking system, approximately fifty percent of Appleton's soils have "medium" development potential. Soils ranked "very low" occupy just over twenty percent of the area; those ranked "low" cover slightly less than twenty percent; and one soil type ranked "high" (Tunbridge-Lyman Fine Sandy Loam) occupies fewer than ten percent of the area. This soil just barely attains the "high" classification, and would be classified as "medium" in Waldo County.

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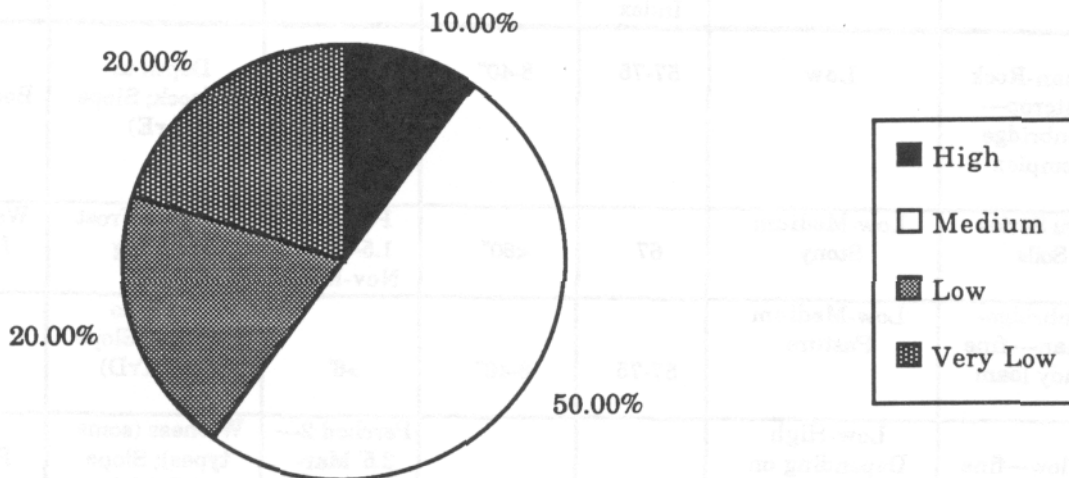
Soil Rating for Development

Some explanation regarding the ranking system is in order. First, it must be emphasized that all of the soils found in Appleton present some sort of constraint to development, and that the ratings serve only as a guide. Second, the soil ratings should not be considered apart from other factors, such as slope, wetland classification, shoreland zoning, and so on. Third, knowledge of a particular soil's rating does not do away with the need for individual site analyses.

Table 2: Soil Characteristics of Development Potential Ratings

Rankin	Principal Characteristics
High	Low slope (3--8 percent); Medium-high agricultural productivity; very high forest productivity; shallow soils limiting for building sites and septic systems.
Medium deep soils; good	Low-moderate slopes (<15 percent); relatively agriculture and forest productivity; seasonal wetness limits septic system installation.
Low	Moderate to steep slopes (>8 percent); shallow soils; if low slope has seasonal high water table; generally high forest productivity; will not support dense or moderate development; high value for resource production and watershed protection.
Very Low soils with poor	Either very steep slopes (>15 percent) or hydric drainage; primarily located in wetlands (Sennebec Pond inlet; St. George River oxbows; Cedar Swamp; Pettengill Stream); very high value for watershed protection; productive for forestry, but severe limitations on equipment.

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Analysis of Appleton's soils presents a fundamental dilemma. The best soils for development are generally those that have high values for other uses, such as agriculture and forestry, or are located in areas with high values for wildlife habitat, watershed protection, and scenic views (e.g. Appleton Ridge). Location of housing developments (or incremental individual housing construction) or commercial areas would generally preclude these other uses. The town will have to decide how best to allocate such lands between these competing uses.

The lack of "highly-developable" soils dictates the need for low housing densities in Appleton. Very few areas are suitable for high-density development without the installation of central sewage disposal systems.

It is worth reiterating that soil characteristics alone are not sufficient for evaluating a given site's suitability for development. All other factors: slope, proximity and character of water resources, wetlands and wildlife habitat, resource production areas, scenic views and so on, must be considered when identifying residential and commercial development areas in the town.

Issues of concern

1. The best soils for agriculture and forestry are also the most "highly developable" soils. Development and forestry and agriculture are highly incompatible land uses.
2. Development on unsuitable soils may cause serious erosion and/or water pollution due to inadequate septic systems.
3. High-density development may be especially unsuitable in many areas of town without the creation of expensive municipal infrastructure or other costly engineering.
4. Logging operations utilizing heavy equipment on soils subject to compaction or on wet soils will often permanently or indefinitely damage the productive capacity of these soils.

Significant Natural Features (Refer to Map 8)

The Cedar Swamp, also known as Appleton Bog, is a forested wetland of approximately 630 acres situated in the northeastern quadrant of town. Designated as a National Natural Landmark by the USDI National Park Service and registered as a Critical Area by the State of Maine, the bog contains the northernmost stand of Atlantic White Cedar in its native range. A portion of this is considered to be a virgin stand. The Atlantic White Cedar, once widely distributed along the Atlantic coast from Maine to Florida, is now uncommon to rare in New England. The Cedar Swamp itself is a rare natural community and it is especially prized because it has suffered little disturbance. The presence of a rare pondweed (*Potamogeton confaroides*) that reportedly grows in Newbert Pond (within the boundaries of the Critical Area) adds to the significance of the Appleton Bog. The pondweed is found in only four other locations in the state. Its seeds provide an important food source for migratory waterfowl.

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Bogs serve a noteworthy ecological function, acting as a sponge to collect, absorb and purify runoff water. They are also a unique and fragile ecosystem, extremely sensitive to disturbance. Species that occur at the limits of their range, such as the Atlantic White Cedar, along with their ecosystems, have immense value as study sites and as indicators of environmental change.

While the Appleton Bog is widely recognized for its resource value and vulnerability to disturbance, it currently enjoys no legal protection. Ownership of the area is largely in private hands although a small parcel is owned by The Nature Conservancy. As a result of the Emergency Wetlands Resources Act of 1986, the U.S. Fish and Wildlife Service recently identified the bog as one of nearly 850 wetlands in the northeast meriting priority for concerted efforts to gain long-term protection.² Locally, Appleton Bog has been listed as an 'action' area for priority protection efforts by the Georges River Land Trust.

Among numerous scenic areas in town, the Appleton Ridge Road has been recognized by the state for its scenic value and is listed in its Natural Areas Inventory. The Ridge, which extends across town from the northeast to the southwest, is prized both for its own natural beauty and for the spectacular views it affords of the St. George River valley and Appleton Bog. It receives a great deal of local and tourist traffic for these reasons. Increasing, scattered and unregulated development along the Ridge and within the scenic views of the Ridge will significantly degrade this highly-appreciated aspect of Appleton.

Appleton is also the home of a rare freshwater mussel, the swollen wedge mussel (*Alasmidonta varicosa*), found in the St. George River near North Appleton and identified by Maine's Natural Heritage Program. Freshwater mussels serve an important role in aquatic systems and are an indicator of overall water quality. The St. George River is also noted for its ample supply of freshwater fish such as large and small mouth bass, brown trout, brook trout and pickerel. As such it is rated as a high value river for fisheries and attests to its current good water quality. Pollution and watershed disturbances that cause siltation are the major threats to freshwater fauna and protection efforts must therefore extend beyond the towns boundaries.

Maine's Department of Inland Fisheries and Wildlife (DIFW) has also mapped and rated several areas as significant wildlife habitat, including seven deer wintering yards (refer to Significant Natural Features Map). In fact, any of the large undisturbed areas, but especially those surrounding wetlands, have great value as prime wildlife habitat. Many wildlife species, birds as well as mammals, require large and diverse territories to provide adequate year-round feed, cover and breeding grounds. Appleton's forests currently shelter a healthy diversity of large and small animals. Loss of species diversity can have untold effects, including the overabundance of certain 'pest' species. It is worth keeping in mind, then, that fragmentation of territory and habitat disturbance are the principal causes of species decline.

² Money for state acquisition for protection of the bog could be available through federal Land and Water Conservation Fund appropriations.

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Significance of Rare Species

In 1973, the U.S. Congress passed the Endangered Species Act to protect rare, threatened or endangered plant and animal species. The value and importance of these species is not always understood, and there has been much debate over this issue.

Species become rare or endangered for a variety of reasons, some of which are more obvious than others. In most cases, the decline or disappearance of a species, whether gradual or abrupt, acts as an indicator of overall environmental health or a change in environmental conditions. For example, the recent decline of many eastern songbirds led biologists to more fully recognize the extent of tropical rainforest destruction in the birds' wintering ranges. The disappearance of certain freshwater aquatic species provided important information in the identification of the problems of acid rain.

The continued existence of rare species and their natural habitats helps us to monitor present environmental conditions and also provides an important link to understanding the past and changes that have since taken place. Many plant and animal species hold as yet undiscovered economic benefits for man in the form of medicines, food stuffs or industrial additives. Perhaps most important, however, is the support which each individual species contributes to the structure of a complex web of plant and animal populations and their interactions. It is this web that provides the essential support for all life; eliminating even a single strand weakens the total structure and eventually can have terrible consequences.

Wetlands provide important stopover points for migratory waterfowl in addition to offering nesting grounds for year-round and summer residents. They also serve an essential and often overlooked function as watershed protectors in allowing for ground and surface water recharge, water purification, nutrient processing and flood control. At a time when the number of wetlands and waterfowl habitat has been drastically reduced on a national level, Appleton's undisturbed wetlands with their surrounding mature forests gain increasing importance.

While the recently enacted Shoreland Zoning Act offers some protection to wetlands and therefore the species that frequent them, it does not guard against fragmentation of habitat. Along with the forested wetlands of the Appleton Bog, the Pettengill Stream watershed (including the Pettengill Bog), the Null Pond, and the section of the St. George River from Rt. 105 in North Appleton to the Village center all merit significant protection efforts.

Encroaching development which chips away both at the edges and in the interior of Appleton's large natural areas threatens to disturb the integrity of these areas. Without careful management this fragmentation will greatly reduce not only the current natural value of these large parcels but also their long-term viability. As previously discussed, disruption and destruction of significant **wildlife habitat areas will result in, among other things, decreased abundance**

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and diversity of wildlife species. This, in turn, could adversely affect hunting, fishing and the enjoyment of other outdoor recreational activities. Disturbances that increase sedimentation of wetlands will significantly inhibit their ability to provide essential watershed protection functions for man and animals alike. Threats to wetlands and surrounding upland forested areas include both commercial and residential development, road and driveway construction and unseasonable or unsound logging activities.

Ideally, the town should set aside several large tracts of land to remain undisturbed by residential or commercial development. These undisturbed areas would include those Critical Natural Areas as designated by the state, which could enjoy special protection and be designated as limited use. Certain portions of the protected areas could also be managed as a wildlife refuge. Other areas within the 'protected zone' could be designated for resource production (i.e. timber harvesting) and/or recreational use.

Realistically, the best method of protecting natural resources in perpetuity is to acquire ownership or to encourage owners to grant conservation easements for the concerned properties. In the absence of monies for such acquisitions, or perhaps while purchase is being negotiated, preventative actions through education and regulation should be pursued to reduce threats to wetlands, significant wildlife habitat, scenic areas, or other priority protection areas.

Issues of Concern

1. Fragmentation and disruption of significant wildlife habitats with resulting loss of species diversity.
2. Disturbances to wetland areas and surrounding uplands that reduce function as watershed protection.
3. Loss or **disruption of scenic views (and public access to them) would decrease the quality of life in Appleton.**
4. The local extinction of rare species is possible through thoughtless actions of landowners and others. Protection of habitats containing rare species should be actively pursued.

Topography (Refer to Map 2)

Appleton's topography can best be described by the word "rugged". With two major river systems and several steep-sided ridges cutting from southwest to northeast and several swamps covering much of the flat ground, there is very little easy ground in town. It will be evident from the slopes and shoreland zoning maps and the following discussion that such rough topography poses severe constraints to large-scale housing developments. Most so-called developable land was developed long ago.

A series of ridges divide Appleton into two watersheds. Its low point, 88 feet mean sea

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located northwest of Sprague Cemetery on Appleton Ridge at 652 feet msl. The Medomak River exits the town at approximately 200 feet msl. Between the high point and these two low points, there are many ups and downs.

Appleton Ridge dominates the town's landscape. It is visible from most points in town. "The Ridge", as it is known, in conjunction with Guinea Ridge divide the St. George and Medomak River watersheds. It affords excellent views in all directions due to its bald nature.

The free-flowing river channels and ridge tops composed the primary traditional travel corridors. Numerous swamps constituted the principal barriers to travel, and most traditional ways avoided these where possible. Routes connecting ridge top and river generally plunged directly from one to the other along subsidiary ridges. While the river is no longer used for transportation purposes, Appleton's road network does not differ much from the old days.

Until recent years housing also followed traditional patterns (see the Land Use section for a more detailed discussion), that is, people built primarily in areas with an existing community (e.g. Appleton Village) or along principal thoroughfares. Lately this pattern has changed somewhat, with new homes often appearing on less suitable sites (e.g. abutting swamps and steep slopes).

Issues of concern

1. Lack of attention to existing topographical constraints during road, driveway and home siting increases environmental damage and safety hazards.
2. Planners must consider the need to preserve flatter lands for agricultural use, while also ensuring adequate protection for areas with steep slopes.

Mineral Resources

Inventory and Analysis

History and recent findings indicate that Appleton's lands do contain mineral deposits. They include limestone, zinc, lead and copper in addition to sand and gravel. Only sand and gravel are mined on a commercial basis at this point in time.

Several limestone quarries existed in North Appleton during the 1800's. A lime kiln operated at this time on the Peabody Road. As limestone has value both in the agricultural sector and the construction industry, these deposits may again become viable for exploitation.

The southeastern portion of Appleton (generally southeast of Allen Brook) apparently contains deposits of zinc, lead and copper. About twenty years ago several residents leased the mineral rights to their properties in this area. No exploitation occurred, and

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At least three sand and gravel pits currently operate in Appleton. Undeveloped gravel deposits exist in other parts of town, including West Appleton. Sand and gravel deposits are prime locations for aquifers. One important aquifer in the center of town suffered severe depletion from sand and gravel extraction in the past.

The Bucksport Formation's metamorphic gneiss constitutes Guinea Ridge's bedrock. Stones from this area make excellent stone walls, making the area popular among those who profit from the theft of stone for the landscape business. On at least one occasion landowners have had to defend their stone walls at gunpoint.

Appleton's mineral ore resources are clearly not of major importance, or they would have been developed long ago. At current prices, it is cheaper to mine and refine many mineral ores in developing countries and ship them to the U.S. than to mine them in this country. Any mining development that might occur in the area would also have to pass through a permitting process that increases the up-front cost of an operation. Requirements for site restoration, when enforced, also increase the cost of an operation.

The only way for a mining operation to be 'economical' is for the mine operator to avoid as many costs as possible by passing them on to local residents or imposing them on the environment. These costs include, but are not limited to:

- burdens on municipal infrastructure, particularly roads;
- the social impacts of the 'boom and bust' nature of mining, including unemployment, crime, large fluctuations in school populations and population displacements;
- ground and surface water pollution from refining and tailings, air pollution from dust, and noise pollution from machinery; and
- reclamation of mined land for alternative uses (mined land is never truly restored").

Proposed mineral ore extraction operations in the towns of Union and Warren have generated much controversy. Appleton will probably not be immune to this controversy. Current and proposed state mining rules do not appear to be adequate to protect towns from the negative impacts of mining. Given past performance and present financial constraints, the state may not be able to enforce its rules as well.

It would be in the town's best interest to anticipate a situation similar to that in Warren and Union and develop its own guidelines. Given the possible effects of mining operations both on adjacent properties and far beyond mine boundaries, mining is clearly an activity that requires the approbation of the entire community after careful consideration of all the associated costs and benefits.

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Issues of concern

1. Unregulated mining activities have a deleterious effect on the local and regional environment.
2. The environmental costs of mining are rarely, if ever, factored into economic analyses of the activity, thereby exaggerating the economic benefits obtained.
3. Restoration of a site following mining has never been a major concern of mining companies.
4. The social costs of mining are generally ignored.

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Appleton

Natural Resources

Goals, Policies and Implementation Strategies:

Goal I

Create incentives for large landowners, farmers, and woodlot managers to maintain the integrity of their holdings and protect them from development.

Policies:

1. Educate and encourage large landowners to place their lands in **Tree Growth, Agriculture, and/or Open Space classifications** and to manage the lands accordingly.
2. Create a property tax rate structure that encourages large landowners to retain their holdings in an undeveloped state, while simultaneously creating a mechanism for conservation easements on large tracts of open space within subdivisions.
3. Educate and encourage large landowners about the potential tax benefits associated with donations of property or conservation easements to various non-profit land trusts.

2,

To protect and improve the quality and manage the quantity of the town's water resources, including lakes, aquifers, great ponds, wetlands and rivers.

Policies,

1. Acquire the financing necessary to immediately close the former town dump according to state standards in order to protect the town's largest known aquifer.
2. Create protection agreements with towns sharing the Town's known aquifers, wetlands and watersheds. Priorities include maintaining and/or improving the water quality, fisheries and scenic beauty of the St. George River system and obtaining public access rights to Sennebec Pond.
3. Update the current Shoreland Zoning Ordinance, amending it to protect interior wetlands and identifying district types for currently undesignated shoreland districts.

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4. Ensure compliance with Section 404 of the U.S. Clean Water Acts, the Maine State Natural Resources Protection Act, and the Town's Shoreland Zoning Ordinance through education and enforcement.
5. Identify existing uses that threaten ground and surface water resources, monitor them on a regular basis, and require clean-up and/or mitigation where necessary. Take measures to reduce salt pollution from roads and phosphate pollution from fields, roads and residences.
6. Identify existing faulty septic systems; encourage landowners to take advantage of cost share programs to bring systems up to code.

Goal 3:

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

Policies:

1. See policies for Goal 1 above.

Gull

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

policies:

1. Educate landowners about the State Forest Practices Act and Best Management Practices guidelines and encourage compliance with the Act.
2. To place particular emphasis on encouraging landowners to place their land in Agriculture and/or Tree Growth classification.
3. See policies for Goal 1. See also Land Use section.

Goal 5:

To protect rare or endangered plants and animal species, their habitats and rare natural communities, from development which threatens those habitats, and to ensure that no species of plant or animal currently found in Appleton is made locally extinct by habitat destruction, overexploitation or other avoidable causes.

This section of the law regulates the filling and dredging of wetlands.

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Policies:

1. Create incentives for owners of endangered, threatened or rare species habitat to preserve these lands from development and to avoid uses that would destroy such habitat. Educate large landowners about the habitat requirements of plant and animal species that depend on mature forest to complete part or all of their life cycles.
2. Ensure compliance with the Endangered Species Act of the United States and the Maine Endangered Species Act.
3. Establish a liaison between such landowners and the various land protection organizations currently active in the area (The Nature Conservancy, George's River Land Trust, Medomak Valley Land Trust, etc.)

Goal 6,

To create and protect an ecological preserve and recovery area, constituting at minimum the Cedar Swamp (with buffer), part of Guinea Ridge, and the environs of Pettengill Stream, and consisting of at least 5,000 acres, from incompatible development and resource extraction.

Policies:

1. See policies for preceding goal.
2. Educate landowners within the designated area as to the importance of this area and the severe negative impacts of even minor disturbances.
3. Trade town-owned properties located outside the designated area for properties within the designated area. Investigate and pursue the possibilities for purchase of properties by various private, state, or federal agencies.

Goal 7:

To allow no further destruction of significant wetlands [i.e. >10 acres], including forested wetlands, and to permit no net loss of wetlands within the town.

Policies,

1. See policies for Goal 2.
2. Any action resulting in the destruction of wetlands less than ten acres in size should be mitigated by the creation of new wetlands within the Town and near existing wetlands larger than ten acres.

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3. Educate appropriate landowners and townspeople in general about the benefits and importance of wetlands and activities that are compatible or non-compatible with their presence.

Goal ⁹⁰

To prevent destruction of the town's environment due to mineral extraction.

Policies:

1. **Require all new sand, gravel and mineral extraction enterprises** to submit an assessment of environmental impact prior to commencing or expanding activities.

2. Require all new sand, gravel and mineral extraction enterprises to post a cash bond sufficient to cover restoration of the site to native vegetation following cessation of activities.

1. Appointment of a property tax reform committee, composed of one or more elected officials, members of the budget committee, conservation committee and planning board, and townspeople from a broad spectrum of backgrounds. This committee's sole purpose will be to examine and propose alternative property tax structures that will encourage large landowners to maintain the integrity of their holdings.

2. The conservation committee will be charged with the responsibility of carrying out the educational functions described in the policies section.

3. The Planning Board and Code Enforcement Officer will carry out all requirements as laid out in future ordinances as described in the policies section after being voted on and enacted by the townspeople.

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Natural Resources

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