

NEWRY COMPREHENSIVE PLAN UPDATE



SECTION I

**A Vision for Newry
Goals, Policies, Strategies
Future Land Use Plan
Regional Coordination
Capital Investment Plan**

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**PREPARED BY
NEWRY COMPREHENSIVE PLAN COMMITTEE**

NEWRY COMPREHENSIVE PLAN UPDATE

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Newry Comprehensive Plan Update Planning Issues, Goals, Policies and Strategies

Introduction

The Comprehensive Plan is presented in two sections. Section I presents a vision for Newry, and town goals, policies and strategies. Section II presents the inventory and analysis or information about the past, current and future characteristics of Newry. The purpose of the Plan is to serve as a guide for the community and town officials as they make decisions about the future of Newry. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Newry changes over time.

This Plan is the result of the efforts of the Comprehensive Plan Committee and the citizens of Newry that provided ideas during the planning process. The Newry Comprehensive Planning Committee through its meetings and input at public forums has identified a number of planning issues that it believes deserve consideration in Newry's comprehensive plan.

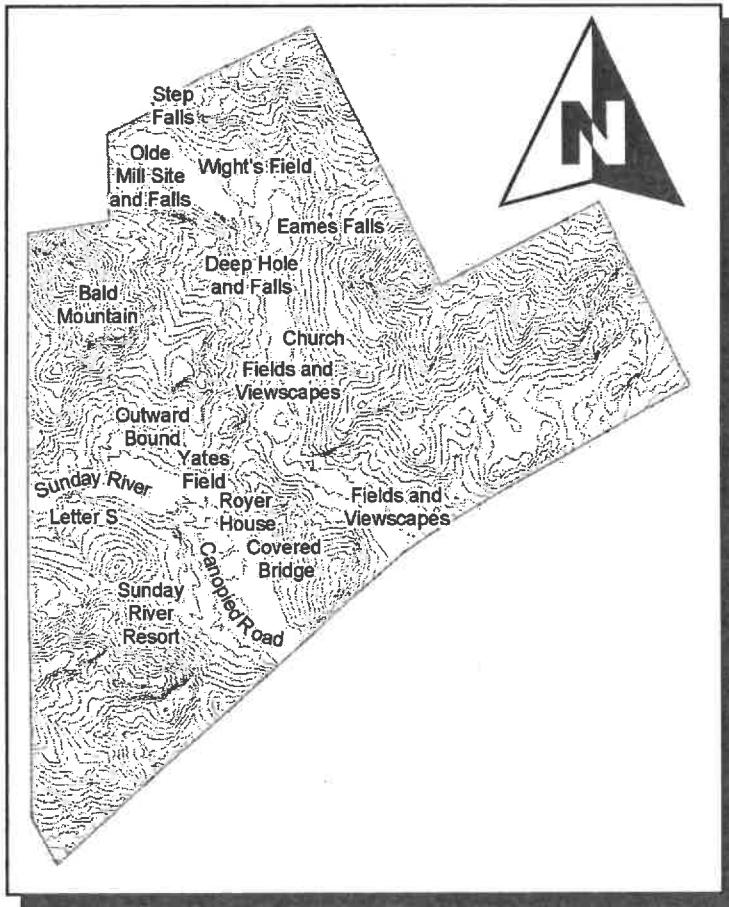
Strategies or actions to carry out the plan have been identified as short-, mid- or long-term. This refers to the time frame that the plan recommends actions to occur. Short-term actions should occur within one to two years of plan adoption, mid-term three to five years from plan adoption and long-term six to ten years from plan adoption. Those that should be responsible for undertaking the strategies are also identified.

A Vision for Newry - Based on Town Visioning Session of April 22, 2002

Newry is a great place to be outdoors. It is set in the Western Mountains along two valleys running alongside the Bear and Sunday Rivers. It has forests and valuable minerals like tourmaline. It has beauty and peace and quiet. At the same time it has world-class skiing. It has snowmobiling, hiking, hunting, and swimming.

The wide outdoors brings with it breathing space for the individual. People can choose their own lifestyle and pursue their own interests. This is why such a small Town has such a diversity of talented people and is part of such a vibrant school system. The combination of natural beauty, outdoor recreation, and individual talent makes Newry a great place to live.

Newry Special Places



The character of Newry is reflected in its special natural and cultural features. The Sunday River Resort is the most prominent. It dominates the southern Sunday River Valley. Across the way is Bald Mountain. A tree-canopied road snakes along the Sunday River valley floor and passes a covered bridge along the way. The Valley has the Hurricane Island Outward Bound School, the Letter S, the Yates field, and Royer House.

In the next valley over, separated by a mountain, is the Bear River Valley. A drive along Route 26 reveals peaceful fields and spectacular views of the surrounding mountains (especially from Davis's Field and Wight's Field). The Bear River flows over numerous waterfalls and into several holes on its way south, including the Deep Hole and the Olde Mill Site and Falls. The church lies in the heart of the Bear River Valley.

These are the special places that embody Newry's identity.

The Future Newry

Newry's future is deeply intertwined with the Sunday River Ski Resort, the Outward Bound School, and surrounding communities.

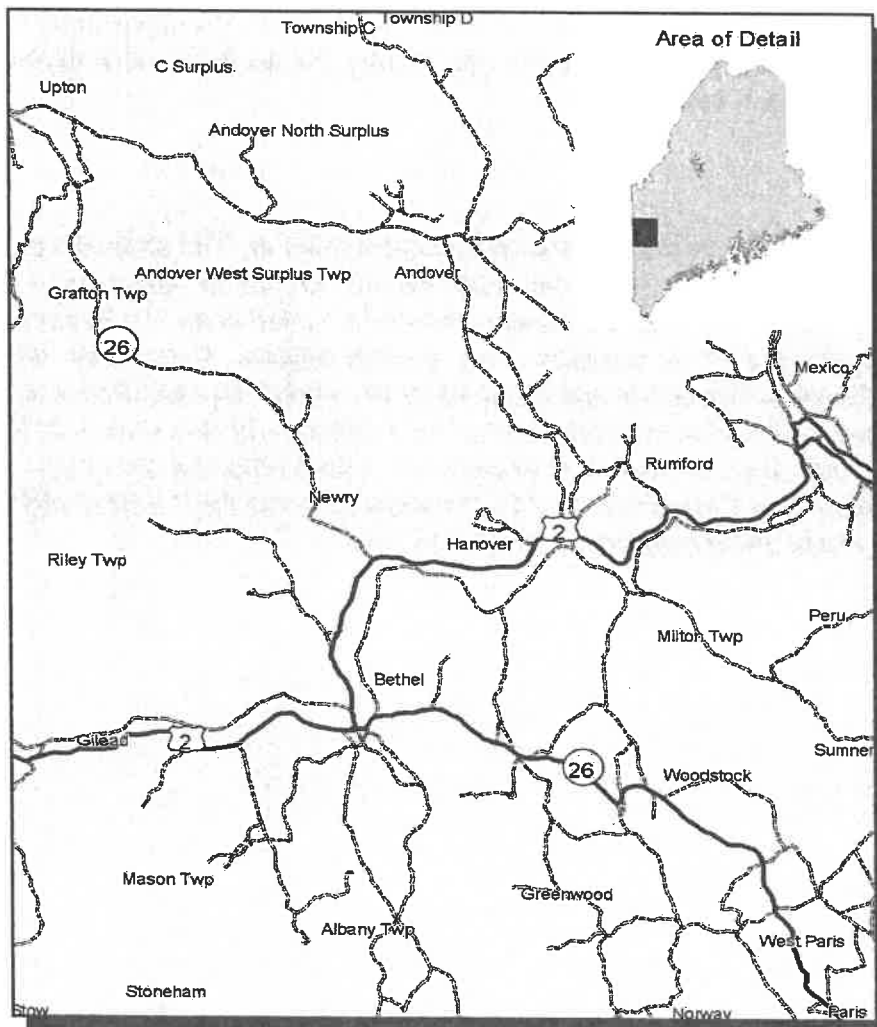
The Sunday River Ski Resort is the Town's dominant business. In ten years the resort plans to double the number of skiers, expand trails and lifts, build a new golf course and tennis courts, add a new hotel, add an amphitheater and health club, double the number of homes and condominiums (in its existing village), and expand recreational activities such as tubing and snowboarding, as well as cultural activities. The Sunday River Resort will be better connected to users from Boston, Canada, and overseas; and it will be used for more months of the year. The Resort will, as a result, be an even more important source of tax revenue to the Town.

The Town of Bethel will remain Newry's commercial and service hub, and Newry will keep development small-scale, locally-owned, and rural. Newry will work with the Sunday River Resort to create improvements to the access road or alternative access into the Sunday River Valley in order to improve emergency access to the ski area.

The Hurricane Island Outward Bound School is the second key influence on Newry's future. The school will expand its season through offerings of short adult courses. It will link with more remote sites in Canada. It will continue to provide search and rescue services to the region, and to maintain hiking trails. The Town shares the School's desire that the area retain its rural wilderness character overall. The Town will work with School representatives to create The Loop Trail in a way that doesn't infringe on the property rights of the people living in the community.

Because Newry plans to remain rural with a small town character, it must partner with surrounding communities to provide essential services. The Town already works with its neighbors to provide

fire, education, and solid waste services. In the future Newry will also cooperate with neighboring towns to provide emergency services and regional economic development services. In the regional economy, Newry will remain a rural area for recreation and residential life, while Bethel will be the service center for shopping and groceries although residents will continue to travel to Norway, Rumford and New Hampshire for goods and services.



Houses in the future Newry will be as diverse as the people who live here. There will be affordable housing for people who work on the Mountain or at Outward Bound.

At the Sunday River Ski Resort, a new resort type village development might occur.

The Bear River Valley should remain residential and agricultural. A bike trail or lane should be added along Route 26.

Businesses in the future Newry will be small-scale, locally-owned, and fit into the natural environment. Examples include a family restaurant, a wood products business, a computer-based business, or expanded farming and forestry.

The Newry Community

Newry today is a blend of the old and new, and in the future it will continue to be so. There will be more people coming from the outside to live near the Sunday River Resort in the new housing, and at the same time there will continue to be year-round people whose families have lived here for generations, many along the Bear River Valley. New development contains dangers such as high land and housing costs and a loss of rural character. At the same time it creates the opportunity for new businesses and a richer community life. It is the opportunity for an even more diverse community in the future that this vision builds upon.

Implementation of Plan

The value and success of the comprehensive plan depend on its implementation. Therefore, the plan sets forth an implementation program that identifies what actions should be taken, who is responsible and a time period that in which specific action should be undertaken. To begin the process, the selectmen should appoint a standing Plan Implementation Committee with representation from both the Board of Selectmen and Planning Board whose responsibility would be to oversee plan implementation. The Plan Implementation Committee would also work with the Planning Board in developing ordinance provisions recommended in the Comprehensive Plan. A second role of the Plan Implementation Committee would be to annually assess the Comprehensive Plan with town officials and boards and recommend needed revisions.

PLANNING AREA: Historic and Archaeological Resources

State Goal: **To preserve the State’s historic and archaeological resources.**

Town Goal: **To identify and protect Newry’s historic and archaeological resources.**

Town Policy

To encourage the maintenance of historic buildings and sites within the town.

To assess the impacts of development that could threaten known archaeological sites.

Implementation Strategies

Amend ordinances to contain provisions to minimize negative impacts created by development or other land use upon documented historic buildings and sites.

Responsibility/Time Frame: Planning Board/Short

Develop an educational program for owners of historic properties in techniques to maintain historic values.

Responsibility/Time Frame: Bethel Historic Society/Short

Amend ordinances to include standards to be used by the planning board to consider the impacts of proposed development on archaeological sites listed or eligible to be listed on the National Register of Historic Places.

Responsibility/Time Frame: Planning Board & Historic Society/Short

PLANNING AREA: Economic Development

State Goal: **To promote an economic climate which increases job opportunities and overall economic well-being.**

Town Goal: **To promote an economic climate which increases job opportunities and overall economic well-being.**

Town Policy

To encourage additional business development within the Town.

To provide for commercial and industrial land uses.

To encourage the development/expansion of recreational and tourist related businesses.

To promote continuation of traditional forest and agricultural practices.

To allow home-based occupations in all areas of the community.

To maintain the characteristics that attract seasonal home owners and transient visitors.

To participate in regional economic development approaches.

Implementation Strategies

Review the Unified Development Review Ordinance to determine if specific suitable locations for commercial and industrial development should be designated.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to define home occupations and workshop type operations and allow such use in all areas if they will not cause disturbance to neighboring property.

Responsibility/Time Frame: Planning Board/Short

Partner with private businesses and organizations to organize and promote recreation and tourism activities.

Responsibility/Time Frame: Selectmen/Short

Participate in regional efforts that are designed to improve the regional economy.

Responsibility/Time Frame: Selectmen/Short

PLANNING AREA: Housing/Affordable Housing

State Goal: **To encourage and promote affordable, decent housing opportunities for all Maine citizens.**

Town Goal: **To encourage and promote affordable, decent housing opportunities, for all current and anticipated residents, especially those with low to moderate incomes.**

Town Policy

To address the affordable housing needs of town residents.

Seek to achieve 10% of new year-round residential development to meet affordable guidelines.

To allow mobile home park development in appropriate locations.

To allow the conversion of larger single-family homes to multi-family.

To work with surrounding communities to develop a regional approach to address affordable housing needs.

To assure new construction and major renovations comply with minimum construction and safety standards.

Implementation Strategies

Amend the Unified Development Review Ordinance to limit mobile home park development/expansion to the growth zone as identified in the Future Land Use Plan.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to include provisions to allow under specified conditions the conversion of single-family dwellings into multi-family housing.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to include provisions to allow a density bonus of up to 10% of the lots or units in multi-family development if the developer agrees to market the additional lots or units within very low, low or moderate affordable housing guidelines.

Responsibility/Time Frame: Planning Board/Short

Update the Building Code as needed to reflect new standards in construction.

Responsibility/Time Frame: Code Enforcement Officer/Short

Assess the level of interest with surrounding communities to address affordable housing needs on a regional basis.

Responsibility/Time Frame: Selectmen/Mid

Meet annually with the Sunday River Ski Resort and the Hurricane Island Outward Bound School to assess employee housing needs and any municipal actions that may be needed.

Responsibility/Time Frame: Selectmen/Ongoing

PLANNING AREA: Public Facilities and Services

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

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.

Town Goal: **To ensure the timely and efficient provision of those facilities and services needed to accommodate projected growth and development.**

Town Policy

To maintain a Capital Improvement Plan.

To participate in environmentally sound solid waste disposal methods that is within the financial means of the Town.

To continue to participate in regional recycling.

To determine the need, feasibility, and cost of an expanded local law enforcement program.

To provide adequate fire protection to the entire Town and continue to maintain a fire department.

To ensure that new development has sufficient water for fire fighting purposes.

To continue to provide ambulance and rescue service for the Town.

To continue to provide high quality education for its students.

To maintain a multi-year road improvement program.

To enforce Town road construction standards.

That new development does not over burden municipal services or require major property tax rate increases to provide municipal services to such development.

Encourage new development to locate in locations where municipal services can be economically provided.

Implementation Strategies

Maintain a Capital Improvement Plan.

Responsibility/Time Frame: S e l e c t m e n - A d m i n i s t r a t i v e
Assistance/Ongoing

Develop a report on needs, options and costs for local law enforcement.

Responsibility/Time Frame: S e l e c t m e n / M i d

Ensure that adequate training is provided to all fire fighters.

Responsibility/Time Frame: F i r e C h i e f - S e l e c t m e n / O n g o i n g

Amend the Unified Development Review Ordinance to include minimum standards for supplying water for fire fighting.

Responsibility/Time Frame: F i r e C h i e f - P l a n n i n g B o a r d / S h o r t

Study the feasibility of establishing impact fees or other innovative techniques to fund public safety facilities or capital equipment.

Responsibility/Time Frame: S e l e c t m e n - A d m i n i s t r a t i v e A s s i s t a n c e / M i d

Periodically assess methods of funding for education, safety services, road maintenance, waste disposal, etc., to consider options which may decrease its costs including regional approaches.

Responsibility/Time Frame: S e l e c t m e n - D e p a r t m e n t H e a d s / M i d

Maintain a multi-year road improvement plan that includes improvement priorities and estimated costs.

Responsibility/Time Frame: S e l e c t m e n / O n g o i n g

Amend the Site Plan Review section of the Unified Development Review Ordinance to include information on the anticipated cost to the Town associated with a development project.

Responsibility/Time Frame: P l a n n i n g B o a r d / S h o r t

PLANNING AREA: Transportation

State Goals: 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.

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

Town Goal: To provide and maintain an efficient, safe and pleasant transportation system.

Town Policies

To participate in the Grafton Notch Scenic Byway Corridor Management Entity and assist in the implementation of the Corridor Management Plan.

To seek improvements to Route 26 and the Sunday River Road including shoulders, guardrails and bicycle lanes.

That development accessed by Route 26 and the Sunday River Road maintains traffic carrying functions, minimizes congestion, accident potential and scenic qualities.

To participate in regional efforts to encourage alternative transportation modes including transit, rail and air.

To assure newly constructed public and private roads conform to standards that will assure durability, safe access, safe movement of motor vehicles and retain the rural qualities.

To assess the need and options for a second access to the Sunday River Ski Resort.

That speed limits are set and enforced that ensure safe use of highways.

Implementation Strategies

Review and revise, if necessary, street construction standards for newly constructed public and private roads.

Responsibility/Time Frame: Planning Board/Selectmen/Short

Assess the adequacy of the Maine Department of Transportation Driveway and Entrance Rules and amend the Unified Development Review Ordinance, if

necessary, to include provisions for access management to Route 26 and the Sunday River Road.

Responsibility/Time Frame: Planning Board/Short

Participate in the Regional Transportation Advisory Committee to address regional transportation issues including improvements to Route 26 and the Sunday River Road.

Responsibility/Time Frame: Selectmen/Ongoing

Form a group comprised of the Sunday River Ski Resort, fire and rescue services, law enforcement and selectmen to assess the need and options for a second access to the Ski Resort.

Responsibility/Time Frame: Selectmen/Mid

Appoint members to the Grafton Notch Scenic Byway Corridor Management Entity and undertake actions to implement the plan.

Responsibility/Time Frame: Selectmen/Ongoing

Seek county and state enforcement of speed limits and involvement of industry to maintain safe speeds on highways.

Responsibility/Time Frame: Selectmen-Scenic Byway Corridor Management Entity/Ongoing

PLANNING AREA: Outdoor Recreation

State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens including access to surface waters.

Town Goal: To promote and protect the availability of, and public access to, outdoor recreation opportunities.

Town Policy

To plan for and develop recreation areas, facilities and programs with the community to serve all age groups.

To consider outdoor recreation as the primary economic asset to the Town.

To encourage the practice of allowing responsible public access to privately owned land.

To support snowmobiling and local snowmobile clubs.

To recognize that the Town has both facility oriented recreation (alpine skiing) and passive recreation (hiking, x-country skiing, hunting, sight seeing and swimming).

Implementation Strategies

Study and make recommendations concerning the recreation needs of the Town.

Responsibility/Time Frame: Recreation Committee/Ongoing

Include funding for recreation facilities in the Town Capital Improvement Plan.

Responsibility/Time Frame: Selectmen/Ongoing

Amend the Unified Development Review Ordinance to contain provisions which encourage compatible development adjacent to traditional public access locations.

Responsibility/Time Frame: Planning Board/Short

Work with local recreation industries to provide opportunities for youth.

Responsibility/Time Frame: Recreation Committee/Ongoing

Seek easements or fee simple ownership to those locations traditionally used for recreation by residents.

Responsibility/Time Frame: Recreation Committee-Selectmen-Land Trusts/Ongoing

Provide landowner with information concerning conservation easements and other programs offered by land trusts.

Responsibility/Time Frame Selectmen/Ongoing

Amend the Unified Development Review Ordinance to ensure that future development does not diminish the passive recreation activities of hiking, x-country skiing, hunting, sight seeing and swimming.

Responsibility/Time Frame: Planning Board/Short

Support programs such as Project Land Share and land owner programs that support and encourage continued public access to private property for outdoor recreation activities.

Responsibility/Time Frame: Selectmen & Snowmobile Club/Ongoing

Seek easements or ownership of priority locations to provide off-street parking at snowmobile trail heads.

Responsibility/Time Frame: Selectmen & Snowmobile Club/Ongoing

PLANNING AREA: Natural Resources

State Goals: To protect the quality and manage the quantity of the State’s water resources including lakes, aquifers, great ponds and rivers.

To protect the State’s other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas.

Town Goal: To protect the Town’s significant natural resources including but not limited to: wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas.

Town Policies

To maintain significant natural resources as identified in this Comprehensive Plan.

To allow development and other land use activities only on or in soils which are suited for that use.

To maintain diverse wildlife resources through habitat conservation.

To maintain surface water quality suitable for fishery habitat.

To recognize identified scenic views as significant natural resources.

To reasonably minimize development impacts to identified scenic view locations and views.

To manage development in flood prone areas to minimize flood damage and protect human life.

Implementation Strategies

Amend the Unified Development Review Ordinance to contain provisions that identifies significant natural resources and allows the Planning Board to require information concerning the impact of proposed development on those significant natural resources.

Responsibility/Time Frame: , Planning Board/Short

Amend the Unified Development Review Ordinance to require that approved erosion and sedimentation control measures for all development be inspected during construction.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinances to include provisions to protect significant wildlife habitat areas, riparian areas and large blocks of undeveloped land so that when development activity is proposed an analysis will be conducted to determine potential impacts and necessary mitigation to minimize any negative impact on habitat.

Responsibility/Time Frame: Planning Board/Short

Designate wetlands rated as moderate or high value waterfowl habitat by the Maine Department of Inland Fisheries and Wildlife and the area within 250 feet of the upland edge resource protection districts.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to exclude significant wildlife habitat areas in the calculation of net residential density.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to include provisions that allow the Planning Board to require a visual impact assessment when development, including telecommunication (cell) towers, is proposed in scenic viewing locations and views.

Responsibility/Time Frame: Planning Board/Short

Seek easements to maintain scenic viewing locations and views.

Responsibility/Time Frame: Selectmen-Land Trusts/Ongoing

Administer and enforce the Floodplain Management Ordinance.

Responsibility/Time Frame: Planning Board-CEO/ Ongoing

Update the scenic view assessment.

Responsibility/Time Frame: Planning Board/ Short

Amend the Unified Development Review Ordinance to include provisions for the siting and construction of telecommunication (cell) facilities.

Responsibility/Time Frame: Planning Board/Short

PLANNING AREA: Water Resources

State Goals: To protect the quality and manage the quantity of the State's water resources including lakes, aquifers, great ponds and rivers.

Town Goal: To protect the quality and manage the quantity of Newry's water resources, including rivers, wetlands and aquifers.

Town Policy:

To regulate development adjacent to surface waters so as to protect and maintain high water quality.

That all uses, including seasonal, adjacent to surface waters have and maintain subsurface sewage disposal systems as required by the State.

To minimize sedimentation and water temperature increases caused by poor construction and/or forestry practices.

To participate in actions to correct erosion and sedimentation within the Sunday River watershed.

To assess the level of erosion and sedimentation in the Bear River watershed.

To protect wetlands from filling and alteration in order to maintain their overall benefits and values.

To protect and preserve the quality and quantity of ground water resources.

To regulate activities over or in sand and gravel aquifers so that the cumulative effect of the activities does not degrade the quality of the resource.

To minimize phosphorous export to Howard Pond.

Implementation Strategies

Administer and enforce the Shoreland Zoning Ordinance.

Responsibility/Time Frame: Planning Board-Code Enforcement
Officer/Ongoing

Administer and enforce all State regulations for sewage disposal.

Responsibility/Time Frame: Local Plumbing Inspector/Ongoing

Amend the Unified Development Review Ordinance to require that approved erosion and sedimentation control measures for all development be inspected during construction.

Responsibility/Time Frame: Planning Board/Short

Work with the Rural Resource Conservation Service to insure that agricultural activities located adjacent to surface waters or wetlands are not contributing excessive amounts of nutrients to water resources.

Responsibility/Time Frame: Code Enforcement Officer/Ongoing

Amend the Unified Development Review Ordinance to include provisions which regulate activities located over or in aquifers to employ Best Management Practices to safeguard ground water resource.

Responsibility/Time Frame: Planning Board/Short

Require all development within the Town to meet State wellhead and source protection standards.

Responsibility/Time Frame: Planning Board-Code Enforcement Officer/Ongoing

Develop a per acre phosphorous allocation for the Howard Pond watersheds in Newry.

Responsibility/Time Frame: Planning Board/Short

Seek state, federal, private and local funds to document and correct erosion and sedimentation sites in the Sunday River watershed.

Responsibility/Time Frame: Sunday River Watershed Interest Group-Oxford County Soil and Water Conservation District-Selectmen/Ongoing

Form a Bear River Interest Group to monitor the effects of land use activities on the water quality of Bear River.

Responsibility/Time Frame: Selectmen/Mid

PLANNING AREA: Agricultural and Forest Resources

State Goals: To safeguard the State's agricultural and forest resources from development which threatens those resources.

Town Goal: To safeguard Newry's agricultural and forest resources from development which threatens those resources.

Town Policy:

To encourage the continuance of agriculture and forestry practices.

To encourage commercial forest landowners to maintain ownership of large blocks of commercial forest land.

To encourage development that takes place in forested areas to conserve forest lands and resource values.

To minimize potential conflicts between agriculture and adjacent land use.

Implementation Strategies

Amend the Unified Development Review Ordinance to contain provisions to encourage the clustering of residential subdivisions proposed on agricultural and commercial forest land.

Responsibility/Time Frame: Planning Board/Short

Seek conservation easements, funding to purchase easements or title to property to conserve forest and agricultural lands.

Responsibility/Time Frame: Land Trusts-Property Owners/Mid & Ongoing

Encourage forest and agricultural land owners to participate in current use tax incentives to conserve forest and agricultural lands.

Responsibility/Time Frame: Land Trusts-Property Owners/Short & Ongoing

Amend the Unified Development Review Ordinance to include requiring a buffer between agricultural land and proposed development that would conflict with agricultural practices.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinances to include standards that guide development to conserve forest and agricultural land and prevent fragmentation of workable tracts.

Responsibility/Time Frame: Planning Board/Short

PLANNING AREA: Land Use

State Goals: 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.

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

Town Goal: To ensure that growth and development within the municipality occurs in an orderly manner and in areas of the municipality appropriate to protection of rural character, prevention of development sprawl, and efficient provisions of public services.

Town Policy

To establish districts that provide for both future ski resort and recreation development and the commercial forest nature of Newry.

To allow commercial development within designated areas of the Town where it will not conflict with adjacent, less intense land use.

To allow home occupations in all areas of the Town.

To regulate advertising including signs in order to preserve the rural character of the town.

That residential development be located only in areas that are environmentally suitable at proposed densities.

To direct residential development to areas where Town services can be efficiently provided.

To discourage strip development along the Sunday River Road and Route 26.

To manage development adjacent to Route 26 to maintain the values which make it a scenic byway.

To provide for the expansion of the Sunday River Ski Resort.

To manage land use change to maintain the values that are important to residents, visitors and businesses including the Sunday River Ski Resort and the Hurricane Island Outward Bound School.

Implementation Strategies

Amend the Unified Development Review Ordinance to provide for orderly growth and development in appropriate areas of the Town.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to provide for protection of agricultural land, forest land, open space and scenic lands without altogether restricting growth and development. These will include but not be limited to conservation design subdivisions, buffers between new residential development and working farms and providing for diversification of natural resource based uses.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to contain performance standards to assure environmentally sound development. These will include but not be limited to erosion control, storm water management, surface and groundwater protection, and wild life habitat conservation.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to define home occupations and workshop type operations and allow such use in all zoning districts if they will not cause disturbance to neighboring property.

Responsibility/Time Frame: Planning Board/Short

Amend the Unified Development Review Ordinance to include provisions to require setbacks, buffers, and other such screening when necessary to maintain the rural nature of the Town.

Responsibility/Time Frame: Planning Board/Short

Study the feasibility of impact fees or other innovative techniques to fund public facility and service improvement.

Responsibility/Time Frame: Planning Board/Mid

Review the Unified Development Review Ordinance to assess if the incentives for cluster type residential and seasonal development are sufficient to encourage such development.

Responsibility/Time Frame: Planning Board/Mid

Amend the Unified Development Review Ordinance to include performance standards for single lot residential development in order to preserve natural resources.

Responsibility/Time Frame: Planning Board/Mid

Amend the Unified Development Review Ordinance to include standards that help conserve the resource values of the Scenic Byway.

Responsibility/Time Frame: Planning Board/Mid

Amend the Unified Development Review Ordinance to include a Resort Development District that provides for future ski terrain and associated facilities, lodging and four season development.

Responsibility/Time Frame: Planning Board/Mid

Assess the amount and type of development occurring in the critical rural area, as identified in the future land use plan, and if after five years more than 20% of new development has located in that area, review the Plan for effectiveness in directing growth.

Responsibility/Time Frame: Planning Board/Ongoing

PLANNING AREA: Hazard Mitigation

Town Goal: To protect life and property from natural disasters and hazards.

Town Policy

To minimize losses due to flooding.

To encourage owners of property in floodplains to undertake flood proofing measures.

That structures are constructed to withstand snow and wind loads common for the Newry area.

That development proposed in forested areas are designed to minimize loss due to forest fires.

To encourage property owners to be prepared for severe summer or winter storms.

Implementation Strategies

Place floodplains in resource protection district under shoreland zoning ordinance.

Responsibility/Time Frame: Planning Board/Short

Provide owners of property located in floodplains with information on methods to flood proof.

Responsibility/Time Frame: Code Enforcement Officer/Ongoing

Develop a public infrastructure improvement plan to correct areas frequently damaged by flooding.

Responsibility/Time Frame: Short/Ongoing

Amend/enact building ordinances that establish snow and wind loads.

Responsibility/Time Frame: Code Enforcement Officer/Mid

Amend the Unified Development Review Ordinance to included standards to protect structures for forest fires.

Responsibility/Time Frame: Planning Board/Short

Provide residents with information on how to prepare for severe summer and winter storms.

Responsibility/Time Frame: Director of Civil Emergency Preparedness/Ongoing

Future Land Use Plan

Purpose

The purpose of the Future Land Use Plan and Map is to plot the future development characteristics of Newry. The narrative of the Future Land Use Plan identifies development areas where various land uses should occur. The development areas have been based upon a desire to direct future development to environmentally appropriate areas, to areas where adequate municipal services are available, and to maintain the Town's valued characteristics.

The Future Land Use Map visually depicts the development areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development characteristics. The map was developed utilizing various information obtained during the development of the comprehensive plan including environmentally sensitive areas, soil characteristics, current development patterns and accessibility by adequate public roads. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the comprehensive plan recommends the Town develop in the years ahead.

Newry's Future Land Use Plan

A major purpose of the comprehensive plan is to establish a guide for ongoing development of the community. The plan establishes the foundation for land use decisions, defines areas within the community most suitable for development and growth and aides in defining future capital improvements. It is, therefore, important that the plan sets forth a realistic development guide so that the community can prosper and at the same time maintain valued characteristics.

The Future Land Use Plan identifies desired future development patterns and characteristics. The Future Land Use Map synthesizes the statement of policies presented in the comprehensive plan. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions. Principles which guided the development of the Future Land Use Plan included the following:

1. That two valleys, Sunday River and Bear River, define Newry's character. Each have their own unique characteristics. The Sunday River Valley contains the Sunday River Ski Resort and associated residential and commercial uses. The Bear River Valley contains rural traditional land uses and the Route 26 Scenic Byway. Future development needs to respect each valley's unique opportunities and character.
2. That the type and density of development be compatible with the natural/environmental constraints of the land to absorb future development. Maintenance and protection of large blocks of commercial forest land, ground water, the soil's capacity for subsurface sewage disposal, the slope of land and scenic locations and views were key factors in plan development.

3. The desire to manage development so that Newry's valued characteristics including outdoor recreation, forest land, surface waters, scenic views, natural resources and open spaces are maintained.
4. That the cultural values of historic features, sites and structures are conserved.
5. That the type and location of new and expanded recreational uses are compatible with Newry's character, transportation systems, and the natural environments.
6. The desire to maintain the values that attract skiers, seasonal home owners, visitors and Hurricane Island Outward Bound School students.
7. That the location of new development does not place unreasonable demands upon the town to provide municipal services.
8. The desire to maintain the high quality of Newry's own natural resources and those it shares.
9. The desire to encourage the maintenance of agricultural and forest lands.
10. That scenic locations and views that help define Newry's character are conserved.

Special Protection Areas

Certain areas within Newry warrant special consideration due to their likelihood of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas or in some circumstances prohibition. Development regulation in most instances can be through standards in current ordinances or amendments to them. These areas include:

Fragile Mountain Areas

Fragile mountain areas as defined by the Natural Resource Protection Act are areas above 2,700 feet above mean sea level. There are four fragile mountain areas in Newry. Sunday River White Cap (3,335 feet), Slide Mountain (3,200 Feet), Puzzle Mountain (3,142 Feet) and Long Mountain (3,020 feet). These areas should be placed in a resource protection district.

Shoreland Area

This area includes the land area within 250 feet of the Bear and Sunday Rivers and freshwater wetlands greater than 10 acres in size. Land use activities in these areas require strict oversight to protect water quality and the other values of these resources.

Floodplains

The land area within 250 feet of the normal high water mark of the Sunday and Bear River that are also in the 100-year floodplain should be placed in a resource protection district which prohibits structural development. The exception to a resource protection district is those areas where concentrations of development exist. In these areas, the existing Floodplain Management Ordinance should be strictly enforced.

The land area in all other 100-year floodplains should be regulated as required by the Town of Newry Floodplain Management Ordinance.

Wetlands

Open freshwater wetlands of 10 acres and more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge should be designated as resource protection areas that prohibit structure development.

Other wetlands, through standards contained in the Unified Development Review Ordinance should be conserved to maintain their resource values and functions.

Wildlife Habitats/Travel Corridors

These areas should be maintained through development standards that minimize degradation as the result of development.

Significant Ground Water Supply Areas/Sand and Gravel Aquifers

These areas, because of the potential for degradation and/or contamination, require new development or redevelopment to take safeguards to minimize the potential of degradation. The site plan review and subdivision standards will include performance standards that protect these water resources through the use of Best Management Practices.

Watersheds

Newry's two major rivers, The Sunday and Bear, are a major factor in community character and the recreation industry. Water quality and/or quantity degradation would greatly impact town character and the economy.

Activities within the watersheds of the two rivers require management to minimize water quality degradation. Land use activities including forestry should be required to comply with best management practices to minimize erosion and sedimentation.

Scenic View Locations

A number of scenic views and view locations help define Newry's character. Their permanent loss would alter community character. Development standards should seek to minimize development impacts that would result in their permanent loss.

Steep Slopes

Areas of two or more contiguous acres, with sustained slopes of 20% or greater, should be placed in a resource protection district that prohibits structural development when they are in areas regulated by the Mandatory Shoreland Zoning Law. When development will take place in other areas of steep slopes, local development standards should ensure safe guards are taken to prevent erosion and sedimentation and municipal costs to provided services are minimized.

Resort Development Area

The purpose of Resort Development Area is to provide expansion areas for the Sunday River Ski Resort. Expansions may include additional skiing terrain, lodging facilities in the form of hotels, town houses, single-family homes, employee housing, facilities to move the resort to a four-season destination and alpine commercial/village areas. Such development is largely dependent on terrain suitable for alpine ski trails and other recreation facilities including golf courses. In addition, lodging is often desired to be trail side.

Because of the characteristics of land required for ski resort development, environmental and service delivery issues need consideration. These include erosion and sedimentation, storm water management, sewage disposal, water for snow making and domestic needs, visual impact of a changed landscape, road systems and fire protection.

Appropriate uses in the Resort Development Area include alpine and nordic trails and facilities, lodging and convention facilities, high density town houses and multi-family structures and single-family homes, commercial uses and other outdoor recreation uses. Alpine type village development should be encouraged to include a mix of commercial, civic and residential uses.

Development standards need to be flexible to allow concentrated development and the creation of village commercial areas. In addition, standards to manage storm water, erosion, sewage disposal, water supply, transportation systems, impact on the visual landscape and architectural character must all be considered in development review.

General Development Area

The purpose of the General Development Area is to provide designated areas where orderly growth and development should occur over the next 10 years. The General Development Area includes those portions of Newry that are served by state, town and private roads that are generally in a

condition to accept new growth and areas where new growth can be served by existing municipal services. A wide range of development types should be allowed in this area including single-family residential, multi-family and mobile home parks. Public and governmental uses are also appropriate in this area. Commercial and recreation uses may also occur in this area under defined conditions as established in site plan review standards.

New residential subdivisions that will have lots accessed by Route 26 should be designed to limit the number of individual drives entering the highways. This can be accomplished by common driveways and/or access roads. Individual lot residential development, or that development that does not require subdivision approval, should design their driveway entrances to maximize sight distances. Setbacks from roads should be sufficient to maintain the rural nature of roadsides.

Nonresidential development and expansion will be managed under site plan review provisions. Because the Future Land Use Plan does not identify specific areas limited to commercial uses, compatibility criteria will be used to determine the appropriateness of the location of such development. These criteria should include highway suitability, entrance locations to minimize potential traffic hazards, noise, lighting, odor, smoke, signage, surface and ground water impacts, other environmental impacts, buffering and adverse impacts on residential locations.

The minimum lot requirement should be one acre for residential uses. Clustering and other innovative residential development types should be encouraged. Lot area standards for non residential uses should be based on the structure size and parking requirements. Not more than 50% of the lot should be covered with impervious surfaces.

Critical Rural Area

The purpose of the Critical Rural Area is to maintain large blocks of forest land and open space and minimize public expenditures to provide municipal services to this remote area.

This Area includes the majority of the land area in Newry and much of it is commercial forest land under the tree growth tax law. In addition, much of the area is accessible only by logging roads and slopes of more than 20% dominate the landscape. Development in these locations could result in significant expenditures of public funds to provide services. Appropriate uses for this area are low density residential, forestry, recreation and other land uses requiring rural and remote locations such as hiking trails.

To maintain the purpose of the Critical Rural Area, development standards should include the following. Density credits be provided when 90% of the developed area is concentrated on 25% of the lot. Meadow and woodland preservation incentives that provide for additional floor area for each acre of meadow or woodland preserved. Lots for which a new system variance is required under the Maine Subsurface Waste Water Disposal Rules not used for a use that requires a septic system. For development other than one- and two-family, the density should not exceed 4,000 square feet of gross floor area per acre and a maximum lot coverage of 10,000 square feet per acre. Minimum lot size should be one acre for one- and two-family dwellings.



Regional Coordination

Town Goal:

To develop and participate in regional programs to achieve common desires.

Overview

Based upon the results of the Inventory and Analysis element of the comprehensive plan, knowledge of issues of adjacent communities and the various policies contained in this plan, the following interlocal issues are contained in the Regional Coordination Program.

Economic Development

Newry and the Sunday River Ski Resort are important to the region's economic health. Sunday River is the engine that drives the region's recreation economy. Its health and expansions will play a major role in economic conditions.

While the winter recreation season is the most important, an increase summer tourist activity is developing. This has been part to greater use of the Androscoggin River, the bike trek and time share traffic.

Employment in the traditional lumber and wood products industries has declined in the region. The jobs that once provided secure year-round employment with benefits are being replaced to some degree with seasonal jobs. Some residents have left the area to find employment and the younger generation is moving away to find better paying jobs.

Newry by itself cannot address economic stability and health nor can Bethel. Regional approaches need to be considered which consider the regions' assets.

Affordable Housing

Housing costs in Newry and much of the Bethel Region have increased due to the demand by the "skiing crowd" and other recreationists. In 2001, the median sale price of an "off mountain" home in Newry was \$140,000. Sale prices in Bethel and Greenwood have also risen. Not only is the cost but also the availability of particularly rental housing a need. Many of the Sunday River Ski Resort's 1,300 seasonal employees need housing through the winter months. Sunday River has tapped into the Rumford housing market to house seasonal employees.

Continued demand for residential property by those with incomes greater than the average worker will increase the affordable housing need. Newry cannot address the affordable housing need by itself. A regional approach would appear the most viable.

Transportation

Transportation systems including highways, rail and air are important to the local and region's economy. A system that will efficiently move people and goods into and out of the region is needed for a healthy economy. Route 26 and 2 and the Sunday River Road are the major highways in the Region. All are in need of upgrades. The St. Lawrence & Atlantic Railroad serves the region. While it only carries freight now, it is hoped it will deliver passengers to the region once again. Air transportation is the need of some businesses and is used by some tourists. The Colonel Dyke Memorial Field in Bethel has been expanded in recent years to serve a wider range of aircraft.

The region needs to pursue transportation system improvements.

Transit

At peak periods, more 20,000 people are in the Bethel/Newry area. Many of these people move around the Sunday River Ski Resort and to lodging and eating places in Bethel. Sunday River Ski Resort operates a shuttle service throughout the ski area. In the 2001-2002 ski season the Mountain Explorer transit service began between Bethel and the ski resort. Supported by Sunday River, Newry, private businesses and government funds regular scheduled service between Bethel and Newry was provided.

Continuation of transit services will be a convenience to visitors and employees as well as saving energy and reducing traffic congestion.

Public Facilities/Services

Regional considerations need to be given to the delivery of some types of public services. At the present time, Newry belongs the SAD 44 to provide public education. Solid waste disposal is with Bethel and Hanover and has mutual aid agreements for fire protection.

In the future, joint efforts in full time fire fighting, law enforcement and rescue services may become a reality.

Land Use

Future land use patterns in Newry and Bethel will present the character of the community. Of particular interest is Route 2 in Bethel and the Sunday River Road. These areas serve as a gateway to the Sunday River Ski Resort.

A joint planning effort which defines the desired future character of these areas and compatible land use standards should be developed.

Natural Resources

The natural resources of the region are a major attraction to visitors and drive the local and regional economy. Natural resources recognized no municipal borders. Natural resources important to the Region include water, both surface and ground, large tracts of undeveloped land used both for wood production and recreation and the scenery.

These Regional significant resources need to be identified and options to maintain their qualities implemented.

Town Policy

To participate in and support local and regional efforts and programs to improve and expand the local and regional economy.

To consider regional affordable housing needs.

To encourage improvements to the regional transportation systems that are a benefit to economic growth and safe movement of people and goods.

To support transit operations that reduce use of automobiles and reduce traffic congestion.

To participate in programs that expand service and reduce costs associated with municipal service delivery.

To encourage compatible development adjacent to Route 2 and the Sunday River Road.

To participate in regional approaches to conserve natural resources.

Implementation Strategies

- A. Short-Term Activities-** To accomplish the goal and policies, the Newry community should undertake the following within one to two years of plan adoption.

Work with regional economic development groups/organizations to retain and attract businesses.

Responsibility: Selectmen

Participate in the Maine Department of Transportation Regional Transportation Advisory Committee process to obtain transportation system improvements.

Responsibility: Selectmen

Be a partner in the Mountain Explorer Transit System.

Responsibility: Selectmen

Coordinate with the Town of Bethel to seek compatible land use decisions on Route 2 and the Sunday River Road.

Responsibility: Planning Board

Continue to participate with the Sunday River Watershed Interest Group.

Responsibility: Selectmen

Be an active member of the Route 26 Scenic Byway Corridor Management Entity.

Responsibility: Selectmen

- B. Mid-Term Activities-** To accomplish the goal and policy, the Newry community should undertake the following with three to five years from plan adoption.

Assess the interest from businesses and adjacent communities in developing a regional affordable housing analysis and action plan development.

Responsibility: Planning Board

Investigate regional approaches to municipal service delivery.

Responsibility: Selectmen

Capital Investment Plan

Introduction

Over the 10-year planning period roads, fire equipment, and other public facilities and equipment will require upgrading and/or replacement. Town health depends on renewing, expanding, and improving its infrastructure. To promote appropriate development and accommodate Newry's projected growth, to correct existing and emerging problems, to improve the quality of life for residents, to promote citizens' health, safety and welfare, and fulfill the policies and strategies of the comprehensive plan, public improvements will be required.

Capital investments as contained in the Capital Investment Plan are expenditures greater than \$20,000 that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness, and the acquisition of land for community facilities. Capital investments or improvements usually require the expenditure of public funds; town, state, federal or some combination thereof. Funding limitations could make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period. The recommended Capital Improvement Program will be the process whereby the needs identified here will be formalized and specific priorities and implementation periods targeted.

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments necessitated by projected growth.

**IDENTIFIED CAPITAL INVESTMENT NEEDS
2003-2013**

ITEM	YEAR	PRIORITY	ESTIMATED COST	PROBABLE FUNDING SOURCE
Grange Hall Improvements-Rehab Second Floor	2006	Medium	\$25,000.00	CR
Road improvements	2003-2013	High	\$50,000.00 annually	CR
Fire Equipment Pumper	2009	Medium	\$280,000.00	RF
Scenic Byway Turnout/Information Center	2006	Low	\$25,000.00	G
Recreation Area Purchase/Easements	Ongoing	Medium	?	G/D/CR
Sunday River Watershed Improvements	Ongoing	Medium	?	G/D/CR

NOTES:

- CR: Current Revenues
- G: Grants
- RF: Reserve Funds
- D: Donations

Capital Improvements Financing

Capital improvements, as they are prioritized and scheduled for implementation, require a funding source or means of financing. A variety of techniques for financing capital improvements exist and are outlined below. State laws usually govern which techniques are authorized and how they are to be carried out.

CURRENT REVENUES (Pay-As-You-Go)

The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues.

This has the advantage of avoiding bonding and its interest costs. Its disadvantage is that large scale capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate.

Spreading these costs over a longer period reduces such sudden impacts and rate swings.

RESERVE FUND

A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliance, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are fairly accurately known and can be planned for.

The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal, thus reducing the tax revenue contribution required. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

GRANTS AND COST SHARING

A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements. Cost sharing grant programs exist in a wide variety of areas such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

Capital Investment Plan Implementation

To implement the Capital Investment Plan, the Town of Newry should develop a Capital Improvement Program.

The Capital Improvement Program provides a mechanism for estimating capital requirements; scheduling all projects over a fixed period with appropriate planning and implementation; budgeting high-priority projects and developing a project revenue policy for proposed improvements; coordinating the activities of various departments in meeting project schedules; monitoring and evaluating the progress of capital projects; and informing the public of projected capital improvements.

In its most basic form, the Capital Improvement Program is no more than a schedule listing capital improvements, in order of priority, together with cost estimates and the proposed method of financing. Each year, the Capital Improvement Program should be reviewed and updated to reflect changing community priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies. The Capital Improvement Program consists of three elements: inventory and facility maintenance plan; capital improvements budget (first year); and long-term CIP (5 years).

Policy

To maintain a multi-year Capital Investment Program.

Implementation Strategy

Development and publish in the Annual Report the Capital Improvement Program.

Responsibility: Selectmen

NEWRY COMPREHENSIVE PLAN UPDATE

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INTRODUCTION

The comprehensive plan update process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Committee, with assistance from Androscoggin Valley Council of Governments, collected, organized, and analyzed information about Newry. The starting point for this information was the 1992 Newry Comprehensive Plan. The committee has attempted to update the information in the 1992 Plan with new information and trends over the past 10 years. Areas considered in the updated inventory and analysis element related to population, economy, housing, transportation, natural resources, historic, cultural, and, archaeological resources, land use and development patterns, outdoor recreation, public facilities, and fiscal capacity.

The information to prepare the inventory and analysis came from a number of sources. Individual committee members collected information only available in Newry. Such information included road conditions, the sale prices of homes and recent development trends. Other information came from state and federal sources. State agencies provided information on the location of wildlife habitat, traffic volumes and traffic accidents. Characteristics concerning Newry's recent population trends are from the U.S. Department of Commerce 2000 Census.

The updated inventory and analysis also made several forecasts for the 10-year planning period. These included year-round and seasonal population growth and year-round housing demand. Such forecasts were based on past trends and acceptable forecasting techniques.

The inventory and analysis is intended to be a snapshot of Newry based on the best information available in 2002. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at time of the adoption of the plan or five years from adoption. However, it presented a reliable picture of Newry and provided the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate updated town goals and policies.

HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Findings and Trends

- ◆ **Newry has three sites on the National Register of Historic Places.**
- ◆ **There are no restrictions on the Town's historic structures on renovation or development which would alter their historic significance.**

Purpose

The purpose of this section is:

to outline the history of Newry;

to identify the significant historic and archaeological resources of Newry in terms of their type and significance;

to predict whether the existence of the Town's historic and archaeological resources will be threatened by the impacts of future growth and development; and

to assess the effectiveness of existing measures to protect and preserve significant historic and archaeological resources.

Identified Historic and Archaeological Resources

Historic Events and Settlement Patterns Important to the Character of the Town

There are three major periods in Newry's history which contribute to its character and historic resources.

Settlement: In 1780, the Town's first settlers arrived to carve their homes out of the wilderness. In 1796, Sarah Bostwick was granted a tract of "unappropriated" land referred as to "Letter A" from the Commonwealth of Massachusetts as a means of inducing further settlement. This proved successful, and on June 15, 1805, the Township of Bostwick became the Town of Newry.

Early Industry: Newry's early settlers were farmers and self-sufficient craftsmen. In 1860, Newry's "heyday," there were 79 farms of various sizes.

Grist mills, syrup mills, a brickyard, and several clay sites were all a part of the Town's early history. By 1880, these mills gave way to saw mills which sprouted up along both river valleys. Lumbering and lumber products, and to a smaller extent surface mining, became a main source of employment for much of the Town.

Newry's topography organization and low population density discouraged the development of a town center or commercial district. Newry Corner during the late 1800s and North Newry (area around the former Poplar Tavern which was destroyed by fire) during the early 1900s served as pockets of activity, but neither survived increased out-migration and economic changes. By the end of the 1930s, Newry's population had dropped to a post-settlement low, and there was little left of its economic base.

Modern: The Sunday River Skiway, incorporated in 1958 as a means to promote the Newry/Bethel area winter economy, provided the impetus for the development that continues today. Beginning in the 1960s and exploding during the 1980s, expansion of ski area facilities and recreational homes has brought increasingly more visitors and residents to Newry. This growth has fostered many small, often home-based, tourist related enterprises. Other businesses have also capitalized on the opportunity for recreational experiences in and around Newry. Newry's topography, once its greatest detriment to growth and development, has become in recent times its greatest resource.

A History of Newry, by Carrie Wight, and Newry Profiles, by Paula M. Wight, both serve as good sources for more detail of the settlement and growth of Newry.

Registered Historic Resources

The Lower Sunday River Schoolhouse, which was built in 1895 is on the National Register of Historic Places. This building is owned by the Town and is open occasionally for tours. It is one of the finest examples of a one room school house in Maine.

The Covered Bridge or Artist's Bridge, which crosses the Sunday River was built in 1871 to replace the previous one-year old bridge which was washed away by the 1869 "Pumkin Freshet." The bridge is currently maintained by the State Highway Department and is listed on the National Register of Historic Places.

The Foster Family Farm on the Sunday River near the Covered Bridge, is the most recent addition to the National Register of Historic Places in Newry.

In addition, the Oxford County, Maine. A Guide to its Historic Architecture, identified the Bear River Grange Hall, the North Newry Church, and the Enoch Bartlett house for their historic value.

The Town's cemeteries, Sunday River, Black, Head of the Tide, and Powers are of historical significance as they contain monuments that date back to the Revolutionary War.

Archaeological Resources

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began.

In Maine, archeological sites are most commonly found within 25 yards of an existing or former canoe-navigable waters including lakes, rivers, streams and swamps. These areas provided good locations for boat access and camp locations. Although some 4,500 archaeological sites have been identified in Maine, there may be an additional 12,000 sites to be discovered.

The Maine Historic Preservation Commission reports no known prehistoric or historic sites in Newry. It is expected that prehistoric sites could exist along the banks and floodplains of the Bear and Sunday Rivers and Meadow Brook. Determination can only be made after survey, inventory and analysis.

Protection of Historic and Archaeological Resources

At the present time, there are no restrictions on the Town's historic structures on renovation or development which would alter their historic significance. The National Register of Historic Places designation does not carry with it protection unless State or Federal funds are involved in a project affecting the property.

The Town's development ordinances and Shoreland Zone Ordinance all contain clauses that require consideration of a proposed development's impact on historic sites.

POPULATION

Findings and Trends

- ❖ **Year-round population has increased by 46% over the past 20 years.**
- ❖ **Peak seasonal population in Newry can approach 10,000 people.**
- ❖ **Newry's year-round population is expected to reach 400 by 2013.**
- ❖ **Peak seasonal population could reach 20,000 by 2013.**

Purpose

The purpose of this section is:

to profile the town's and the region's population and household characteristics most significant in describing the town's character and in influencing future demands for housing, land, and community facilities and services;

to identify and understand important changes in those characteristics and how they might affect the characteristics of future populations;

to identify and understand how the town's population characteristics and changes in population relate to those for the region;

to identify and understand the size and characteristics of the town's and region's population ten years into the future.

Background

An overriding concern of this Comprehensive Plan is the Town of Newry's population and how that population may change in the future. Examination of population trends and characteristics is an important tool in identifying changes in the community which may reflect a need to change municipal services. Accordingly, most phases of the Plan are either dependent upon, or strongly influenced by, the size and composition of the Town's future population.

Due to inaccuracies and differences between various data sources used throughout this Comprehensive Plan, the figures which follow are not always consistent. These figures are, however, acceptable to recognize general trends as a basis for the formation of policies to guide Newry's future growth and development.

Trends and Characteristics

The population of Newry includes a "year-round population" that, according to the U.S. Census, has grown by 46% over the past 20 years and a part-time or seasonal population that has grown significantly over the past 20 years. An estimate of the growth of the overall population likely in the next ten years and the characteristics of that population can provide a basis for estimating future demands on community services, the growth of the housing stock and the likely pattern of settlement under different assumptions about regulations and incentives.

Population growth is affected by the balance of births and deaths of the year-round population and the movement of people in and out of the town. This movement is related to the ebb and flow of businesses and employment opportunities in the area, to the attractiveness of the town for families who may work within commuting distance and the attraction of the town for retired people whose numbers have grown in recent years.

When considering the impacts of population change on the town, three population types are useful, year-round, seasonal home owners and transient. Year-round population will pay local taxes, require town services and send children to local schools. Seasonal home owners own vacation or second homes, pay local taxes, require town services but do not send children to local schools. Over time, seasonal home owners may become year-round residents. Transient populations find accommodations in hotels, motels and bed and breakfasts.

The significance of these population types relates to demands on town services and housing. The increase of 1,000s of part time and transient people place additional demands on town services that normally provide services to 350 people.

Year Round Population Trends

In 1860 Newry's year-round population was reported to be 474 and by 1940 had dropped to 147. Since 1980, year-round population has increased by 46% from 235 in 1980 to 344 in 2000. The greatest period of growth was between 1980 and 1990 when the year-round population increased by 35%. A 3% percent gain was reported by the Census between 1990 and 2000.

Except for Mexico and Rumford, surrounding communities experienced increases in their population from 1980 to 2000. Surrounding communities of Bethel (4%), Greenwood (14%), and Woodstock (10%) experienced increases in population from 1990 to 2000.

Year-Round Population Change 1980-2000					
	1980	1990	2000	1980-1990 Percent Change	1990-2000 Percent Change
Newry	235	316	344	34.5%	8.9%
Bethel	2,340	2,329	2,411	-0.5%	3.5%
Greenwood	653	689	802	5.5%	14.1%
Mexico	3,698	3,344	2,959	-9.9%	-11.5%
Rumford	8,240	7,078	6,472	-14.1%	-9.4%
Woodstock	1,087	1,194	1,307	9.8%	9.5%
Oxford County	49,043	52,602	54,755	7.3%	4.1%

Source: U.S. Census 1980, 1990 & 2000

Population estimates prepared by the Maine State Planning Office suggest a small increase (2%) in Newry's year-round population from 2000 to 2002. The components of the estimated year-round population change were the result of in migration rather than natural increase.

Newry Estimated Population Change 2000-2002				
	2000	2002 (Est.)	Numerical Change	Percent Change
Newry	344	352	8	2.3%
Bethel	2,411	2,426	15	1.0%
Greenwood	802	827	25	3.1%
Mexico	2,959	2,882	77	-2.6%
Rumford	6,472	6,335	-137	-2.1%
Woodstock	1,307	1,328	21	1.6%
Oxford County	54,755	53,440	-1,315	-2.4%

Source: Maine State Planning Office

Newry's natural increase in population (the number of births minus deaths) totaled one from 1996 to 2001. This information indicates that in-migration is the controlling factor in population change in Newry.

Newry Births and Deaths 1996-2000			
Year	Births	Deaths	Natural Increase
1996	3	3	0
1997	1	1	0
1998	0	2	-2
1999	1	1	0
2000	1	2	-1
2001	3	1	2
Total	9	10	1

Source: Town of Newry

Age Distribution

The greatest percentage of Newry's year-round population (30%) falls within the 45-64 age group and is greater than that of Oxford County. The second greatest age category (25%) was 5-19. Newry's elderly population (10%) is much less than that of Oxford County. The median age of Newry's 2000 population was 41.2 which was older than 40.2 for Oxford County.

Population Distribution by Age 2000				
	Newry		Oxford County	
	Number	Percent	Number	Percent
Less than 5	11	3.20%	2895	5.30%
5 to 19	86	25.00%	11527	21.10%
20 to 34	38	11.10%	8307	15.20%
35 to 44	67	19.50%	10518	17.00%
45 to 64	105	30.50%	13942	25.50%
65+	37	10.80%	8793	16.10%
Total	344		54755	
Median Age	41.2		40.2	

Source: 2000 U.S. Census

Educational Attainment

According to the 2000 U.S. Census, Newry had a significant larger percentage than Oxford County of its population 25 years of age and older with Bachelor or graduate degrees. This is reflective of the amount of in-migration over the past 20 years and the type of employment of Newry residents.

Educational Attainment 2000 (persons 25 years and older)				
	Newry		Oxford County	
	Number	Percent	Number	Percent
Less than 9th grade	4	1.6%	2185	5.8%
9th to 12 grades no diploma	38	15.1%	4508	11.9%
High School Graduate or Equivalency	60	23.8%	16317	43.0%
Some college, no degree	46	18.3%	6705	17.7%
Associate Degree	20	7.9%	2255	5.9%
Bachelor's Degree	60	23.8%	3985	5.9%
Graduate or Professional Degree	24	9.5%	1974	5.2%
Total	252		37929	

Source: 2000 U.S. Census

Occupation of Residents

The greatest number of workers in Newry was in professional specialty occupations (28) and executive, administration and managerial in 1990. This was reflective of employment at Sunday River Ski Resort.

Employment by Occupation 2000				
Occupation	Newry		Oxford County	
	# of Workers	% of Total	# of Workers	% of Total
Management, professional and related occupations	77	36.7%	6,835	26.6%
Service occupations	39	18.6%	4,509	17.6%
Sales and office occupations	45	21.4%	5,459	21.3%
Farming, fishing and forestry occupations	2	1.0%	403	1.6%
Construction occupations	20	9.5%	3,323	12.9%
Production, transportation and material moving occupations	27	12.9%	5,157	20.1%
Employed person 16 years and over	210		25,686	

Source: 2000 U.S. Census

Income

Newry's 2000 median household income was greater than Oxford County. Among the surrounding communities Newry had the highest median household income of \$42,300 with Mexico the lowest at \$27,400.

Median Household Income 2000	
Newry	\$42,300
Bethel	\$33,800
Greenwood	\$38,750
Mexico	\$27,400
Rumford	\$27,600
Woodstock	\$35,600
Oxford County	\$33,400

Source: 2000 U.S. Census

In 1999 the largest number of households (39 or 25%) was in the \$50,000 to \$74,999 income bracket. This is likely the reflection of the number of workers in precision crafts and professional occupations. The \$15,000 and less income brackets comprised 12 percent of the households.

Distribution of Households by Income Newry 1999			
	Count of Households	Percent of Households	Oxford County Percent of Households
Less than \$10,000	9	5.8%	10.9%
\$10,000 to \$14,999	10	6.4%	8.4%
\$15,000 to \$24,999	28	17.9%	17.0%
\$25,000 to \$34,999	9	5.8%	15.6%
\$35,000 to \$49,999	36	23.1%	19.0%
\$50,000 to \$74,999	39	25.0%	17.8%
\$75,000 to \$99,999	6	3.8%	7.0%
\$100,000+	19	12.2%	4.2%
Total	156		22321.0%

Source: 2000 U.S. Census

Seasonal Population

Seasonal population is a measure of the number of people in a community who are not year-round residents. This includes individuals staying for extended periods in second homes, persons staying in transient accommodations such as hotels/motels and day trippers. The Town of Newry attracts a very significant seasonal population with the peak seasonal population increase occurring in the winter months. Maine's largest ski area, the Sunday River Ski Resort, is a destination ski area for New England and overseas. In addition to Sunday River, cross country skiing at the Sunday River Inn, outdoor education classes at the Hurricane Island Outward Bound School and other winter recreational activities including snowmobiling attract visitors to Town during the winter months.

Sunday River has a lift capacity of some 32,000 skiers per hour and on-mountain lodging capacity of approximately 6,500. In 2001, there were 512,000 total skier visits at Sunday River. The 2000 Census reported some 900 dwellings kept for seasonal use. Many of these are located at Sunday River.

Peak seasonal population can approach 10,000 with average seasonal population near 5,000.

Population Forecasts

Year-Round Population

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified as well as providing an indication of housing demand. It should be understood, however, that predicting population with great accuracy at the single municipality level is difficult.

Year-round population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time.

Most population forecasting techniques use in part past trends and judgmental factors. Using historic population counts to base future population is termed trend extrapolation. The advantages of trend extrapolation technique is its simplicity and reliability when only past census information is available. It has been found that this method to forecast population for a short period such as ten years works as well as much more complex techniques. Judgmental factors include knowledge of recent events that have affected population change and what local or regional factors will affect future population change. In the case of Newry, changes in the level of employment at Sunday River and the American Ski Company and new regional economic growth was considered. Other factors considered included the aging of the baby boomers, a declining birth rate and housing affordability and retirement aged population moving to Newry.

The forecast for Newry's 2013 year-round population using past trends results in an estimated population of 400. It is believed that over the 10-year planning period the rate of natural increase will increase slightly over the 1996 to 2000-rate. It is also expected that in-migration will continue to be the controlling factor in population growth.

Our aging population, or the baby boom generation that is nearing retirement age, is reflected in Newry's estimated 2013 population age groups. The age group distribution of Newry's 2013 population reflects an increase in the 45-64 age category to 42 percent. The 5-17 age category will decrease slightly by the year 2013 to 19 percent reflecting fewer people in the child bearing ages. The 65-year-old and older category will also increase.

Year-Round Population Distribution by Age 2000-2013				
	2000		2013	
	Number	Percent	Number	Percent
Less than 5	11	3.20%	8	2.00%
5-17	74	21.50%	76	18.90%
18-29	37	10.80%	37	9.20%
30-44	80	23.30%	60	14.90%
45-64	105	30.50%	169	42.00%
65+	37	10.80%	52	12.90%
Total	344		402	

Source: Maine State Planning Office

Seasonal Population

Future seasonal population will consist of both part-time and transient. The factors in the growth in seasonal population will depend on the second/vacation home demand, growth in transient rooms and changes in total skier visits at the Sunday River Ski Resort. The most significant factor in seasonal population growth will be related to changes at Sunday River.

Total ski visits and Sunday River increased from 435,000 in 1990 to 547,000 in 2001 or about by 25%. In recent years there has been little or no growth in total skier visits at Sunday River and many ski areas. Currently, there are some 6,500 pillows in lodging properties at Sunday River.

Sunday River visions some 5,000 new pillows and a doubling of skier visits over the next ten years. Such growth would more than double the seasonal population of Newry. Peak seasonal population could approach 20,000 with an average seasonal population of 10,000. This level of growth would place new demands on transportation system and public services.

ECONOMY

Findings and Trends

- ◆ **Newry's local economy is dependent on the Sunday River Ski Resort.**
- ◆ **Newry's labor force has been stable over the past five years.**
- ◆ **Regional approaches to economic development need to be considered.**

Purpose

The purpose of this section is:

to profile the economy of Newry, the Rumford LMA and Oxford County in terms of significant employment characteristics and commercial and industrial activity;

to identify and understand important changes in those characteristics and how they might affect future economic conditions;

to identify and understand Newry's relationship with the regional economy in terms of employment and economic vitality; and

to identify those businesses and sectors of the economy of Newry and the region most important to the employment and economic vitality of Newry, and describe the outlook for their growth or decline over the next ten years.

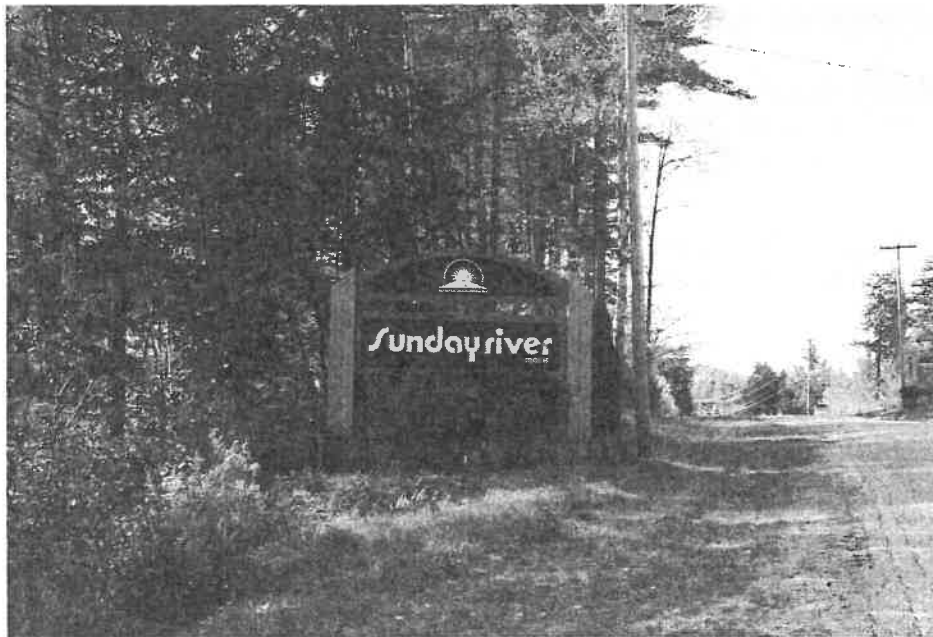
Regional Economic Perspective

Newry is located along the major north/south corridor, Route 26, and east west corridor, Route 2, between the New Hampshire border and Rumford/Mexico and Norway/Paris in northwestern Oxford County. Newry is part of a larger economically integrated geographic unit called the Rumford Labor Market Area (LMA). An LMA consists of a central community or communities and the surrounding territory within commuting distance. The Rumford LMA includes Andover, Bethel, Dixfield, Hartford, Mexico, Newry, Peru, Roxbury, Rumford, Woodstock, and others in the northern section of Oxford County.

During the 1980s, the economy of the Rumford LMA remained stagnant. The paper mill in Rumford which dominates the local economy could no longer be counted on for expansion, even as mechanization raised output. Consequently, this LMA lost population during the 1980s in contrast to what was occurring in two neighboring communities, Bethel and Newry, located within this LMA. Tourism in these two communities has grown during the 1980s and early 1990s to become the leading employer in this area.

The following table reports the non-farm wage and salary employment by economic sector for the Rumford LMA. This LMA includes the Towns of Greenwood and Woodstock and lost the community of Canton. Listed below are employment comparison highlights.

- From 1996 to 1999, total non-farm wage and salary employment increased less than 3.5%.
- Total non-manufacturing employment increased 6% from 1996 to 1999, comprising 71% and 73% of total employment, respectively.
- Total manufacturing employment decreased 3% from 1996 to 1999, comprising almost 29% and 27% of total employment, respectively.
- Employment sectors experiencing the greatest decline were wholesale trade-durable goods (40%), logging (33%) and transportation/utilities 26%.
- The biggest employment gains were in construction (73%) and health services (40%).
- In 1999, the majority of employment was in services (33%), manufacturing non-durable goods (18%), and government (17%).



Rumford Labor Market Area Non-Farm Wage and Salary Employment 1996-1999					
	1996	1997	1998	1999	% Change from 1996-1999
Total	7,730	7,730	7,860	8,000	3.5%
Total Manufacturing	2,250	2,290	2,340	2,180	-3.1%
Durable	820	800	780	760	-7.3%
Lumber & Wood	800	780	760	750	-6.3%
Logging	180	180	170	120	-33.3%
Non-Durable	*	1,480	1,560	1,420	5.4%
Printing/Publishing	*	*	*	*	*
Total Non-Manufacturing	5,480	5,450	5,510	5,810	6.0%
Construction	150	140	160	260	73.3%
Transportation/Utilities	230	210	180	170	-26.1%
Wholesale Trade	70	80	80	60	-14.3%
Durable Goods	50	50	50	30	-40.0%
Retail Trade	1,160	1,120	1,200	1,140	-1.7%
Finance, Insurance, Real Estate	180	190	200	190	5.6%
Services	2,380	2,370	2,370	2,630	10.5%
Health Services	600	540	510	840	40.0%
Government	1,310	1,340	1,310	1,360	3.8%
* Data not available					

Source: Maine Department of Labor Employment and Earnings Statistical Handbook, November 2000

The Rumford LMA monthly unemployment rate remains well above the State unemployment rate. The unemployment rates in this labor market area remain higher than the other LMA's in the AVCOG region. From March 1999 to March 2001, the unemployment rate peaked at a high of 8.9% in June 1999 and was lowest at 4.5% in December of 2000 and again in March 2001. The peaks in unemployment occur during the transition months of April/May and November/December. This is due, in part, to seasonal employment fluctuations in the tourism industry. In March 2001 the unemployment rate stood at 4.5% down from 5.9% from the same month in 2000. In the Rumford area, total retail sales have increased slightly by 2% from 1996 to 2000. The Rumford retail sales area includes the towns of Andover, Bethel, Byron, Carthage, Dixfield, Gilead, Grafton Township, Hanover, Mason Township, Mexico, Milton Township, Newry, Peru, Riley Township, Roxbury, Rumford, and Upton. The greatest gain was in general merchandise which grew 4.7%, followed by other retail 3.7%, auto stores 3.6%, building supply stores 3.4%, food stores 2.9%, restaurants 2.7% and lodging 1.5%

The shift in employment patterns from manufacturing to other employment sectors has occurred. According to the U.S. Census, the highest percentage of employment for Oxford County residents in 1980 was in manufacturing (40.5%), services (24.3%) and retail trade (13.4%).

By 1990, employment in the manufacturing sector had decreased to 25.9 percent. Service sector employment grew to the highest percentage of employment at 30.3 percent. By 1990, retail trade employment consisted of 17.1 percent of the employment for Oxford County residents.

Number of Employees by Type of Industry Oxford County 1980-1990				
Industry	1980	Percent of Total	1990	Percent of Total
Agriculture, Forestry & Fisheries	701	3.46%	701	3.10%
Mining	8	0.04%	33	0.15%
Construction	1,521	7.51%	2,200	9.74%
Manufacturing	8,201	40.49%	5,843	25.86%
Transportation & Public Utilities	799	3.94%	1,114	4.93%
Wholesale Trade	348	1.72%	524	2.32%
Retail trade	2,708	13.37%	3,855	17.06%
Finance, Insurance & Real Estate	520	2.57%	852	3.77%
Services	4,923	24.30%	6,835	30.25%
Public Administration	527	2.60%	636	2.82%
Total	20,256		22,593	

Source: U.S. Census - 1980, 1990

NOTE: Census employment is resident employment or how residents of a given town or country are employed, but not where they are employed. This information is the result of a 20% sample of the county population.

Newry's Economy

Newry was historically a rural community based around farming and the lumber industries. Twentieth century changes - automobiles, improved roads, new technology, two World Wars, and the Great Depression of the 1930s - resulted in a sharp decline in the Town's population and all but destroyed what economic base it once had. Most of those that remained continued to focus on aspects of the lumber industry.

In recent years, there have been many forces and changes that have had a negative impact on the lumber industry in the traditional sense. Modernization of machinery and a general increase in mechanization has brought bigger, expensive equipment into the woods and eliminated much of the manpower once needed. Furthermore, sharply rising costs in operating expenses, including workman's compensation, liability insurance, and payrolls have greatly affected the industry. Today, many of Newry's traditional loggers are operating in partnerships, with family groups, or have left the industry all together.

Newry's topography, once its greatest detriment to growth and development and historically described as "not suitable for improvement" is now its greatest asset.

Along with the still important logging industry, recreation, in the form of skiing, snowmobiling, hunting, fishing, hiking, biking, canoeing, and outdoor education, has attracted many visitors to the area and is the basis for most of the recent growth and development. This trend can be expected to continue in the future.

In recent years, increasing operating costs have forced many locals out of the logging industry. Newry's economy has become increasingly reliant upon the ski industry and the growth of Sunday River Ski Resort. In 1991, it was estimated that 50 percent of the households in Newry had an economic relationship with the ski resort. It is expected that this percentage may increase because trends show that more ski area employees are making Newry their home.

The economic situation in and around Newry is in many ways atypical of the region. The size and growth of the Sunday River and other recreational related businesses within the Town have enabled much of the labor force to shift its focus without being forced to relocate. It appears that many new residents are attracted to the Town of Newry because of opportunities in the recreation industry. Furthermore, the growth of this industry has opened up a variety of opportunities for self-employment.

Major Employers

Sunday River Ski Resort

Incorporated in 1958, the Sunday River Ski Resort has experienced significant growth over the past ten years. Currently, the Resort consists of 18 lifts, 660 acres of skiing terrain, with four base areas and a mid-mountain lodge. Sunday River has one of the greatest total skier visits in the east. Sunday River Resort experienced 6-8% growth annually in the late 1980s and early 1990s. Sunday River would like to double its skier days and lodging capacity over the next ten years.

While the sale of lift tickets is the primary objective of the Ski Resort, it also operates, within the resort complex, two hotels, four cafeteria style restaurants, three ski shops, one grocery store, a real estate office, a comprehensive skier development program, and a child care center. On weekends and holidays during the summer and fall seasons, the Resort operates a Mountain Bike Park on and around the ski area. This includes lift service, a bike shop, and maintained trails for mountain biking.

According to the Sunday River, the Resort employs approximately 1,300 people during the peak ski season and 300 during the summer months.

Hurricane Island Outward Bound School

The Hurricane Island Outward Bound School is a nonprofit organization which challenge's people, in a wilderness medium, to discover and develop their strengths. The school's New England land operations are based out of the L.L. Bean Mountain Center located in Newry.

Courses are predominately hiking and canoeing and are run throughout the Western Mountains of Maine. Students range in age from 14-75 and participate in courses varying in length from 2-70 days.

The Mountain Center runs a year-round operation, though most students pass through between May and September. Some 700 students annually participated in courses. Most students travel with one or two family members who typically stay in local Inns and Bed and Breakfasts the night prior to and immediately following the course.

Outward Bound employs 50 seasonal staff.

Sunday River Inn and Cross Country Center

The Sunday River Inn is a year-round operation which offers family style dining and lodging to a maximum of 75 guests. During the winter, the Inn also operates a cross country ski shop with equipment rentals and maintains 40 kilometers of tracked trails. The Inn and Cross Country Center employ 15 people during the winter season and five year-round employees.

Home-Based Businesses

Located within Newry are a number of small home businesses or cottage industries. These businesses are the types which are not totally dependent upon tourism but which could expand with increased tourism, if desired. The types of cottage businesses which currently exist in Newry include pottery, gun smithing, knitting, toy making, woodworking, a guide service, and art gallery, rock and gem shops, and a stained glass workshop.

There are also several small independent business ventures that are not related to the tourist traffic. These include two small hydroelectric projects, construction contractors, a tree service and several loggers.

Forestry

Wood harvesting is a historic and still important part of the local economy. The exact economic impact is difficult to assess because of the need to value separately the land valuation and the potential value of the wood when harvested. Currently, paper companies and lumber mills own approximately 50 percent of the woodland acreage in the Town. Most, but not all of this acreage is in Tree Growth Tax. A total of 66% of all the Town's woodland is in Tree Growth Tax. Over the past 20 years, the total number of parcels in Tree Growth Tax has remained fairly stable

Although the actual total acreage has dropped slightly, the value of this land increased substantially. Most of the Newry-based operators cut within Newry and the surrounding area and sell to the various local mills.

Labor Force

Since 1995, Newry's labor force has remained stable. The annual average unemployment rates in Newry have been lower than those of Oxford County and the State.

Average Annual Labor Force 1995-2000				
	Town of Newry		Oxford County	Maine
	Labor Force	Unemployment Rate	Unemployment Rate	Unemployment Rate
1995	151	1.8	7.1	5.7
1996	155	2.4	6.2	5.1
1997	151	1.8	6.8	5.4
1998	155	2.6	6.0	4.4
1999	159	4.5	6.7	4.1
2000			5.4	3.5

Source: Maine Department of Labor

In 2000, 34% of the labor force was employed in entertainment and recreation service occupations as compared with 9% for Oxford County. This is an indication of the importance of the recreation industry to the local and regional economies. Employment in manufacturing comprised less than 8% of the total labor force. This is significant when it is considered that the Oxford County total was 20%.



Distribution of Labor Force by Industry 1990-2000					
Industry	Newry			Oxford County	
	# of workers 1990	# of workers 2000	% of Total Employed Labor Force 2000	# of Workers 2000	% of Total Employed Labor Force
Agriculture, Forestry	11	13	6.20%	771	3.00%
Construction	27	9	4.30%	2,665	9.20%
Manufacturing	12	16	7.60%	5,160	20.10%
Transportation, warehousing, utilities	0	3	1.40%	926	3.60%
Information	6	15	7.10%	410	1.60%
Wholesale Trade	0	6	2.90%	557	2.20%
Retail Trade	20	16	7.60%	3,126	12.20%
Finance Inc. Real Est.	7	11	5.20%	1,040	4.00%
Professional, scientific, management, administrative	25	14	6.70%	1,246	4.90%
Educational, Health, Social Services	24	29	13.80%	5,847	22.80%
Entertainment/ Recreation	18	71	33.80%	2,310	9.00%
Public Administration and other Services	9	7	3.30%	1,928	7.50%
Total	159	210		25,686	

Source: 1990 and 2000 U.S. Census

Economic Expectation

Newry's economy will continue to be recreation and service based. Employment in recreation and services business will be located not only in Newry but Bethel and the surrounding area. Many of these jobs are seasonal in nature with low wages.

Development of year-round employment opportunities with benefits needs to be developed on a regional basis.

HOUSING

Findings and Trends

- ❖ **The 2000 Census reported 161 year-round homes and 914 second/seasonal homes in Newry.**
- ❖ **Since 1990 the total number of housing unit grew by 12% compared to 300% between 1980 and 1990.**
- ❖ **The median sale price of an “off mountain” home is \$140,000.**
- ❖ **The number of second/seasonal dwellings could double over the next 10 years.**
- ❖ **There is a need for affordable housing for future residents of Newry and employees of local businesses.**

Purpose

The purpose of this section is:

to profile the housing stocks of Newry and Oxford County in terms of size and composition;

to describe the affordability of the housing stock of Newry for very low income, low income, and moderate income households;

to identify and understand important changes in housing stock characteristics and how they might reflect the size and characteristics of future housing demands;

to identify and understand how Newry’s housing stock and housing stock changes relate to the region’s housing stock and housing demand; and

to predict the size, characteristics, and affordability of new and rehabilitated housing needed to meet the housing demands of the projected future population, and whether the local housing market will meet the predicted housing needs.

Background

Traditionally, Newry was a small rural community dominated by single-family housing units with a smattering of seasonal camps. The expansion of the Sunday River Ski Resort in the 1980s and 1990s had a significant impact on the housing stock of Newry. During this time, the number of housing units within the Town increased dramatically, and the housing stock became dominated by multi-family units. The majority of single-family homes are located along the two river valleys of the Town, with some being clustered around the base of the Sunday River Ski Resort. Most of the multi-unit projects that have been built are located directly at the Sunday River Ski Resort.

Housing Trends

In 2000, the Census reported 1,075 total housing units, 161 year-round and 914 seasonal, in Newry. Since 1980, some 850 new housing units have been added to the Town's housing stock. The decade of the '90s saw a slow down in housing construction compared to the major expansions at the Sunday River Ski Resort in the '80s. Between 1990 and 2000, 115 new dwelling units were added. This compares to 740 between 1980 and 1990.

Number of Total Housing Units 1980-2000					
	1980	1990	2000	1990-2000 # Change	1990-2000 Percent Change
Newry	220	960	1,075	115	12.0%
Bethel	993	1,266	1,448	182	14.4%
Greenwood	458	626	670	44	7.0%
Mexico	1,423	1,495	1,448	-47	-3.1%
Rumford	3,180	3,274	3,280	6	0.1%
Woodstock	529	758	842	84	11.1%
Oxford County	23,796	29,689	32,295	2606	8.8%

Source: U.S. Census 1980, 1990 & 2000

Type of Housing Unit

Until the 1980s, Newry's housing stock was comprised primarily of the traditional single-family home and camps. In 1980, 85% of the housing stock was traditional single family. In 2000, the traditional single-family dwelling comprised only 25% of the total housing stock. Multi-family dwellings, many in condominium ownership, are the primary housing type in Newry. The majority of the multi-family dwellings are found at the Sunday River Ski Resort.

As would be expected, second or seasonal homes make up the majority of the housing supply in Newry. In 2000, there were 914 second or seasonal homes representing 85% of Newry's total housing supply.

Distribution of Housing Units by Type Newry 1990 and 2000			
	# 1990	# 2000	% Change 1990-2000
Single-family	264	282	06.8
Mobile home	11	10	-1.0
Multi-family	685	809	18.1
Second/Seasonal	829	914	12.5
TOTAL	960	1,101	14.7

Source: 1990-2000 Census

Owner/Renter Patterns

Rural communities typically have a much larger percentage of owner occupied dwelling units than renter occupied dwelling units. This is due to the large percentage of the overall housing stock consisting of the single-family home. In 2000, 82% of all housing units were owner occupied and 18% were renter occupied. Of the surrounding communities, Greenwood and Woodstock had the lowest percentage of renter occupied year-round housing units.

Distribution of Occupied Housing Units by Tenure 2000					
	Owner		Renter		Total
	#	%	#	%	
Newry	116	82.0	26	18.0	142
Bethel	758	73.0	276	27.0	1,034
Greenwood	283	88.0	37	12.0	320
Mexico	915	70.5	383	29.5	1,298
Rumford	1,749	60.8	1,127	39.2	2,876
Woodstock	525	85.0	81	15.0	525

SOURCE: 2000 Census

NOTE: These numbers do not include vacant units.

Housing Conditions

The Comprehensive Planning Committee did not undertake a detailed housing conditions survey, the reason being that although scattered substandard housing exists in Newry, it was not deemed a significant planning issue. However, several indicators of housing conditions from the 2000 Census were examined.

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Newry's older homes are in excellent condition and are assets to the community. The older dwelling units may, however, be in need of energy efficiency and/or electrical upgrading. In 2000, 87% of the total housing supply was constructed after 1980. Another indication of housing conditions relates to the completeness of plumbing facilities. In 2000, six dwelling units lacked complete plumbing facilities for exclusive use of their residents.

Overall, the indicators point toward the Town's housing stock being in good condition. Although structurally substandard dwelling units are found in Newry, there is not a significant community problem with substandard housing.

Housing Costs

The cost of purchasing or renting a home has increased significantly in recent years throughout some portions of Maine. Increased housing costs are also evident in Newry. Numerous factors have led to these increased costs; including land costs, construction cost and market demand for housing in Newry. The town's attractiveness for second home development has been the controlling factor in increased housing costs over the past 20 years. Between 1990 and 2001 the median sale price for an "off mountain" home in Newry was \$140,000.

Rental Rates

A detailed rental rate survey was not conducted as an element of the comprehensive plan because rental units comprise such a small portion of the town's housing supply. However, based upon information from the 2000 Census the median monthly rent was \$625. The Maine State Housing Authority had, in 2001, established fair market rents in Oxford County as \$400 and \$650 per month for one-bedroom and three-bedroom rentals, respectively.

Vacancy Rates

Newry's vacancy rate for year-round dwelling units reported by the 2000 Census was 2.5% for homeowners and 7.1% for rental units. Based on local knowledge these rates appear higher than actually exist.

Affordable Housing

Increase in land costs and construction costs, coupled with market conditions, has created a significant affordable housing problem in the southern portion of Maine. In Newry, the demand for second homes by people with incomes typically greater than local people has inflated the cost of housing. The general "rule of thumb" states that housing should be able to be rented or purchased for a reasonable percentage of a household's income. These generally accepted percentages are 28% of gross monthly income for mortgage payments and 30% of gross income for rental payments (including utilities). Affordability is typically expressed as a percentage of income. Thus, what is affordable to a household earning \$50,000 a year will not be to a household earning \$30,000 or less.

Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for low and moderate income households.

The common definition defines "very low income households" as those households with an income no greater than 50% of the median income for a four-person household, "low income households" as those households with an income no greater than 80% of the median income for a four-person household, and "moderate income households" as those households with an income no greater than 120% of the median income for a four-person household.

The affordable housing needs in Newry can be qualified but to quantify the specific number of needed affordable units for the current and future years is extremely difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Newry. To determine affordable housing needs, the median family income of \$42,000 for 2002 was utilized. Based upon that data, the following table has been developed to represent affordable housing costs for very low, low and moderate income families.

Affordable Sales Price of Homes and Rental Units For Very Low, Low and Moderate Income Households 2002			
	Household Income	Affordable Gross Rent (mo)	Affordable Sales Price
Very Low	up to \$21,000	up to \$525	up to \$31,000
Low	\$21,000 to \$33,600	\$525 to \$840	\$77,000
Moderate	\$33,600 to 63,000	\$840 to \$1,575	Up to \$186,000

SOURCE: Maine State Housing Authority

Based upon information derived from the real estate sales data for off-mountain homes which indicated the median sale price over the past 10 years of these homes was \$140,000, housing costs are above the affordability range of many current and prospective residents and employees of Sunday River that would be in the very low, low and even some moderate income ranges. The affordability analysis did not include the sale prices of homes and condominiums “on-mountain.” This was because those sale prices are generally higher than “off-mountain” and would inflate housing costs.

Housing Demand

Housing demand in Newry consists of three types, year-round residential, second home/seasonal residential and rental. Rental can be further divided into year-round rental and employee rental.

Based on the forecast of a year-round population of approximately 400 in the year 2013, it has been estimated that there will be a demand for 30 new year-round housing units over the 10-year planning period. Over the 10-year planning period, the average household size will be 2.5 persons. The majority of these new housing units will be owner occupied rather than year-round rental.

Second or seasonal homes comprised 85% of Newry’s total housing stock in 2000. Therefore, it is important to consider future demand for seasonal or second homes. Several factors are important when considering second home development in Newry. They include future development at the Sunday River Ski Resort and off-mountain location for homes serving the Sunday River Ski Resort. Sunday River officials have told the Comprehensive Planning Committee that plans are to double the number of ski days to near 1,000,000 over the next 10 years. In addition, the number of pillows on mountain could increase by 5,000 in the form of town houses, condominiums and individual lot development. This could relate to a doubling of the number of residential dwellings. It is expected that a demand will continue for the development of “off-mountain” seasonal and second homes as well.

Sunday River Ski Resort employs some 1,300 during the peak ski season and 300 on a permanent basis. Should growth in skier days and accommodations increase as envisioned by Sunday River, the labor force would also grow. Hurricane Island Outward Bound School has 50 seasonal staff June through August. During the plan update effort, the committee discussed employee housing with representatives from Sunday River and Outward Bound. Outward Bound’s staff, which is primarily a summer operation, is provided housing on the school property. Sunday River which has peak part-time employment in the winter did not raise employee housing as an issue that Newry should specifically address. Sunday River has found that there is available affordable housing in nearby Rumford. They have entered into contractual agreements with landlords in Rumford for employee housing. This arrangement benefits both the ski resort and Rumford landlords whose units would likely be vacant due to the declining population in Rumford. In 2000, Rumford had a 14% rental vacancy rate, twice the rate of the State.

PUBLIC FACILITIES AND SERVICES

Findings and Trends

- ❖ **Newry's public facilities and services must serve not only its 350 year-round residents but more than 3,000 part-time residents as well.**
- ❖ **Public facilities and services are adequate to serve the towns year round and seasonal populations.**
- ❖ **Future expansions at the Sunday River Ski Resort will place additional demands on fire protection and administrative services.**

Purpose

The purpose of this section is:

to identify and profile the Town's public facility and service systems in terms of their extent, capability, and use;

to assess the adequacy of those systems in handling current use demands;

to predict whether public facility or service improvements will be needed to adequately accommodate the use demands of the projected population; and

to assess the general costs of providing any needed public facility and service system improvements.

Public Water Supply

There is no public water supply in Newry. The residential and commercial properties in Town obtain water from individual, private sources such as wells and springs. There are some multi-dwelling units at Sunday River Resort that draw water maintained by homeowner associations. Sunday River snow making draws water from the Sunday River. Although no public supplies or distribution systems exist, there are 35 non-public supplies that have been identified by the Maine Department of Human Services. New State law requires notification when specific activities are to be located in designated source protection areas or such areas are to be rezoned. The Department of Human Services has identified the following non-community public water supplies in Newry.

Public Water Supply Sources in Newry

Water System Name	PWS_TYPE	Source Name	Source Type
SUNDAY RIVER - UPPER CISTERN	Transient	NORTH PEAK #1 DR WELL 503'	Groundwater
SUNDAY RIVER - SOUTH RIDGE SYS	Transient	DR WELL 473' SOUTH RIDGE G-L	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	MERRILL BROOK 3 353' DR WELL	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	BROOKSIDE #1 362'	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	BROOKSIDE #2 462'	Groundwater
SUNDAY RIVER - UPPER CISTERN	Transient	NORTH PEAK #2 DR WELL 512'	Groundwater
SUNDAY RIVER - UPPER CISTERN	Transient	NORTH PEAK #3 DR WELL 503'	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	LOT # 7 WELL	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	SUMMIT WELL #1	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	WHITE CAP LODGE DR WELL 458'	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	3 GPM WELL	Groundwater
SUNDAY RIVER - UPPER CISTERN	Transient	FALL LINE #1 DR WELL 503'	Groundwater
SUNDAY RIVER - SOUTH RIDGE SYS	Transient	DR WELL 308' SOUTH RIDGE D-F	Groundwater

SUNDAY RIVER - SOUTH RIDGE SYS	Transient	DR WELL 518' SO. RIDGE A-C #1	Groundwater
SUNDAY RIVER - UPPER CISTERN	Transient	FALL LINE #2 DR WELL 505'	Groundwater
SUNDAY RIVER - UPPER CISTERN	Transient	BARKER BASE LODGE WELL	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	MERRILL BROOK 2 DR WELL 402'	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	MERRILL BROOK 1 DR WELL	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	SUNRISE CONDO DR WELL #1 473'	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	SUNRISE CONDO DR WELL #2 587'	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	CASCADE CONDO DR WELL #1 608'	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	CASCADE CONDO DR WELL #2 503'	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	SOUTH RIDGE LODGE	Groundwater
SUNDAY RIVER - LOWER CISTERN	Non-Transient	SO. RIDGE BEHIND LIFT #7	Groundwater
SUNDAY RIVER - ROADRUNNER SYST	Transient	SUMMIT WELL #2	Groundwater
SUNDAY RIVER - UPPER CISTERN	Transient	MAINE HANDICAP SKI CTR WELL	Groundwater
SUNDAY RIVER - JORDAN BOWL	Non-Transient	DRILLED WELL 662 FEET	Groundwater

SUNDAY RIVER - JORDAN BOWL	Non-Transient	DRILLED WELL 602 FEET	Groundwater
SUNDAY RIVER INN -INN WELL 96'	Transient	INN WELL 96 SERVES ENTIRE PROP	Groundwater
VIKING VILLAGE	Transient	DR WELL 500'	Groundwater
SUNDAY RIVER - NO. PEAK LODGE	Transient	DR WELL 748'	Groundwater
VIKING VILLAGE	Transient	DRILLED WELL 500' 1992	Groundwater
POWDER RIDGE TOWNHOMES	Transient	DRILLED WELL	Groundwater
GREAT GRIZZLY	Transient	DRILLED WELL- 70' TO BEDROCK	Groundwater

Chapman Brook that drains from the southern corner of Newry is the public water supply for the Town of Bethel.

Sewage/Septic Disposal

Newry does not have a public sewer treatment facility. Single-family structures and commercial properties have their own private sewage disposal systems. Sunday River Resort operates their own sewage treatment facility. This operation serves some of the condominiums (Locke Mountain 72 units, Summit Hotel 220 units and the Jordan Grand Hotel 186 units) as well as on mountain single family homes.

Solid Waste Disposal

Newry participates with Hanover and Bethel in a tri-town solid waste disposal program. Solid waste is collected and transported to a commercial land fill. In 2000, approximately 1,100 tons of waste was sent to the landfill and 68 tons of waste was recycled.

Public Safety

Fire Protection

Newry is served by a Volunteer Fire Department, which in 2002 numbered 12-14. It is supported by property tax money appropriated annually at town meeting, supplemented by the fund-raising efforts of the Ladies Auxiliary. The fire chief is appointed by the selectmen. The chief also serves as the Forest Fire Warden, by appointment of the State Forest Service to oversee fire permits, logging machinery fire safety, erosion control, etc.

The Town of Newry maintains two fire stations. The station on the Bear River side of town built in the 1980s houses three firefighting units. On the Sunday River side of town, the station built in 1990 houses four units and has meeting space.

Existing major fire-suppression apparatus consists of the following:

2001	Kenworth T-800 Pumper/Tanker
1980	Ford C-8000 Tanker
1977	Dodge Tanker
1971	Maxim Pumper
1969	American General Tanker
1969	Seagrave
1967	Ford F700

Ambulance/Medical Services

Newry contracts with Med Care centered in Mexico for ambulance service. Med Care is often assisted by local ambulance serves from other neighboring communities. Sunday River Ski Resort contracts with P.A.C.E. for ambulance service. There is a seasonal mountain clinic to treat and x-ray Sunday River Resort guests and employees.

Stephens Memorial Hospital in Norway and the Rumford Community Hospital in Rumford are the nearest full service medical facilities. Specialized medial needs are met by facilities in Lewiston and Portland.

Police Protection

Police protection is provided by the Oxford County Sheriff's Department and the Maine State Police. These services are paid through the County Tax Assessment and other taxes which are paid to the State of Maine. Sunday River Ski Resort employs

security personnel who handle security and minor complains at the resort. There is one Town Dog Officer who handles wild and domestic animal complaints throughout the Town. There is one constable for the town.

Warden Services

The Maine Department of Inland Fisheries and Wildlife’s Game Wardens provide services to Newry. The Newry area is in the northern most section of Division A headquartered in Gray. Services of the Warden Service include rescue service to lost hikers, snowmobile accidents and fishing and hunting violations.

Education

The Town of Newry belongs to Maine School Administrative District 44 which was formed in 1965 to provide a centralized regional educational system for the Towns of Newry, Andover, Bethel, Greenwood and Woodstock. There are no public school facilities in Newry. All students attend school in neighboring Bethel.

Public school enrollment in MSAD #44 decreased by 12 students or 1% between April 1 of 1998 and April 1 of 2002. At the same time, Newry students enrolled in MSAD 44 schools decreased by eight over the same period. On April 1, 2002, students from Newry comprised 5.5% of the total number of students enrolled in MSAD #44 schools.

Newry Student School Enrollment MSAD# 44 1998 - 2002						
Year	K-8	9-12	Total K-12	Total District Enrollment	% Newry Students	% Other Students
1998	46	13	59	945	6.2	93.8
1999	43	14	57	970	5.9	94.1
2000	44	12	56	962	5.8	94.2
2001	31	14	45	927	5.6	94.4
2002	34	17	51	933	5.5	94.5

Source: M.S.A.D. #44 - April 1 Enrollment

Other educational opportunities in the area include Gould Academy and Mahoosuc Mts., Montessori preschool and adult education opportunities.

Maine Handicapped Skiing

Now in its 20th year offering programs for individuals (children and adults) with physical disabilities to discover new abilities through adaptive winter and summer recreation. Based at Sunday River Ski Resort, a not-for-profit corporation supported entirely by donations from around New England and taught by trained volunteers.

Hurricane Island Outward Bound School (HIOB)

The school grew from a program developed by a progressive educator in Wales to develop internal fortitude for surviving the harsh physical challenges faced by World War II soldiers. The HIOB offers solo and group courses of varying lengths to promote growth in self confidence and esteem through experience of meeting challenges presented in a wilderness setting. HIOB has a mountain base on the Sunday River Road and is non-profit.

National Training Lab

Bethel is the summer oasis for students and faculty of diverse backgrounds to participate in internationally renown experiential learning programs for corporate and entrepreneurial groups.

Bethel Historical Society

The Society sponsors Elderhostel at Sunday River Inn & X Country Center and courses at its Regional History Center in Bethel.

Western Mountain Senior Collage

The collage is in an exploration stage by a committee of people from SAD 44 communities. It would be for people over 55. Non-credit courses would be offered during the day in two-hour sessions for up to eight weeks.

Cultural Facilities

Bethel Library

The Bethel Library is partially funded by tax appropriations from the Town of Newry. It offers free services to all Newry property owners. These services include after school programs for children, summer school programs for children and is open six days a week.

Mahoosuc Arts Council

The Mahoosuc Arts Council is a community based volunteer non-profit organization that works to coordinate available resources and attract quality performing artists to the Bethel Area.

In recent years, performances have included a light theater, classical music, dance, poetry, Shakespeare, jazz, contemporary music, and children performances. The Mahoosuc Arts Council operates in a three-way partnership with Gould Academy and MSAD #44 in an effort to maximize exposure of visiting artists with multiple performances.

Black Diamond Series

Sunday River Ski Resort offers during the winter quality performances from various artists to their quests and local residents.

Public Television and Radio

Most of Newry must subscribe to cable to get non-local public television offerings. Maine Public Radio can be received in Newry.

Historic Structures

The Town owns the Sunday River Schoolhouse, a one-room schoolhouse built in 1895 and used until 1943. It is located on the Sunday River Road and is open at different times of the year for tours.

Bear River Grange Hall, purchased from the Grange in 1991 and recently renovated is now used for a variety of Town and private functions.

Artist's Covered Bridge

Constructed in 1872 to cross the Sunday River on the now Sunday River Road. The bridge was replaced in 1959 but is maintained by the State as one of the few remaining covered bridges.

Public Administration

The Town of Newry has Selectman/Administrative Assistant form of government with three selectmen who are elected for three-year terms. The Selectmen also serve as Tax Assessors, Overseers of the Poor and Road Commissioner. The annual meeting is the legislative body of the Town and is held the first Monday in March. At which time, the Selectmen and Dog Officer are elected. Also, at the Town Meeting, appropriations are made to pay the Town's expenses for the coming year. Other Town business is also transacted.

The Town Offices are housed in the Raymond C. Foster Municipal Building located on Route 26. This building was acquired from MSAD 44 in 1984. The town office is staffed on a full-time basis by the Administrative Assistant and Deputy Clerk. The Administrative Assistant also serves as the Town Clerk and Treasurer.

FISCAL CAPACITY

Findings and Trends

- ◆ **Newry has the fourth greatest valuation in Oxford County.**
- ◆ **Recreation development and second homes provide Newry with a stable tax base.**
- ◆ **The rate of growth in property valuation between 1998 and 2001 has been below the rate of inflation.**

Purpose

The purpose of this section is:

to identify and understand Newry's financial conditions;

to identify and understand recent changes in Newry's fiscal condition and how these changes may affect Newry's future fiscal conditions;

to predict the Town's revenues, expenditures, and debts for the next ten years; and

to assess the Town's capacity to finance capital expenditures during the next ten years.

Introduction

A community's fiscal capacity refers to its ability to meet current and future financial needs through public expenditures. As Newry grows over the next ten years, demands to maintain and/or improve various municipal services, facilities and equipment will be placed upon its fiscal capacity. Demands may include improved roads, public facilities, and equipment. The comprehensive plan will make various recommendations requiring public investment. These recommendations must be considered in light of Newry's fiscal capacity or its ability to finance such improvements.

Revenue

The largest source of revenue for the town is from property taxes. Local valuation, state valuation, property tax revenue and the town's mil rate for fiscal years 1997 to 2001 is present in the following table. In 2001, Newry had the fourth greatest State valuation of any Oxford County Community.

At \$204,000,000 in valuation, only Rumford (\$683,500,00), Norway (\$210,750,000) and Oxford (\$205,650,000) had valuations greater than Newry.

Newry's major property tax source is from the Sunday River Ski Resort and the many seasonal and second homes associated with the ski resort and other recreational activities. In 2001, approximately 80% of the total property taxes were paid by Sunday River and second home owners. This produces a stable tax base and allows for a low mil rate.

Valuation and Mil Rate Newry Fiscal Years 1997-2001						
Fiscal Year	Local Valuation	Annual % Change	State Valuation	Annual % Change	Mil Rate	Property Taxes Raised
1997	154,207,000		141,100,000		0.01175	1,759,039
1998	193,260,000	25.3 ¹	147,200,000	4.3	0.00980	1,876,420
1999	193,352,000	0.05	156,550,000	6.4	0.01030	1,956,700
2000	195,732,000	1.2	195,050,000	24.6	0.01150	2,154,300
2001	195,862,000	0.06	204,000,000	4.6	0.01190	2,311,380

1. Revaluation completed

Source: Town of Newry Annual Reports

Between fiscal years 1998 and 2001, the local assessed valuation increased by approximately \$ 2.6 million or 1.4%. The largest increase in valuation occurred between 1999 and 2000 with approximately \$2.3 million. The increase in valuation can be attributed to new second home development. The 1.4% increase in valuation between 1998 and 2001 (in 1997 a revaluation was conducted) was less than the decrease in the value of the dollar based on the consumer price index (CPI). This required the mil rate to increase between 1998 and 2001. In 2001 the total assessed value of Newry consisted of 93% land and buildings and 7% personal property. There is approximately \$1.6 million real property exempt from taxation. The state valuation of Newry increased from \$141.1 million in 1997 to \$204 million in 2001 representing a 45% increase.

The mil rate increased from 0.0098 in 1998 to 0.0119 in 2001. The amount of property taxes assessed from 1997 to 2001 increased by approximately \$552,000. This represents an increase of approximately 30% over the six-year period.

Other major consistent sources of revenues are excise and intergovernmental revenues. Excise taxes collected increased from \$57,800 in 1997 to \$75,600 in 2001. Excise tax collection remained steady between 1998 and 2001 an indication of slow year round population growth and no significant change in the number of vehicles registered.. Intergovernmental revenues that include state revenue sharing, local road assistance and other state and federal grants represent approximately 5% of total revenue annually.

Municipal Revenue Newry 1997-2001					
Fiscal Year	1997	1998	1999	2000	2001
Property Taxes	1,759,040	1,876,420	1,956,700	2,154,530	2,311,400
Excise Taxes	57,865	75,800	75,800	78,480	75,610
Intergovernmental Revenues	61,765	124,470	107,660	115,639	126,780
Interest Income	32,630	33,030	45,470	74,520	65,410
Other	40,630	38,930	76,409	29,359	22,850
TOTAL	1,951,930	2,148,650	2,262,040	2,452,530	2,602,050

May not add to total due to rounding

Source: Town of Newry Annual Reports

Expenditures

Total municipal expenditures increased by approximately \$657,000 or 35 percent in the five-year period between 1997 and 2001. Considering the CPI for adjusting dollars for inflation, municipal expenditures increased by approximately 30 percent over the period. The largest expenditure item was for education that in 1997 accounted for 71% of the town’s total expenditures and dropped slightly to 68% in 2001. Between 1997 and 2001 this budget item increased by some \$406,000 or 30%. Newry has the highest state valuation of all SAD 44 towns, and thus, it pays a high share of overall District costs. In 2001, the amount was \$33,460 per student.

Other major expenditure items are for public works, health and sanitation and county tax.

Expenditures Newry Fiscal Years 1997 - 2001					
Category	1997	1998	1999	2000	2001
General Government	150,401	126,970	125,910	131,680	123,560
Public Safety	25,060	46,490	37,530	57,530	68,510
Health & Sanitation	80,690	124,690	112,600	121,990	124,080
Public Works	124,550	114,620	58,780	142,150	155,340
Recreation/Social Services	4,440	4,450	5,450	6,470	7,470
Education	1,333,770	1,392,910	1,443,840	1,568,830	1,739,900
County Tax	100,750	106,720	112,400	139,660	151,200
TOTAL	1,888,572	1,870,870	1,928,140	2,176,370	2,545,360

May not add to totally due to rounding

Source: Town of Newry Annual Reports

Capital Reserve Funds

The town maintains several capital reserve funds. At the end of 2001, there were approximately \$20,000 in capital reserve funds. This represented a decrease from 2000 because of the expenditure of \$136,000 from the fire department equipment reserve fund for the purchase of a new fire truck. The budget for 2002 included \$62,000 to be placed in the fire department equipment reserve fund.

Municipal Debt

As of the end of fiscal year 2001, Newry had no outstanding long-term debt except that associated with the school district and Oxford County. The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debt for schools, sewer, water and special-district purposes are excluded. Based upon the Town's state valuation, the maximum debt under state law, including debt associated with specials districts, Newry could carry would be approximately \$31 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, it has significant borrowing power.

Fiscal Capacity

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance major capital expenditures compared with the ability of the tax base and other revenue sources to support such expenditures. Newry's tax base allows it to meet normal operating expenses and capital expenditures without significant impact on the mil rate. In recent years, annual increases in valuation have been below the rate of inflation. A rate of the increase in valuation greater than the rate of inflation would allow new expenditures to be implemented without a mil rate increase. Newry does however, have significant borrowing power based on the maximums established in state law should the town decide that borrowing should be undertaken in the future.



TRANSPORTATION

Findings and Trends

- ◆ **Newry's two major roads, Route 26 and the Sunday River Road, need improvements to increase safety.**
- ◆ **Most of the 13.9 miles of town roads are in good condition.**
- ◆ **There are 36 miles of private roads in Newry.**
- ◆ **A second access to the Sunday River Ski Resort needs to be considered.**

Purpose

The purpose of this section is:

to identify and profile Newry's roads and transportation systems in their extent, capacity, and use;

to assess the adequacy of those systems in handling current use demands;

to predict whether transportation improvements will be needed to adequately accommodate the needs of the projected population and development within the town and region;

Highways and Roads

This section provides an overview of major roadways; a complete inventory of roads in Newry, their length, maintenance jurisdiction, class, surface and condition and discussions of the safety and capacity of those roadways.

Profile of Major Roads

The primary road network in Newry consists of roads which follow the two river valleys of the Town. State Route 26 departs Route 2 at Newry Corner and follows the Bear River north for 8.3 miles to Grafton Notch. This is one of the main arteries between Montreal and Portland. The Sunday River Road originates in Bethel off of Route 2 and follows along the Sunday River. While this road eventually peters out into logging access in the upper reaches of the Sunday River Valley, a portion has been reconstructed to serve the Jordan Bowl Resort at Sunday River.

At one time, a road existed connecting the two valleys, called the Old Mountain Road. It was discontinued by the Town in 1906 and by the County in 1917.

State Route 2, which accesses both of Newry's main roads, is a major east-west artery for Northern New England. The nearest access to the interstate highway is at Lewiston-Auburn or Gray, both approximately 50 miles away, onto the Maine Turnpike, Interstate 95. Only approximately ½ mile of Route 2 is actually in Newry.

Accessory Town Roads

Including the Sunday River Road, the Town maintains approximately 13.9 miles of town roads, an increase of some 2.6 miles since 1991. These roads are generally in good condition. The Town is responsible for plowing, sanding, and routine maintenance of these roads.

TOWN ROADS		
Road Name	Length/Miles	Condition
Branch Road	1.32	Newly Paved
Deer Run Road	.10	Poor
Greenbrier	.35	Good
Lone Pine Road	1.10	Good
Monkey Brook Road	.70	Good
Mills Hill Road	.13	Good
Mountain View Road	.21	Poor
Roderick Road	.28	Good
Skiway Road	1.58	Good
Sunday River Road	6.54	Good
Timberline Road	.51	Good
Valley View Drive	.64	Newly Paved
Wheeler Road	.35	Good
TOTAL	13.81	

The Newry Planning Board, through the Town Ordinances, requires that new roads in subdivisions which are typically given to the Town one year after completion be constructed according to town standards. Impact fees for transportation costs are currently not assessed of developers since they are expected to pay outright for subdivision roads.

Private Roads

In addition to publicly maintained roads, Newry also has 36 miles private roads. These are mainly roads within subdivisions that are maintained by property owner associations; including roads within Riverwood, Powder Ridge, Mountain View, Snow Village, Viking Village, Coombs Village, Nordic Knoll, Sunny Hills and Barker Brook subdivisions.

The Skiway Road is the access to all of the Sunday River Resort facilities except the Jordan Bowl. This private road has a high traffic volume and is identified by the Maine Department of Transportation as a high crash location. Improvements to the Skiway Road including drainage, pavement and shoulders are needed. A public-private partnership to address upgrading should be considered.

PRIVATE ROADS			
Road Name	Length/Miles	Condition	
Alpine Terrace	.17	Powder Ridge	Good
Aspen Lane	.01	Powder Ridge	Good
Atherton Drive	.20	S. Wight	Good
Baker Street	.18	Sunny Hills	Good
Barker Bk. Road	.26	Condo Rd.	Good
Bennett Road	.07	Bennett's D/W	Good
Berry Lane	.25		Good
Broadway Drive	.95	So. Ridge	Good
Brookside Drive	.07	S/R	Good
Camp Road	.12	By Wights	Good
Candlewood Road	1.08	Puzzle Mt.	Poor
Cascade Drive	.05	Condo Dr.	Good
Chase Hill Drive	.91	Puzzle Mt.	Poor
Coombs Road	.50		Good

PRIVATE ROADS			
Road Name	Length/Miles	Condition	
Crosby Lane	.16	S. Wight	Good
Crossbow Road	.26	Locke Mt.	Good
Douglas Road	1.32	Powder R	Poor
Easy Street	.42	So. Ridge	Good
Express Lane	.25	So. Ridge	Good
Fall Line Drive	.05	Condo Dr.	Good
Follamsbee Road	.17	Coombs V	Good
Franklin Road	.07	Slum Lord	Good
Grand Avenue	.17	Jordan G.	Good
Heidi Burk Road	.22	Driveway	Good
Hidden Acres Lane	.13	S. Wight	Poor
Jibe Road	.27	Locke Mt.	Good
Jims Drive	2.51	Driveway	Poor
Jungle Road	.31	Locke Mt.	Good
Kates Road	.77	Off Jim's Dr.	Poor
Keliher Road	.18	Puzzle Mt.	Poor
Kellogg Lane	.31	Camps	Good
Kendell Bog Road	.28	S. Wight	Poor
Locke Village Road	.58	Locke Mt.	Good
Long Mt. Road	.46	Puzzle Mt.	Poor
Mammoth Lane	.23	Powder R.	Good
Mansion Avenue	.24	Sunny Hills	Good
Monkey Brook Road	3.7	Jordan Bowl	Good
Moonstruck Drive	.07	Locke Mt.	Good
Nordic Knoll Road	.53	Subdiv.	Good
Norway Drive	.09	Condo	Good
Outward Bound Road	.60		Good
Pine Terrace	.04	Condo	Good

PRIVATE ROADS			
Road Name	Length/Miles	Condition	
Pond Road	.42	Subdiv.	Poor
Poplar Brook Lane	.04	Woods Rd.	Okay
Puzzle Mt. Road	.89	Puzzle Mt.	Poor
Randall Road	.17	Randy's H	Good
Red House Drive	.06	S. Wight	Good
Ridge Run Road	.93	So. Ridge	Good
RiverBank Road	.14	Subdiv.	Good
Riverwood Drive	.07	Subdiv.	Good
Roadrunner Drive	.08	Condo	Good
Sand Road	.17	Horse Barn	Good
Ski View Drive	.78	Powder R	Good
Skyline Drive	2.11	Puzzle Mt.	Poor
Snow Cap Road	.25	Snow C. Inn	Good
South Ridge Road	.17	Base Lodge	Good
Southwing Road	.09	Ball Room S	Good
Spectator Road	.36	So. Ridge	Good
Spruce Terrace	.08	Condo	Good
Stoney Brook Drive	.05	Hanover	
Summit Road	.50	To Hotel	Good
Sundance Road	.03	Handicap S	Good
Sunday Punch Road	.26	Locke Mt.	Good
Sunday River Road	6.54	Newly Paved	Good
Sunrise Drive	.05	Condo	Good
Tempest Road	.37	Locke Mt.	Good
Tightwire Road	.09	Locke Mt.	Good
Trail View Terrace	.10	Powder R	Good
Vail Drive	.37	Powder R	Good
Viking Village Road	.35		Good

PRIVATE ROADS			
Road Name	Length/Miles	Condition	
Walters Way	.15	Viking V	Good
Webster Road	.07	2 Houses	Good
White Cap Village Road	.15	Condo	Good
White Heat Road	.11	Lodge	Good
Wildfire Road	.51	Locke Mt.	Good
Woodland Drive	.50	Camp	Woods
Yates Avenue	.17	Sunny H	Good
TOTAL	36.39		

Road Mileage by Maintenance Responsibility

Type	Miles
Town	13.9
State	8.8
Private	36.4
TOTAL	59.1

Source: Town of Newry

Motor Vehicle Crash Data

The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least \$1,000 of damage or personal injury. A report entitled "Maine Accident Report Summary" provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of "Critical Rate Factor" (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as "High Crash Locations" (HCLs).

Based upon information provided by MDOT for the period between January 1, 1998 and December 31, 2000, the Skiway Road was identified as a High Crash Location. A second High Crash Location, while not in Newry is of interest. The Sunday River Road from its intersection with Route 2 to the Bethel-Newry border is also identified as a High Crash Location.

Highway Capacities

The major highway through Newry is Route 26. While there are only 8.1 miles of Route 26 in Newry it is important to the town and the region's wood product industries, commuters, recreationists and tourists. This Route is also a popular bicycle trip. Route 26 is the major north/south travel corridor from New Hampshire and Canada through southern Maine. From North Newry to 1.2 miles north of the Upton-Grafton border is a designated Scenic Byway. In 2000, the Grafton Notch Scenic Byway Route 26 Corridor Management Plan recommended that Route 26 from the intersection of Route 2 to the New Hampshire border be designated a Scenic Byway. The Scenic Byway designation was approved in the summer of 2002.

The road surface conditions on Route 26 are generally in fair condition with gravel shoulders two to six feet in width in most locations. The Corridor Management Plan reported the following on traffic and safety concerns. "Though the average annual traffic counts for Route 26 between Newry and Upton are below 1,000 AADT, traffic safety along the corridor is a concern. Route 26 serves not only as a major east-west corridor for travelers to and from Canada, but also as a major commercial truck route for forest product companies. The posted speed limit within the corridor is 50 mph, except in the Upton Village where it is 35 mph; the physical condition of the roadway is fair but deteriorating. With the high number of accidents involving animals (i.e., moose), increasing bicycle traffic, and the added traffic demand from Grafton Notch State Park during the summer, the traffic safety conditions of the Route 26 scenic corridor are less than ideal."

In 1998, the Maine Department of Transportation (MDOT) reported an Annual Average Daily Traffic volume (AADT) of approximately 1,700 vehicles on Route 26 in Newry in July. That volume dropped to 650 in January. While the capacity of Route 26 in Newry is sufficient to move current and anticipated traffic volumes as the Scenic Byway Report stated safety is a concern.

The Sunday River Road is the second major road in Newry. It is the only access to the Sunday River Ski Resort carrying significant volumes of traffic during the winter ski season. The Sunday River Road leaves Route 2 in Bethel and runs for approximately 1.5 miles before crossing into Newry. As the Sunday River Ski Resort expands, the Sunday River Road's capacity may be reached.

State Highway Improvement Plan

The Maine Department of Transportation updates its Six-Year Transportation Improvement Plan every two years. The purpose of the Six-Year Plan is to provide a linkage between the policy-based 20-Year Transportation Plan, the project based Biennial Transportation Improvement Program and local planning. Projects in Newry identified in the Six-Year Transportation Improvement Plan include.

Pavement

Sunday River Road - Completed in 2001

Bridge Repair

Branch Brook - Completed

Paine Bridge - Completed

Public Transit Facilities and Services

Sunday River Ski Resort operates a shuttle service throughout the ski area. In the 2001-2002 ski season the Mountain Explorer transit service began between Bethel and the ski resort. Supported by Sunday River and private businesses, regularly scheduled service between Bethel and Newry is provided. Western Maine Transportation Services is also available to the residents of Newry.

The nearest rail facility for freight is in Lewiston-Auburn. Mead in Rumford has a private rail service. For two years in the mid 1990s, passenger rail service was provided from southern Maine to Bethel. That service has since been discontinued but hopes are that it will start again.

Parking Facilities

There is ample parking, exclusive of during Town Meetings, in front of the Town Office and Grange Hall. Sunday River Resort maintains parking facilities for a maximum of 4,478 cars. Both Sunday River Ski Resort and Sunday River Inn experience parking overflow during exceptionally busy days. Other businesses and services within the Town generally are accompanied by adequate parking capacity.

Adequate parking is important for commercial development. Due to the geographic layout of Newry, it is not practical to have clusters or central parking facilities. Individual establishments provide parking facilities sufficient to handle above average demand. Town planners should be aware of the need for adequate parking facilities when considering future growth.

Sidewalks and Footpaths

There are no sidewalks within the Town of Newry.

Airport Facilities and Services

The Bethel Airport known as the Colonel Dyke Memorial Field is sited off the Northwest Bethel Road in Bethel. Originally constructed in 1945 with only a gravel landing strip, it was donated to the town by the Bethel Airport Authority in 1958. In 1963, a small terminal building was constructed with several hangers. Today, it is managed by the Town Manager, and there is an appointed Bethel Airport Authority.

As recommended in the 1982 Airport Master Plan, a new paved 60-foot by 3,150-foot runway was constructed in 1988 replacing the existing 2,400-foot gravel runway. Land was acquired from 1986 through 1990 to protect the new runway. There are three stub taxiways. A new paved apron and gravel parking lot was constructed in 1996. Navigation aids for general aviation include two non-frangible wind cones and runway edge reflectors.

There are 15 paved and three turf tie downs and four hanger spaces at the airport. The airport has a fixed-base operator that provides flight instruction, scenic flights, charter flights, airframe and aircraft engine repair and fuel sales and service.

There are an estimated 5,500 annual aircraft operations (a landing or a take-off). The number of operations are expected to double over the next twenty years.

The Portland International Jetport, located 75 miles away in Portland, is the closest full-service airport. Commercial flights are available to most major destinations. Lewiston-Auburn Airport offers regularly scheduled commuter flights.

Snowmobile Trail System

The local, regional, and State snowmobile trail system is important to the economy, and this is considered part of the town's transportation system. This trail system in Newry connects to the state wide trail system and is maintained by the local snowmobile club.



OUTDOOR RECREATION

Findings and Trends

- ◆ **Outdoor recreation is an important element in Newry's character.**
- ◆ **Many of the recreational opportunities in Newry's open spaces exist because of the goodwill of private landowners.**

Purpose

The purpose of this section is:

to identify and profile Newry's major open space areas, major public and private recreational facilities, and public access points to surface waters in terms of their characteristics and use;

to assess the adequacy of those open space areas, recreational facilities, and public access points in handling current use demands;

to predict whether additional open space areas, public access points, or recreational facility improvements will be needed to adequately accommodate the use demands of the projected population;

to predict whether the availability of major private open space areas for public recreation use will be threatened by the impacts of growth and development; and

to estimate the general costs of providing the needed recreational facility improvements.

Major Open Spaces and Public Parks

There are endless recreational opportunities within the open spaces of Newry. Footpaths and bushwhacks offer hikers access to their favorite peaks. The wooded hillsides provide lucrative hunting opportunities. The Sunday River and Bear River, along with their many tributary brooks, offer fishing for rainbow and brook trout.

Although there is no public boat launch in Town, canoes can be put in at several locations on both rivers, and at periods of high water, good white water can be enjoyed. There are several locally known swimming holes in the Sunday River and Bear River.

Many of the recreational opportunities in Newry's open spaces exist because of the goodwill of private landowners. In order for public uses to continue, it is important that the public, both residents and nonresidents alike, treat access across private lands as a privilege and not as a right. Care should be taken to prevent disruption of the traditional uses of Newry's private lands.

Step Falls, a local scenic nature preserve, is owned by the Maine Chapter of the Nature Conservancy. Here, Wight Brook drops 200 feet in a distance of 800 feet. The Falls are accessible from Route 26, via a hiking trail which follows the brook for about half a mile.

"Deep Hole," a locally known swimming hole in the Bear River, is accessed by land owned by the State Department of Transportation, donated by Charlie Haywood.

Under development is the so-called Grafton Loop Trail. This trail upon completion will be 42 miles in length. The backpacking trail will connect Old Speck, Sunday River Whitecap, Stow, Bald, Puzzle, Long and East Baldplate mountains. Access will be from Route 26. Depending on its level of use, provisions for parking may be needed.

The Windy Valleys Snowmobile Club of Newry maintains approximately 40 miles of trails. The Club receives some state funding.

The Town of Newry maintains a playground adjacent to the Town Offices.

Major Public Recreational Facilities

In conjunction with MSAD #44, there are several opportunities for participation in organized sports. These include softball, soccer, volleyball, and little league. Both swimming and tennis lessons are available to area children.

The Town supports an active Recreation Committee which helps to organize and fund several recreational programs including community days, Maine Jr. Guide canoeing, ATV safety courses, adult lifesaving, and a walking trail. The Recreation Committee also coordinates a ski equipment lender program, offered to all Newry children attending MSAD 44 schools. The lender program was originally started with equipment donated by the Sunday River Resort and is now maintained by the joint efforts of the Town and the Resort. Sunday River Resort, through the Recreation Committee, also makes season tickets available to all Newry children attending MSAD 44 schools.

Sunday River Resort offers one of the largest alpine skiing facilities in New England and a Mountain Bike Park in the summer and fall. The Sunday River Inn offers 40 kilometers of groomed cross-country skiing terrain. Mahoosuc Adventure offers a year-round guide service with dog sledding, canoeing, and rock climbing.

Recreation Facility Needs Analysis

Current outdoor recreation facilities have been assessed based on recognized facility standards. These standards should be used as a guide to currently needed facilities and anticipated facility needs based upon the projected year 2013 year-round population. This analysis has not considered seasonal population which at peak periods may be twenty times more than the year-round population. This analysis is based on facilities owned by the town of Newry and areas the public has been granted use.

Outdoor Recreation Facilities and Needs				
Type of Facility	Recommended Stds. per 1000 pop.	Existing Facilities	2002 ^A Surplus/ (Deficiency)	2013 ^B Surplus/ (Deficiency)
Neighborhood Playground	C	1	0	0
Community Recreation Area (12-25 acres)	C	0	0	0
Community Park (100+ acres)	C	0	0	0
Baseball Diamond (90 ft. basepaths)	.16	0	0	0
Softball/Little League Diamond*	.75	0	(1)	(1)
Basketball Court*	.5	0	(1)	(1)
Tennis Court*	.67	0	(1)	(1)
Multi purpose Field (Football, Soccer, Field Hockey)*	.5	1	0	0
Swimming Area (square feet)	750	Deep Hole	0	0
Picnic Table	2	0	0	0
Nature Study Area	C	0	0	0

^A Based on a year round population of: 350

^B Based on a 2013 year round population of: 400

^C Standards are as follows:

Neighborhood playgrounds, for towns with a population greater than 1,000, should be located within ½ mile of housing concentrations of 50 or more homes and include playgrounds, basketball courts, play fields, etc.;

One **community recreation area**, 12-25 acres, for towns with a population greater than 5,000, developed with ballfields, tennis courts, swimming facilities, ice skating, etc.;

One **community park**, 100+ acres, for towns with a population greater than 5,000, largely undeveloped for walking, cross country skiing, nature study, etc.;

minimum one **nature study area** for towns with population greater than 1,500.

* Minimum one per Town.

Based on this analysis the outdoor recreation needs are being met except for a tennis court, softball/little league diamond and basketball court.

NATURAL RESOURCES

Findings and Trends

- ◆ **Newry's natural resources are important to the character and economy of the town and region.**
- ◆ **The loss of large blocks of undeveloped land, inappropriate development and overuse could degrade Newry's natural resources that are important to the way of life and economy.**

Purpose

The purpose of this section is:

to identify and profile the Town's significant natural resources, in terms of their extent, characteristics, and significance;

to predict whether the existence, physical integrity, or quality of identified significant natural resources will be threatened by the impacts of future growth and development; and

to assess the effectiveness of existing measures to protect and preserve significant natural resources.

Identified Critical Natural Resources

Areas Identified by the State Critical Areas Program

Step Falls, a local scenic nature preserve, owned by the Maine Chapter of the Nature Conservancy, has been identified by the State Critical Areas program. Here, Wight Brook drops 200 feet in a distance of 800 feet. The Falls are accessible from Route 26, via a hiking trail which follows the brook for about a half mile.

Further study and investigation may reveal that other areas also qualify for nomination to the State Critical Areas Program.

Areas Considered as National Natural Landmarks

There are no areas within Newry that are identified as National Natural Landmarks.

Locally Identified

Sunday River-rocks and waterfalls

Deep Hole

Horseshoe Falls

Bald Mt.-Pickett Ledges

Letter S

Lennard Ledge

Scenic Areas and Views

Scenic areas and views are important to a community both for their aesthetic qualities and their recreational value. These areas provide a place for citizens and visitors of the town to enjoy the beauty of the outdoors and increase the quality of life.

The Mahoosuc Mountain Range, located just to the west of Newry, can be seen from several places in town. Views into Grafton Notch from along the Bear River Valley are spectacular. Several miles of Route 26, within Newry, are identified as Maine Scenic Highway. Along the Sunday River Valley, there are several opportunities to view Goose Eye and other surrounding peaks. Throughout the ridges and peaks lining both of the Town's river valleys, there are many ledges and rock outcroppings that offer outstanding views of the local landscape.

Bear River and Sunday River both wind through Town for several miles and are visible to the public from several locations on main roads. Among the more scenic locations on these rivers are Deep Hole, Letter "S" and the Covered Bridge Hole.

The Grafton Notch Scenic Byway Study-Route 26 Corridor Plan Route 26 mapped nine scenic view locations along Route 26 in Newry.

Significant Fish and Wildlife Habitat

The Town of Newry is in an area of abundant wildlife. The forests of Newry support such species as moose, deer, bear, raccoons, porcupines, squirrels, fisher, coyotes, snowshoe hare, turkey, ruffed grouse, spruce grouse, and pileated woodpeckers.

There is also a large number of species of smaller mammals and birds which live in the Town's forests. The streams of the area support beaver, otter, mink, and brook trout. Migratory species include Canadian geese, wood duck, black duck, blue-winged teal, green-winged teal, mallard, common merganser, woodcock, great blue heron and many song birds including blue birds.

The Maine Department of Inland Fisheries and Wildlife has inventoried fish and wildlife habitats within Newry. The following sections describe the Town's habitats as they have been inventoried to this date. The areas described below are illustrated on the Wildlife Resources Map:

Deer Wintering Areas

There are four areas within Newry that are currently identified as deer wintering areas. They are roughly located on the southwest side of Mount Will in the Bethel Town Forest, behind Powers Cemetery, up Great Brook and on the west side of the Bear River north of the Robertson Farm.

Waterfowl and Wading Bird Habitat

Five areas have been identified as Waterfowl and Wading Bird habitat. Generally, they are located behind the Covered Bridge, off of Meadow Brook below Coon Hollow, two small areas behind Paul Wight's and an area west of Coon Hollow.

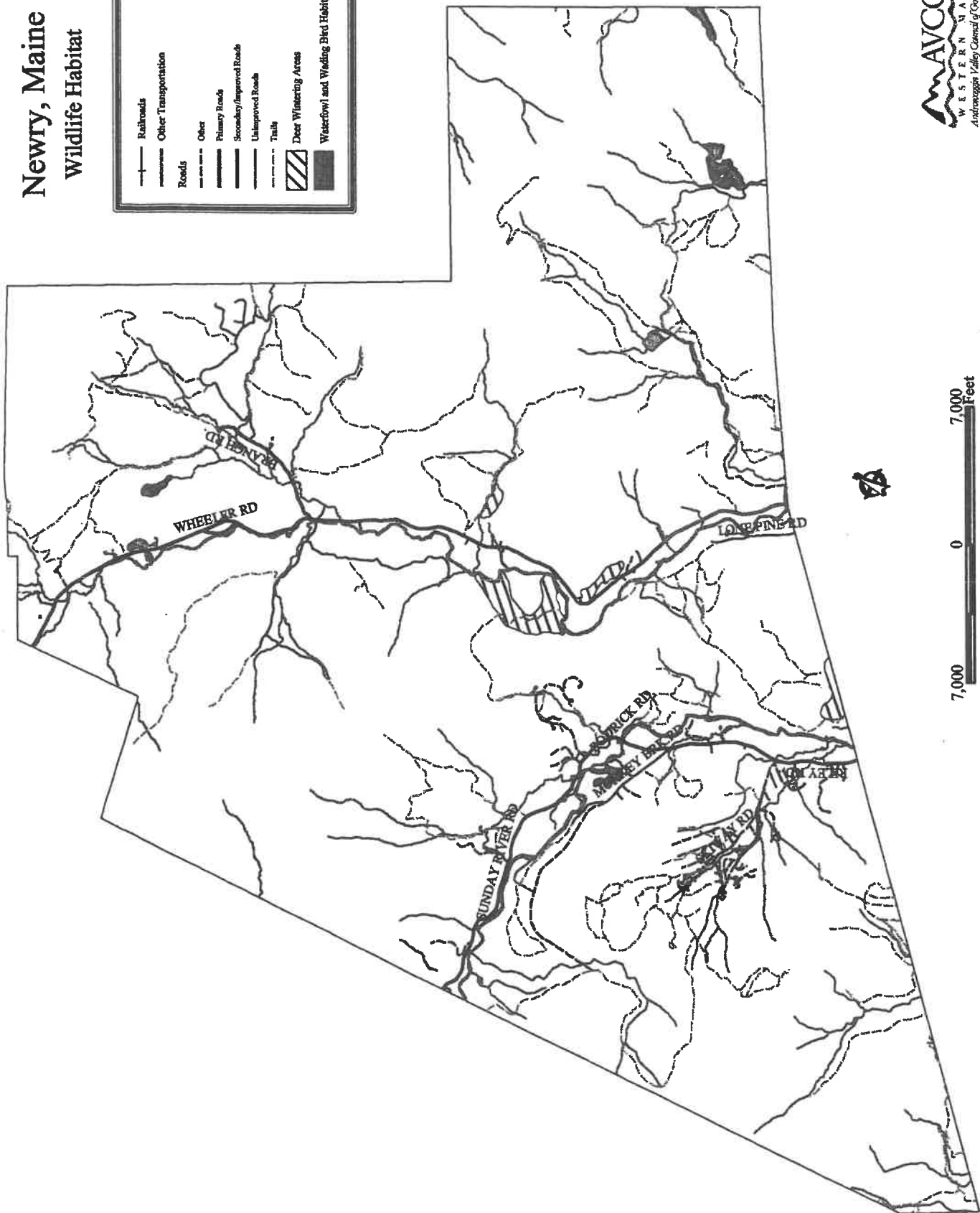
Riparian Habitats

The transitional zones between aquatic habitats and wetlands and dry or upland habitats and includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands is known as riparian habitat. These areas provide habitat for many plants and animals occurring in Maine.

Alpine and Subalpine Vegetation

Within the Town of Newry, on Sunday River White Cap, Puzzle Mt., Long Mt., and Black Mt., there are approximately 1,000 acres above 2,700' in elevation. This area contains a natural community which is uniquely well adapted to its harsh environment, yet is extremely vulnerable to unnatural disturbances. Because of the limited scope of alpine and subalpine communities in the area and its fragile nature, it must be considered a unique natural resource.

Newry, Maine Wildlife Habitat





Blocks of Wilderness Areas

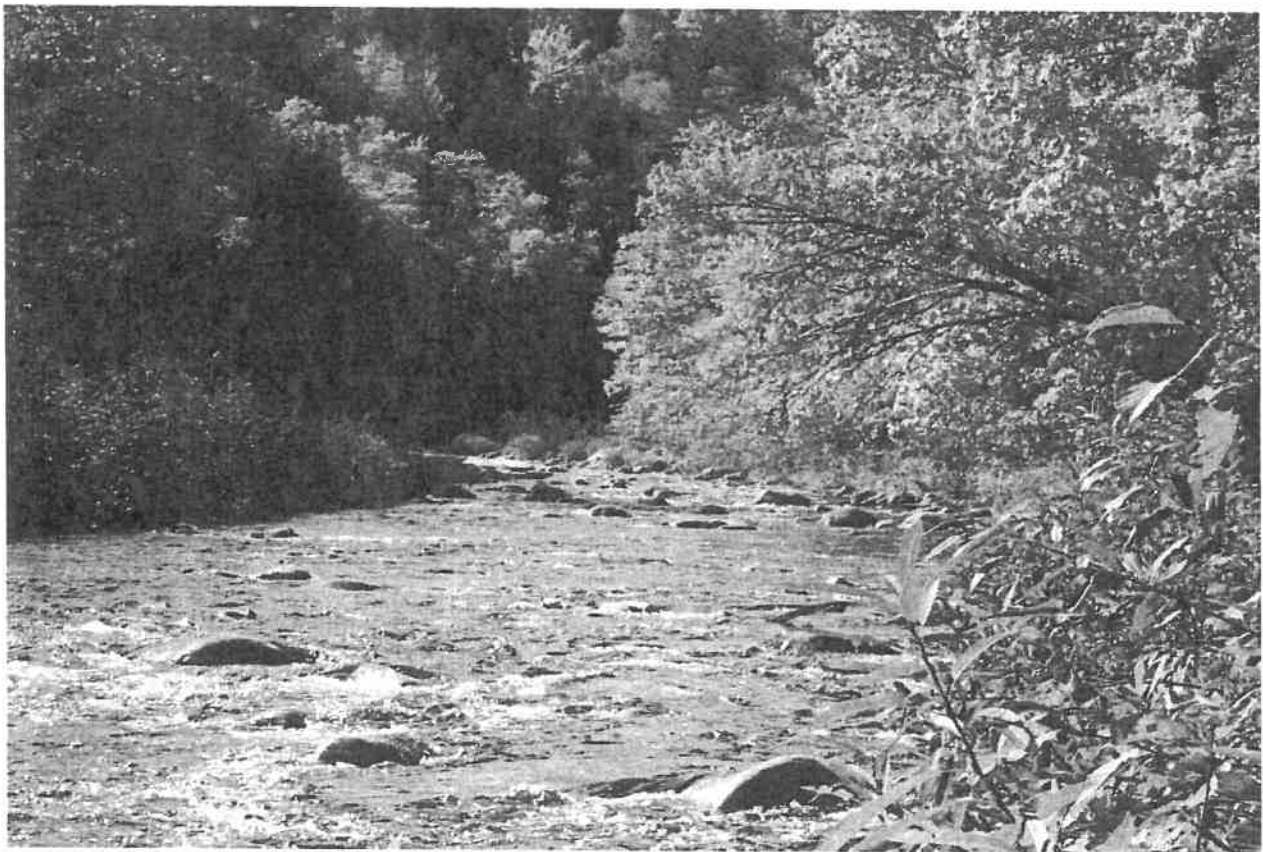
One of the attractions in Newry has been the large blocks of wilderness or semi wilderness areas. These have attracted many recreationalists as well as the Hurricane Island Outward Bound School to Newry. Changes in land ownership patterns and the reduction in the size of the semi wilderness blocks will alter the character of the town.

Floodplains

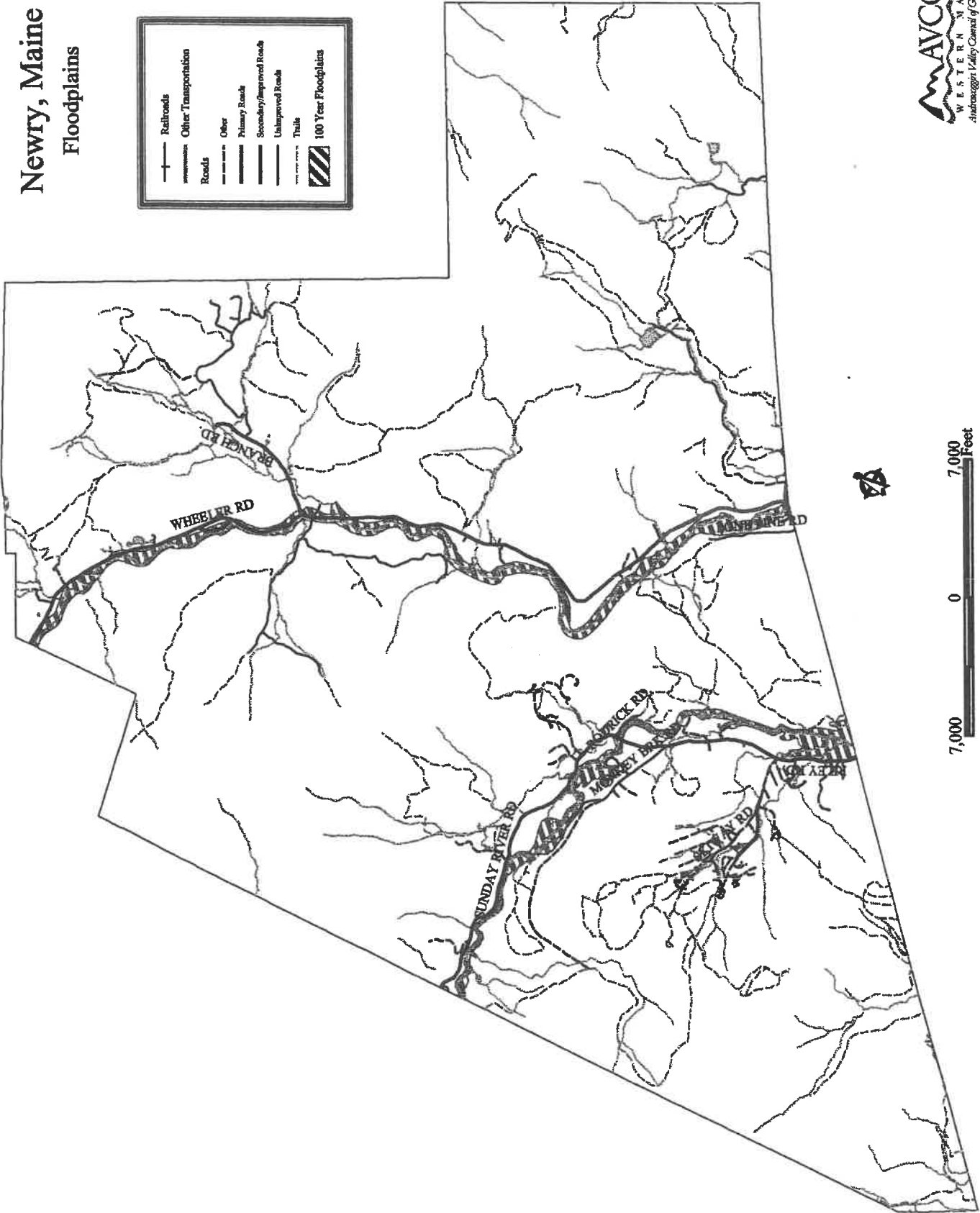
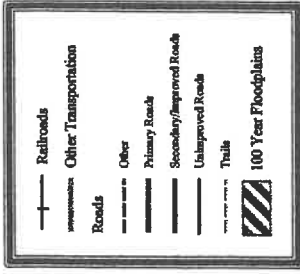
The major areas of flooding occurs along the Sunday and Bear Rivers, with the lower ends of both Rivers being the most concern. The most common problems with flooding occur at road crossings and localized areas. Flooding most commonly is in the spring as the result of heavy rainfall on snow covered or frozen ground.

In the summer of 2002, a draft of a new flood insurance study was presented for review. The study included a hydrologic and hydraulic analysis of the Sunday River and Barker Brook.

Newry participates in the National Flood Insurance Program. In 2001, there were four policies in force with a value of \$405,000. Since 1978, there have been no loss payments.



Newry, Maine Floodplains



Surficial Geology

The majority of Newry is underlain by till or bedrock. The two main river valleys, the Bear and the Sunday, both have several types of surficial deposits. These include: swamp deposits of partly decomposed organic matter and some intermixing of silt, clay, and sand; natural deposits of stratified sand and gravel; marine deposits of silt, clay, and very fine sand. Also, numerous bedrock outcroppings occur along these river systems.

The Town has several sand and gravel deposits within its borders. These are located primarily in aquifer recharge areas (Sand and Gravel Aquifers Map). Currently, there are several active pits in the Bear River Valley and in the Sunday River Valley. Inactive pits are scattered in both valleys.

An estimate of the remaining volume of sand and gravel which could reasonably be removed from known deposits is between 1.5 and 2 million cubic yards.

Minerals

The Town of Newry has a number of mineral deposits and mines. The Newry mines proper are divided into two groups, to the southeast of the ridge which runs along the Newry-Rumford town line are the Dunton workings and to the northeast of this ridge are the Nevel workings. The Scotty Mine on Plumbago Mountain is also considered in the Newry mine group. These quarries are primarily known for their Tourmaline, and a number of rarities have been found here. Other minerals associated with the area are Pollucite, Feldspar, Spodumene, Amblygonite, Beryl, Quartz, and Mica. This area is well known for its rare phosphates and its unique watermelon tourmaline formations.

The pegmatite deposit at Newry is mostly on land owned by the Foresttree & Limited Partnership. It is generally felt that Edmund Bailey of Rumford was one of the first to recover tourmaline from this location. He identified fifty-one different minerals here. Over the decades, several groups have mined these sites, including Horace Dunton, General Electric Company, United Feldspar and Mineral Company, and Beryllium Development Corporation, removing large quantities of pollucite, feldspar, spodumene, beryl, and uranium. During the 1940s, several test pits for beryl were dug in connection with development of the atomic bomb.

In 1972, the gem tourmaline was discovered at the Dunton Quarry site. It is reportedly the largest find of gem tourmaline in North or South America in the last 50 years. During the following years, many thousands of carats of gem pink, green, and watermelon tourmaline were mined. The estimated value of the find was several millions of dollars. Many of the finest specimens can be viewed in major museums around the country including the Smithsonian in Washington, DC.

There are also several areas throughout the Town which are felt to have mineral deposits that have not been worked.

Natural Resources Protection

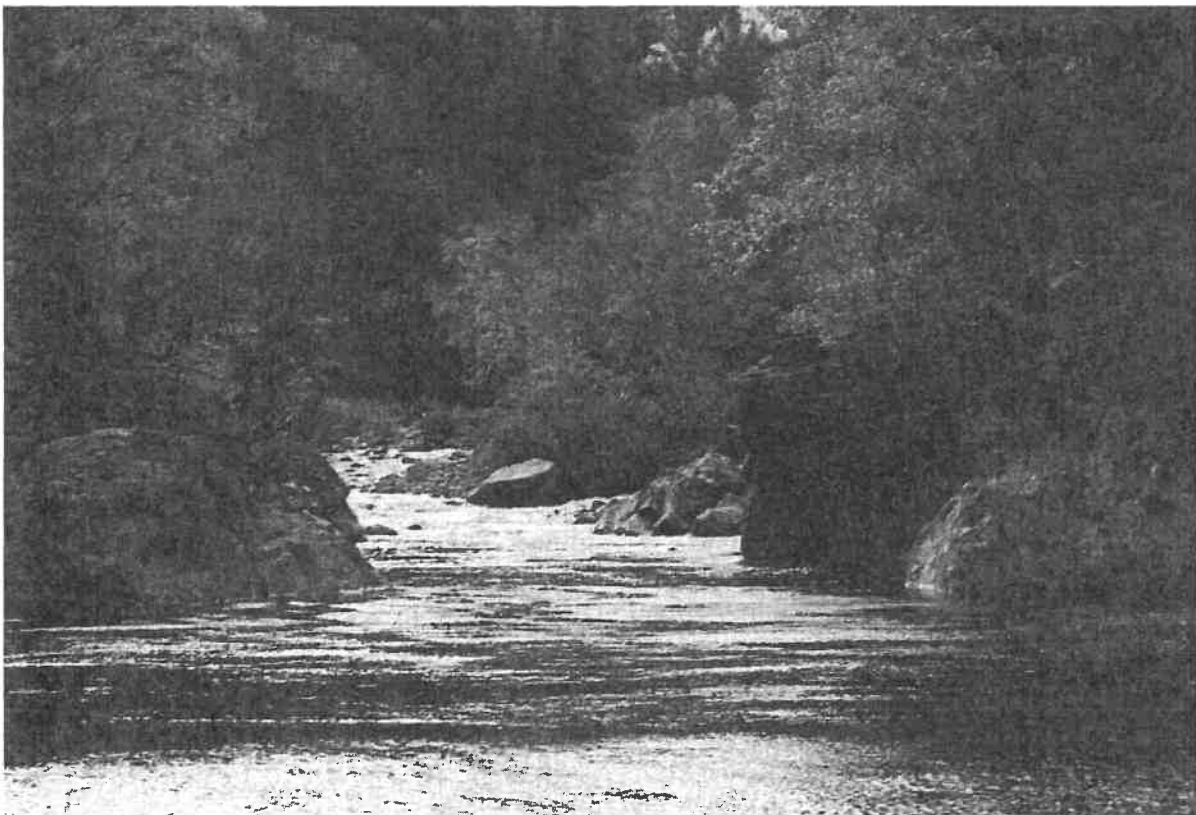
Identified and Potential Threats to Natural Areas

The natural resources identified above are threatened by many forces. Subdivisions, new roads, expanded use of the rivers and their frontage, and other forms of residential, commercial, and industrial development may potentially challenge the existing extent and quality of Newry's natural resources. Overuse of the town's natural features and resources may degrade them or force land owners to limit or restrict access currently enjoyed by the public.

The Town's topographic scenery is relatively well protected. The northern end of the Mahoosuc Mountains is within Grafton Notch State Park, while much of the remaining area is owned by the Bureau of Land Management. Existing Interim Unified Development Review Ordinance, Shoreland Zoning Ordinance, and private protection all work toward conserving or preserving the scenic resources. The fields and farmlands found along the valley floors are susceptible to development.

Existing Measures to Protect Natural Resources

The current ordinances of Newry contain provisions for the protection of Natural Resources through shoreland and water resource protection. Furthermore, the Interim Unified Development Review Ordinance clearly requires consideration of scenic and natural resource protection through numerous clauses regarding landscape, buffers, and impact on the natural environment.



WATER RESOURCES

Findings and Trends

- ◆ **The Bear River is classified as Class AA - the highest and applied to waters which are outstanding natural resources.**
- ◆ **In 1998, the Sunday River Watershed Interest Group was formed to look into bank erosion and flooding of the Sunday River.**
- ◆ **The primary threats to the quality of Newry's surface waters are through faulty subsurface disposal systems and inadequate erosion control, which cause sedimentation and vegetation removal.**

Purpose

The purpose of this section is:

to profile Newry's significant water resources in terms of their extent, character, and quality;

to predict whether the quantity or quality of these significant resources will be threatened by the impacts of future growth and development; and

to assess the effectiveness of existing measures to protect and conserve significant local water resources.

Surface Water and Wetlands

The Town of Newry contains two major rivers and many significant streams. There are no great ponds or lakes within the town. There is one 10-acre man-made pond on Stony Brook. The Town also has several areas classified as wetlands.

The Bear River, starting in Grafton Notch, flows southerly between the Dresser-Puzzle-Plumbago mountain chain and the Whitecap-Stowe-Bald chain, into the Androscoggin River. Approximately nine miles of the Bear River is within Newry. It is traversed by two logging bridges and the Newry Bridge on Route 2. Wight Brook, Branch Brook (with the Chase Hill tributary), and Great Brook all flow into the river within the Town.

The Bear River is classified by the Legislature as Class AA under the Fresh Waters Classification System. The Classification AA is the highest classification is the highest and applied to waters which are outstanding natural resources and which should be preserved because of their ecological, social, scenic or recreational importance.

The second major river is the Sunday River. Its headwaters originate from several brooks running down from the Mahoosuc Mountain Range: Sargent Brook, Goose Eye Brook, Bull Branch, and Miles Notch Brook. The river valley is formed by the Sunday River Whitecap on the east side and the Merrill Hill-Barker mountain chain on the west. After winding approximately 5 miles through Newry, the river crosses into Bethel and empties into the Androscoggin River. Within the boundaries of Newry, Merrill Brook, Monkey Brook, Simons Brook, and a few small nameless streams enter into the Sunday River. The Sunday River is classified by the Legislature as Class A which is the second highest classification in the Fresh Waters Classification System.

In 1998, the Sunday River Watershed Interest Group was formed to look into bank erosion and flooding. The Watershed Interest Group consisting of interested watershed property owners, the Department of Inland Fisheries and Wildlife and the Oxford County Soil and Water Conservation District has studied, identified issues and undertaken corrective action to address the cultural changes to the Sunday River. There have been more than 200 erosion sites identified to date with additional study to be taken in the upper reaches of the watershed. The Town of Newry and the Sunday River Ski Resort have begun to correct some of the identified erosion sites. Additional study including fluvial geomorphology, forestry, biology and hydrology is planned. The results of these efforts will better define the reasons for the cultural changes to the river and possible mitigation measures.

Within the Town, there are several streams unrelated to the rivers. They are Wheeler Brook, Howe Brook, Stony Brook, and Meadow Brook. All of these streams are classified as Class A. The Chapman Brook watershed supplies the Town of Bethel with their public water supply. To protect that resource, the Bethel Water District has purchased that portion of the Chapman Brook watershed located in Newry.

Because of the steep nature of the terrain in Newry, only a small percentage of the land is classified as wetlands. Within Newry, designated wetlands are found primarily along the Branch, Chase Hill, and Meadow Brooks and behind the Sunday River Fire Station. Most of the wetland areas are considered forested wetlands. The major scrub-shrub wetland area is associated with Meadow Brook.

The Town's surface waters are primarily used for recreational activities, fishing and swimming. Chapman Brook is the source of drinking water for the Town of Bethel and the Sunday River is currently the main source of water for Sunday River Ski Resort's snow making needs.

The primary threats to the quality of Newry's surface waters are through faulty subsurface disposal systems, inadequate erosion control, which cause sedimentation and vegetation removal.

Lake Watersheds and Water Quality

Studies over the past decade indicate phosphorus, which acts as a fertilizer to algae and other plant life in the lake, is a major threat to lake water quality. While shoreland zoning has provided some protection, the studies indicate phosphorus can be contributed in significant quantities from the entire watershed. The quality of water in a lake depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Runoff from the forest is relatively low in quantity and high in quality. Water is stored in depressions and evaporates or seeps into the ground to become ground water, thereby preventing it from running over the land surface and exporting nutrients (i.e., phosphorus) from the system. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus and may also exacerbate erosion and sedimentation problems.

Newry contains the majority of the watershed of Howard Pond located in Hanover.

Ground Water

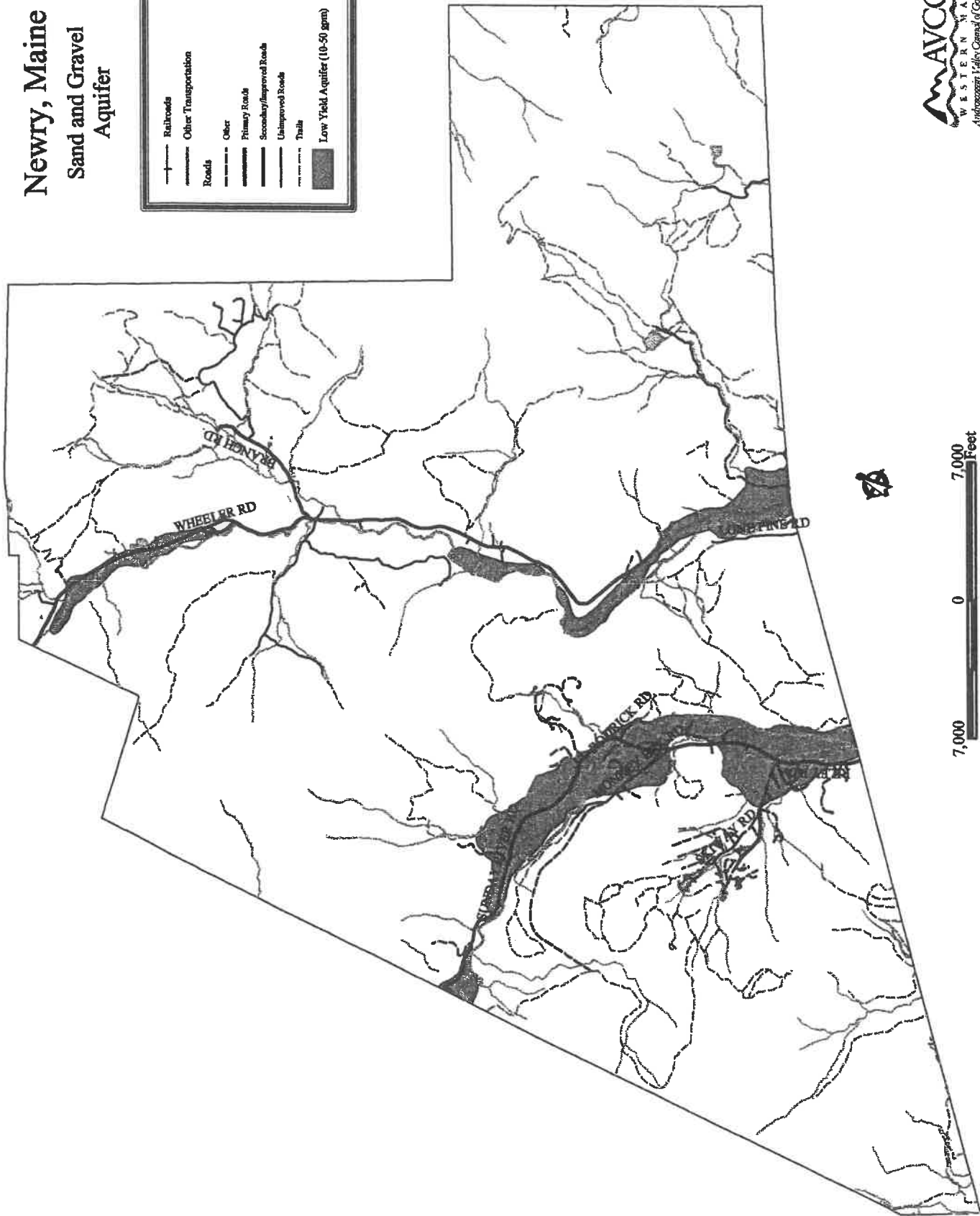
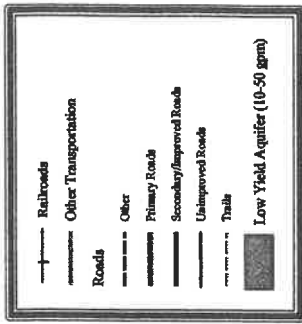
Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers. Wells in sand and gravel aquifers yield from 10 gallons per minute (g.p.m.) up to 2,000 g.p.m., while wells in fractured bedrock generally yield from 2 to 25 g.p.m.

Sand and Gravel Aquifers

A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent melt-water rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick. Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. In most cases, the flow path of ground water through the aquifer is from the valley walls toward a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

Sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground water after dissolving in water.

Newry, Maine Sand and Gravel Aquifer



100

100

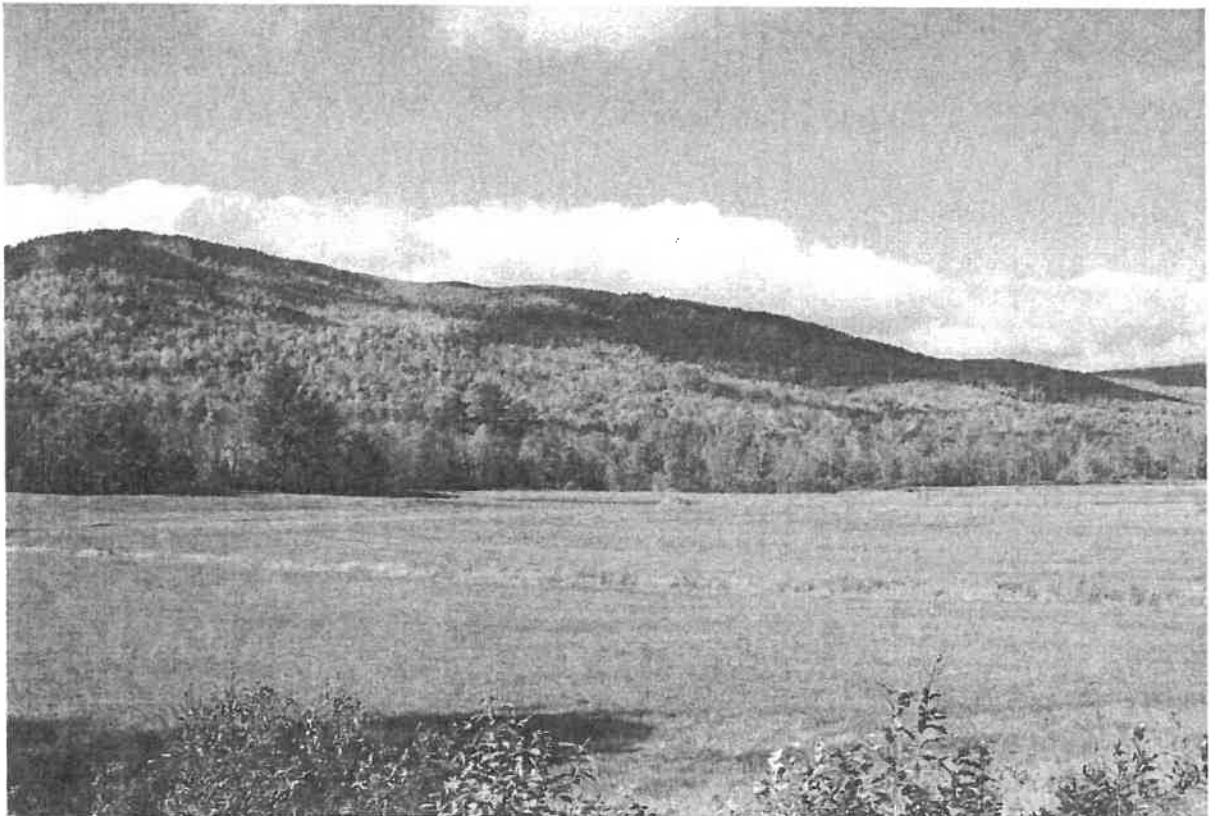
As water infiltrates from the ground surface and goes down through the unsaturated zone above the water table, the soil, sands and gravel act as a filter and remove some of the contaminants. The degree of filtration depends on the thickness of the unsaturated zone above the water table, and the kind of contaminants. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water.

Mapping of sand and gravel aquifers by the Maine Geological Survey indicates five sand and gravel in Newry. The largest is associated with the Sunday River and small ones with the Bear River.

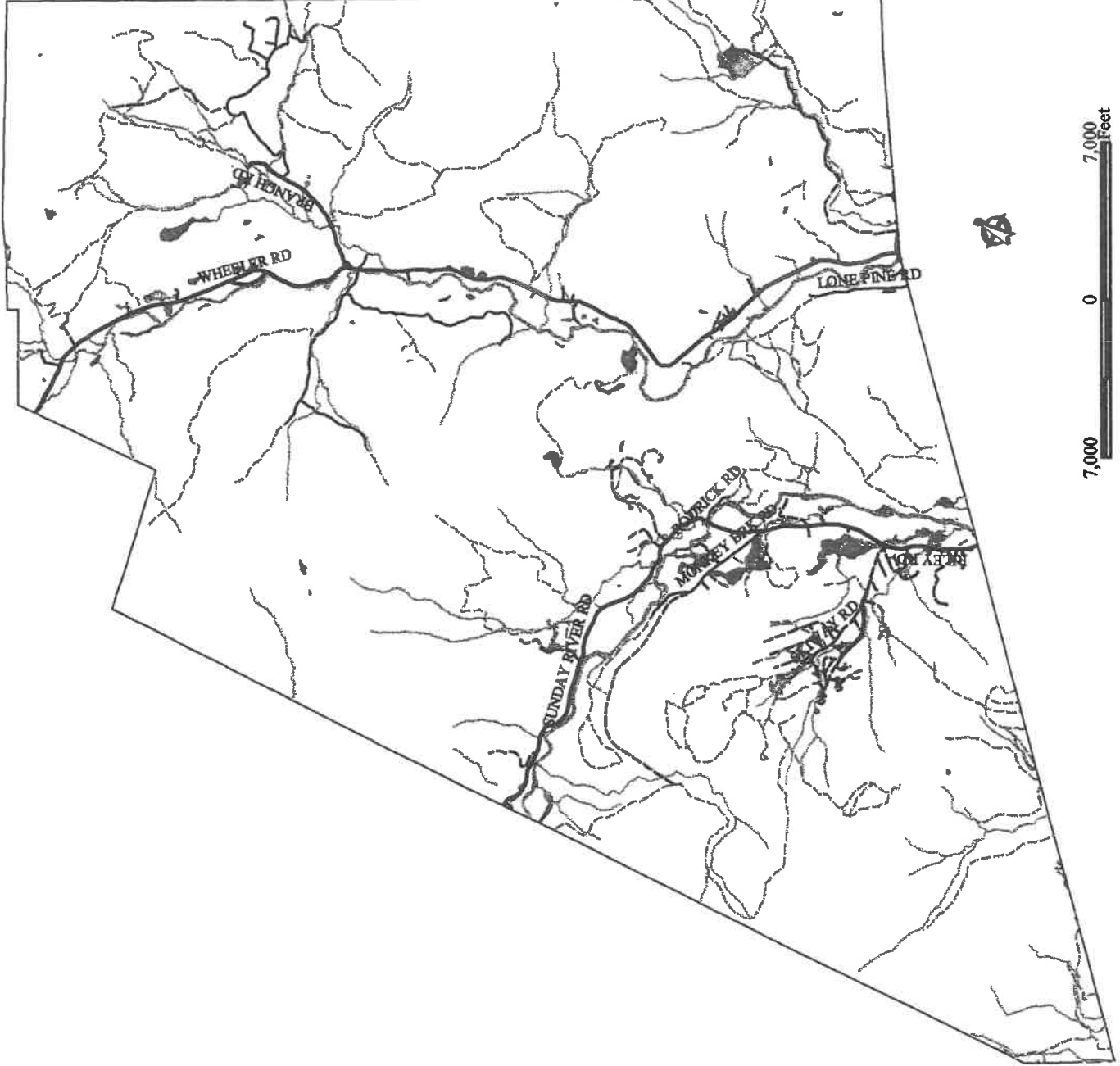
Bedrock Aquifers

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses.

Contamination of both sand and gravel aquifers and bedrock wells are possible. Common ground water contaminants include petroleum products, hazardous substances, failing septic systems, and road salt.



Newry, Maine Wetlands



AGRICULTURAL AND FOREST RESOURCES

Findings and Trends

- ❖ A total of 26,452 acres on 54 parcels (68 percent of the total land area) was registered under the Tree Growth Tax Law in 2002. This was a reduction of only 72 acres over the last 10 years.
- ❖ It is estimated that approximately 3.7 percent or some 1,000 acres are used for agricultural.

Purpose

The purpose of this section is:

to identify Newry's existing and potential commercial farmlands and forestlands in terms of the extent, characteristics and importance to Newry's economy and rural character;

to predict whether the viability of important commercial farmlands and forestlands will be threatened by the impacts of future growth and development; and

to assess the effectiveness of existing measures to protect and preserve important commercial farmlands and forestlands.

Agriculture and Farmlands

Newry was traditionally a farming community, however, many of the open areas of 30-40 years ago are now covered by woodlands. Currently, there is no land registered under the Farm and Open Space Tax Law Program. There are no production facilities dependent on agricultural production in Newry. There is a single beef farm and other parcels used for grazing and hay. It is estimated that approximately 3.7 percent or some 1,000 acres are used for agricultural uses including pasture, hay fields, croplands, and orchards.

The Oxford County Soil Conservation Services has identified certain soils as either prime farmland soils or farmland soils of statewide importance. This fertile soil is limited and generally located along the floodplains. It covers approximately 530 acres or about 1.4 percent of all the land in Newry. Their specific location and spatial distribution are available from SCS or the Town Offices.

Commercial Forestlands

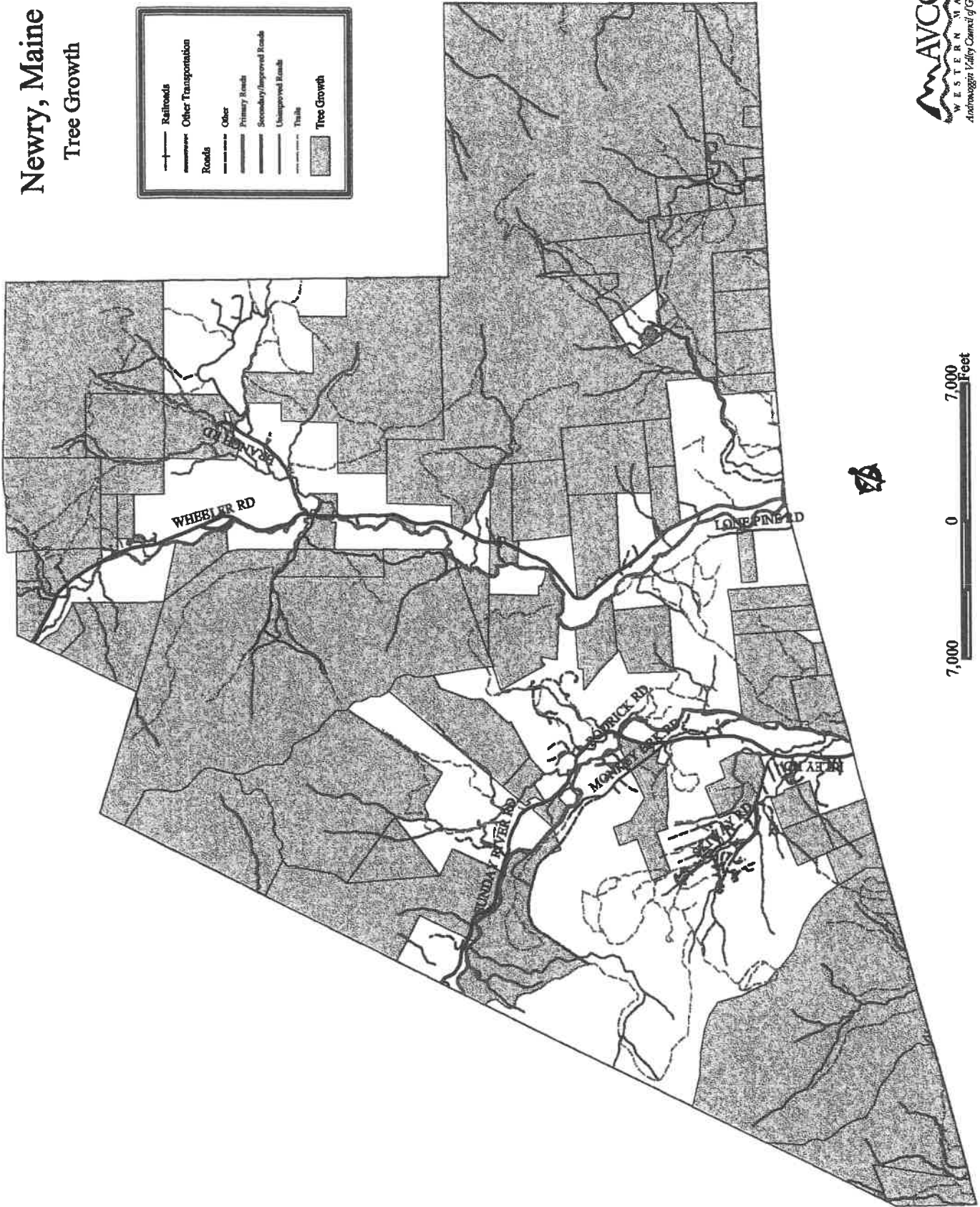
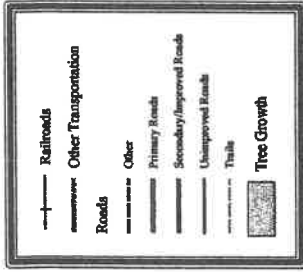
The majority of land in Newry is productive woodland. A total of 26,452 acres on 54 parcels of land (68 percent of the total land area) was registered under the Tree Growth Tax Law in 2002. This was a reduction of only 72 acres over the last 10 years. Approximately another additional 10,500 acres of the Town is forested but not under Tree Growth. Of those acres under Tree Growth, 3,605 are registered as primarily as softwood, 16,025 as hardwood, and 6,821 as mixed wood. Major commercial forest landowners include John Hancock/Forestree (10,100 acres), American Skiing Company (2,560 acres) and Bethel Water District (2,360 acres). There are several replanted young and regenerated stands in the Town. Newry's forests are healthy and vigorous.

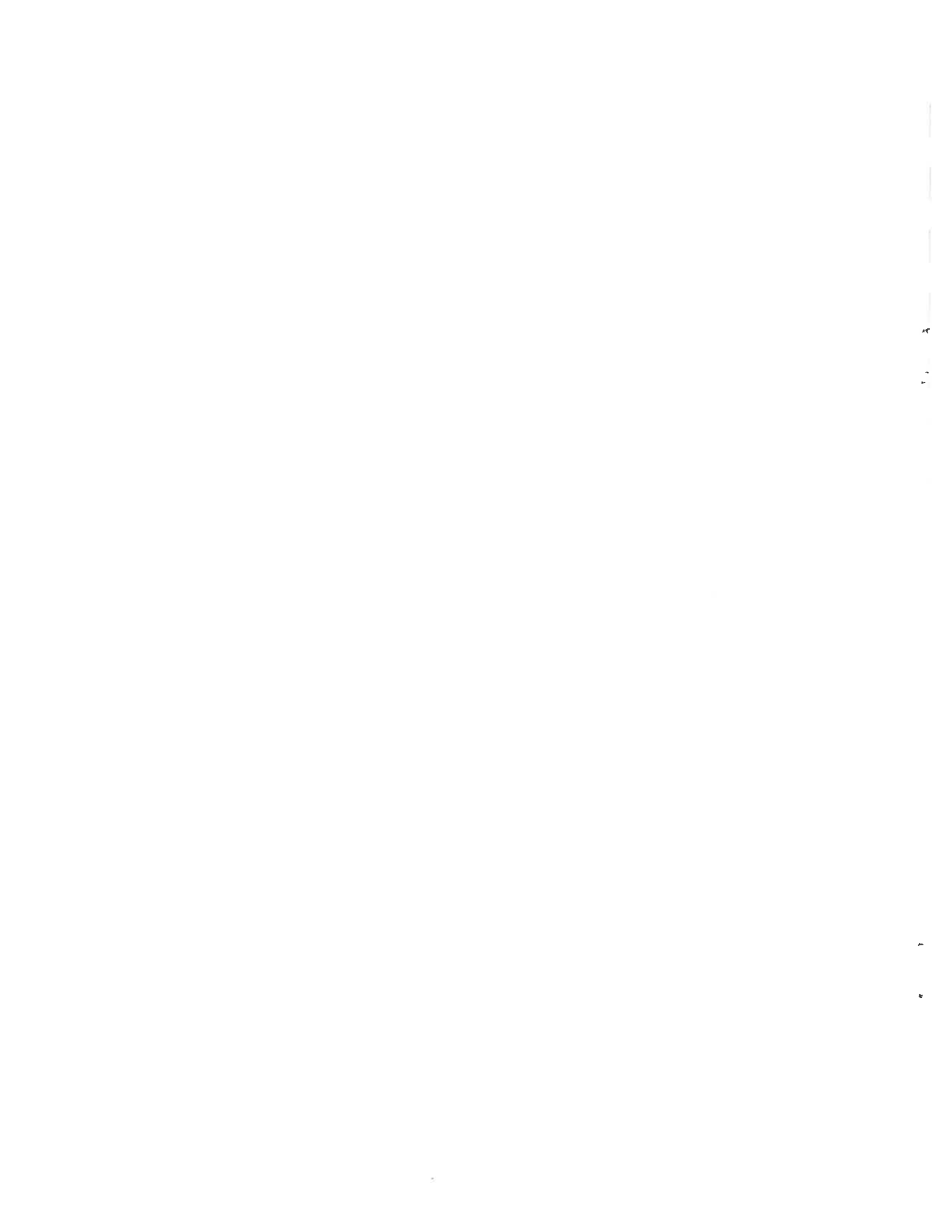
Farmland and Forestland Protection

The existing traditional agricultural and forestry land uses within the Town may potentially be threatened by development pressures. Traditional land uses have also changed due to neglect, economics and politics. High accessed valuations and restrictive land use policies are increasingly becoming factors for changes in land usage.

Currently, both the Farm and Open Space Tax Law and the Tree Growth Tax Law allows eligible parcels of land to be taxed on potential annual production rather than fair market value. In theory, these tax laws enable farmers and foresters to continue their way of life without being forced out of business by excessive property taxes which can be brought about by rising land valuations. Another means of protection is provided by the Mandatory Shoreland Zoning and Subdivision Control Act, enacted by the State Legislature, giving communities a means to review and modify development plans so as to meet local standards and ordinances.

Newry, Maine Tree Growth





LAND USE AND DEVELOPMENT PATTERNS

Findings and Trends

- ◆ **The Sunday River Ski Resort is the largest user of land other than that for commercial forestry.**
- ◆ **Between 1990 and 2001, building permits were issued for 73 single family homes.**
- ◆ **Between 1990 and 2001, 62% of the new residential structures have been constructed in the Sunday River Valley and 38% in the Bear River Valley.**

Purpose

The purpose of this section is:

to identify and understand the uses of land throughout the Town in terms of amounts and locations of land generally devoted to various uses;

to identify and understand the changes in the Town's land use patterns and how they might reflect future land use patterns;

to predict the amount of undeveloped land area needed to accommodate the predicted future growth or needs in housing, commercial and industrial development, transportation systems, public facilities and services, open space areas and recreational facilities; and

to identify land areas suitable for the growth and development predicted for the next ten years, and whether there exists enough such land area to accommodate the predicted future growth and development.

Existing Land Uses

Newry is characterized by two river valleys bordered by mountains and ridges varying in elevation from 1,500 to 3,300 feet. Existing land uses within Newry are mapped on the Existing Land Use Map. Previous sections of this plan, including Housing, Agriculture and Forest Resources, Recreation, and Natural Resources also deal with specific issues of land use in more detail.

The land use patterns in Newry have been fairly stable over the past decade. The major exception is the amount of development associated with Sunday River Resort, both in residential units and skier facilities including the Jordan Bowl and Jordan Grand Hotel. The distribution of open space, commercial, residential, forestry, and undeveloped land has otherwise changed only gradually.

Open Space

The valley floors of both the Bear and the Sunday River watersheds are characterized by stretches of open space. Compared to Newry's earlier times, only a small percentage of this land is still farmed. Much of the floodplain and surrounding area is grazed and hayed for noncommercial purposes. Approximately 95 percent of Newry is forested. Forestry lands are profiled in more detail in the Agriculture and Forest Resources section of this Plan.

Commercial

Commercial development is found along the Sunday River Road and clustered in and around the Sunday River Resort. While there has been in the past commercial use around Newry Corner, the general store is not currently operating. The area in and around the Sunday River Resort has developed to include additional skiing acreage, four "base lodges" with associated services, two hotels, restaurants, ski shops, condominium complexes, and several single-family residential villages.

The Bear River Valley primarily contains home based businesses.

Resort Development

The Sunday River Ski Resort is the largest user of land in Newry other than that for commercial forest land. Some 3,000 acres are used for ski trails and skier facilities, lodging, residential uses and commercial uses. There are 660 acres and 48 miles of skiable terrain on eight interconnected mountains.

More than 1,200 rooms with 6,000 pillows are located on the resort property. In addition, there are private homes located around the resort.

The resort property has the capacity for additional ski trails and lodging facilities. Future development may include a new village developed at the Jordan Bowl including both commercial and residential uses and a golf course.

The Sunday River Ski Resort consumes a large amount of land but is sited in a way that blends with the environment and does not overpower the overall rural landscape of Newry.

Residential

Off-mountain residential land use falls within one of two categories. These are year-round residential and second/seasonal home residential.

Year-round residential development has been traditionally located adjacent to both the Sunday River Road and Route 26. These locations have been chosen because of accessibility and suitable building locations. Newer locations for year-round homes have been in Valley View, Powder Ridge and Riverwood. It should be noted that in these areas are also second/seasonal homes.

Off-mountain seasonal and second homes are also scattered along the Sunday River Road and Route 26. Newer locations for this residential land use type include Nordic Knoll and the Branch Road.

Recreation

There is considerable opportunity for many forms of recreational activity in the Town of Newry. Many of these opportunities exist on private lands that are currently not restricted from public access.

Industrial

There is no industrial activity, excluding home-based cottage industries, within Newry.

Undeveloped

The great majority of Newry's land is presently involved in the forest industry (over 90 percent), particularly in the areas of higher elevation. Approximately 68 percent of the wooded land is under Tree Growth Tax protection. Some of this land has a high potential for future residential, commercial, or industrial development.

Natural Areas Which Limit Development

There are several types of areas which occur naturally to which protection from development may be prudent, or pose concerns to development due to their natural instability. Previous sections of this plan (Natural Areas, Flood Plains, Water Resources, and Shorelands) have discussed the interaction between environment and existing or potential development.

In addition to these areas already discussed, a primary environmental limitation to development is topography, specifically the slope or gradient of land. In general, most land use activities encounter problems and additional construction and maintenance considerations when involving slopes greater than 15 percent and are thus considered unsuitable for future development.

Recent Land Use Trends

Over the last ten years, the growth of residential development associated with the Sunday River Ski Resort has slowed. On-mountain growth has been primarily the construction of the Jordan Grand Hotel.

There have been no large subdivision developments over the period. The subdivision development that has occurred has been minor changes to approved development. This is an indication that subdivisions approved in the 1980's have been able to meet the market demands.

Building permit records report 73 building permits issued for residential structures from 1990 to 2001. The majority of these were for second/seasonal homes. Sixty-two percent of these were constructed in the Sunday River Valley and 38% in the Bear River Valley.

The 1992 Comprehensive Plan established general development areas and rural development areas. The general development areas were to provide for orderly growth and development in appropriate areas of town and rural areas were to provide protection of agricultural, forest, open spaces and scenic lands without altogether restricting growth and development. Based on building permit records, 58% of the new residential development has occurred in the general development areas since 1990.

Development Review Ordinance

In July of 1991, the Town of Newry adopted the Interim Unified Development Review Ordinance which integrates site plan review and subdivision control for the Town of Newry. This ordinance applies to all subdivisions as defined by Title 30-A, Maine Revised Statute Annotated, Section 4401, and changes in land use related to buildings, structures, and use of land for commercial, industrial, office, multiple dwelling residential, municipal, institutional, utility, fraternal, and recreational purposes.

The Ordinance provides strict review criteria for performance standards, road design, parking, buffers, drainage, cluster developments, open space, and other issues.

HAZARD MITIGATION

Findings and Conclusions

- ◆ **Newry is susceptible to natural and technical hazards. These include flooding, summer and winter storms, forest fires and chemical/oil spills.**

Introduction

Newry is vulnerable to both natural and technological hazards. Natural hazards most likely to occur include flooding, severe winter and summer storms, forest fires, drought and earthquakes. Technological hazards would relate to chemical/oil spills on highways and other major accidents. These hazards put lives and property at risk. As the cost of disasters continue to raise, the need to act before a disaster occurs to reduce the potential losses becomes more and more evident.

Hazard mitigation can be defined as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects.

Flooding

Flooding, or a temporary overflow of water onto lands not commonly covered by water, is the most frequent natural hazard in Newry. The major areas of flooding occur along the Sunday and Bear Rivers, with the lower ends of both Rivers being of the most concern. The most common problems with flooding occur at road crossings and localized areas. Flooding most commonly is in the spring as the result of heavy rainfall on snow covered or frozen ground. In the summer of 2002, a draft of a new flood insurance study was presented for review. The study included a hydrologic and hydraulic analysis of the Sunday River and Barker Brook.

Newry participates in the National Flood Insurance Program. In 2001, there were four policies in force with a value of \$405,000. Since 1978, there have been no loss payments.

Consequential effects of flooding in Newry could include the following:

- * Damage or destruction of structures and property within floodplains.
- * Damage to public infrastructure, including streets and bridges.
- * Possible loss of life.

Severe Winter Storms

The climate of Newry is classified as Humid Continental with cool summers. Minimum winter temperatures may drop to -20 or -30° F. However, daytime temperatures generally range from 0° to 30° F. Summers are pleasant but cool with daytime temperatures in the low 70s. Average annual precipitation, including the water equivalent of snow, is approximately 45 inches. Annual snow fall averages some 80 inches, with the greatest amounts falling in January and February.

Blizzards, sleet, and ice storms can threaten Newry at any time from December through April. The most recent catastrophic winter storm to hit the area was the Ice Storm of January 1998. More than 1½ inches of ice collected on utility lines, causing them to break from the weight of the ice or to be broken by ice-laden trees falling across them. Blizzards carry with them their own problems. Lasting from 12 to 24 hours, with some dropping snow for up to 72 hours, blizzards often interrupt electrical and telephone service and cause roads to become impassible as the result of snow accumulation and drifting. Business closings can occur due to road conditions and loss of power. Structural failures are possible as the result of snow loads on roofs.

Consequential effects of a severe winter storm could include the following.

- * Disruption of transportation.
- * Disruption and delays in public safety emergency response services.
- * Disruption or cancellation of essential community services.
- * Loss of electrical power, telephone service and the essential living conveniences they provide.
- * Disruption or forced shutdown of businesses and industries.
- * Increased health risks associated with the combined effects of cold, overexertion and the increased chance of injury through falls and accidents.
- * Damage to public and private infrastructure.
- * Structural failure.
- * Critical demand for public works activities.

Severe Summer Storms

Severe summer storms can be violent weather phenomenons producing high winds, heavy rains, lightning and hail that may cause injuries and damage to property. While the entire state is vulnerable to one or more severe summer storms each year, the effects are usually felt the strongest in the western mountains of Maine.

Consequential effects of a severe summer storm could include the following.

- * Power and communication outages
- * Fires caused by lightning
- * Flash flooding
- * Road closings

Forest Fires

Newry has more than 28,000 acres of forest land, and therefore, forest fires are a major concern. During dry periods, the danger of forest fires increases. The last major forest fire in Maine was in 1947 destroying more than 200,000 acres and hundreds of homes. Much of the forest land in Newry is difficult to access by road making access to fires difficult. Causes of forest fires include debris burning, arson, lightning, machine use and campfires.

Consequential effects of a severe winter storm could include the following:

- * Loss of property and life.
- * Loss of the value of trees as a resource to area industry.
- * Loss of wildlife habitats.
- * Increased erosion and sedimentation.

Drought

Maine has been in drought conditions. The year 2001 was the driest year in Maine in 107 years of record keeping. Even normal precipitation for several months would not relieve the drought conditions. A drought is defined as a twelve-month period during which precipitation is less than 85% of normal as defined by the National Weather Service (44 inches is the average precipitation level per year). The Palmer Drought Index is used for the purpose of activating the Drought Emergency Plan, which is comprised of evapotranspiration, recharge, runoff, loss and precipitation.

Consequential effects of a drought could include the following:

- * Dry or low domestic wells/loss of drinking water.
- * Economic loss to businesses.
- * Increased danger of forest fires.

Earthquake

Earthquakes are caused by modern stress released occasionally along zones of weakness in the earth's crust. The resulting movement causes a shaking and/or shifting of the earth's crust. This movement and shifting may cause objects to fall, glass to break, and structural failure. Earthquakes occur without warning.

Earthquakes occur most commonly west of the Rocky Mountains; however, all states are vulnerable to earthquakes. The largest modern time earthquake in the United States, measuring 9.2 on the Richter Scale, occurred in 1964 in Alaska. On average, one earthquake with a magnitude of 8.0 and higher occurs somewhere in the world each year.

Between 1747 and 1999, the largest earthquake recorded in Maine was near Eastport in 1904. That earthquake has been estimated to have had a Modified Mercalli intensity of VII. An earthquake of that intensity can damage weak masonry and cause chimneys to fall. The largest accurate measurement of an earthquake locally was in June of 1973 from an earthquake on the Quebec border near northern Oxford County, which measured at magnitude 4.8 on the Richter Scale. Most earthquakes in Maine are of small magnitude and too small to feel. No significant damage has been caused by an earthquake in Maine, although the largest reported earthquakes in Maine caused damage to chimneys and broken glass near the epicenter. During the last 100 years, Oxford County has experienced the effects of a number of earthquakes in the 2.0 to 3.4 magnitude.

The greatest danger to life from a significant earthquake is from falling objects, broken glass and structural failure. Dam failures may also occur as a result of a significant earthquake. Should a severe earthquake of a magnitude of 6.0 and greater strike, there would be a great need for search and rescue of persons trapped in damaged or collapsed structures and fire fighting.

Consequential effects of an earthquake in Greenwood include the following:

- * Danger to life from falling objects, broken glass and structural failure.
- * Loss of power and telephone service.
- * Damage to structures and property.

Technological Hazards/Chemical Spills

More than 2,700 reports of spills of oil and hazardous materials are investigated by the Maine Department of Environmental Protection each year. There have been 15 spills reported in Newry since 1987, which have included fuel oil, transformer oil and gasoline.

Consequential effects of a technological hazard/chemical spill in Greenwood include the following:

- * Disruption of traffic movement.
- * Threats to health.
- * Damage to property.
- * Environmental degradation.