

Town of Durham Comprehensive Plan Durham, Maine

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TOWN OF DURHAM COMPREHENSIVE PLAN

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Section I

Inventory and Analysis

SECTION I

INVENTORY AND ANALYSIS

Community Character

Introduction

Durham is located 10 miles from the coast in Androscoggin County along the southern bank of the Androscoggin River. It is located in the southernmost corner of the County and is bordered by eight towns: Lisbon, Topsham, Brunswick, Freeport, Pownal, New Gloucester, Auburn, and Lewiston. The topography is rolling to flat with a high point at Lauraffe Ledge in the western corner of Town and a low point along the Androscoggin River in the eastern part of Town. Durham contains 24,890 acres (38.9 square miles) of land and water.

The dominant physical feature of Durham is the Androscoggin River, which comprises 10.3 miles of the northern boundary of the Town. The flood plains of the Androscoggin River play a valuable role in enriching the soils of adjacent farmlands. Runaround Pond, the other significant body of water (91 acres), is located in the southwestern part of Town. Runaround Pond and its adjacent wetlands provide recreational opportunities as well as important habitat for wildlife.

While Durham is largely forested, active farms are found throughout the community. Development consists primarily of single family homes located along existing road frontages.

History

In 1620, James I of England granted a charter to the Council of Plymouth for the land on both sides of the Androscoggin River. This area was known then as Royalsborough. It included the present towns of Lewiston, Greene, Auburn,

Durham, Brunswick, Harpswell, Topsham, and Bowdoin as well as parts of Lisbon, Poland, Minot, and Leeds. In 1789, with a population of 700, Durham became incorporated as part of the Commonwealth of Massachusetts.

Prior to settlement, the unbroken forests of the area attracted shipbuilders. Lumber was the chief article of trade during these early years. Durham supplied most of the timber to the shipbuilding industry in Freeport and Yarmouth. Cordwood for fuel found a poor market in early days. In clearing land for agricultural purposes, great quantities of wood were cut, rolled into piles and burned. The first sawmill was built on Chandler's Stream in 1766.

The area midway between the North Yarmouth line and the River, (near the present intersection of Route 136 and Rabbit Road) was the business center of Town for twenty years. A church and Durham's first schoolhouse were built there. In 1781, Israel Bagley was commissioned to build the River Road to Auburn in order to improve commerce with Lewiston. The building of this road led to the immediate settlement of the northern part of Town. After this rapid settlement, the center of Town moved northward. In 1813, Stackpole Road was extended to the Minot Road and served as the regular stage line from Portland to Auburn. Soon, other saw and grist mills followed. In 1837, the Durham Steam Company was chartered for grinding grain and plaster of Paris, sawing lumber and manufacturing iron, steel, cotton, and wool.

In 1820, John Rogers of Lynn, Massachusetts, began manufacturing shoes in South Durham. A score of small shops were soon built, each employing five or six workers. At the height of the industry, this area became known as Shoe-Town, and employed over 300 men and women.

The first store keeper was O. Israel Bagley. His store was on the County road, just below his house. He did business there from 1770 to 1789. At the turn of the 19th century, River Road became home to several large stores. People came from Auburn, Lewiston, Turner, Buckfield, and regions beyond to do their trading at Southwest Bend.

About 1845, a Congregational Church was built near the Durham-Freeport town line. The church was moved to the Bend in 1853. The Methodist Church was built in 1804 and improved in 1867. In 1835, the Union Church at Southwest Bend was built. The Free Baptist Church was built in 1790.

Nearly all settlers in the southern part of Town were Friends (Quakers). They established religious services in the house of Joseph Estes as early as 1775.

In 1896, the bible school known as Shiloh was built on a hilltop in northeastern Durham. At the time, this seven story structure was the largest bible school in the world. Property owned by the 'movement' comprised over two square miles and, in many ways, the activities of Shiloh were similar to those of a colonial town. Tinsmiths, carpenters, coopers, and blacksmiths as well as a printshop, a shoeshop, a bakery, a post office, and a private school system helped make Shiloh a self-contained community. The school was founded by Frank W. Sanford.

To this day, Shiloh continues to function in Durham as a community church. It is a non-denominational, Bible teaching church affiliated with the organization known as The Kingdom. The original structure, still standing, is designated as a National Historic Landmark.

In the early 1900s, Durham was not one town, but four separate settlements -- Southwest Bend, East Durham, South Durham and West Durham. Most residents worked as farmers, carpenters, masons, millworkers, seamstresses, midwives, coopers, and shoemakers. The population swelled to 1,625 in 1910, in part due to the rising prominence of the Missionary school at Shiloh and the attractiveness of Durham's country setting.

General stores were located in each of the four settlements, and the Durham House, a luxury hotel run by Abner Merrill, was located at the Bend near the present site of the Town's bandstand. By 1920, the general stores disappeared and all post offices were replaced by Rural Free Delivery (RFD) which still exists today. During this period, the Town was financially stable and non-political.

The need for fire protection became apparent in the years between 1911 and 1917 when several spectacular fires occurred. These paved the way for established fire districts run by fire wardens selected by the Town.

Between 1920 and 1950, a major change occurred in the way people lived and worked in Durham. The advent of the automobile enabled residents to commute to neighboring towns for employment. It was during this 30-year period that Durham became the present commuter-community.

During the early 1950s, there was little concern for the future of the Town in terms of land use, population increase, and municipal services. However, by the early 1960s, some townspeople felt the Town needed stricter building codes and land use guidelines. Durham's first Comprehensive Plan (1971) clearly indicated that residents desired little or no change. The survey prepared for that plan showed that residents were ready to pay for increased municipal services (schools, roads, fire and police) so that Durham could maintain its rural character.

In the late 1960s and early 1970s, a number of new businesses were established in Town. These businesses included a gas station, a new general store, butcher shops, a gift shop, a dairy bar, several home garages for automobile repairs, a recreation site for camping, trucking firms, a television repair service, small engine repair shops, roadside stands selling farm products, a chain-saw service, a junk yard, and a paving firm.

During the years since 1975, Durham has retained its rural character, in spite of a steady increase in population. The population grew from 1,264 in 1970, to 2,074 in 1980, and to 2,842 in 1990. People continue to enjoy the rural nature of the Town as well as the accessibility it provides to more developed areas.

As has been the case in most Maine communities of similar size, both the municipal government and the school system have grown. New positions created in Town government have included a full-time administrative assistant (added in 1988), additional construction inspectors, and a Tax Assessor.

Today, Durham continues to be a desirable location for those seeking a quiet residence near the larger communities in the area. Those who wish to have a cottage industry or a few acres of farm, woods, or pasture, can do so in Durham. Controversies occasionally arise over the use of land and the buildings that can be constructed, but the conflicts are settled through time-tested democratic procedures.

One of the great strengths of Durham has been the willingness of so many of its residents to devote time and energy to making the Town a clean and wholesome community to live in. Residents' dedication to schools, businesses, and civic organizations include leading scout troops, serving on government boards, and keeping parks and roadsides clean.

Population

Historical Population Growth

Durham's population grew 37.0 percent during the 1980s to reach a 1990 population of 2,842 (see Table 1). This 1990 estimate is derived from final 1990 Census information. As can be seen in Table 1, growth rates in Durham over the last two decades have been significantly higher than the County and the State as a whole as well as many neighboring communities.

Table 1
Population Growth
Town of Durham

	<u>1970</u>	<u>1980</u>	<u>Percent Change 1970-80</u>	<u>1990</u>	<u>Percent Change 1980-90</u>
DURHAM	1,264	2,074	64.0%	2,842	37.0%
Freeport	4,781	5,863	22.6%	6,905	17.8%
Lisbon	6,544	8,769	34.0%	9,457	7.7%
Pownal	800	1,189	48.6%	1,262	6.1%
Brunswick	16,195	17,366	7.2%	20,906	20.4%
New Gloucester	2,811	3,180	13.1%	3,916	23.2%
Auburn	24,151	23,123	(4.5%)	24,309	5.1%
Lewiston	41,779	40,481	(3.1%)	39,757	(1.8%)
Androscoggin County	91,279	99,509	9.0%	105,259	5.7%
State	992,048	1,125,043	13.4%	1,227,928	9.2%

Source: 1990 U.S. Census.

Birth and death statistics for Durham show a natural increase in population of 251 people between 1980 and 1990 (see Table 2). Between 1980 and 1990, Durham's population is estimated to have increased by 768 people. Thus, the majority of this population increase (517 people or 67.3 percent) occurred due to the in-migration of new residents to Durham.

Table 2
Births and Deaths
Town of Durham
1980 -- 1990

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Natural Increase</u>
1980	25	11	14
1981	26	12	14
1982	26	7	19
1983	37	17	20
1984	42	11	31
1985	42	18	24
1986	37	13	24
1987	40	13	27
1988	39	18	21
1989	44	19	25
1990	41	9	32
Total	399	148	251
Ann. Avg.	36	13	23

Source: Durham Town Reports.

Population density in Durham has increased steadily since 1970. In 1970, there were 32.9 persons per square mile; in 1980, 54.1 persons per square mile; and, in 1990, 74.1 persons per square mile.

Projected Population Growth

Anticipating population growth is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified and planned for. It should be understood, however, that predicting population with great accuracy is difficult.

Population change is a 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. Births and deaths are readily obtainable. Although migration information is less readily obtainable, it is an important factor to try and understand. As people migrate from one region to another seeking such things as housing, employment, or a better quality of life, they cause a larger strain on municipal and school services.

By understanding past characteristics of the population as well as possible trends, a community can plan for its future. However, projecting population is not an exact science.

The Maine Department of Health and Human Services (DHHS) prepares annual population projections for all Maine communities. The DHHS projections are derived from a statewide population projection developed using the State Planning Office's econometric model. The Durham DHHS projections were produced using a multiple-regression model based on the 1980 Census population, birth and death records, migration estimates, and other variables.

The latest DHHS projections available indicate that Durham's population will increase by approximately 301 persons (+11.5 percent) over this decade, to reach a year 2000 population of 2,927 (see Table 3). The population is projected to increase by an additional 103 people (+3.5 percent) by the year 2005, to reach a population of 3,030.

Table 3
Population Projections
Town of Durham

<u>Year</u>	<u>DHHS Projections</u>	<u>AVCOG Projections</u>
1990	2,626	2,842 (Actual)
1995	2,801	3,196
2000	2,927	3,567
2005	3,030	3,946

Many people feel the State's population projections are substantially low when compared to other indicators of population growth. For example, preliminary 1990 Census figures place Durham's year-round population at 2,842, and local and regional indicators of population growth -- such as the number of housing starts and the level of student enrollment -- each suggest a higher population and a faster rate of growth.

Consequently, the Androscoggin Valley Council of Governments (AVCOG) developed population projections which reflect local growth trends, in particular housing starts (see Table 3). The AVCOG model makes the following assumptions:

1. the average annual number of housing starts in the 1980s will continue each year through 2005;
2. housing units will be occupied by persons according to the average household size;
3. the average household size will change according to an increasing reduction factor (see Table 5); and
4. the age cohort proportions for each year in the AVCOG model are the same as the corresponding years in the DHHS model.

Average Household Size

Between 1970 and 1980, the size of households in Durham decreased 16.7 percent from 3.6 persons per household to 3.0 persons per household. This reflects the trend toward smaller family sizes seen throughout the state. This is due to many factors including young, single persons living alone rather than with their families, elderly people choosing to live alone rather than with their children or in group quarters, and couples having fewer children than in previous decades. On average, households in Durham were slightly larger in 1980 than those in the State, Androscoggin County, Cumberland County, Franklin County, and Oxford County (see Table 4).

Table 4
Regional Average Household Sizes
1980 -- 1985

	Average Household Size <u>1980</u>	Average Household Size <u>1985</u>
DURHAM	3.04	n.a.
Androscoggin County	2.73	2.61
Cumberland County	2.65	2.51
Franklin County	2.77	2.69
Oxford County	2.77	2.61
Maine	2.75	2.61

Source: U.S. Bureau of the Census

The average household size for 1990 (which is calculated by dividing the 1990 Census population figure, 2,842 by the estimated number of year-round housing units, 984) is 2.89, and supports the assumption that average household size is decreasing. The Comprehensive Plan assumes that the average household size will continue to decrease for at least two decades, but at a slower rate than during the 1980s.

Table 5 lists estimated and projected average household size for Durham through the year 2005. The reduction factors shown in Table 5 are the rates by which the previous five-year average household size has been reduced to produce the current five-year average household size.

Table 5
Projected Average Household Size
Town of Durham

<u>Year</u>	<u>Average Household Size</u>	<u>Reduction Factor</u>
1980	3.04	
1990	2.89*	
1995	2.82	0.975
2000	2.77	0.985
2005	2.75	0.99

* $2,842/984 = 2.89$

Source: AVCOG, 1991.

Age Distribution

As can be seen in Table 6, the median age of residents in 1980 was lower than either the State or Androscoggin County. Between 1980 and 1990, the percentage of children (ages 0 - 17) declined from 34.6 percent to 29.0 percent of total population; the percentage of adults (ages 18 - 64) increased from 57.5 percent to 65.0 percent; and the percentage of senior citizens (65+) declined from 7.9 percent to 6.0 percent according to U.S. Census age distribution estimates (see Table 7).

Table 6
Median Age

	<u>1980</u>	<u>1990</u>
DURHAM	27.4	32.2
Androscoggin County	30.1	32.8
State of Maine	30.4	33.0

Source: U.S. Census.

Table 7
Population by Age Group
Town of Durham

	<u>1980</u>	<u>Percent of Population</u>	<u>1990</u>	<u>Percent of Population</u>
0 - 4	168	8.1%	246	8.7%
5 - 17	549	26.5%	579	20.3%
18 - 44	898	43.3%	1,354	47.6%
45 - 64	295	14.2%	492	17.3%
65+	164	7.9%	171	6.0%
TOTAL	2,074	100%	2,842	100%

Source: U.S. Census

While the percentage of children ages 0 to 17 years of age declined between 1980 and 1990 relative to total population, the actual number of children increased from 717 to 825. 1991 school enrollment in Durham was 12.9 percent higher than in 1985 and 16.5 percent higher than in 1980 (see Table 8).

Table 8
School Enrollment
Town of Durham

Grade Level	1980	1985	1990	1991
K-3	199	144	203	217
4-6	116	153	129	127
7-8	71	99	76	89
9-12	126	138	180	172
Spec. Ed.	<u>2</u>	<u>2</u>	<u>6</u>	*
TOTAL K-12	514	536	594	615

* Special education students are no longer counted separately from the total student body since most students spend at least some time in the regular classrooms.

Between 1990 and 2005 it is projected that the proportion of children age 0 to 4 will decline from 8.7 percent to 6.7 percent as a percent of total population (see Table 7 and Table 9). The percentage of school age children (age 5 to 17) is projected to decline from 20.3 percent to 19.3 percent of total population over the period. Between 1990 and 2005, the 18 to 44 year old age group is expected to experience the most significant decrease relative to total population, from 47.6 percent to 42.1 percent. The 45 to 64 and 65+ age groups are the only age groups projected to

increase as a percentage of total population, rising from 17.3 percent to 23.9 percent and 6.1 percent to 8.1 percent, respectively.

The largest numerical increases in the 1990 to 2005 period are expected to occur in the 45 to 64 age group (+450 people), 18 to 44 age group (+307 people), and 5 to 17 age group (+183 people). The 65+ age group is projected to increase by 147 people, while the 0 to 4 age group is expected to increase by only 17 people.

Table 9
Population Projections by Age
Town of Durham

	<u>1990*</u>	<u>1995</u>	<u>2000</u>	Percent of Population <u>in 2000</u>	<u>2005</u>	Percent of Population <u>in 2005</u>
0 - 4	246	239	250	7.0%	263	6.7%
5 - 17	579	658	701	19.7%	762	19.3%
18 - 44	1,354	1,436	1,565	43.9%	1,661	42.1%
45 - 64	492	599	763	21.4%	942	23.9%
65+	171	263	288	8.1%	318	8.1%
TOTALS	2,842	3,196	3,567	100%	3,946	100%

* U.S. Census

Source: Androscoggin Valley Council of Governments.

Educational Attainment

In 1980, 44 percent of Durham's population had only a high school diploma (see Table 10). An additional 23.2 percent had both a high school diploma and at least some college education. Compared with most adjacent communities and the State, Durham had a greater percentage of high school graduates. The percentage of Durham residents with college educations is lower than most surrounding communities and the state as a whole, but slightly higher than the County.

Table 10
Educational Attainment
(Persons 18 years old and older)
1980

<u>Municipality</u>	<u>Less than High School</u>	<u>High School</u>	<u>More than High School</u>
DURHAM	33.1%	44.0%	23.2%
Freeport	30.1%	35.6%	34.4%
Lisbon	31.8%	49.0%	19.3%
Pownal	28.2%	37.6%	34.1%
Brunswick	25.8%	38.0%	36.2%
New Gloucester	36.0%	36.2%	27.8%
Androscoggin County	38.6%	38.6%	22.8%
Statewide	29.7%	41.2%	29.0%

Source: 1980 U.S. Census

Income

Durham's 1979 median household income ranked third in comparison to five adjacent towns, and higher than the County and the State median percentages (see Table 11). 1979 household income distribution showed a smaller percentage of Durham households in the lower income brackets than the State average, and a higher percentage of households in the middle income ranges (see Table 12).

Table 11
Median Household Income
1979

<u>Town</u>	<u>Median Household Income</u>
DURHAM	\$15,552
Freeport	\$16,126
Lisbon	\$14,923
Pownal	\$18,312
Brunswick	\$14,697
New Gloucester	\$14,726
Androscoggin County	\$13,524
Statewide	\$13,816

Table 12
Household Income
1979

<u>Household Income</u>	<u>Durham</u>	<u>State</u>
less than \$5,000	10.3%	14.4%
\$5,000 - \$9,999	17.1%	20.5%
\$10,000 - \$14,999	21.2%	19.3%
\$15,000 - \$19,999	15.4%	16.3%
\$20,000 - 24,999	17.4%	12.1%
\$25,000 - \$34,999	13.5%	11.3%
\$35,000 - \$49,999	4.0%	4.1%
\$50,000 - \$74,999	1.1%	1.3%
\$75,000 +	<u>.0%</u>	<u>.5%</u>
TOTAL	100%	100%

According to 1987 per capita income figures, Durham ranked fourth compared to its neighbors and higher than both the State and the County (see Table 13).

Table 13
Per Capita Income (estimates)
1987

<u>Town</u>	<u>Per Capita Income</u>
DURHAM	\$10,641
Freeport	\$14,310
Lisbon	\$9,309
Pownal	\$11,846
Brunswick	\$11,686
New Gloucester	\$8,768
Androscoggin Co.	\$10,115
Statewide	\$10,478

Analysis

Durham's population growth in the 1980s was significantly higher than the County and the State as well as many surrounding communities. Most of this population increase was attributable to in-migration. In the coming decade, Durham's population is expected to grow by over 25.5 percent, to a projected total of 3,567 in the year 2000. These trends support what is already known about the community -- its rural character and close proximity to southern Maine's population and employment centers, make it a desirable place to live for small dual income families.

While the 0 to 4 age group is expected to increase by only 6.9 percent between the year 1990 and the year 2005, the school age population is expected to increase by 31.6 percent over the period. It is projected that the 18 to 44 year old age group will increase by 22.7 percent by the year 2005. The most significant percentage increases will occur in the 45 to 64 year old age group and the 65+ age group, rising 91.5 percent and 86.0 percent respectively between 1990 and 2005. These projections point to future needs for services and facilities as Durham's population grows and changes.

Land Use

Zoning

There are currently two zones in Durham's zoning ordinance: Resource Protection (which basically prohibits most types of development) and Rural. The Resource Protection zone includes areas which are wetlands, shorelands adjacent to the Androscoggin River and Runaround Pond, flood plains, and named brooks. All other areas (Rural) may be developed for residential, commercial, industrial, agricultural, and other uses.

Durham has several ordinances designed to regulate the use and development of land. These ordinances are intended to protect the Town's natural resources and prevent undue burden on municipal facilities and services and are described briefly below.

Residential Growth Ordinance

The Residential Growth Ordinance regulates the number of building permits issued for all new dwelling units, mobile homes, and conversions from seasonal to year-round homes. A cap of 5 percent of Durham's current housing stock is the annual maximum number of building permits which can be issued. For the 1990 calendar year, 50 was the maximum number of building permits that could be issued.

Land Use Ordinance

The Land Use Ordinance establishes two zoning districts: Rural Residential and Resource Protection. Land uses are either permitted, conditionally onally permitted, or not permitted. Approval criteria are based on a series of performance standards related to items such as natural resource protection, road design, utilities, and landscaping.

Subdivision Ordinance

The Subdivision Ordinance establishes uniform standards for road design, utilities, landscaping, and resource protection for granting approval for subdivision developments. These standards are intended to guide the Planning Board in assessing whether specific approval criteria have been met.

Back Lot Development Ordinance

The Back Lot Development Ordinance allows and sets standards for the development of lots for single-family homes, which lack frontage on a Town accepted road.

Building Code Ordinance (BOCA-National Building Code)

The Building Code Ordinance regulates construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all structures in Town.

Mobile Home Ordinance

The Mobile Home Ordinance establishes the parcel size and minimum number of homes for mobile home park development:

Parcel Size: 20 to 100 acres.

Minimum No. of units: 20.

Mobile homes built on single lots must comply with the standards applied to conventionally built homes (90,000 square feet minimum with 300' frontage).

Floodplain Management Ordinance

The Floodplain Management Ordinance establishes a permit system and review procedure for development activities in the designated Flood Hazard Areas within Durham. Flood Hazard Areas are delineated by FEMA (Federal Emergency Management Agency) and comply with the requirements of the NFIA (National Flood Insurance Act).

Ground Water Protection Ordinance

The Groundwater Protection Ordinance establishes Groundwater Protection Districts, whose boundaries coincide with the Significant Sand and Gravel Aquifers, as mapped by the Maine Geological Survey. This ordinance regulates land use activities and practices in order to protect the quantity and quality of the Town's groundwater resources by:

- Encouraging conservation.
- Encouraging evenly distributed sub-surface waste disposal systems.
- Discouraging large multi-family developments with large (concentrated) disposal systems.
- Prohibiting the handling of hazardous/leachable materials over sand and gravel aquifers.
- Minimizing the maintenance and refueling of heavy equipment over sand and gravel aquifers.
- Preventing land uses which disturb soil during periods of high ground water.

Land Use Categories

Introduction

Southwest Bend serves as the cultural center of Durham providing the greatest concentration of housing and municipal services including the Town offices, elementary school, and fire station. Each of the other villages are located at crossroads, with one of the Town's four churches located in the general vicinity. In general, the eastern half of the community is more populated than the west.

Existing land uses in Durham fall generally within the following eight categories:

Forest/Open Space	Governmental
Residential	Commercial
Agriculture	Utility
State Land/Recreation	Religious/Organizations

Each of these land use categories is described briefly below and depicted on Map 1.

Forest/Open Space

The dominance of open space provides a key ingredient in Durham's rural character. Forest lands, and access to them, also contribute to Durham's quality of life. Nearly 75 percent of the Town remains in forest cover and, of that amount, 15 percent is in the State Tree Growth Program, which allows for a reduced level of tax assessment as long as the land remains in the program.

Residential

Residential development has historically clustered around the four villages of Southwest Bend, South Durham, West Durham, Crossman Corner. Within the last 10 years, development (primarily detached single-family housing) has occurred

primarily along existing road frontages and, to a lesser extent, in subdivisions. There is no single area where development has concentrated in Durham.

The minimum lot size required is 90,000 square feet with 300 feet of road frontage. If the property is located within a Ground Water Protection District, the minimum lot size is 3 acres for road frontage lots and 5 acres for back lots.

Conventional single-family homes are the primary housing type in Durham. Mobile homes are found to a lesser degree with only one mobile home park (30 units) located in Town. Multi-family dwellings are very limited and so far have had a minimum impact on the community.

Agricultural

There are approximately 56 actively farmed fields in Durham. They are distributed throughout the community and cover approximately 3 percent of the land area. Activities range from the production of corn, potatoes, hay, and market produce to the raising of dairy cattle and sheep. Agricultural activity appears to be stabilizing after suffering a steady decline over the past 50 years.

State Land/Recreation

Durham has only one public recreation area and it is owned by the State. It is comprised of 125 acres of land adjacent to and including Runaround Pond. The Durham Leisure Center and Big Sky Acres, both private enterprises, represent the only other 'formal' recreational land in Town.

Governmental

Town-owned lands are found scattered throughout the community. They comprise a total of 13 parcels, covering 125 acres. The largest parcel is 53 acres of woodland

located in the southern section of Town. Other properties owned by the municipality include:

- Old Town Hall
- Fire Station
- New Town Offices
- Fire Station
- Elementary School
- Nature Lot

Commercial

Durham has no urban center, shopping district, or industry which would serve as a focus for future growth. Instead, commercial uses are found in small pockets throughout the community and tend to be interspersed with residential uses.

Utilities

Two main utility lines, totalling 10 miles, cross through portions of Durham (see Map 2). Both lines tie into the substation in North Pownal. The larger of the two lines is owned by Hydro Quebec and travels northeasterly to Brunswick. The other line, owned by Maine Yankee, travels northerly to Lewiston/Auburn. These utility lines provide recreational access to Durham's extensive forest lands and serve to connect trail systems from surrounding communities.

Religious

There are four churches located in Durham which are found near each of the four villages. The location of each of these churches is listed below.

<u>Institution</u>	<u>Village Location</u>
Congregational	Southwest Bend
Methodist	West Durham
Friends	South Durham
Shiloh	Crossman Corner

Shiloh, located between the Shiloh Road and the Androscoggin River, is the largest landholder with 128 acres.

Analysis

Approximately 7 percent of Durham's total land area is developed. Single family detached housing accounts for the major portion of developed land. Recent residential development has taken place along existing road frontages and, to a lesser extent, in small subdivisions.

The Town's current land use ordinances do well in protecting the environment and integrating new development with the availability of municipal services. In general, development has not negatively impacted Durham's natural resources. Enforcement of local regulations is critical to the continued protection of Durham's resources and rural character. As the Town's population continues to grow, Durham will need to take additional steps to ensure a balance of residential, non-residential, open space, recreational, agricultural, and public land uses.

Transportation

Road Inventory

Durham's transportation system consists of both state and local roads (see Map 2). The Town has a total of 62 miles of roads, as shown in Table 14. Route 9, Route 125, and Route 136 (all two lane highways) are maintained by the State and total 15.5 miles. The municipality owns and maintains 33.5 miles of roads, 24 miles of which are paved. Private roads total 13 miles and are limited to small developments and gravel connector roads. There are no interstate highway or turnpike facilities within the municipality.

Table 14
Road Inventory
Town of Durham

State

	<u>Surface</u>	<u>Miles</u>
Route 9	Paved	5.4
Route 125	Paved	3.6
Route 136	Paved	<u>6.5</u>
TOTAL		15.5

Local

Ceder Pond Rd	Paved
Stackpole Rd	Paved
Snow Rd	Gravel
Bowie Hill Rd	Paved
Auburn Pownal Rd	Paved
New Gloucester Rd	Paved
Davis Rd	Paved/Gravel
Peter Vier Rd	Gravel
Hemlock Dr	Gravel
Chesley Hill Rd	Gravel
Runaround Pond Rd	Paved
Cushing Rd	Gravel

State (continued)

	<u>Surface</u>	<u>Miles</u>
Beechwood Ln	Paved	
Brown Rd	Paved	
Rabbit Rd	Paved	
Quaker Mtg House Rd	Paved	
Old Brunswick Rd	Gravel	
Haskins Rd	Gravel	
Mill Pond Rd	Gravel	
Ferry Rd	Gravel	
Plummer Mill Rd	Gravel	
Ross Rd	Paved	
Swamp Rd	Paved	
Country Ln	Paved	
Brick Yard Hill	Gravel	
Day Rd	Paved	
Shiloh Rd	Paved	
Soper Rd	Paved	
River Rd	Paved	
Leighton Rd	Paved	
Meadow Rd	Gravel	
Durham Rd	Paved	
Dewitt Hill Rd	Paved	
Grant Rd	Paved	
Beechwood Ln	Gravel	
Quaker Ridge Rd	Paved	
TOTAL	Paved	33.5

Private

Timber Oaks Rd	Paved	
Emerson Rd	Gravel	
Brookside Dr	Paved	
County Rd	Dirt	
Big Sky Acres	Gravel	
Range Rd	Gravel	
Pownal Rd	Gravel	
Bowen	Dirt	
Bowie Hill Rd	Dirt	
Other (un-named)	Gravel/Dirt	
TOTAL		13

Roads in the western section of Town are generally spaced further apart than the central or eastern sections and their network is also less extensive. The greatest concentration of roads occurs in the village of Southwest Bend, where Route 136 and Route 9 intersect. Several roads have been abandoned throughout Town and provide the opportunity for excellent recreational access to Durham's interior land areas.

While no accident or traffic count data is available for Durham's roadways, accidents frequently occur on Route 125 and Route 136 which connect to the larger population centers of Lewiston/Auburn, Freeport, and Lisbon Falls. Limited enforcement of posted speed limits, as well as numerous hills and curves which reduce sight and stopping distances, contribute to the high number of accidents on these roads.

There are two bridges in Town, one located on Route 125 and the other on Swamp Road. The former is owned and maintained by the State and spans the Androscoggin River connecting Durham with Lisbon Falls. The latter is owned by the Town and crosses Newell Brook. A survey of this bridge has been undertaken in preparation for scheduled improvements in 1992 which are to be funded, in part, by the State.

Other Transportation Facilities

Durham has no parking facilities, pedestrian ways, rail lines, or port facilities. There are two private landing strips located within the municipality. The nearest airport facility providing regularly scheduled air service is the Auburn/Lewiston Municipal Airport.

Analysis

Durham's road network is considered to be in good condition and appears adequate to meet present needs. However, in light of increased traffic volumes and travel speeds on Route 125 and Route 136, (particularly in residential sections), steps are being taken to reduce speed limits. Currently, the 40 m.p.h. speed limit on Route 136 northbound from Freeport increases to 50 m.p.h. approximately 1 mile north. Residents would like to have the speed limit on Route 136 maintained at 40 m.p.h., northerly through the village of Southwest Bend.

Public Facilities and Services

Water

Durham has no public water supply. Dwellings are supplied by individual wells. There are no storage, treatment, or disposal facilities located in Durham.

Sewage

There are no sewage collection and treatment facilities located in Durham. Residences and businesses are serviced by individual sub-surface sewage disposal systems.

Solid Waste

Currently, Durham employs an independent contractor to pick up household refuse curbside and transport it to the RWS incinerator facility in Portland. Durham has a 10 year associate membership agreement with RWS which will expire in 2001. Durham also has an agreement to recycle with RWS (roll-off container program) and with the Freeport Recycling Center. The Durham Solid Waste Committee is currently researching the possibility of using a tag system to assist in the recycling program if voluntary recycling does not appear to be meeting the State mandates of 25 percent recycling of all total solid waste by 1992.

In the future, the Town will need to address the cost of closing/capping the land fill. In 1989, this cost was estimated to be \$250,000. Use of the landfill was terminated in March, 1989.

Public Safety

Durham does not have a full-time local police department and, therefore, utilizes the services of the Androscoggin County Sheriff's Department and the State Police Department for police protection.

Fire protection is provided by the Town's Volunteer Department, which is headquartered at the station house on Route 9 at the junction with Route 136. Three independent ambulance and rescue organizations provide service to the Durham area.

Durham has seven street lights for which it is responsible, all of which are located at major intersections throughout Town.

Energy Facilities

The Town of Durham lies along the Androscoggin River and has water rights to the Miller Hydro Facility at Lisbon Falls, Maine. Central Maine Power and Hydro Quebec have major utility lines crossing Durham and New England Telephone has a transmission station located off Stackpole Road.

Communication

The Town has four different telephone exchanges and is serviced by four different post offices. For years, the Town has petitioned unsuccessfully to have its own post office located within the Town limits.

Health Care

Several major hospital facilities are accessible to Durham residents, including:

Lewiston	Central Maine Medical Center and St. Mary's Hospital
Brunswick	Regional Memorial and Parkview Hospital

Education

Durham is in a rural school district due to its geographic location within Androscoggin County. The one elementary school serves a population of students ranging from kindergarten through grade eight. Students are bussed to and from the facility which is located on Route 9 near the village of Southwest Bend.

The original school, constructed in 1960 on the current site, consisted of four classrooms and an office. Two major additions were constructed in 1965 and 1973. Two portable classrooms were added in 1988 and a third unit was installed in 1990.

The Durham Elementary School has twenty classroom teachers, three full time special education teachers (and assistants), one full-time librarian, one music teacher, one guidance counselor, one physical education teacher, and four itinerant teachers. In 1991, additional space will be provided for coordination of the gifted and talented program.

The Durham Elementary School is open between 7:00 a.m. and 11:00 p.m., five days per week. During approximately 60 percent of the calendar year, the facility is opened on weekends by special request. The school is being well utilized in meeting both educational and community needs.

The Durham School Department and the towns of Lisbon and Lisbon Falls form Maine School Union #30. School Union #30 shares a superintendent of schools as

well as the services of a special education director, an elementary supervisor, and an occupational therapist.

Enrollment data, covering the 1988 to 1991 period for Durham's elementary and secondary school students, is shown in Table 15. According to this information, elementary enrollment increased by only forty-four students between 1988 and 1991, while secondary school enrollment decreased by twenty-nine students.

Table 15
School Enrollment
Town of Durham

	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
Elementary	389	393	412	433
Secondary	<u>201</u>	<u>198</u>	<u>182</u>	<u>172</u>
TOTAL	590	591	594	605

The future needs of the Durham Elementary School are currently being studied by a committee of school officials and residents, assisted by an architectural firm. Future considerations for additional space are as follows:

Pre-school and year round daycare	-- 4 rooms
One additional classroom per grade	-- 8 rooms
Space for teachers of special programs	-- 5 rooms
Athletic programs & additional athletic fields	-- 1 multipurpose area
Space for faculty	-- 1 lounge & prep.

The Town's educational services and facilities are listed in Table 16.

Table 16
Educational Services and Facilities
Town of Durham

Nursery Schools	-- None in the Town of Durham.
Primary Schools	-- One K-8 building located on Route 9 in Durham.
Secondary	-- None. All students are tuitioned to high schools in neighboring communities.
Vocational	-- None. Part of secondary school responsibility.
Technical Institutes	-- None.
Colleges/Universities	-- None.
Special Schools and Educational Services	-- Contracted to special schools outside of the Durham School Department.

General Administration and Services

In 1987, the Town of Durham completed construction of a Town Office building. The building houses an Assessing Agent, an elected Town Clerk, an elected Tax Collector/Treasurer, the Administrative Assistant to the Board of Selectmen, and a part time Code Enforcement Officer/Inspector. There is no public works yard or active municipal landfill site.

Durham has a limited number of municipal employees. In 1988, the Town voted to establish the position of Administrative Assistant to the Board of Selectmen. This is the only full-time municipal position. In general, volunteers staff committees and projects. This trend is expected to continue, with the demand for volunteers outpacing their availability.

Analysis

Durham is typical of many small communities that have relied on neighboring towns for services. The Town has limited public facilities and services. Historically, it has been the responsibility of individual residents to obtain needed services. However, each year, residents are being asked to fund additional or expanded facilities, services, and programs such as solid waste disposal, additional school classroom space, and police protection. As the Town grows, the demand for public facilities and services funded through local taxes will increase.

Durham also has a limited number of municipal employees. There is a need to determine appropriate personnel policies, including employee benefits, before additional full-time employees are added.

Fiscal Capacity

Revenues

Durham's 1989 Annual Report identifies total revenues of \$3,581,510. The major sources of revenue were as follows:

- 1990 Property Taxes \$1,046,091
- State of Maine education funds \$1,783,469
- Auto excise taxes \$195,829
- State Revenue Sharing funds \$99,354
- 1989 Property Taxes \$78,848

A comparison of expenditures and property tax commitments shows the Town's increasing reliance on the property tax during the second half of the 1980s (see Table 17). Taxes increased from 30.5% of total expenditures in 1985, to 37.3% in 1990.

Table 17
Property Tax Commitments and Total Expenditures

<u>Year</u>	<u>Total Expenditures</u>	<u>Property Tax Commitments</u>	<u>Taxes/ Expenditures</u>
1985	\$2,210,193	\$674,663	30.5%
1986	\$2,190,738	\$659,561	30.1%
1987	\$2,496,405	\$801,380	32.1%
1988	\$2,696,623	\$842,499	31.2%
1989	\$3,168,569	\$1,110,075	35.0%
1990	\$3,196,169	\$1,191,704	37.3%

The other major source of revenues for the Town is the State Education subsidy. This subsidy increased steadily between 1985 and 1989, with an average increase of 19.8 percent (see Table 18). Due to declining state revenues, increases in education subsidies decreased dramatically in 1990 and 1991.

Table 18
State Education Subsidies
Town of Durham

<u>Year</u>	<u>Received</u>	<u>Change</u>	<u>Percent Increase</u>
1985	\$778,647	---	---
1986	\$960,369	\$181,722	23.3%
1987	\$1,095,248	\$134,879	14.0%
1988	\$1,345,200	\$249,952	22.8%
1989	\$1,601,704	\$256,504	19.1%
1990	\$1,783,469	\$181,765	11.3%
1991*	\$1,806,621	\$23,152	1.2%

* Projected through the end of 1991 based on State reimbursement for the 1/1/91 to 9/1/91 period.

Expenditures

Total expenditures for the Town of Durham fluctuated from a low of \$2,190,738 in 1986 to a high of \$3,196,169 in 1990. Expenditure levels for the 1985 to 1990 period are shown in Table 19. The average annual increase in total expenditures between 1985 and 1990 was 8.29 percent per year.

Schools represent the largest local expense (see Table 20). In 1990, schools accounted for 71.3 percent of all expenditures. Between 1985 and 1990, Town and school expenditures increased approximately 40.4 percent and 49.8 percent respectively. County taxes increased 299.0 percent over the same period.

Table 19
Total Expenditures
Town of Durham

<u>Year</u>	<u>Total Expenditures</u>	<u>Increase</u>	<u>Percent Increase</u>
1985	\$2,204,193	—	—
1986	\$2,190,738	\$13,455	.6%
1987	\$2,496,405	\$305,667	14.0%
1988	\$2,696,623	\$200,218	8.0%
1989	\$3,168,569	\$471,946	17.5%
1990	\$3,196,169	\$27,600	.9%

Table 20
Expenditures by Town, Schools and County
Town of Durham

<u>Year</u>	<u>Town*</u>	<u>Schools</u>	<u>County</u>
1985	\$599,086	\$1,582,080	\$28,027
1986	\$746,246	\$1,406,836	\$37,656
1987	\$498,669	\$1,960,226	\$37,009
1988	\$814,173	\$2,151,402	\$45,606
1989	\$723,882	\$2,235,720	\$81,675
1990	\$841,247	\$2,369,211	\$111,825

* Includes General Government, Health Sanitation, Highways and Bridges, Protection, Library and Unclassified Expenditures.

Real dollar and percentage increases for educational expenditures from 1985-1990 are shown below in Table 21. According to this data, the largest increase (41.5 percent or \$537,587) occurred between 1986 and 1987. Table 22 depicts the amount of property taxes used for local education expenses for the 1985 to 1990 period.

Table 21
Education Account Expenditures
Town of Durham

<u>Year</u>	<u>Expenditure</u>	<u>Absolute Change</u>	<u>Percent Change</u>
1985	\$1,357,436	---	---
1986	\$1,296,591	(\$60,845)	(4.5%)
1987	\$1,834,178	\$537,587	41.5%
1988	\$2,059,969	\$225,791	12.3%
1989	\$2,333,000	\$273,031	13.3%
1990	\$2,176,846	(\$156,154)	(6.7%)

Table 22
Local Education Outlay
Town of Durham

<u>Year</u>	<u>Property Tax Commitment</u>	<u>Absolute Change</u>	<u>Percent Change</u>
1985	\$429,772	---	---
1986	\$503,805	\$74,033	17.2%
1987	\$535,769	\$31,964	6.3%
1988	\$589,678	\$53,909	10.1%
1989	\$728,566	\$38,888	23.6%
1990	\$736,443	\$7,877	1.1%

With the exception of solid waste disposal and the construction of a new municipal office in 1986, major expenditures for the Town have remained relatively constant over the last several years. Table 23 depicts major municipal expenditures for 1989.

Table 23
Major Municipal Expenditures

Education	\$2,333,000
Common Roads	\$347,745
Solid Waste	\$117,675
County Tax	\$80,726
Transfer Station	\$114,379
General Government	\$176,978

Durham's tax rate has remained relatively low during the last several years. Table 24 depicts local tax rate changes between 1985 and 1990. As can be seen in Table 25, the Town's tax rate compares favorably to the tax rates of neighboring communities.

Table 24
Tax Rate

<u>Year</u>	<u>Mill Rate</u>	<u>Ratio</u>	<u>Rate at 100 Percent</u>
1985	\$9.00	90%	\$8.10
1986	\$19.50	80%	\$15.60
1987	\$19.50	75%	\$14.63
1988	\$19.00	33%-62%	\$6.27-\$11.78
1989	\$23.30	44%	\$10.25
1990	\$24.30	44%	\$10.69

Table 25
1989 Tax Rates

<u>Municipality</u>	<u>Tax Rate</u>	<u>Ratio</u>	<u>Rate at 100 Percent</u>
DURHAM	\$23.30	44%	\$10.25
New Gloucester	\$13.50	100%	\$13.50
Pownal	\$24.90	20-50%	\$4.98-\$12.45
Lisbon	\$19.20	100%	\$19.20
Topsham	\$27.60	65%	\$17.94
Auburn	\$21.65	100%	\$21.65

Analysis

Similar to most small Maine communities with limited municipal services, the primary use of local funds is for educational costs. As can be seen in previous tables, those costs rose significantly during the 1980s.

The lack of any commercial or industrial tax base in Durham is apparent. Only three of the top ten taxpayers operate commercial undertakings; the remainder are residential property owners and/or landowners.

Durham has kept pace with the increased costs of municipal government through increases in state subsidies and local property taxes. For example, the increased cost of solid waste disposal brought about by the closing of the town's landfill in 1988, was absorbed almost entirely by property tax revenues.

Durham's increasing dependence on property taxes for financing town services will make the funding of services more of a burden on local taxpayers. Increasing reliance on property taxes to pay for local services and facilities will continue to be an issue as the town attempts to address the demand for increased municipal expenditures.

The town has done a good job of avoiding debt by planning capital expenditures to be funded out of reserve accounts. But without growth in the property tax base, new capital expenditures will be difficult to fund because of residents' objections to the property tax burden.

Economy

Local Economy

Durham is a rural residential community, with most residents travelling to other towns to work. The Maine Register lists 33 businesses in Town. Of these, most are either small home occupations or building related contractors. Goods such as groceries and hardware are purchased primarily in the surrounding towns of Auburn, Topsham, and Freeport. Durham has one convenience store (Durham Variety). There is no supermarket, shopping center, or post office in Town.

Taxable sales in Durham increased significantly (+35.3 percent) between 1987 and 1988 from \$850,000 to \$1,130,000 (see Table 26). While taxable sales declined between 1988 and 1990, from \$1,150,000 to \$1,040,000 (-4.8 percent average), the 1990 taxable sales remain significantly higher than 1987.

Table 26
Taxable Sales
Town of Durham

<u>Year</u>	<u>Taxable Sales</u>	<u>Percent Change</u>
1987	\$850,000	—
1988	\$1,150,000	+35.3%
1989	\$1,130,000	-1.7%
1990	\$1,040,000	-7.9%

Place of Work

In 1980, 85 percent of Durham's work force commuted out of Town to their place of employment. Durham's proximity to three relatively large employment centers makes the Town well suited as a commuter community. Many Durham residents work in Freeport, Brunswick, Lisbon Falls, Portland, Bath, and Lewiston/Auburn.

Employment

Local employment data, available from the 1980 Census, is shown in Table 27. The manufacturing sector employed the largest number (245) and percentage (35.9%) of Durham residents in 1980. Professional and related services, including health, education, and other professional services was the second largest employment sector, with 187 employees (27.4%).

Table 27
Employment by Industry
Town of Durham
1980

<u>Title</u>	<u>Number</u>	<u>Percent</u>
Agricultural, forestry, fisheries and mining	12	1.8%
Construction	67	9.8%
Manufacturing	245	35.9%
Transportation	40	5.9%
Communication and other public utilities	29	4.2%
Wholesale trade	11	1.6%
Finance, insurance and real estate	16	2.3%
Business and repair services	27	4.0%
Personal, entertainment, and recreation services	24	3.5%
Professional and related services:		
health services	91	13.3%
education	69	10.1%
other professional	27	4.0%
Public Administration	25	3.7%
TOTAL	583	100%

Source: 1980 U.S. Census.

Regional Economy

Durham's economic future and resulting pace of growth will be largely determined by forces from outside of the town and the region. The regional economy has been undergoing a significant shift in the last two decades, with the loss of manufacturing jobs being the most visible change.

Economic growth in the region will put added pressure on the town of Durham, through population growth and increased demand for services. Conversely, economic decline will almost immediately slow the demand for new housing in the region and in Durham.

Analysis

Durham's location between three of Southern Maine's biggest employment centers provides relatively easy access to employment opportunities. Durham's rural residential character offers residents a desirable living environment without a long commute.

However Durham's proximity to employment centers does not mean its location is desirable for employers, primarily because of relatively inferior road networks, especially when compared to available building sites in communities closer to interstate highways. Route 136 and Route 9, the major roads in Town, offer acceptable transportation links for automobiles, but are not sufficient for large volumes of commuting workers or commercial traffic.

Housing

Housing Type

Durham's housing consists primarily of single family detached homes, 85 percent of which are owner-occupied. In 1980, 77 percent of homes were single family, 6 percent were multifamily, and 17 percent were mobile homes. Compared to the County and State as a whole, Durham had a higher percentage of single family and mobile homes and a lower percentage of multi-family housing. The distribution between single family, multi-family, and mobile homes in Town changed only slightly between 1980 and 1987 (see Table 28).

Table 28
Housing Type as a Percentage of Total

	<u>Single Family</u>		<u>Multi-Family</u>		<u>Mobile Home</u>	
	<u>1980</u>	<u>1987</u>	<u>1980</u>	<u>1987</u>	<u>1980</u>	<u>1987</u>
DURHAM	77%	79%	6%	6%	17%	15%
Lisbon	60%	56%	24%	24%	16%	21%
Topsham	71%	68%	18%	19%	12%	14%
Brunswick	58%	58%	29%	28%	13%	14%
Auburn	53%	52%	45%	46%	2%	2%
Lewiston	39%	39%	59%	59%	2%	2%
Freeport	76%	72%	14%	15%	10%	13%
Pownal	93%	94%	4%	3%	3%	3%
New Gloucester	74%	71%	5%	5%	21%	24%
Androscoggin County	53%	52%	41%	40%	6%	8%
Maine	66%	--	26%	--	8%	--

Sources: 1980 U.S. Census; Androscoggin Valley Council of Governments (AVCOG) Data Center.

According to the 1980 Census, most homes (70.7 percent) in Durham had two to three bedrooms (see Table 29). 22 percent of the homes in Durham had four or more bedrooms, while 7.2 percent had one or less bedrooms.

Table 29
Number of Bedrooms Per Unit
Town of Durham
1980

<u>Number of Bedrooms</u>	<u>Percent</u>
0	0.3%
1	6.9%
2	30.7%
3	40.0%
4	17.6%
5 or more	<u>4.4%</u>
	100%

Source: 1980 U.S. Census

The 1980 vacancy rate is low (4 percent). While the current rate is unavailable, based on knowledge concerning the present availability of housing in Durham, it is assumed that this figure remains unchanged.

The number of seasonal homes in Durham is insignificant (.3 percent), which supports the Town's place in the region as a rural community whose residents commute out of Town for work.

Housing Growth

In 1970, there were 346 homes in Durham. By 1980, the number of housing units had almost doubled (+97.0 percent) to 682 (see Table 30). In contrast, the number of housing units statewide increased by only 26.0 percent. In 1990, there were 984 units, which shows a continuation of growth in housing units far in excess of the statewide average rate. However, the 1980 to 1990 rate (44.3 percent) for Durham was approximately one-half of the 1970 to 1980 rate.

Table 30
Total Housing Units

<u>Community</u>	<u>1970</u>	<u>1980</u>	<u>Percent Change 1970-80</u>	<u>1990</u>	<u>Percent Change 1980-90</u>
DURHAM	346	682	97.0%	984	44.3%
Lisbon	--	3,018	--	3,616	19.8%
Topsham	--	2,175	--	3,243	49.1%
Brunswick	--	6,071	--	8,197	35.0%
Auburn	8,290	8,946	7.9%	10,406	16.3%
Lewiston	--	15,872	--	17,118	7.8%
Freeport	1,641	2,154	31.3%	3,011	39.7%
Pownal	--	372	--	434	16.6%
New Gloucester	544	1,191	119.0%	1,363	14.4%
Androscoggin County	--	37,276	--	43,815	17.5%
State of Maine	397,169	501,093	26.0%	587,045	17.1%

Sources: Greater Portland Council of Governments Data Center; AVCOG Data Center; 1980, 1990 U.S. Census.

While the total number of homes in Durham is lower than most surrounding communities, the Town experienced 44.3 percent growth during the 1980s. In comparison to surrounding communities, only Topsham posted a higher rate during that period.

Table 31 depicts new housing starts in Durham for the period 1981 to 1990. Between 1981 and 1990, an average of 31 new homes were built each year. The heaviest growth was experienced during the second half of the 1980s, peaking in 1988 with 84 new housing starts.

Table 31
New Housing Starts
Town of Durham

<u>Year</u>	<u>Number</u>
1981	12
1982	2
1983	17
1984	31
1985	28
1986	39
1987	46
1988	84
1989	36
1990	11
Total	306
Ann. Avg.	31

Sources: AVCOG Data Center;
Real Estate Transfer Tax
data.

Housing Age and Condition

Durham's housing stock is relatively young, with more than two-thirds (68 percent) of homes in Town built after 1939. As can be seen in Table 32, this is a higher percentage than in surrounding communities or the County as a whole. For example, in both Lewiston and the County as a whole, half of the homes were built after 1939.

Table 32
Percent of Dwelling Units Built by Year

	<u>79-80</u>	<u>75-78</u>	<u>70-74</u>	<u>60-69</u>	<u>50-59</u>	<u>40-49</u>	<u>19-39</u>
DURHAM	4%	20%	18%	16%	5%	5%	32%
Lewiston	1%	3%	8%	13%	11%	13%	51%
Freeport	3%	11%	16%	14%	9%	5%	41%
Pownal	4%	12%	19%	13%	7%	4%	41%
New Gloucester	1%	16%	19%	15%	6%	4%	39%
Androscoggin County	2%	7%	10%	12%	10%	10%	49%

Source: 1980 U.S. Census

The overall condition of housing in Durham is somewhat difficult to assess. In 1980, the U.S. Census estimated that 49 units (7.2 percent) of Durham's housing stock lacked a complete bathroom (the standard method for estimating sub-standard housing). As can be seen in Table 33, this figure is slightly higher than surrounding communities and the County.

Table 33
Number of Substandard (Incomplete Plumbing) Housing Units
1980

	<u>Number</u>	<u>Percent</u>
DURHAM	49	7.2%
Auburn	394	4.4%
Lewiston	374	4.6%
Freeport	115	5.3%
Pownal	22	5.9%
New Gloucester	82	6.9%
Androscoggin County	1,398	3.8%

Source: 1980 U.S. Census

Housing Value

Between 1987 and 1990, the average selling price of a house in Durham (for those years for which comparable figures are available) was lower than in Brunswick, Freeport, New Gloucester, Pownal, and Topsham (see Table 34). However, the average selling price a home in Durham was consistently more than the price for homes in Lisbon and Lewiston over the same period. With the exception of 1989, average housing prices in Durham were also higher than in Auburn. Average home sale prices in Durham for the 1987 to 1990 period were between 22.6 percent and 35.8 percent higher than in the County as a whole.

In 1987, the least expensive home in Town sold for \$12,000, while the most expensive home sold for \$128,000. In 1988, the average selling price for a new home rose by 19.3 percent to \$95,981. While the average selling price rose only 2.4 percent to \$98,236 between 1988 and 1989, it increased 13.9 percent to \$111,894 in 1990.

Table 34
Average Selling Price of Homes

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
DURHAM	\$80,487	\$95,981	\$98,236	\$111,894
Lisbon	\$60,837	\$73,283	\$69,999	\$72,386
Topsham	\$93,341	\$109,778	\$113,896	\$112,235
Brunswick	---	---	\$153,376	\$143,264
Auburn	\$62,275	\$73,470	\$103,873	\$90,820
Lewiston	\$73,239	\$71,996	\$91,804	\$89,067
Freeport	\$112,150	\$151,102	\$190,057	\$161,857
Pownal	\$112,150	\$149,900	\$192,500	\$158,000
New Gloucester	\$101,430	\$128,000	\$140,075	\$112,064
Androscoggin County	\$63,185	\$70,670	\$80,109	\$82,388

Sources: AVCOG Data Center; GPCOG Data Center; USM Center for Real Estate Research and Education.

Affordable Housing

The Maine State Housing Authority (MSHA) defines an affordable home as one which does not cost more than 28 percent of gross yearly income (for principal, interest, taxes and insurance). 'Affordable' means, decent safe and sanitary dwellings, apartments, or other living accommodations for households making the full range of incomes at or below 80 percent of the median household income. Affordable housing includes, but is not limited to, government assisted housing, manufactured housing, multi-family housing, and group and foster care facilities.

As can be seen from the data in Table 35, between 1987 and 1990, only 5 of the 173 homes (3 percent) sold in Town were 'affordable' according to the State's definition.

Table 35
Housing Affordability
Town of Durham

<u>Year</u>	<u>Median Household Income**</u>	<u>80 Percent Median Household Income</u>	<u>50 Percent Median Household Income</u>	<u>Number of 'Affordable' Homes Sold</u>	<u>Percent of all Homes Sold</u>
1987	\$28,100	\$22,480	\$14,050	1	3.5%
1988	\$30,900	\$26,118	\$16,324	3	7.0%
1989	\$30,900	\$26,118	\$16,324	1	2.8%
1990	\$31,700	\$25,360	\$15,850	0*	0%

Sources: MSHA; Local R.E.T.T.

* Based on 7 sales through the first quarter of 1990.

** Based on figures for the non-metropolitan areas of Androscoggin County.

While Durham has no subsidized housing units, some residents receive assistance from the Town through the general welfare system. By comparison, several neighboring communities have housing units subsidized by the federal government (see Table 36).

Table 36
Number of Subsidized (Federally Assisted) Housing Units

	<u>Number</u>	<u>Percent</u>
DURHAM	0	0.0%
Lisbon	148	5.0%
Topsham	120	6.0%
Brunswick	804	13.0%
Auburn	1,044	12.0%
Lewiston	2,017	13.0%
Freeport	28	1.0%
Pownal	0	0.0%
New Gloucester	0	0.0%
Androscoggin County	3,464	9.0%
Statewide	27,752	6.0%

Source: 1980 U.S. Census

Housing Projections

Two factors are used to determine housing projections -- estimated population increase and the number of people per household. Based on population projection data developed by AVCOG, it is anticipated that Durham's population will grow to 3,567 by the year 2000 (an increase of 725 people from 1990). The number of people per household has been steadily decreasing in Durham, (mirroring State and national trends) and is expected to continue to decrease through the year 2000.

Based on the assumption that all new residents in the year 1990 through year 2000 period will require new housing, Durham can expect a maximum of 256 new homes (averaging 26 per year) to be built by the year 2000.

Analysis

Durham's housing stock can be characterized as single family, owner-occupied, year-round, and comparatively young. Between 1981 and 1990, an average of 31 homes per year were built in Durham, ranging from a low of two homes in 1982, to a high of eighty-four homes in 1987. Projections indicate that an average of 26 new homes per year will be built in Durham through the 1990s.

The community's rural setting and proximity to major employment and cultural centers makes it a desirable place to live. However, 'affordable' housing is limited -- between 1987 and 1990, only 5 of the 173 homes sold (3 percent) were in the affordable range -- far below the State goal of 10 percent.

Natural Resources

Durham owes a great deal of its rural character to its many open fields, streams, wetlands, and its extensive forest cover. The topography is rolling to flat, ranging from a high point at Lauraffe Ledge (320' above sea level) to a low point (80') along the Androscoggin River. Numerous streams and brooks and Runaround Pond are found in Town as well. Several large woodland areas are punctuated by streams which drain into the Androscoggin River and Royal River.

Soils

Durham has 32 types of soils as classified by the Soil Conservation Service. Below, these soils are described by region, from the Androscoggin River southward to the Pownal town line.

Adams, Hinckley and Ninigret soils are predominate along the Androscoggin River. These soils are characterized as deep, well drained, and coarse textured. Buxton, Hartland, and Belgrade soils are found in a smaller region and are also deep, well drained, and medium textured. To a lesser extent, soils in the Scantic-Leicester-Scarboro association are found. These soils are characterized as deep, poorly to very poorly drained and of medium texture.

Soils along Durham's border with Pownal and New Gloucester are less aggregated and, therefore, do not fall within a single association. Soils in this region contain many of the soils mentioned above.

Soils of prime and statewide agricultural significance, though limited, are present in Durham (see Map 3). These soils comprise land that is best suited to producing food, feed, forage, fiber, and oil seed crops. Generally, they have the quality, growing season, and moisture content needed to produce and sustain high yield crops. These soils generally lie on the higher lands between Durham's streams and brooks, and most are accessed by the existing road network. Conversely, these soils are least

prevalent in western Durham in the region generally west of Davis Road. The largest concentrations can be found between Route 9 and the Androscoggin River, and in the areas of West and South Durham. Approximately half of the surviving agricultural operations are occurring on land areas which contain these soils.

Soils suitable for sub-surface waste water disposal are determined by taking into account the following 'limiting' factors:

- Depth to Bedrock
- Seasonal High Water
- Restrictive Layering and
- Susceptibility to Flooding

The Maine State Plumbing Code establishes fifteen inches (15") as the minimum depth to a limiting factor and provides the following categories for sub-surface wastewater suitability:

Suitable

Limitations, if any, are easily overcome.

Marginally Suitable

On site investigation is required; overcoming limitations is generally feasible.

Not Suitable

Limitations are difficult to overcome and the use of such soil types for sub-surface waste disposal is questionable.

These classifications have a direct relationship with Durham's Land Use Ordinance, which states: "No activity shall be permitted in an area that is rated severe or very severe for the proposed activity ... unless evidence is presented ... within the application for a permit, that construction methods will overcome any pertinent soil deficiencies".

These are general considerations only, and can vary depending on a variety of site specific conditions relating to parcel size, nearness to waterbodies and wells, and slopes greater than 20 percent. For this reason, on-site soil investigations are recommended for final suitability determination of any parcel.

In Durham, soils considered suitable (Charlton fine sandy loam) comprise less than 2 percent of the total land area (see Map 4). They are generally located in isolated regions on the high ground between streams and brooks. The largest contiguous parcel (8.8 acres) is located south of the Swamp Road between Newell Brook and Meadow Brook.

Marginally suitable soils cover approximately 15 percent of the Town. The largest concentrations are located in the central and eastern sections of Town. Soils considered not suitable comprise the balance of the land area (approximately 83 percent) and are found uniformly throughout the community.

Land Cover

Forest is currently the dominant land cover in Durham, with 73 percent of the Town's total land area forested (see Map 5). Wetlands are the next largest category, covering 10 percent of Durham's land area. The balance of the community is either in some form of developed condition or being actively farmed, as Table 37 indicates.

Table 37
Land Cover
Town of Durham

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Forest	18,150	73.0%
Wetlands	2,544	10.0%
Developed	1,795	7.0%
Open Space	1,258	4.0%
Agriculture	716	3.0%
Surface Water	331	1.5%
Gravel Pits	96	0.5%
TOTAL	24,890	100.0%
	(38.9 sq. mi.)	

Forest Resources

Durham's forests have flourished since the decline of agriculture in the 1930s. Many areas have been logged one or more times over the past eighty years. Second-growth forests consist of a mixture of softwoods and hardwoods. New species include Balsam Fir (an aggressive but short-lived species), Red Maple (which have taken over many forests with a resultant loss of timber volume and quality), Hemlock, and White Pine. White Pine is a common invader of old fields and is the most abundant tree species in Town, along with several species of poplar.

Approximately 4,000 acres of forest (approximately 22 percent) in Durham are under the State of Maine's Tree Growth management program. Most areas that are in tree cover could benefit from professional management practices. Approximately two-thirds of the area is commercially viable. The remaining one-third is not commercially valuable because it is too young and/or it is associated with wetlands. Approximately 10 percent of the forest is cut over each year. Of that amount, approximately half returns to forest growth.

Forest land is important for soil and water conservation as well as for wildlife habitat and recreation. The rural character of the Town depends, in part, on the continued maintenance of this resource and the protection of large contiguous parcels of forest land.

Water Resources

Durham has abundant water resources, including numerous streams, brooks, and over 2,500 acres of wetlands. Precipitation is readily absorbed in the extensive silty-sandy soils while the heavy tree cover helps to reduce evaporation. Snow cover remains late in the season which helps to maintain a high water table well into summer.

Surface Water

Durham is separated into two watersheds by a divide generally running from east to west. The northern watershed contains 6 of the 7 major streams found in Durham, and all flow to the Androscoggin River. This is the larger of the two watersheds, covering over 75 percent of the Town's land area. To the south, Runaround Pond and a smaller region flow to Chandler Stream and ultimately into the Royal River in North Yarmouth. Runaround Pond is the largest body of water in Durham, covering approximately 133 acres. It is rated GPA by the Maine Department of Environmental Protection (MDEP). This rating indicates that the waters of Runaround Pond are suitable for drinking water supply and recreation, and provide natural habitat for fish and other aquatic life.

The Androscoggin River, classified by MDEP as a Class C river, is Durham's other major water feature. This designation covers the 23 mile stretch from Lewiston/Auburn to the Brunswick Dam. Class C rivers are described as:

- River segments possessing one to three resource values with regional, or statewide significance -- or greater than statewide significance in a single category.

Also contributing to the C rating is water quality. The MDEP has identified the following three areas of concern regarding water quality.

- Periodic discharge of untreated sewage from the combined storm overflows in Lewiston/Auburn.
- High levels of dioxin which have lead to fish consumption warnings (2 meals per year).
- Low dissolved oxygen levels -- necessary for aquatic habitat.

Clearly, the activities in Lewiston/Auburn affect water quality downstream. In recent years, MDEP has documented a 90 percent reduction in mill discharge, which has improved water quality. However, Central Maine Power's (CMP) hydroelectric project and impoundment (located at Great Falls) threatens to reduce the amount of dissolved oxygen currently found in the River. Water that is impounded, or diverted from the falls for the power turbines, can reduce the amount of dissolved oxygen by 10 to 30 times. CMP will be required to maintain oxygen at current levels by re-routing water through the Lewiston canal system when levels fall below minimums.

In a recent report titled *Androscoggin River Waste Load Allocation*, the MDEP concludes "... the Androscoggin River has improved significantly as a result of waste abatement. It has changed from a river that was once a flowing open sewer, to one that will now support marginal aquatic environment."

Wetlands

Durham's wetlands are scattered throughout the community and are associated primarily with the headwaters of numerous streams and brooks (see Map 6). The three largest regions can be found along Meadow Brook, north of Rabbit Road between Route 9 and Route 136, and adjacent to Runaround Pond. Since development has historically been concentrated along the major roads in Town, development impacts on wetlands have been avoided to a great extent.

Aquifers

Durham has over 1,400 acres of mapped aquifers, as delineated by the Maine Geologic Survey (see Map 7). These areas, glacial in origin, contain deposits of coarse grained surface material which allows easy infiltration of water. Since aquifers represent potential water supplies, such activities as the use, storage, or disposal of hazardous wastes or materials should be discouraged in these areas.

Land use activities within Durham's aquifer areas are currently regulated through the Town's Ground Water Protection Ordinance.

Aquifers in Durham are generally found in the central region of the community -- from Southwest Bend to the Pownal town line. The largest contiguous aquifer area lies beneath the village of Southwest Bend and along Route 136 southward towards Rabbit Road. Two areas, capable of producing over 50 gallons per minute, are found along Rabbit Road near West Durham. Two other aquifers of significant size (1,600 acres) are found in the southern section of Town and are overlain by gravel pits. Another aquifer, capable of producing 10 to 50 gallons per minute, is located along Durham's common boundary with Pownal (a largely forested/undeveloped region).

Threats to Water Quality

Potential threats to water resources in Durham (see Map 7) come from a variety of activities and fall into the following six categories:

- Salt Run-off and Salt Storage
- On-site Sewage Disposal
- Tire Dump and Land Fill
- Fuel Storage Facilities
- Agricultural Operations
- Borrow Pits and Topsoil Removal

Virtually all paved roads in Durham are subject to winter salt applications. As a result, salt intrusion to ground water will occur with greatest concentration on the most frequently travelled roads (Route 9 and Route 136) and where roads are closer together, such as adjacent to Southwest Bend and Crossman Corner. The Town's salt storage shed is located on Route 9 near the village of West Durham and overlies a mapped aquifer area.

Additionally, sand from winter sanding operations (which is also heavily laden with road salt) is left to accumulate along roadsides year after year. Erosion and

sedimentation of this material results in clogged culverts and ditches, silted streams, and accumulation of eroded material on lawns and in fields.

Every home and business in Durham has its own sub-surface waste disposal system. The extent of leach bed failures is not known. However, many older systems are believed to be inadequate, thus representing potential threats to surface water and ground water quality.

While closed, Durham's tire dump and land fill (both located in the Newell Brook watershed), also pose potential threats to water quality. The State Attorney General's Office ordered the tire dump not to accept additional tires. The owner is currently looking for a market that will accept the tires. The landfill (located on 4 acres leased by the Town) closed in March 1989 due to lack of available space. The site was inadequate for at least 5 years prior to closing. A local solid waste committee is currently investigating other suitable locations within the community for such a facility.

Agricultural activities, although not a dominant land use in Durham (3 percent of the total land area), may contribute to the degradation of water quality from surface water run-off. Four active farms operate within the Runaround Pond watershed; three within the Gerrish Brook watershed; two within the Newell Brook watershed; and one within the Pinkham Brook watershed. At present, agricultural operations follow state guidelines for manure spreading, including sludge application, which requires a permit from the Planning Board.

Sand and gravel excavation can also create the potential for contamination of water resources. For example, if materials are extracted to a level which is too close to the ground water table, contaminants can rapidly and easily enter the water table. These operations can also lead to increased erosion and, consequently, surface water contamination where such waters are in close proximity.

Fuel storage facilities represent a potential threat to water quality as well. MDEP has documented seventeen locations of fuel storage tanks in Town. These are listed in

Table 38. All of these locations are in the northern watershed of the Town and, therefore, could potentially affect the Androscoggin River in the event of a spill or leak.

Table 38
Underground Storage Tanks
Town of Durham

<u>Facility Type/Name</u>	<u>Location</u>	<u>Number of Tanks</u>	<u>Watershed</u>
Multi-Family			
• P. Anderson	Shiloh Road	1	Pinkham
Single Family			
• P.Deneault	River Rd. & Rt. 125	1	Pinkham
• P. Dolbec	Swamp Rd.	1	-----
Public Facility			
• Durham Elementary School	Route 9	2	Dyer
• Town of Durham	Route 9	1	Dyer
• Shiloh Chapel	Shiloh Rd.	5	Pinkham
Retail Oil Distribution			
• Durham Variety	Davis Road	3	Androscoggin
• Larrabee's Service Center	Route 136	2	Gerrish
Farm			
• L. Sylvester	Old Brunswick Rd.	1	Newell
TOTAL		17	

Hazard Areas

Hazard areas are lands typically located on floodplains, erodible soils, and steep slopes (see Map 6). Lowlands adjacent to great ponds, rivers, streams, or brooks which are periodically inundated with floodwaters should be protected with regard to the type and intensity of development.

Floodplain soils which are found in Durham are Limerick silt loam and Ondawa fine sandy loam. These occur in four isolated areas in Town and cover a total of approximately 62 acres. Two areas are on agricultural lands adjacent to the Androscoggin River, and two are located along Newell Brook and Meadow Brook. Only the soils along Newell Brook have been encroached upon with recent residential development.

Highly Erodible Soils

Generally, Durham can be classified as a rolling lowland area of minor topographic relief (see Map 6). Slope gradient influences the retention and movement of water. It also increases the potential for slippage and accelerated erosion and limits the ease with which equipment can be used. Development on slopes of greater than 15 percent requires more fill and grading as well as more sophisticated sedimentation and erosion control measures. In Durham, scattered highlands and the edges of many drainage areas have slopes which fall within this category. In general, development has not occurred in these isolated areas and does not pose a threat at this time.

Wildlife

Wetlands, watercourses and woodlands provide important habitat for wildlife (see Map 7). In Durham, these areas are home to a variety of species including beaver, coyote, deer, fisher cat, mink, moose, muskrat, otter, raccoon, red fox, and skunk. Populations and overall densities vary widely and have not been documented.

Fourteen deer yards within Durham have been mapped by the Maine Department of Inland Fisheries and Wildlife. These wintering areas for deer, distributed throughout Town, comprise 16 percent of the land area (4,013 acres) and are generally located away from development. The largest contiguous area (1,359 acres) is bounded by Swamp Road, Meadow Road, Old Brunswick Road, and Route 136.

Unique Natural Areas

There are several unique natural areas of local significance in Durham. The highest point in the community is Lauraffe Ledge in southwestern Durham. Runaround Pond is a complex of streams, pond, wetlands, and intervening woods of great ecological and open space value. Other areas include the 10 miles of shoreline along the Androscoggin River, which affords wide views of the River, as well as areas of exposed ledge and abandoned mining sites in the southeastern portion of Town along Route 136.

Analysis

Durham has a wealth of natural, scenic, and open space resources including wetlands, aquifers, forests, wildlife, and unique natural areas. While Durham has adopted a number of local ordinances to protect these resources, the Town will need to consider implementing additional regulatory and non-regulatory measures in order to adequately protect these resources as Durham's population grows. These efforts may include an open space acquisition program, improved regulation of gravel mining operations, and enforcement of regulations designed to protect surface and ground water quality.

Cultural Resources

Prehistoric Sites

The Maine Historic Preservation Commission (MHPC), the central state repository for all prehistoric archaeological information, has identified two areas in Durham with "high probability for encountering prehistoric/archaeologic sites." The first site is located along the Androscoggin River in the vicinity of Southwest Bend. MHPC requests that any proposed ground disturbing activity within 75 feet of the river bank should be checked by an archaeologist. The second site is located on a hill overlooking Runaround Pond in Southwest Durham near the CMP transmission line. MHPC's files are exempt from "right-to-know" legislation and are accessible only with permission from MHPC staff.

There are no known historic/archaeologic sites documented in Durham, according to the Maine Historic Preservation Commission.

Historic Structures

MHPC has listed two buildings in Durham on the National Register of Historic Places:

Shiloh Temple - The first cornerstones were laid July 4, 1896 and by September 30 of that year, a 27-room structure with tower rising seven stories above the ground, was closed and ready for winter. To this day, Shiloh continues to function as a community church with a congregation of about 100 people and an active Sunday School of 13 children.

Nathanial Osgood Home - In 1789, Nathanial Osgood moved to Royalsborough and settled on Route 136 near the Freeport town line. He was a farmer and businessman.

The MHPC has recommended "a complete survey of Durham's above ground historic resources ... be conducted in order to determine whether any other properties merit nomination to the National Register."

The following additional historic structures and places are known to be of local significance:

Bagley House - Built in 1770, it was Israel Bagley's home and is considered one of the Town's oldest structures. It was also Durham's first public inn, first place of worship, and first school. In 1797, it was sold to the Bliss family and they owned it until 1982. It is now owned by Sig Knudsen. Israel Bagley was also Durham's first storekeeper. His store, which operated from 1770 to 1789, was located on the County Road just below his house.

Old Chandler Mill Site - In 1797, the first sawmill was built on this site by Judah Chandler. A second sawmill was built in 1777. The present mill site was built by a Richardson of Brunswick.

Cattle Pound - The Cattle Pound, built in 1821, was used to keep stray animals; a fee was charged for holding them until claimed.

Friends Meeting House - The Friends moved to Durham as early as 1770. In 1794, they moved into the meeting house. It was twice burned and replaced on the same site. It is still active.

Methodist Church - The Church was built in 1804 and improved in 1867. At the present time, only one meeting is held each year.

Dyers Ferry - Before the bridges were built, Dyers Ferry was used (from the early 1800s to the early 1900s) to cross the Androscoggin River.

Gerrish's Mill - This mill was first noted to have existed in February 16, 1775.

Samuel Robinson House - Samuel Robinson settled in Durham in 1794 on lot 94. The house still stands and is owned by Mae Parker. With the exception of the chimneys, it is mostly original. One of the family lived there until 1873.

Roger Hunnewell Home - Located on the Pownal Road and built in 1690, it may be Durham's oldest house.

Collins-Johnson House - This home, located on Route 125, was built in 1777 on Lot 4. It has been in the same family since 1784, and is currently occupied by the Bruce Lord family. Mrs. Lord and her children are the seventh and eighth generation of that family.

Old Town Hall

Finally, the Valley of the Androscoggin was the home of the powerful Anasagentecook, a branch of the Abnaki Tribe. They were the first to make war and the last to conclude peace. They controlled the Androscoggin River to Merrymeeting Bay, including several places in Durham.

Recreation

Public recreational facilities in Durham include Runaround Pond and the Town ball field located at the intersection of Route 9 and Route 136, behind the Grange Hall. The Runaround Pond area contains parking for a limited number of vehicles and provides a place to launch small craft. It is owned by the State and leased to the Town. It is used for boating, swimming, fishing, ice skating, and picnicking. The facility is currently meeting existing community needs, however, during peak use

(summer boating season) the availability of parking spaces is limited. Preliminary master planning is underway to explore expanded parking facilities (from 12 spaces to 35 spaces), picnic areas, trails, and a playfield.

The Durham Elementary School has a gym and a baseball and soccer field. Some of these facilities are used for local community events outside of school hours and are currently meeting existing needs. Future plans call for an outdoor track facility at the school, however, funding sources and a timetable have not been established.

Durham's extensive open space provides informal recreational opportunities for a variety of activities which include, but are not limited to, hiking, cycling, snowmobiling, cross-country skiing, horseback riding, and hunting. Small streams and ponds can be found throughout Town and are used by residents for fishing and ice skating.

There are two major private recreational facilities in Town -- Big Skye Acres on Route 9 and the Durham Leisure Center on Route 136. Both offer swimming and camping facilities. Durham Leisure Center also has saunas and offers cross-country skiing.

The Snowmobile Club of Maine maintains extensive snowmobile trails in Town. These trails are also used by residents for cross-country skiing and horseback riding.

There are several horse stables in Durham which offer riding lessons and boarding facilities.

A public boat landing has been recently completed on the Androscoggin River on Route 136 just south of the Auburn town line. Central Maine Power built the facility and will lease it to the Town.

Durham has 23 active clubs and organizations. These are:

- Jaycees
- Durham Boosters Club
- Durham Rod & Gun Club
- Durham Farm League
- Shiloh
- Durham Senior Citizens
- Girl Scouts / Daisy Scouts
- Durham Historical Society
- Durham Congregational Church
- Durham Friends Meeting House
- Lincoln E. Clement Jr. Amvet
Post 13 and Auxiliary
- American Red Cross - Tri County
Chapter
- Durham Parents Club
- Acacia Masonic Lodge
- Durham Extension Club
- Eastern Star
- Durham Scholarship Fund
- Boy Scouts / Cub Scouts
- Durham Summer Softball
- West Durham Methodist Church
- Durham Conservation Commission
- Durham Old Home Days Committee
- Durham Volunteer Fire Department
and Auxiliary
- Chemical Awareness Resource Team

Scenic Resources

Durham's landscape is predominantly rural. Its roads are lined with single family homes interspersed with farms and forests. Typical of many New England communities, there is a natural clustering of houses at major intersections. Two areas of Town in particular, Runaround Pond and the Androscoggin River, make a significant contribution to Durham's scenic resources and are valued by local residents.

Summary of Findings

Durham's quality of life and rural residential character are derived, in part, from its wealth of natural, scenic, and historic resources including the Androscoggin River, Runaround Pond, wetlands, unique natural areas, and extensive tracts of undeveloped forests. Local farms make a significant contribution to the visual quality of Town as well.

The community's proximity to major employment centers also makes Durham a desirable place to live. Between 1980 and 1990, Durham's population grew by 37 percent. An average of 31 new homes were built each year, ranging from a low of two homes in 1982 to a high of eighty-four homes in 1987. Most of these homes were built along existing road frontages, thus impacting the visual character of the Town. 'Affordable' housing, however, is limited. Between 1987 and 1990, only 5 of the 173 homes sold were in the affordable range.

In the coming decade, Durham's population is expected to grow by over 25.5 percent, to a projected total of 3,567 in the year 2000. Projections indicate that an average of 26 new homes per year will be built through the 1990s. As the Town grows, the demand for public facilities and services funded through local taxes will increase.

Durham has a number of ordinances in place to protect the Town's natural resources. However, as Durham continues to grow, the Town will need to implement additional regulatory and non-regulatory measures in order to preserve Durham's rural character and provide services and facilities that residents can afford.

Section II

Goals and Policies

SECTION II

GOALS AND POLICIES

Growth and Development

Goal

It is the goal of the Town to:

- Identify potential areas in the community that are appropriate for orderly growth and development and that protect rural character, promote efficient use of public services, and prevent development sprawl.

Policies

It is the policy of the Town to:

1. Protect open space and significant natural resources.
2. Protect undeveloped contiguous large-lot parcels from development.
3. Consider the impact on existing community services and facilities in the review of all development proposals.
- 4. Limit development to the extent that it does not require the creation, expansion or extension of municipal services.
5. Strengthen the enforcement of existing land use ordinances.
6. Direct future development to environmentally suitable locations and promote land use concepts which preserve open space.

7. Protect the rural character of roads by preventing commercial strip development.
- ✓ 18. Require ^{all} ~~any future~~ ^{Back lot} development ~~along abandoned roads~~ to be done in accordance with Town ordinances.

Public Facilities and Services

Goals

It is the goal of the Town to:

- Ensure the availability of required municipal services in an efficient and cost effective manner for both current and future needs.
- Develop a Capital Improvements Plan which will ^{help the community} ~~anticipate~~ the present and future needs of ~~the community~~ and provide for the cost effective financing of capital improvements.
- Maintain its facilities and services at current levels in relation to population. Improvements and/or expansion will be considered when judged to be prudent, or necessary, ~~due to pressures from external forces.~~

Policies

It is the policy of the Town to:

1. Ensure that no expansion, improvement, or replacement of public facilities or services shall be undertaken:
 - Without determining the ~~method which is estimated to have the least~~ impact on the financial health of the Town and its citizens.
 - Which might have the effect of encouraging growth or impacting the environment in a manner which conflicts with the goals and policies of the Comprehensive Plan.
2. Encourage local ^{efforts} ~~and regional efforts~~ for recycling.
3. Maintain the existing ^{Town Meeting} ~~form~~ of local government.
4. Strengthen the quality of educational opportunities for Durham children through support of the Durham School System.

Economic Climate

Goal

It is the goal of the Town to:

- Permit ~~natural resource-based~~ economic development that is compatible with the Town's rural character.

Policies

It is the policy of the Town to:

1. Allow for and encourage environmentally compatible economic activity in the following sectors:
 - Agriculture
 - Forestry
 - Recreation
 - Home-Based Businesses and Services
2. ~~Support measures to create a Post Office in the Town of Durham, consistent with the Town's capital improvements plan.~~

Affordable Housing

Goals

It is the goal of the Town to:

- Preserve the single family housing character of the community while allowing for adequate and affordable housing ~~of all types.~~

Policies

It is the policy of the Town to:

1. Work with the private sector to provide appropriate affordable housing opportunities.
2. Encourage the provision of affordable housing, especially for elderly residents.
3. Permit a variety of elderly housing alternatives.
4. ^{Require} ~~Investigate requiring~~ developers to provide handicapped access in multi-family developments and other similar housing projects.
5. Consider tax relief for elderly residents.
6. ~~Provide a range of housing alternatives consistent with State Guidelines.~~

Water Resources

Goal

It is the goal of the Town to:

- Protect ~~and upgrade~~ the quality of its surface and sub-surface waters.

Policies

It is the policy of the Town to:

1. Identify and take action to protect aquifer recharge areas.
2. Support and participate in regional management efforts concerning the Androscoggin River. *watershed and Royal River watershed.*
3. Upgrade the quality of surface waters through effective code enforcement of existing State and local ordinances, and the development of new land use standards pertaining to items such as land clearing as well as the use of fertilizers, pesticides, and setbacks.
4. ^{Have} Institute procedures to minimize the negative impacts on ground water resources resulting from commercial and industrial activities.
5. Establish ^{Plan with a} a timetable for reclamation and rehabilitation of existing, ^{expanding, future} mineral extraction operations.
6. Encourage the use of ecologically sound alternative sub-surface waste treatment systems.
7. Ensure that State and local road maintenance activities do not adversely affect water quality.

8. Work to prevent soil erosion and the sedimentation of local water bodies in the development of individual residential and commercial units and other land clearing activities.
9. Work to prevent toxic and nutrient runoff from agricultural activities.

Critical Natural Resources

Goals

It is the goal of the Town to:

- Protect, preserve, and manage the Town's natural resources including wetlands, open space, and wildlife habitats, taking into account the cumulative impacts created by successive development.
- Protect and manage the Town's wildlife resources.
- Preserve scenic resources within the Town.

Policies

It is the policy of the Town to:

1. Explore a wide range of land use actions that will preserve and protect Durham's critical natural resources.
2. Encourage communication and coordination with state, regional, and private organizations in the preservation and enhancement of fish and wildlife resources in Town.

3. Manage the Town's wildlife resources by:
 - Preserving deer and moose habitats.
 - Preserving waterfowl nesting areas.
4. Protect existing scenic areas associated with the Androscoggin River and Runaround Pond from development activity.
5. Prevent the deterioration of the Town's wetlands from filling and pollution.

Agricultural and Forestry Resources

Goals

It is the goal of the Town to:

- Preserve and promote the proper use of those lands currently in agricultural and forestry uses as well as those lands with soils deemed suitable for such uses.
- Preserve valuable agricultural and forest land.

Policies

It is the policy of the Town to:

1. Develop incentives through local ordinances for the preservation of farmlands and woodlands.
2. Encourage the use of State sponsored programs for the preservation of farmlands and woodlands.

3. Verify that any farmland or woodland given preferential taxation status is being managed in accordance with sound soil, water, and wildlife conservation practices.
4. Require buffers between agricultural and incompatible land uses.

Historic and Archaeological Resources

Goal

It is the goal of the Town to:

- Preserve, protect and maintain its historic, architectural and archaeological heritage and to prevent encroachment by future development incompatible with these resources.

Policies

It is the policy of the Town to:

1. Develop an inventory of all historic structures in Town.
2. Promote the preservation and public awareness of Durham's historic sites and buildings.
3. Establish general architectural design review standards for new construction and building renovations that are adjacent to identified historic resources.
4. Work with the State to ensure that the presence of archaeological resources can be made known to prospective property owners and other concerned citizens.
5. During the review of future development proposals, ensure that the protection of archaeological resources is achieved.

Recreational Resources

Goals

It is the goal of the Town to:

- Protect and promote the availability of recreational opportunities for all Durham residents.
- Carefully guide and control new development and the location of public outdoor recreational facilities so as to maintain and enhance existing outdoor recreational opportunities.

Policies

It is the policy of the Town to:

1. Catalogue existing trail systems (hiking, nature, snowmobile, cross country skiing, etc.) both in-town and those connecting with adjacent communities, and encourage their preservation.
2. Encourage the establishment of nature trails on existing abandoned Town roads.
3. Support efforts to establish a Town Forest on appropriate tracts of land.
4. Provide greater access to rivers and ponds for minimal impact recreational uses.

Section III

Proposed Land Use Plan

SECTION III

PROPOSED LAND USE PLAN

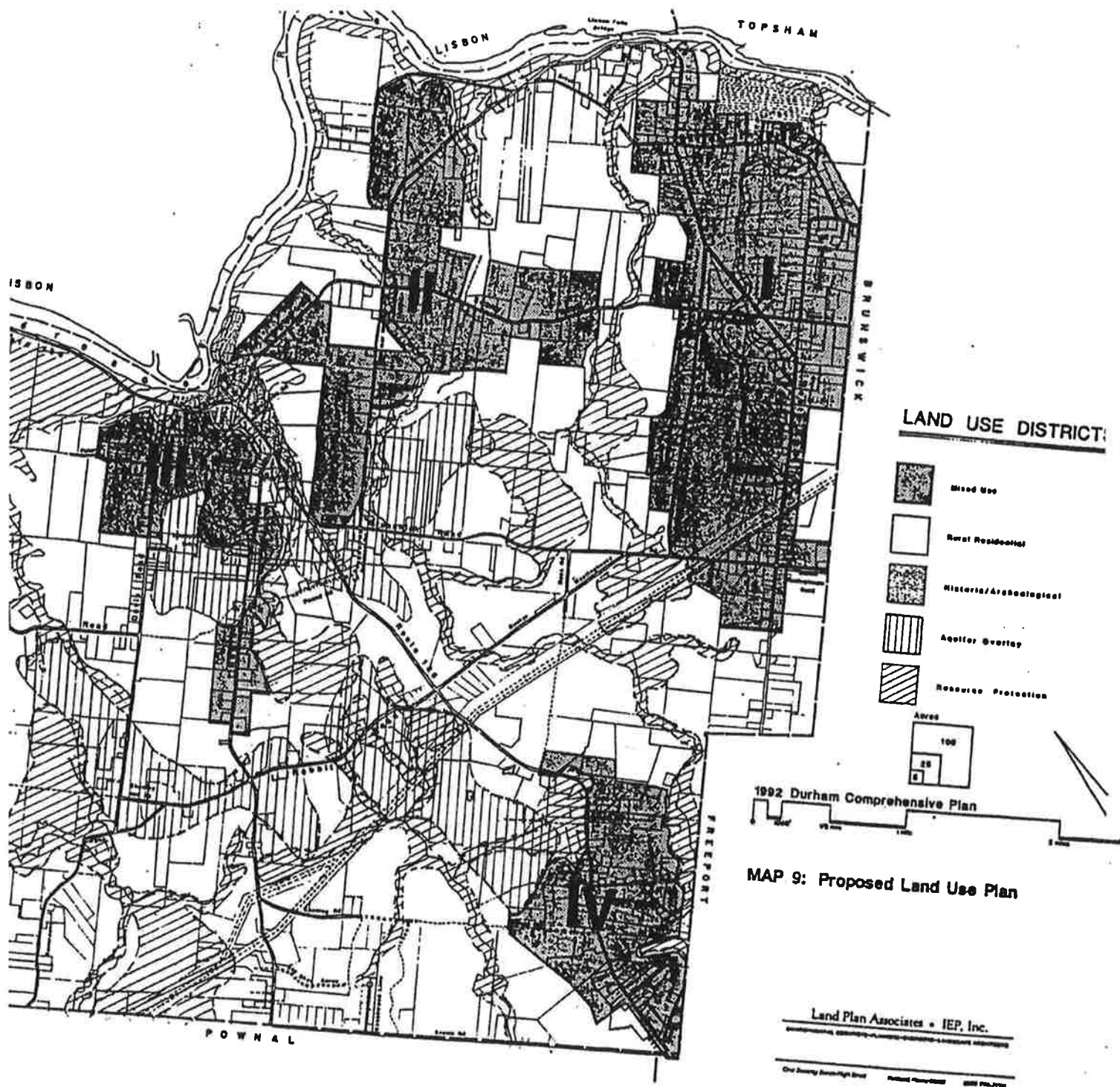
Introduction

The proposed land use plan for Durham has been designed to be responsive to environmental constraints, past and present development patterns, and limits on future growth and the infrastructure needed to support it.

Protecting water supplies and ensuring adequate on-site sewage disposal have been of primary importance. Therefore, particular attention has been given to the potential of the soils to safely and adequately "treat" domestic wastewater at a reasonable economic cost.

The proposed land use plan is also based on the desires of Durham's residents to have their community remain rural in character by discouraging commercialization and protecting their natural, historic, and scenic resources. It is the further intention of this plan to prohibit development densities from reaching a point where municipal sewer and water systems would be required.

Durham's proposed land use plan will provide for more intensive types of growth in the designated growth areas and dispersed growth elsewhere within the community. The sound management of land and water resources will be given equal emphasis in growth and rural areas. Every effort will be made to protect and preserve the important historic, scenic and natural resource features in Durham.



MAP 9: Proposed Land Use Plan

Proposed Land Use Plan

Under its current zoning ordinance, Durham has two land use districts: Resource Protection (no development allowed) and Rural (residential, commercial, industrial, and agricultural uses allowed). This land use plan seeks to redefine the land areas covered within the existing Rural District into a series of land use categories which reflect the State's requirements for designation of both growth and rural areas.

The five general land use categories listed below correlate directly with the land's ability to support development -- the greater the carrying capacity, the more diverse the development allowed -- as well as with existing development patterns within Durham.

- Mixed Use District
- Rural Residential District
- Historic/Archaeological Resources District
- Aquifer Overlay District
- Resource Protection District

These proposed districts are depicted on Map 9 and briefly described below, from least to most restrictive. It should be noted that agriculture and forest management operations will continue to be allowed in all areas, in accordance with existing regulations.

Mixed Use District

The purpose of this District is to provide designated growth areas that would allow for a continued mix of residential, commercial, and industrial activities. No specific changes in existing land use regulations pertaining to densities would be anticipated. Development densities in this District would not be allowed to reach the point where they would require municipal sewer or water systems.

A number of criteria were utilized to delineate the four growth areas within this District:

- The growth areas are located adjacent to or in proximity to existing concentrations of development. These areas are primarily located in the eastern portion of Durham, where the level of development is more dense and where the existing road system is more extensive and has a greater capacity.
- Land areas containing prime agricultural soils and/or active farms as well as deer wintering areas were excluded to the greatest extent possible.
- Land areas containing designated aquifer recharge areas and properties within the State tree growth program were excluded.
- Land areas which were included had a predominance of soils rated suitable or marginal for sub-surface sewage disposal.

The approximate acreages of remaining developable land, based on existing development patterns, are listed below for each growth area.

Developable Acreages by Growth Area

Growth Area	Total Area (acres)	Developable Area (acres)	Developable Area as a Percentage of Total Area
I	1,345	453	33%
II	799	558	69%
III	365	224	61%
IV	<u>476</u>	<u>214</u>	<u>45%</u>
TOTAL	2,985	1,449	48% (avg.)

Rural Residential District

The purpose of this District would be to promote open space and conserve natural resources through less intensive land use. This District would limit new development to single family residential use, home-based businesses, and small scale commercial and industrial operations that have a low environmental impact and do not require additional sub-surface sewage disposal capacity. Within this District, it is also proposed that tax incentives be offered to large land holders to discourage subdivision of large contiguous tracts of land in Durham.

For all proposed subdivision developments of six lots or more within this District, an alternative cluster development conceptual site plan would be required for Planning Board review.

Buffers would be required between proposed developments and existing agricultural operations as well as for areas adjacent to critical natural resources such as Runaround Pond, the Androscoggin River, and Lauraffe Ledge.

No mobile home parks, multi-family dwellings, apartment units, or large scale commercial/industrial uses would be allowed within this district.

Historic/Archaeological District

The purpose of this District is to preserve the architectural character of certain areas and buildings within Durham as well as property adjacent to designated historic sites, by limiting new development to residential uses and home-based businesses; and to assure an understanding of the pre-history of historic and archaeological sites prior to undertaking any development activities.

Site Plan Review for new construction within this District would be required. Construction would be required to be consistent with the existing historical character of the District. It is recommended that any proposed site development activity within 75 feet of any identified archaeological site shall be investigated by an archaeologist as part of the local site plan review process.

Aquifer Overlay District

It is proposed that the existing ordinance pertaining to aquifers be maintained, with no change in land use regulations.

Resource Protection District

The purpose of the Resource Protection District is to protect critical areas from development which would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values.

Lands restricted from all forms of development comprise this District and were established using the following criteria:

1. Flood plains along rivers and flood plains along artificially formed great ponds along rivers.
2. Areas of two or more contiguous acres with sustained slopes of 20% or greater and which contain highly erodible soils.
3. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils.
4. Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.

No specific changes from the current land use regulations are proposed. In all cases, development would be prohibited, however, forestry, agriculture, hunting, fishing and other passive recreational activities would be allowed, consistent with State Shoreland Standards.

Section IV

Implementation Strategies

SECTION IV

IMPLEMENTATION STRATEGIES

NATURAL RESOURCES

Priority/Responsibility

- | | |
|-----------------|--|
| Low/BS & CEO | 1. Assess and ensure the capability of the existing code enforcement staff to enforce existing zoning ordinances and regulations. |
| Ongoing/BS & CC | 2. Educate residents through the school system, workshops and newsletters regarding the proper operation, use and maintenance of septic systems and leach fields; natural resource and open space protection; proper storage and disposal of household hazardous wastes; recycling program(s); application, storage, and disposal of pesticides, herbicides, and fertilizers; soil conservation; and good forestry management. |
| Low/BS & CEO | 3. Establish a procedure for periodically inspecting existing septic systems and leach fields. |
| High/BS & CEO | 4. Establish an on-going reporting procedure designed to document the type, location, and extent of septic system failures. |

KEY

Low Priority =	Within 3 years.	AHTF = Affordable Housing Task Force	OSRTF = Open Space & Recreation Task Force
Medium Priority =	Within 2 years.	BS = Board of Selectmen	PB = Planning Board
High Priority =	Within 1 year.	CEO = Codes Enforcement Officer	RC = Road Commissioner
		CC = Conservation Commission	SD = School Department
		DHS = Durham Historical Society	

Priority/Responsibility

High/CC

5. Work with State agencies, environmental organizations, and neighboring communities to establish a water quality sampling and monitoring program for significant surface water bodies including Chandler Brook, the Androscoggin River, and Runaround Pond.

High/PB

6. Adopt an Earth Removal Ordinance which requires mining and excavation operations over a certain size to submit site excavation and restoration plans. This ordinance should also require operations to be conducted in conformance with specific excavation and site restoration standards.

High & Ongoing/
BS & RC

7. Continue to work to reduce the amount of road salt used, especially in groundwater recharge areas. Strategies may include:
 - emphasizing mechanical snow removal;
 - mixing sodium chloride with calcium chloride and/or sand to reduce the total amount of sodium chloride applied;
 - periodically re-calibrating salt spreaders to ensure that the correct amount of salt/sand mix is applied; and
 - posting reduced salt application areas.

KEY

Low Priority = Within 3 years.
Medium Priority = Within 2 years.
High Priority = Within 1 year.

AHTF = Affordable Housing Task Force
BS = Board of Selectmen
CEO = Codes Enforcement Officer
CC = Conservation Commission
DHS = Durham Historical Society

OSRTF = Open Space & Recreation Task Force
PB = Planning Board
RC = Road Commissioner
SD = School Department

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Priority/Responsibility

- | | |
|---------------|---|
| Low/BS & DHS | 25. Work with the Maine Historic Preservation Commission to conduct a comprehensive inventory of historic structures and sites as well as sites with archaeological significance. |
| Low/BS & DHS | 26. Identify and nominate historic sites and structures for inclusion on the National Register of Historic Places. |
| Low/PB & DHS | 27. Adopt an ordinance establishing an Historic District Commission; procedures for designating local historic structures, sites, landmarks, and/or districts; and design review standards for the maintenance, repair, or alteration of historic structures. |
| High/PB & DHS | 28. Establish general architectural design review standards for new construction and building renovations that are adjacent to identified historic resources. |
| Low/PB | 29. Require State review of development plans with regard to potential archaeological resources as part of the local development review process. |

KEY

Low Priority = Within 3 years.
 Medium Priority = Within 2 years.
 High Priority = Within 1 year.

AHTF = Affordable Housing Task Force
 BS = Board of Selectmen
 CEO = Codes Enforcement Officer
 CC = Conservation Commission
 DHS = Durham Historical Society

OSRTF = Open Space & Recreation Task Force
 PB = Planning Board
 RC = Road Commissioner
 SD = School Department

AFFORDABLE HOUSINGPriority/Responsibility

- | | |
|--------------------------|--|
| Low/BS | 30. Establish an Affordable Housing Task Force to take steps to implement a local affordable housing strategy. |
| Low/BS & AHTF | 31. Seek federal and state monies for housing rehabilitation for lower income homeowners and tenants. |
| Low/BS & AHTF | 32. Work with the Maine State Housing Authority to obtain technical and financial assistance regarding housing programs as well as to develop and implement affordable housing strategies. |
| Low/PB | 33. Investigate using zoning incentives such as density bonuses, reduced frontage requirements, and flexible site design standards to encourage developers to build affordable housing. |
| Low/BS & AHTF | 34. Identify Town-owned parcels that might be suitable for the construction of affordable housing and consider donating those parcels for that use. |
| Low/PB | 35. Investigate requiring developers to provide handicapped access in multi-family developments and other similar housing projects. |
| Low/BS | 36. Consider tax relief for elderly residents. |

KEY

Low Priority =	Within 3 years.	AHTF = Affordable Housing Task Force	OSRTF = Open Space & Recreation Task Force
Medium Priority =	Within 2 years.	BS = Board of Selectmen	PB = Planning Board
High Priority =	Within 1 year.	CEO = Codes Enforcement Officer	RC = Road Commissioner
		CC = Conservation Commission	SD = School Department
		DHS = Durham Historical Society	

PUBLIC FACILITIES AND SERVICES

Priority/Responsibility

- High/BS 37. Develop and implement a five year Capital Improvements Program.
- High/BS & RC 38. Work with the Maine Department of Transportation to take steps to minimize accidents on Routes 9, 125, and 136 through approaches such as lower speed limits as well as reconstruction of existing hazardous intersections and roadway alignments.
- High/BS & RC 39. Evaluate the need for safety improvements on all town roads and take steps to address problems identified.
- High/PB & RC 40. Establish standards for development of widened, paved shoulders for pedestrian, equestrian, and bicycle use along State and Town roads, where appropriate.
- Medium/BS & RC 41. Develop a schedule and budget for the annual maintenance and reconstruction of local roads.

KEY

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 Medium Priority = Within 2 years.
 High Priority = Within 1 year.

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 CC = Conservation Commission
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 PB = Planning Board
 RC = Road Commissioner
 SD = School Department

Priority/Responsibility

- Medium/BS & RC 42. Develop standards for maintenance, repair, and construction of municipal storm drainage control facilities, including ditches, culverts, and road embankments in order to minimize soil erosion and sedimentation; develop standards for winter sand usage and removal.
- Medium/RC 43. Inspect and maintain municipal storm drainage control facilities on a regular basis to ensure that they function properly.
- Low/BS 44. Continue efforts to close and cap the municipal landfill.
- High/BS 45. Develop a comprehensive approach to municipal solid waste management, including recycling and composting.
- Low/BS 46. Continue efforts to locate a Post Office facility in Town.
- High & Ongoing/
SD 47. Continue efforts to identify future school facility and program needs for the Durham Elementary School.
- Medium/BS 48. Reactivate the Town Government Study Committee to study organization and management of Town government and develop recommendations for future actions.

KEY

Low Priority = Within 3 years.
Medium Priority = Within 2 years.
High Priority = Within 1 year.

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PB = Planning Board
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SD = School Department

REGIONAL

Priority/Responsibility

High/PB

49. Work with surrounding towns to promote land use planning practices that protect common resources including tributaries to the Royal River, the Androscoggin River, and other common surface waters and watersheds, as well as common wetlands, wildlife corridors, and groundwater resources.

Medium/PB &
OSRTF

50. Work with neighboring communities to establish a green-belt along the Androscoggin River through acquisition of land and conservation easements.

High/BS & PB

51. Work with AVCOG to address issues of regional concern including resource protection, solid waste management, household hazardous waste disposal, and highway and transportation planning.

KEY

Low Priority = Within 3 years.
Medium Priority = Within 2 years.
High Priority = Within 1 year.

AHTF = Affordable Housing Task Force
BS = Board of Selectmen
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Section V

Regional Coordination Plan

SECTION V

REGIONAL COORDINATION PLAN

Introduction

Durham shares a variety of resources, both natural and human-made, with adjacent communities. The Regional Coordination Plan developed for this Comprehensive Plan establishes implementation strategies in the following three areas:

- Natural Resources
- Recreational Resources
- Scenic Resources

Natural Resources

Aquifers

Durham has over 1,400 acres of mapped aquifers. Most of these areas lie wholly within the Town's boundaries. However, an aquifer lies along Durham's common border with Pownal and is thus shared by both communities. The Town of Durham should protect shared aquifers from degradation and improve their quality.

Implementation Strategy

The Planning Boards of Durham and Pownal should be notified when development activities are proposed over, or will impact shared aquifer resources, and collectively work to mitigate any negative impacts on this resource.

In addition, Route 136 and Route 9 pass over several aquifers in Town. These areas (based on the Hydrologic Data For Significant Sand & Gravel Aquifers, See Map 7) should be brought to the attention of the Maine Department of Transportation and alternatives to winter road salt application explored.

Androscoggin River

The Androscoggin River passes through sixteen Maine communities before reaching Durham. Auburn, Lewiston, Lisbon, Topsham, and Brunswick are Durham's closest neighbors with which it shares this resource. It is an important recreational and visual resource. The water quality has improved significantly in recent years, resulting in several miles of excellent boating and sport fishing opportunities. Therefore, the Town should protect the Androscoggin River from environmental degradation, work towards improved water quality, and increase public access.

Implementation Strategy

The Town should work together with adjacent communities towards the protection and management of the Androscoggin River. To this end, a representative of Durham should participate with the Lewiston Auburn River Committee in establishing inter-local cooperation.

Forestry Resources

Nearly three quarters of Durham is in forest and it shares this resource with Auburn, New Gloucester, Pownal, and Freeport. Durham's forests are home to a variety of wildlife, provide recreational opportunities, are a source of income, protect the soil from erosion, and contribute significantly to Durham's rural character. Therefore, the Town should protect shared forest resources from incompatible land use practices and manage the forest in order to ensure its viability.

Implementation Strategy

The Town should further inventory its forest resources and compile a list of land owners having forested acreage greater than 10 acres. These landowners should be made aware of the benefits of good, long-term forest management.

The Town should consider providing forestry guidance to the public in the form of educational materials and coordinate free visits from a state registered forester. Existing University of Maine Cooperative Extension Service programs and "Forest Land Stewardship Assistance" through the Maine Forest Service may be of help in protecting and improving forest resources.

The surrounding towns of Auburn, New Gloucester, Pownal, Brunswick, and Freeport should coordinate mapping and inventory efforts and the dissemination of forestry information.

Recreational Resources

Trails

Many old Town roads, woods roads and Right of Ways continue to link various portions of Durham. These are used primarily by hunters, snowmobilers, ATV users and dirt bikers. A small, but growing number of hikers, mountain bikers, and horseback riders also use these trails. Both individuals and clubs from New Gloucester, Pownal, and Freeport (for example, New Gloucester's Rough Riders) cross over into Durham on connecting trails. There is increasing pressure within and outside of Town to improve trail resources.

Implementation Strategy

In order of provide for a continued and perhaps improved trail network, the Town should immediately inventory all trails by use, condition, and ownership. From this inventory, create an inter-community trail network and seek ways to obtain easements, rights of way, or outright ownership for trail protection.

Lauraffe Ledge

Excellent views are obtained over much of Durham and across to Bradbury Mountain, despite thickening tree cover. This is a unique spot along an important recreational trail shared with New Gloucester.

Implementation Strategy

The Town should seek to obtain conservation easements for this property immediately, as the land is currently for sale.

Scenic Resources

Androscoggin River

Views across the Androscoggin River to Lewiston, Lisbon and Topsham are generally unspoiled. Lands along the Lisbon shore are, in general, heavily forested, except for the industry at Lisbon Falls. The section of Route 136 along the River, as well as portions of Route 9, offer excellent views of the River and the low forested hills beyond.

Views from Hilltops

Virtually every height of land in Durham offers long views, particularly along the powerlines. Some of the more important hilltops include Bowie Hill, Libby Hill, Lauraffe Ledge, West Durham, and Shiloh.

Implementation Strategies

The towns in the region should work together to:

- Identify scenic vistas of regional significance.
- Protect identified scenic vistas in the development of an ordinance(s).
- Identify scenic vistas of high significance and consider possible methods of purchase of these resources.

Section VI

Capital Investment Plan

SECTION VI

CAPITAL INVESTMENT PLAN

Capital improvement programming involves the planning of long-range expenditures by a municipality. Durham does not presently have a capital improvements plan. However, the State requires municipal Comprehensive Plans to include a Capital Investment Plan which:

- establishes a framework for programming and financing those new or expanded public service facilities that are needed to accommodate projected growth and development and that constitute major capital improvements for which the municipality has fiscal responsibility;
- sets forth general funding priorities among the needed municipal capital improvements; and
- identifies potential funding sources and financing mechanisms.

Capital expenditures include funds for:

- major equipment purchases
- land acquisition
- building renovation

Capital expenditures do not include:

- operating costs
- maintenance costs

Durham's capital needs are outlined below. Approximate costs, priorities, funding sources, and the time frames within which the expenditures are expected to be made are, where available, included.

Section VI

DURHAM COMPREHENSIVE PLAN
Capital Investment Plan

<u>EXPENDITURE</u>	<u>PRIORITY</u>	<u>COST</u>	<u>DATE</u>	<u>FUNDING SOURCE</u>
Addition to Durham Elementary School				
• Alternative #1	High	\$1,500,000 - \$1,850,000	1992-1996	State/Municipal Bond*
• Alternative #2	High	\$2,500,000 - \$2,850,000	1992-1996	State/Municipal Bond**
Salt Shed	Low	\$45,000	1995	Municipal/State
Landfill Closure/Capping	Low	\$250,000 - \$300,000	Unknown	Municipal/State
Land Acquisition	Low	Unknown	Unknown	Municipal/State
<u>Fire Department</u>				
• Pumper Truck	High	\$255,000	1992	Municipal
• Fuel Tank Removal & Replacement	High	\$22,000	1997	Municipal
• Roof/Building Repair	High	Unknown	1992	Municipal
Improvements (parking, picnic tables, trails) at Runaround Pond	Low	Unknown	1992-1996	State
Major Road Reconstruction Project(s)	Information to be provided by Road Commissioner.			
Repair to Plummer's Mill Bridge	High	\$45,000	1993-1994	Municipal/State
Repair Grange	Medium	\$50,000	1993-1995	Local
Revaluation	Medium	\$50,000	1992-1993	Local

* Bond issue would be for 15 year term; local share not to exceed \$52,000 annually; start date is expected to be 1992/1993; completion date is expected to be 1996.

** Bond issue would be for 20 year term; local share not to exceed \$52,000 annually; start date is expected to be 1992/1993; completion date is expected to be 1996.

Appendix A

Durham Comprehensive Plan Survey -- 1990, Summary

Durham Comprehensive Plan Survey -- 1990 Summary

For the most part, people responding to the Durham Planning Survey like things the way they are. People like living in Durham primarily for its natural beauty, rural environment, and the privacy these characteristics afford.

Sixty-nine percent of the respondents would like Durham to stay the way it is, and 44 percent felt that Durham's population grew too quickly in the 80's, although 43 percent felt that the growth rate was about right.

Economic development strategies favored by respondents included more farming (63 percent), more small businesses (53 percent) and more home based businesses (52 percent). Tourism, light industry and retail or commercial development were opposed by over 50 percent of respondents. Environmental protection was strongly supported by survey respondents.

Eighty-two percent favored mandatory town-wide recycling, and 79 percent want to see watersheds protected. Similarly, 80 percent favored additional restrictions to prevent degradation of lakes, and preservation of historic districts. Preservation of active farm land and open spaces was also strongly supported. The construction of more roads was opposed by 56 percent of respondents and the creation of cluster housing was opposed by 47 percent.

Incentives for the creation of affordable housing were not supported by survey respondents. Each measure proposed was opposed by at least 57 percent of respondents, and no measure received more than 25 percent of the respondents' support.

The current level of town services met with general satisfaction from most respondents. Seventy-two percent of respondents were satisfied with snow plowing. The town office had the highest satisfaction rating, with 74 percent either very satisfied or satisfied. More people were satisfied with current land use ordinances (31 percent) than were unhappy with them (19 percent). However, 40-43 percent of

respondents were unhappy or very unhappy with police protection, tax rates, and road maintenance.

When it came to spending on municipal services, no service generated a majority of support for more or less spending. Forty-nine percent of respondents felt more should be spent on police protection, and 44 percent felt more should be spent on roads, highways, and bridges. Forty-one percent felt that less should be spent on increasing the supply of affordable housing.

Ninety-four percent of respondents owned their home, and 99 percent of respondents had finished high school, with 59 percent having finished college. Sixty-five percent of respondents had lived in Durham less than 15 years, with 31 percent having lived in Durham less than five years.

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DURHAM COMPREHENSIVE PLAN SURVEY - 1990

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A. QUALITY OF LIFE

1. There are many reasons for living in Durham. Please indicate how you feel about the following:

	Very Imp.		Important		Not Important	
a. Rural environment	129	73%	44	25%	3	1%
b. Natural beauty of area	116	65%	54	30%	4	2%
c. Family ties to Durham	32	18%	24	13%	113	64%
d. Diversity of people	16	9%	80	45%	73	41%
e. Good place for kids	89	50%	62	35%	23	13%
f. School system	83	47%	58	32%	29	16%
g. Availability of public services (shopping, etc.)	27	15%	58	32%	85	48%
h. Job opportunities in the area	30	17%	60	34%	77	43%
i. Low taxes	97	55%	62	35%	7	3%
j. Housing affordability	57	32%	79	44%	31	17%
k. Privacy	142	80%	29	16%	4	2%
l. Access to medical care	55	31%	81	46%	33	18%

2. Would you like Durham to stay the way it is? Yes: 122 69% NO: 35 19%

3. Between 1980 and 1987, Durham's population and housing stock grew by 15% and 25% respectively (322 additional persons and 171 new housing units). What is your opinion of this growth rate?

Too Rapid	About Right	Not Enough	No Opinion
79 44%	76 43%	8 4%	10 5%

B. ECONOMY

4. I would like to see the following economic development in Durham.

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree	
a. A light industry park	14	7%	37	21%	28	15%	33	18%	61	34%
b. Retail or commercial development	16	9%	36	20%	28	15%	31	17%	62	35%
c. More home-based businesses	25	14%	68	38%	56	31%	12	6%	13	7%
d. More small businesses	23	13%	71	40%	46	26%	14	7%	18	10%
e. A town center	23	13%	54	30%	51	28%	22	12%	21	11%
f. More homes	8	4%	24	13%	50	28%	52	29%	38	21%
g. More tourism	6	3%	11	6%	47	26%	44	25%	65	36%
h. More farming	50	28%	62	35%	52	29%	7	3%	4	2%
i. Some town spending for economic development	6	3%	33	18%	52	29%	33	18%	46	26%

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DURHAM COMPREHENSIVE PLAN SURVEY - 1990

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C. ENVIRONMENT

5. I would like to see the following to preserve and enjoy the environment:

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree	
a. Nature trails	50	28%	62	35%	44	25%	10	5%	8	4%
b. Mandatory townwide recycling	96	54%	51	28%	17	9%	5	2%	3	1%
c. A town forest	47	26%	48	27%	54	30%	13	7%	9	5%
d. Protect watersheds	89	50%	52	29%	26	14%	5	2%	3	1%
e. Greater access to the river	40	22%	56	31%	54	30%	10	5%	11	6%
f. Greater access to streams and ponds	34	19%	60	34%	54	30%	12	6%	13	7%
g. Some town spending for natural resource preservation	49	27%	64	36%	35	19%	9	5%	14	7%

D. LAND USE

6. Much of Durham's character is determined by the use of land in the area. Please indicate how you feel about the following land use initiatives?

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree	
a. Preservation of open spaces	77	43%	58	32%	32	18%	6	3%	3	1%
b. Protection of historic properties	79	44%	61	34%	32	18%	1	0%	3	1%
c. Preservation of active farmland	86	48%	55	31%	27	15%	6	3%	1	0%
d. Preservation of historic areas	72	40%	71	40%	28	15%	1	0%	2	1%
e. Additional restrictions to prevent degradation of our lakes	104	59%	38	21%	18	10%	8	4%	5	2%
f. More Roads	9	5%	11	6%	53	30%	64	36%	36	20%
g. Preservation of scenic places	6	3%	66	37%	28	15%	5	2%	3	1%
h. Some cluster housing zoning	14	7%	35	19%	39	22%	37	21%	46	26%

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DURHAM COMPREHENSIVE PLAN SURVEY - 1990

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E. HOUSING

7. Many people are concerned about the cost of housing. How do you feel about the following affordable housing solutions:

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree	
a. Some smaller lot zoning	12	6%	34	19%	24	13%	49	27%	53	30%
b. Some multi-family housing zoning	6	3%	28	15%	36	20%	50	28%	53	30%
c. Incentives or trade-offs with developers to encourage affordable units	9	5%	35	19%	24	13%	48	27%	53	30%
d. Some town spending for affordable housing	4	2%	19	10%	32	18%	50	28%	67	38%
e. Mobile home parks	3	1%	25	14%	36	20%	36	20%	74	42%

F. CIVIC LIFE

8. Please rate your satisfaction with the following services:

	Very Satisfied		Satisfied		Neutral		Unhappy		Very Unhappy	
a. Solid waste disposal services	34	19%	82	46%	15	8%	24	13%	16	9%
b. Public landings	3	1%	26	14%	110	62%	21	11%	2	1%
c. Fire department	23	13%	97	55%	44	25%	5	2%	3	1%
d. Police protection	9	5%	40	22%	45	25%	45	25%	33	18%
e. Rescue service	6	3%	49	27%	79	44%	23	13%	14	7%
f. Tax rates	9	5%	49	27%	43	24%	45	25%	28	15%
g. Hospital access	17	9%	88	50%	53	30%	10	5%	5	2%
h. Doctors access	21	11%	84	47%	53	30%	11	6%	4	2%
i. Snow plowing	42	23%	87	49%	12	6%	26	14%	5	2%
j. Road maintenance	9	5%	66	37%	21	11%	52	29%	25	14%
k. Schools	19	10%	62	35%	64	36%	13	7%	11	6%
l. Town office	38	21%	95	53%	28	15%	4	2%	8	4%
m. Current land use ordinances	6	3%	50	28%	78	44%	19	10%	17	9%

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DURHAM COMPREHENSIVE PLAN SURVEY - 1990

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9. How much should the town spend on the following?

	Much Less		Less		Same		More		Mu	Mo
a. Schools	10	5%	20	11%	82	46%	39	22%	21	1
b. Services and programs for the elderly	5	2%	7	3%	98	55%	58	32%	1	
c. Disposing of garbage and trash	7	3%	24	13%	91	51%	46	26%	5	
d. Increasing the supply of affordable housing	35	19%	39	22%	68	38%	23	13%	2	
e. Care for people with physical or mental health problems	9	5%	14	7%	101	57%	41	23%	2	1
f. Police protection	8	4%	4	2%	71	40%	62	35%	25	14
g. Roads, highways and bridges	3	1%	2	1%	88	50%	64	36%	15	8
h. Parks and recreation facilities	6	3%	7	3%	96	54%	56	31%	7	3
i. Fire protection	3	1%	3	1%	113	64%	46	26%	4	2

10. Do you currently do any volunteer work? Yes: 48 27% NO: 124 70%

11. Do you think your participation in politics, community affairs or civic associations will increase in the next ten years?

Yes: 114 64% NO: 50 28%

G. DEMOGRAPHIC SECTION

14. Sex Male: 98 55%

Female: 69 39%

15. Age

a. (18-24)	3	1%
b. (25-44)	117	66%
c. (45-64)	34	19%
d. (65+)	17	9%

16. Work Status

a. Full-time homemaker	16	9%
b. Full-time work	125	71%
c. Part-time work	10	5%
d. Student	2	1%
e. Retired	13	7%
f. Not working	1	0%

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DURHAM COMPREHENSIVE PLAN SURVEY - 1990

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17. Where do you work?

Portland Suburbs	25	14%
Freeport	14	7%
Bath/Brunswick	36	20%
Lewiston/Auburn	21	11%
Other	53	30%

18. Household Income

a. Under \$15,000	11	6%
b. \$15,000-\$30,000	44	25%
c. \$30,000-\$60,000	80	45%
d. \$60,000+	24	13%

19. Years in Durham

a. Less than 5 years	55	31%
b. 5-15 years	60	34%
c. 16-25 years	29	16%
d. 26+ years	18	10%
e. Lifelong resident	12	6%

20. Education -- Highest Level of school completed:

a. Grade School	1	0%
b. Junior High	3	1%
c. High School	62	35%
d. College/Tech school	85	48%
e. Grad School	20	11%

21. Please list the number of people in your home by age category.

a. 0-4	58	11%	d. 40-64	107	21%
b. 5-17	88	17%	e. 65+	26	5%
c. 18-39	220	43%			

f. Total number of people in households 502
Average number of persons per household 2.85

22. Do you (a) own 166 94% or (b) rent 6 3% your home?

23. Are you:

a. a town resident	172	97%
b. a non-resident property owner	2	1%

There were 176 surveys processed in this report.

QUESTION # 12

ROADS	
TRASH	38
COMMUNITY GROWTH	29
RECYCLING	19
POLICE/FIRE/RESCUE	52
SERVICES	30
SCHOOL	7
TAXES	60
WATER PROTECTION	40
CABLE TV	4
RURAL PRESERVATION	1
LAND USE ORDINANCES	30
AFFORDABLE HOUSING	18
POST OFFICE	10
SENIOR CITIZEN BUS	5
DURHAM PHONE EXCHANGE	1
JOB OPPORTUNITIES	1
SOLID WASTE	9
CREATE PARK & TOWN CENTER	22
BUILDING ORDINANCES	7
RESTRICTIONS ON DEVELOPMENT	3
ENVIRONMENT	15
TOWN POLITICS	12
LEASH LAW	11
LAND FILLS	2
BANNING OFF ROAD VEHICLES	4
NO MORE TRAILER PARKS	1
	2

the privacy. Let us move forward, but try to maintain these wonderful characteristics of the town.

- o Would like to maintain the working farms, and the rural character of the town.
- o I would like Durham to grow slowly and carefully with a minimum of disruption to us all. I would like those here to have the services necessary to do well in the 21st century. Less is more.
- o Much like it is today!! Yet better schools, more recreationl capitol for residents, need better tax base, perhaps more services for residents, (school open evenings for resident use).
- o Rural, quiet life and clean.
- o I would like it to be much the same as it is now. Farming should be encouraged, as should preservation of existing open spaces, forest lands, and water supplies.
- o I would like Durham to stay a bedroom town. We live here and work somewhere else. People move to the towns like ours for peace and quiet. More businesses and people will encroach on what we are trying to achieve. We can get better without getting bigger.
- o A town providing for L/A, Brunswick, Lisbon, Lisbon Falls. Let those towns/cities develop their industrial base. Let Durham develop affordable cluster-housing, rural character, small businesses home businesses, recreational areas/access to rivers and lakes. Durham is convenient to Portland/LA/ and Augusta. If Durham becomes a "LA" or "Portland" it's not providing the "Quality Of Life" for the area-too much development will ruin Durham's future chance to become an excellent community.
- o I would like to see Durham to continue to enhance it's elementary school system to attract and retain top teachers and support staff. Being able to choose a public high school alternative remains attractive and should continue. We should be progressive in it's trash and recycling system, especially due to it's past experience with the Emerson Dump problem. Attracting working families and their children. Children are our future, we should be investing more heavily in them.
- o More native home owners-more restrictions for non-resident property owners. Realizing tax dollars are needed, it is next to impossible for the average family to become homeowners and keep up with the continued changes in ordinances. Perhaps the changes could be published for the public with the rest of of literature in the town office.
- o Maintain rural atmosphere with introduction of light industry

to help reduce taxes. Improvement in school system with greater emphasis on educating our children by providing a large enough school and art classes added to curriculum as well as respect for teachers shown by increased staff salaries. A well planned recycling station to control solid waste. Lower taxes for new-comers so we can afford to live here!

- o A primarily residential community maintaining rural character, maintaining near current levels of agriculture. A developed town center could provide a base for municipal services, including Post Office. Suggest town zoning ordinance be ammended to include a "Historic District" to preserve our historic buildings and character of town center and develop appropriate standards for new construction.
- o Being so close to Freeport it would be wonderful to have a few Bed and Breakfasts, some small retail stores and a pretty quaint town center. The tourists are so closed by-if handled responsibly, and kept under control, Durham could benefit from tourist dollars without being exploited-A Post Office, library and police could be wonderful benefits of the tourist dollars. (not to mention repaved roads).
- o A town manager is a must. Schools need much more public involvement. Every penny should be disclosed to public, not padded as currently being done. Have a more reasonable tax system. The extras that one puts into their house causes penalties. Older homes that have been totally rennovated with 40-50 acres of land, pay \$800-to \$1,000 -WHY?
- o A town with it's own resources for shopping, recreation, maybe a small library, a playground for children (other than school yard). Durham seems to lack cohesion, it's own identity. One must leave town to tend to most of our needs. We could use our time and labor to to make the town more attractive and livable. Businesses should be contained in one area where towns-people all over Durham can meet and socialize and spend their time and money right here in town.
- o A rural residential bedroom community with controlled growth and property value. A town where farm land co-exist with small and home-based business. A community who is recycling and has a high priority in enviromental concerns. I would additionally ask that the towns people be kept better informed about town meetings and the happenings in town government.
- o Interested in growth control, but would like to see more small business and farms, both for convenience and prosperity. Education is crucial to the future of our children. One type of business to be encouraged would be recreational (e.g., campgrouds, B&B's, restaurants and cross country skiing.
- o No more tar paper shacks with junk cars in it. Post office, Good recreation program for the school.

QUESTION # 13

RIVER RT. # 136	53
WILEY FARM	9
HOME	20
RUN AROUND POND	75
MOUNTAIN VIEWS	4
TOWN CENTER GAZEBO	3
NONE	2
BOWIE HILL ROAD	7
OLD TOWN HALL	10
MEADOW-BUNKER HILL MEETINGHOUSE	8
CEDAR POND ROAD	3
BAGLEY INN	1
OPEN FARMLANDS	13
BROOKS	5
SHILO	7
PARKER SCHOOL ROAD	1
FERRY LANDING	1

QUESTION #14 COMMENTS

- o Maintain small town atmosphere. No need to become tourist trap-like Lisbon Falls with small business and multi-housing.
- o Save money for two additional fire trucks, and police facility. Have Town Center with Post Office. Have all town roads paved. Develop State of the art recycling facility maintained by Durham.
- o Clean, Quiet and still very rural.
- o Same as now.
- o Hopefully it will still be a rural community.
- o To be just like Today! Room to breathe and safe streets to ride or walk.
- o More in control of our destiny. Would like a stronger voice in State and Federal politics-not the other way around. Need Doctor and Dentist to locate here. Begin Library, park, civic center. Strong education with own superintendent. Develop Town Council vs. Selectmen. Encourage University of Maine to establish Agricultural University at Shiloh. A State Trooper as sheriff, warden and ranger, combined and pay him decently, and expect visibility. Encourage enviromental responsibility, to have safe large businesses to locate.
- o Rural community with small town flavor. An area catering to families and preserve environment.
- o Like Freeport about 1980.
- o Town with excellent school system, including extra cirricular activities-sports and community involvement.
- o Better roads, less people.
- o Would like to see the Durham I moved into in 1973.
- o Not as ignorant as in the past, more money for education for our children's future. Environmental issues need to be addressed. Post Office, and high school for town. Better police protection. We need more town activities, and better programs for kids (Little Leagues need improvement).
- o The open spaces and wooded areas left to be enjoyed by all who care to live here. The funds provided for schools to enable the children to become positive functioning members of society.
- o It would be nice to have some small businesses in town to help out with taxes. Everyone should be fairly taxed. Some other means of taxing than property tax to support cur schools. We moved here for the small-town atmosphere, friendly people and

- o Would like to see Durham remain much the same, with the exception of a new school to ease overcrowding and a Post Office.
- o Continue as a agricultural rural residential community in which volunteers still wish to help.
- o Need to broaden tax base by allowing non-intensive non-threatening commercial establishments to come to town. Maintain rural setting. Would like to see Post Office, library and community building.
- o Some protection for the elderly who have to sell land to pay their taxes. May be an exemption of some kind for those over eighty years.
- o Would like to see a city center with some businesses. More Public use areas. Would like to keep the area unspoiled as a rural enviroment.
- o We would like our home to stay just like it is!!!
- o Basically the same as it is. Small country living with reasoable taxes, rules and regulations.
- o A lovely rural place to live.
- o Maintain rural enviroment, preserving farmlands and natural resources. Strict building and land codes should be enforced for future growth. More communication with town concerning community.
- o Just as it is!
- o School building in good repair. Good paved roads, some businesses to help the tax rate. Sidewalks along major roads for safety. Hiking trails.
- o Slow paced, natural.
- o Remain rural, enforce zoning ordinances to prevent overcrowding. Preservation of historic land marks should be continued. Mandatory recycling should be in effect by 2000.
- o Moderate, controlled population growth. Improved solid waste services, recycling, major waste demo waste. Professional town management with accountability. Issues facing the town: legal, financial, policy etc. are too complex to expect elected selectmen to fully administer in the town's best interest.
- o Some new business could assist with the tax spiral. Independent trash and brush dump with easy access .
- o Good schools, good roads, affordable housing, light industry,

- so more people could work in their town, (I have to commute 40 miles each way). A good healthy place to raise children.
- o The townspeople seem very committed to the community and it's quality of life. My husband and I recently moved here. I hope Durham doesn't alienate it's citizens by moving too fast. This survey is a step in the right direction to getting the townspeople involved.
- o Affordability, Rural and close to my work. We need a recycling center. Would like park, trails for cross country skiing and nature trails.
- o Safe town, desirable schools for our children. A town where farmers can support their families without losing their land. No big business.
- o Better schools, roads, perhaps a better fire department-no complaints but they seem under equipped.
- o Rural residential town with small businesses. Quality schools. No large industry or condos.
- o A great place to live, and a town meeting that would take one day per year. Good neighbors, friends sharing a clean, healthy environment.
- o Better county police protection. We'd like to see the farmlands remain or increase with no industrial growth and small business kept small. Small is better and cleaner.
- o I hope Durham is a healthy residential town accessible to people of all ages and incomes.
- o Something like Freeport.
- o A community with no property tax, no income tax. This community would function on a privately funded free market basis.
- o Diversified home base for farming, business and residential with close ties to history of the town.
- o Stay the way it is, small and quiet. I would like to see taxes go out of sight. We would like to afford to live here for the rest of our lives.
- o Bedroom community.
- o Stay mainly rural, services programs for kids. Local rec. facilities. Recycling and trash problem eliminated. Affordable taxes.
- o A pleasant enviromentally safe town with public services to meet the needs of residents. Good schools.

- o As it was 10 years ago. Was this survey thought up by an out of stater? Spend less money on quality of life surveys.
- o I would like Durham to be pretty much the same in the year 2000.
- o A nice quiet town, not to be named the city of Durham at some point.
- o Rural community, care must be taken to protect the environment. Citizens must spend wisely to maintain the lowest tax rate, while providing adequate services for all.
- o Just moved here, can't rate services because I haven't used them yet.
- o More attention on education and school improvements, structural as well as the curriculum. Safe playground, and or recreation for families and children.
- o A quiet, rural, friendly and caring town.
- o Preserve natural spaces, river and causways. Recycling a way of life. Town begins to budget for acquisition of land for parks and other purposes. We have a town manager system of government with a town constitution.
- o Remain rural.
- o The tax rate is very high for the services people receive. New residents appear to pay more taxes.
- o I am taxed on land that I don't use. My property has 1100 feet on a brook and I've been robbed of the use of six acres of my land.
- o More community togetherness, and more farms.
- o Occupied by native Mainers.
- o Clean safe place to live, and raise kids.
- o Well ditched roads with clean culverts. A nice park near the water. Lower taxes for the elderly.
- o More development of businesses, and housing units. Less restrictions of land use, another small fire station, an E.M.T. system, more dirt roads not tar, better police protection, bigger schools and low tax base.
- o A town with a rural feel. No business development.
- o Maintain the small rural setting. Improved schools. Clean up the environment, junk yards, and dumps for instance.
- o The year 1900.

- o Clean, well kept community with safe well paved roads-no more tar mulch! Encourage people to be educated on solid waste, financing and health care. Taking care of ourselves would prevent government intervention.
- o Paying high taxes for too few services.
- o Would like a post office and maybe a grocery store.
- o Would like a rural town with a sense of neighborhood. Also, a community youth program. I hope Durham Old Home Day continue. We need a post office, and better police protection. Perhaps a town library somewhere near the public school.
- o Just like it is in 1990 with smoother roads.
- o A rural community where residents are involved in town meetings (so many aren't)! A SAFE town where no crime is tolerated.
- o I would like Durham to stay the way it is. It's a very nice place to live.
- o I may or may not be here then! But I wish we could keep vehicles and hunters off property. They either cannot read, or choose to ignore signs. I'm afraid of fires.
- o A rural town an "oasis" located in between rapidly growing cities (LA & Portland). People living in town working together...committed to keeping town clean and peaceful. High level of volunteer efforts to minimize the need of hiring outside services i.e. litter patrol, crime protection and social services. No housing "clusters", recycling program in place.
- o Absent of all you do-good know nothing new-comers.
- o A rural based community with emphasis on small farms, experimenting with organic techniques, home based business that reflect environmental responsibility providing services that support self sufficiency i.e. recycle what we produce, educate people to be more responsible with consumerism, promoting safety, energy efficiency, and social interaction on the local level.
- o Stay very rural little or no growth. Grew up in Harpswell, and after what happened there, here I'll stay. All the out-of-staters which made it unaffordable to buy property, and made it difficult for the fishermen. I want Durham small and simple, to live my life with my relatives and not be bothered. Please don't mess things up.
- o Retain it's rural character with implemented plans to preserve natural areas. I also believe that old home dump sites will

eventually be responsible for groundwater contamination in the future and so the magnitude of this problem should be investigated now. Some small retail stores would be welcome.

If the National League expands again in the year 2000, plan to acquire a major league baseball team.

- o Rural home lots 350 feet by 300 feet. Some light industry in an industrial park. At least one Seven Eleven, Cumberland Farms, or Big Apple type store/gas station. Post office and at least one full time police officer. Ban junk cars from private property. There is a difference between junk cars and a vehicle that is temporarily unregistered!
- o Same as now.
- o Better roads, small shopping center, nice homes-not crowded. Keep the farmland , high school if needed.
- o We would like to see more recreational areas, hiking trails etc. We like as it is, and we're ver happy here, and have wanted to move here quite sometime.
- o Rural community.
- o Stay as it is, no shopping centers, no restaurants. Durham is centrally located enough that those things are not necessary. We should concentrate on waste disposal and the environment so our children will want to live here in the future.
- o About the same as it is now. We enjoy the rural community and would be very unhappy if things got to be too overdeveloped. No condos or parking lots, trees and meadows are much nicer.
- o A New England village with shops, police and fire departments.
- o Rural setting with quick access to larger town amenities.
- o We have only been here a yr.1/2 so we don't feel in the position to say what should be different. Feel fortunate to have a home and look forward to raising our children here. Personally would like to become more involved in community activities. A town center, a newsletter, a community center, a library, childrens center, co-op nursery school and co-op food market.
- o Quiet bedroom community with lots of open and spaces and organic farms/gardens. No junk cars or bulldozers in the front yard. Recycling program, small cluster developments sharing services and resources. A town center with Dr. and dentist. Two stores, and an Aubuchon hardware, ice cream

INDEX FOR COMPREHENSIVE PLAN

TOWN OF DURHAM, MAINE

This index indicates where the proposed plan addresses the requirements of the Comprehensive Planning and Land Use Regulation Act (30-A M.R.S.A Section 4326).

Requirements

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