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# TOWN OF LIVERMORE FALLS COMPREHENSIVE PLAN

TRUE COPY ATTEST

BY *[Signature]*  
CITY CLERK  
TOWN OF LIVERMORE FALLS

June 12<sup>th</sup> 2002 this is titled "Town of Livermore Falls Comprehensive Plan" was accepted.



Prepared by

The Livermore Falls Comprehensive Plan Committee  
with assistance from  
Androscoggin Valley Council of Governments

## JUNE 2002



# Town Of Livermore Falls

Municipal Building  
2 Main Street  
Livermore Falls, Maine 04254  
Tel. 897-3321

Office Of  
Selectmen   
Assessors   
Town Manager   
Tax Collector   
Treasurer   
Town Clerk

June 2002

To the Citizens of Livermore Falls:

Over the last two years, the Comprehensive Plan Committee has studied where the town is now and where it wants to go. We have held public meetings and welcomed anyone to attend our regular meetings. The Selectmen have given us valuable input, for which we thank them. Here is a short explanation of some of the things we have learned:

- The citizens of Livermore Falls do not like a lot of regulations. Any new ordinance must have a good reason for it.
- To make changes to the town for the better, the town government must go slowly and steadily; no wild swings one way or the other. But given time and a positive approach, most everyone in town will go along with sound ideas.

The Comprehensive Plan is a living document. Its content should be reviewed from time to time in order to keep it a document that guides the town down the road toward a bright future. The Comprehensive Plan is also a tool for the town government to help it deal with problems that come up, or problems that have yet to happen.

Here are some ideas from our meetings to bring business into town.

- Everyone should have pride in his or her property.
- Everyone should have pride in the town, don't throw litter everywhere.
- Livermore Falls is in a central location for lots of towns.
- Livermore Falls wants new business, but not smoke stack industries.
- Health care facilities are close by; Livermore Falls would be a good spot for elderly housing.

It's the idea of the committee that the Selectmen and the other town boards meet once a year and go over the Comprehensive Plan and target what the town government should accomplish for the year.

Thanks to all town staff and residents who have given us input. We want to especially thank David Giroux for his help with developing the plan over the last two years. We hope it serves the town well!

## The Comprehensive Plan Committee

*Brian Jordan, Chair*  
*Elecia Pillsbury, Vice Chair*  
*Doug Burdo*

*Ronald Chadwick*  
*Meredith Dalessandro*  
*Alan Gove*

*Guy Palmieri*  
*Christine Pelletier*  
*Larry Roix*

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**SECTION I**

**GOALS, POLICIES AND  
STRATEGIES**

## Implementation strategies:

### Short-Term Activities:

- Establish an Economic Development Committee to develop an economic development strategy for the town, craft a marketing plan, and pursue grants and resources to implement the strategy.  
*Responsibility: Board of Selectmen*
- Investigate the benefits of joining a regional organization for cooperative economic development, e.g., Greater Franklin Development Corporation.  
*Responsibility: Board of Selectmen*
- Amend the Site Plan Review Ordinance to contain provisions that precisely define and appropriately regulate home occupations.  
*Responsibility: Board of Selectmen*
- Conduct a business visitation survey to assess the needs, opportunities, and issues affecting the ability of local businesses to grow and prosper.  
*Responsibility: Board of Selectmen*
- Adopt a policy to encourage town departments to shop and bank locally.  
*Responsibility: Board of Selectmen*
- Expand the commercial boundaries of the downtown business district.  
*Responsibility: Board of Selectmen*
- Develop attractive gateways at the primary entrances to downtown, such as the Main Street Bridge.  
*Responsibility: Board of Selectmen*
- Upgrade the licensed capacity of the sewage treatment plant.  
*Responsibility: Board of Selectmen*

### Mid-Term Activities:

- Develop a campaign to encourage residents to shop locally.  
*Responsibility: Board of Selectmen*
- Publish and distribute a directory of local businesses.  
*Responsibility: Board of Selectmen*
- Develop standards to guide the physical design of downtown storefronts and streetscapes, including architecture, façades, signage, and lighting.  
*Responsibility: Board of Selectmen*

- Inventory and market the redevelopment of empty buildings, storefronts, and upper stories in the downtown district.

*Responsibility: Board of Selectmen*

- Investigate the feasibility of establishing a location for business development off Diamond Road.

*Responsibility: Board of Selectmen*

- Create a Tax Increment Financing (TIF) district to generate resources for public and private investment.

*Responsibility: Board of Selectmen*

#### **Long-Term Activities:**

- Pursue the establishment of a pedestrian-friendly shopping area along Main and Depot streets with an attractive gateway, improved traffic circulation, and enhanced pedestrian facilities and amenities.

*Responsibility: Board of Selectmen*

- Provide information and technical assistance to encourage the establishment of a variety of retail and entertainment options in the downtown area, such as clothing and specialty stores, movie theater, restaurant, and coffee shop.

*Responsibility: Board of Selectmen*

- Encourage the establishment of a for-profit, assisted living facility for senior citizens.

*Responsibility: Board of Selectmen*

## **Transportation**

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#### **State Goal related to planning issue:**

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

#### **Town Goals**

- 🏠 To maintain and improve where necessary the safety, efficiency and capacity of the state and local highways and road systems that serve Livermore Falls.

- 🏠 To maintain and improve where necessary the network of pedestrian facilities.



### Local Planning Issues:

- ✚ Livermore Falls is dependent on the highway system to bring goods and people into the area. An adequate highway system is important to the growth of Livermore Falls and adjacent communities.
- ✚ There is an extremely high volume of truck traffic traveling through downtown Livermore Falls. Alternative ways to move regional traffic through town should be explored as a way to improve the safety of downtown.
- ✚ Between 1997 and 1999, there were 12 motor vehicle crashes at two intersections in downtown Livermore Falls (Park/Sewall/Cedar Streets and Depot/Main Streets). Poor road geometrics (intersection alignment, curve radii, etc.) appears to have been the primary cause in 11 of these crashes.
- ✚ There are three railroad crossings in downtown Livermore Falls which are a potential safety hazard.
- ✚ There is no dedicated location for commuter parking. A designated area would make existing downtown parking spaces available for patrons and employees of downtown businesses.
- ✚ There is no designated location for a taxi or bus pick up. A designated area would improve the use of this means of transportation.

### Policies:

- To maintain and improve where necessary the local road system.
- To support regional efforts for the improvement of the major transportation corridors.
- To assure that any future rerouting of traffic does not negatively affect local business.
- To develop a multi-year road improvement program.
- To manage development or redevelopment so as to maintain the safety and efficiency of the highway and road system.
- Identify locations for facilities to better serve transit system users.
- To seek improvements in those locations that have a high crash rate.

## Implementation strategies:

### Short-Term Activities:

- Ask MDOT to study downtown traffic and make recommendations in order to make the downtown safer and more pedestrian friendly.  
*Responsibility: Board of Selectmen*
- Request the Maine Department of Transportation to implement appropriate measures that will reduce the number of crashes at high crash locations, particularly on Route 133.  
*Responsibility: Board of Selectmen*
- Develop a five-year road and sidewalk improvement program that includes improvement priorities and estimated costs using MDOT's Road Surface Management System. Road and sidewalk improvement funding should be included in the Capital Improvement Program.  
*Responsibility: Board of Selectmen*
- Amend the site plan review standards to include provisions that address access management standards for new or redeveloped commercial type uses that are accessed by the major travel corridors.  
*Responsibility: Board of Selectmen*
- Designate a convenient location to serve as a bus stop. Signage and a bus shelter should be established at this location.  
*Responsibility: Board of Selectmen*
- Designate convenient locations for a taxi stand and a park & ride facility.  
*Responsibility: Board of Selectmen*




### Mid-Term Activities:

- Work with regional groups and MDOT to plan and implement improvements to the region's highways.  
*Responsibility: Board of Selectmen*
- Establish a committee to look into how the town is utilizing rail and road systems to determine if the best use of each is being realized.  
*Responsibility: Board of Selectmen*


## Land Use

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### State Goals related to planning issues:

-  To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl.
-  To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
-  To safeguard the State's agricultural and forest resources from development which threatens those resources.

### Town Goal

-  To manage land use activities to enhance the vitality of the town's downtown district while preserving the productive capacity and character of its rural lands.

### Local Planning Issues:

-  While the town has maintained much of its traditional compact development pattern, newer commercial and residential development has located outside the downtown area, primarily along Route 133 (Park Street) from Depot Street to Karn Road.
-  Over the last 30 years, the town has lost approximately 400 acres of agricultural land. Used primarily for hay, corn silage, and pasture, agricultural land is located along Souther Road, Fayette Road, Moose Hill Road, Campground Road, Route 106 and Route 133.
-  Over 70% of Livermore Falls is forested. As of 2001, there were 40 parcels totaling 2,234 acres classified under the tree growth tax law.
-  There are no regulations to preserve prime farmland soils, wildlife habitats, woodlots, scenic views, historic structures, archaeological resources, and other critical natural resources.
-  Moose Hill Pond serves as the town water supply. Although the types of activities that can occur on the surface of the pond are regulated, there is no plan in place to protect the pond from the impacts of adjacent development.
-  Building permits are not required for lots created before June 11, 1997. This inequity affects the town's tax base as well as the character of development.

### Policies:

- To preserve the centrality of downtown Livermore Falls as the primary location for civic and commercial activities.

- To preserve the compact, mixed use, historic character of downtown Livermore Falls while limiting incompatible uses.
- To encourage infill development and the adaptive re-use of existing buildings in downtown Livermore Falls and Shuy Corner.
- To encourage the greatest densities of new residential development in growth areas that can be adequately served by public facilities and infrastructure.
- To maintain and enhance the values of residential areas.
- To provide locations for industrial and commercial development where public infrastructure is maximized and residential impacts are minimized.
- To conserve significant agricultural and forest lands in contiguous acreage so as to maximize their economic, ecological and scenic value.

**Implementation strategies:**

**Ongoing Activities:**

- Maintain downtown Livermore Falls as the central location of government offices and services regularly frequented by residents.  
*Responsibility: Board of Selectmen*

**Short-Term Activities:**

- Amend the town's Building Lot Standards Ordinance to require building permits for certain types of construction on all lots, regardless of their date of creation.  
*Responsibility: Board of Selectmen*
- Develop a junkyard ordinance to regulate the appearance of residential and non-residential development.  
*Responsibility: Board of Selectmen*
- Amend the Site Plan Review Ordinance to contain provisions that precisely define and appropriately regulate home occupations.  
*Responsibility: Board of Selectmen*
- Amend the Site Plan Review Ordinance to incorporate standards for architectural design and review of commercial development in the downtown district.  
*Responsibility: Board of Selectmen*
- Develop standards that require homes in rural areas to be sited so as to preserve prime farmland soils, wildlife habitats, woodlots, scenic views, historic structures, archaeological sites, and other critical resources.  
*Responsibility: Board of Selectmen*

- Investigate the potential of using impact fees on new development to support the expansion of public facilities and infrastructure.

*Responsibility: Board of Selectmen*

#### Mid-Term Activities:

- Develop a Land Use Ordinance to implement the Future Land Use Plan and relevant goals, policies, and strategies in the Comprehensive Plan.

*Responsibility: Board of Selectmen*

- Expand the boundaries of downtown Livermore Falls so as to provide new locations for commercial and residential growth while minimizing the potential for strip development.

*Responsibility: Board of Selectmen*

- Designate appropriate locations for industrial development that maximize investments in public infrastructure, such as highway access and utilities, while minimizing residential impacts.

*Responsibility: Board of Selectmen*


- Develop standards to limit residential development in rural areas so as to conserve significant agricultural and forest lands in contiguous acreage.


*Responsibility: Board of Selectmen*

## Housing


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#### State Goal related to planning issues:


 To encourage and promote affordable, decent housing opportunities for all Maine citizens.

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

#### Town Goals

 To encourage safe, affordable, and decent housing opportunities for current and future residents.

#### Local Planning Issues:

 Almost half of the town's housing stock is comprised of single family homes. In the last 20 years, however, the number of mobile homes has more than doubled.

- 🏠 The number of housing units in Livermore Falls increased 1.6% from 1990, which is slower than the growth rate of all surrounding communities.
- 🏠 Although the average sales price of a home in Livermore Falls jumped 21% in five years to \$58,625, it is still considered affordable to a moderate income household earning \$18,715 to \$35,090 per year.
- 🏠 The average selling price of \$95,775 for a home in Androscoggin County is considered unaffordable for a Livermore Falls household earning the median income of \$23,393.
- 🏠 The current housing stock of 1,502 units is adequate to meet projected future population growth over the next 10 years.

**Policies:**

- To maintain the current housing stock in safe and sanitary condition.
- To allow for a variety of housing types that meet the needs of current and future residents.

**Implementation strategies:**

**Short-Term Activities:**

- Update the town's Rental Housing Code to adequately protect the health, safety, and welfare of tenants.  
*Responsibility: Board of Selectmen*
- Create Good Neighbor standards to encourage owners and tenants to maintain their properties.  
*Responsibility: Board of Selectmen*
- Amend the Subdivision Ordinance to include performance standards that adequately protect the health, safety, and welfare of the tenants of mobile home parks.  
*Responsibility: Board of Selectmen*

**Mid-Term Activities:**

- Seek state and federal grant money to establish a loan fund for local housing rehabilitation, e.g., Community Development Block Grant, Maine State Housing Authority, etc.  
*Responsibility: Board of Selectmen*
- Identify and market parcels in growth areas that are suitable for new housing development.  
*Responsibility: Board of Selectmen*

## Municipal Services & Facilities

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### State Goals related to planning issues:

- 🌳 To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl;
- 🌳 To plan, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### Town Goal

- 🌳 To provide necessary municipal services and facilities which are responsive to local needs in a way that will not overburden the town's fiscal resources.

### Local Planning Issues:

- 🏠 There are a total of 113 publicly owned fire hydrants connected to the water system. Of those, 103 of the hydrants are in excellent/good condition and 10 of the hydrants are in fair condition.
- 🏠 The fire station, built in 1969, is in good structural condition but is undersized to meet current and future space needs.
- 🏠 The police station is too small to meet current and future space needs.
- 🏠 One of two jail cells in the police station recently was eliminated in order to provide storage space for equipment and evidence. Over the past year, there were eight instances when officers arrested three or more persons at one time. Because of the shortage of holding cells in town, these prisoners had to be transported to the Androscoggin County jail in Auburn.
- 🏠 The highway garage is too small to meet current equipment storage needs. This 3,200 square foot building is in satisfactory condition but is too small to meet current equipment storage needs and the lot is too small for building expansion.
- 🏠 The Treat Memorial Library, built in 1954, is in good structural condition but the slate roof needs to be repaired.
- 🏠 The Town Office, built in 1975, is in good structural condition. The municipal offices and district court have adequate space for the foreseeable future.

### Policies:

- To locate municipal services in adequately sized buildings that are centrally located.

- To plan ahead for major capital expenditures.
- To coordinate water and sewer extensions with the comprehensive plan.
- To assure that infrastructure improvements are done in a cost-effective manner.
- To expand the use of mutual aid pacts as a way of providing better and efficient service to residents.

**Implementation strategies:**

**Short-Term Activities:**

- Develop a Capital Improvement Program as outlined in the Capital Investment Plan element of the Comprehensive Plan.  
*Responsibility: Board of Selectmen*
- Establish a committee to study the effectiveness and efficiency of the public works department.  
*Responsibility: Board of Selectmen*
- Through property maintenance standards, require that vacant buildings are maintained to prevent them from becoming fire hazards.  
*Responsibility: Board of Selectmen*
- Continue efforts to coordinate with the water and sewer districts and the Maine Department of Transportation to ensure that installation of pipes is undertaken in concert with road reconstruction projects.  
*Responsibility: Board of Selectmen*
- Continue to study the use of salt, sand and new technologies to determine how to best achieve cost savings without reducing the effectiveness of winter road maintenance.  
*Responsibility: Board of Selectmen*

**Mid-Term Activities:**




- Undertake a space needs analysis and locational option study to determine how to best meet the needs of the police, fire and public works departments.  
*Responsibility: Board of Selectmen*
- Assess long-term needs for property for municipal functions such as public works garage, police station, town office, etc.  
*Responsibility: Board of Selectmen*
- Develop a strategy to undertake mutual aid pacts with neighboring communities.  
*Responsibility: Board of Selectmen*




## Natural Resources

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### State Goals related to planning issues:

-  To safeguard the State's agricultural and forest resources from development which threatens those resources.
-  To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.
-  To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

### Town Goal

-  To manage and conserve the town's natural resources and features for current and future generations.

### Local Planning Issues:

-  Sand and gravel aquifers act as natural filters for groundwater. A critical high yield aquifer is located in East Livermore, while numerous low yield aquifers lie along the Androscoggin River floodplain.
-  Once a polluted but important source of industrial power, the Androscoggin River is now suitable for drinking water after treatment, fishing, recreation, industrial processing, navigation, hydroelectric power generation, and as habitat for fish and other aquatic life.
-  Farmland, forests, wildlife habitat, woodlots, and scenic views help define the natural landscape of the town. Conversion of these lands to other uses may have lasting impacts on the economy, open space, and character of the town.

### Policies:

- To assure that development and subsurface sewage disposal takes place on or in soils that are adequately suited for the proposed use.
- To encourage management that will maintain the economic, recreational, and wildlife values of forest land.
- To encourage preservation of significant tracts of prime farmland.
- To maintain the quality and quantity of significant groundwater resources.
- To manage development in the Moose Hill Pond watershed to protect water quality.

- To manage development over significant aquifers to protect the quantity and quality of water.
- To protect wetlands from filling or encroachment so that their benefits and values are maintained.
- To manage development in flood prone areas so as to mitigate property damage and protect human life.
- To conserve wildlife habitat, including deer wintering areas and travel corridors along streams, rivers, and wetlands.
- To preserve scenic views from permanent degradation that would alter town character.

**Implementation strategies:**

**On-going Activities:**

- Strictly administer and enforce the Floodplain Management Ordinance.  
*Responsibility: Board of Selectmen*
- Strictly administer and enforce the Shoreland Zoning Ordinance.  
*Responsibility: Board of Selectmen*
- Support state-level initiatives directed toward current use taxation, as opposed to highest and best use, of agricultural, forest, and other undeveloped lands.  
*Responsibility: Board of Selectmen*

**Short-Term Activities:**

- Amend the Site Plan Review Ordinance to include best management practices to protect aquifers.  
*Responsibility: Board of Selectmen*
- Amend the Site Plan Review Ordinance to require the identification of freshwater wetlands and proposed actions to minimize the impacts of development.  
*Responsibility: Board of Selectmen*
- Provide information that shows developers and property owners how to site land use activities to conserve prime farmland soils, wildlife habitats, rare and endangered species, scenic views, historic structures, archaeological sites, and other critical resources.  
*Responsibility: Board of Selectmen*
- Require measures to minimize degradation of wildlife habitats where proposed development will encroach upon them.  
*Responsibility: Board of Selectmen*

### Mid-Term Activities:

- Develop and implement a watershed management plan to govern land use and surface water activities within the Moose Hill Pond watershed.  
*Responsibility: Board of Selectmen*

### Long-Term Activities:

- Investigate incentives, including easements and purchase of development rights, to encourage preservation of large, contiguous tracts of forest and agricultural lands.  
*Responsibility: Board of Selectmen*

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## Recreation

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### State Goal related to planning issues:

- ▲ To provide and protect the availability of outdoor recreation opportunities for all Maine citizens including access to surface water.

### Town Goal

- To provide quality recreation facilities to meet the needs of all Livermore Falls residents.

### Local Planning Issues:

- ☞ The town does not have a full-time recreation director or a recreation committee to plan and implement recreation programs.
- ☞ According to national standards for a town of its size, Livermore Falls should have an area for outdoor ice skating, swimming, and nature education, as well as programs for teenagers, children, and senior citizens.
- ☞ With improved water quality, the Androscoggin River has become an attractive resource for informal recreation, such as fishing, boating, and bicycling.

### Policies:

- Develop new recreation programs and facilities that serve the needs of residents of all ages.
- Increase opportunities for organized and informal recreation.
- Enhance public enjoyment of the Androscoggin River for recreational activities, including fishing, boating, walking, and bicycling.

## Implementation strategies:

### Short-Term Activities:

- Review and clarify policies governing public use of the town recreation field and school facilities.  
*Responsibility: Board of Selectmen*
- Pursue the restoration of a lighted town rink for outdoor winter skating.  
*Responsibility: Board of Selectmen*

### Short-Term Activities:

- Pursue design and construction funds for a multi-use trail for bicycling and walking along Foundry Road from Depot Street to Shuy Corner.  
*Responsibility: Board of Selectmen*
- Identify additional locations for improved public access to the Androscoggin River.  
*Responsibility: Board of Selectmen*
- Provide vehicular access to canoe put-in off of Foundry Road.  
*Responsibility: Board of Selectmen*
- Fund a full-time recreation director to manage facilities, programs, and events.  
*Responsibility: Board of Selectmen*
- Provide information and assistance to support student efforts to design and build a skate park.  
*Responsibility: Board of Selectmen*


### Mid-Term Activities:


- Investigate the feasibility of establishing a community center to house activities and programs for senior citizens and teens.  
*Responsibility: Board of Selectmen*
- Support local efforts to restore the Grange Hall in East Livermore for use as a community center.  
*Responsibility: Board of Selectmen*

## Historic & Archaeological Resources




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State Goal related to planning issues:

 To preserve the State's historic and archaeological resources.  
Town Goal

 To identify and protect the values of important historic, cultural and archaeological resources.

### Local Planning Issues:

-  The history of Livermore Falls dates back more than four hundred years to the Anasagunticook tribe of the Abanakis.
-  Although Livermore Falls has many structures of local historic significance, there are no structures listed in the National Register of Historic Places.
-  While there are no known prehistoric or historic archaeological sites in Livermore Falls, no professional survey for historic archaeological sites has been conducted in the town.

### Policies:

- To identify and maintain the values of historic features, sites and structures.
- To assess the impacts of development that could threaten known archaeological sites.
- To minimize the impacts of development or other land use activities upon recognized historic buildings and natural sites/areas.

### Implementation strategies:

#### Short-Term Activities:

- Request the Maine Historic Preservation Commission to assess and document archaeological sites in town.  
*Responsibility: Board of Selectmen*
- Amend the Site Plan Review Ordinance to include standards that maintain historic architectural values, sites and locations for non-residential development reviews.  
*Responsibility: Board of Selectmen*
- Amend the Site Plan Review Ordinance to require the assessment of development impacts on archeological sites.  
*Responsibility: Board of Selectmen*

### Mid-Term Activities:

- Apply to the Maine Historic Preservation Commission and/or other sources for a grant to assist in a professional survey of historic features, sites and structures and to document them as either of local significance or eligible for the National Register of Historic Places.

*Responsibility: Board of Selectmen*

### Long-Term Activities:

- Support educational programs for owners of historic properties in techniques to maintain historic values.

*Responsibility: Board of Selectmen*

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## Regional Coordination Program

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### Town Goal

- It is a goal of Livermore Falls to participate and develop regional programs to achieve common desires.

### Overview

The Town of Livermore Falls realizes that coordination and/or joint action is necessary to address a number of regional planning issues. Based upon the results of the inventory and analysis element of the Comprehensive Plan and the various policies contained in the plan, the following regional issues have been included in the Regional Coordination Program.

### Planning Issues

Economic Growth and Development

Transportation and Highway Improvements

Joint municipal service delivery (for example, mutual aid and emergency management)

Surface water resources

Groundwater and public water supply protection

## Regional Coordination Policy

Pursuant to this goal, the regional coordination policies of the Comprehensive Plan are:

1. To work with and coordinate with the Jay, Livermore & Livermore Falls Chamber of Commerce, Greater Franklin Development Corporation and other economic interests to improve and expand the local and regional economy.
2. To seek improvements to traffic movements through downtown Livermore Falls as a regional transportation issue.
3. To participate in discussions of the feasibility and cost benefits associated with municipal service delivery with adjacent communities.
4. To maintain the economic, recreation, and water quality of the Androscoggin River.
5. To recognize the need for joint efforts to maintain the quality and quantity of Livermore Falls' public water supply sources.

## Implementation Strategies

### Short-Term Activities:

- Support and actively participate with the Jay, Livermore & Livermore Falls Chamber of Commerce, the Greater Franklin Development Corporation and local business people to encourage economic growth.  
*Responsibility: Board of Selectmen*
- Participate in discussions and analysis of joint municipal service delivery with other communities.  
*Responsibility: Board of Selectmen*
- Work with the town of Jay to assure the protection of Parkhurst Pond as a public water source and an important natural resource.  
*Responsibility: Board of Selectmen*
- Work with the towns of Jay and Livermore to investigate potential support for a Tri-Town Recreation Director.  
*Responsibility: Board of Selectmen*

### Mid-Term Activities:

- Actively participate in the Regional Transportation Advisory Committee process established by the Maine Sensible Transportation Policy Act to address the problems associated with the regional traffic that travels through downtown Livermore Falls.  
*Responsibility: Board of Selectmen*
- Actively participate with established regional groups to promote the total resource values of the Androscoggin River and develop programs to maintain and enhance such values.  
*Responsibility: Board of Selectmen*

# Future Land Use Plan

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## Introduction

One of the most significant elements of the comprehensive plan is to establish a guide for future growth and development. The plan establishes the foundation for land use decisions, defines various development areas within the community, and identifies future capital investments. It is important, therefore, that the comprehensive plan set forth a realistic development guide so that the town can prosper and at the same time maintain valued characteristics.

The Future Land Use Plan identifies desired future development patterns and characteristics. The Future Land Use Map brings together the statement of policies presented in the comprehensive plan. It is important to realize that, as conditions in town change and demands dictate, the Future Land Use Plan and Map will require revisions. Principles that guided the development of Livermore Falls' Future Land Use Plan and Map include the following:

1. To encourage economic development, in appropriate areas, to create quality employment opportunities and broaden the municipal tax base.
2. The desire to enhance the economic value of downtown Livermore Falls while maintaining its historic characteristics.
3. The desire to maintain the values of residential areas.
4. The desire that the type and location of development be compatible with town services, including the transportation system, and water and sewer systems.
5. To manage development so that Livermore Falls' valued characteristics, including woodland, river access, scenic views, natural resources and open space are maintained.

The Livermore Falls Future Land Use Plan includes land use classifications that provide for the compatibility of land uses with those that currently exist; provide for residential, commercial and industrial growth; and provide for protection of the town's most important natural resources.

The Future Land Use Plan identifies development areas, where the majority of growth (approximately 70%) should occur over the next ten years, and the Rural area, where development should be discouraged. Census 2000 population densities for the town were evaluated to determine where population currently lives. The development areas outlined below closely resemble current population density patterns in Livermore Falls.

## The Village

The purpose of this area is to maintain and improve the traditional downtown commercial area of Livermore Falls. A mixture of land uses exists in this area, including retail, service, public, semi-public and residential. This mixture of land uses was what traditionally created healthy village centers, and it should be encouraged to continue. New development should reflect the prevailing pattern of compact development, with lot sizes as small as 5,000 square feet and lot widths of 50 feet. Infill development and use of upper stories of existing buildings should be strongly encouraged.



### **Residential Planned Development Areas**

Livermore Falls' residential development patterns reflect the influence of the town's industrial development period. Most of the town's residential dwelling units are located in a compact area that is adjacent to the downtown and served by public water and sewer. This compact residential development pattern allows for the efficient delivery of municipal services. The Future Land Use Plan identifies two types of residential development areas where high densities should be allowed. These areas are intended to provide suitable locations for residential growth and to maintain and improve where necessary existing residential areas and neighborhoods.

#### **Downtown Residential Development Area**

This area encompasses the high density residential neighborhoods adjacent to the downtown. The mixture of land uses currently include residential, commercial and institutional uses. Much of the residential development is older structures containing more than one dwelling unit. Since a majority of this area is currently served by water and sewer, it is intended that this area of town will continue to be more intensely developed as compared to other areas. Similar existing uses and redevelopment should be allowed to occur with minimal regulation but adequate safeguards must be established to minimize the degradation of neighborhoods. Incompatible farming activities, such as the keeping of livestock and farm animals, should be prohibited in this area. Increased setbacks or buffers should be provided for incompatible development activities which may be located adjacent to one another.

Minimum lot sizes should be consistent with prevailing patterns of development and standards for environmental protection. Existing regulations allow one structure per 10,000 square feet where public sewer is available and 40,000 square feet where public sewer service is not available. Multiple uses, such as neighborhood stores and home occupations, should be allowed in this area.

#### **East Livermore Residential Development Area**

This area is located in the vicinity of Pike's Corner and extends westerly from Pike's Corner to the Androscoggin River. Residential land uses, including single-family and mobile home parks, should be the primary land uses. Other land-use activities associated with residential neighborhoods, such as public uses, small commercial and home occupations, should be allowed after site plan review. Minimum lot sizes should be 20,000 square feet, which is the minimum allowed by state law.

### **Commercial Planned Development Areas**

There are several areas in Livermore Falls that are suitable for commercial and light manufacturing development: Park Street from the junction of Route 17 to Hinkley Hill and the area at the intersection of Routes 106 and 133. These locations have been designated for the following reasons: to allow locational options for various types of businesses, the availability of transportation systems and to encourage growth in and adjacent to the existing business centers. While these are ideal locations for commercial development to occur, the type and intensity of the development will vary. Regulations should consider that and regulate uses accordingly.

#### **Park Street Commercial Area**

This area is located on Park Street, between Route 17 and Diamond Road, and includes existing manufacturing and warehousing businesses, as well as commercial, retail and

residential uses. The purpose of this area is to provide opportunity for mixed uses with access to Route 17 and Route 133, rail, public water and sewer, and three-phase electric power. Land uses in this area should include retail, commercial, manufacturing, processing, warehousing, distribution and other comparable uses. Location of municipal facilities such as the town garage, fire station and police station should also be allowed in this area.

Minimum lot sizes should be 1-2 acres and minimum lot width should be 150 feet. Lot standards should be flexible to provide necessary off-street parking, off-street loading and outdoor storage areas, as required. Development standards should minimize "strip" development and assure safe traffic movement. Such standards should include requiring access management plans for subdivisions and individual lots which, among other access controls, will limit curb cuts based upon driveway volumes and encourage the use of shared driveways. Setbacks, screening/buffering and landscaping requirements contained in site plan review standards should be flexible to allow tailoring to the specific potential impacts and appearance of each type of development. Other site considerations should include noise, vibration and smoke.

#### **Pike's Corner Commercial Area**

This area encompasses land at the junction of Routes 106 and 133 and includes existing residential and commercial uses. This area is intended for small-scale commercial development which is compatible with the rural character of East Livermore. Land uses in this area should include retail, commercial, residential and other compatible uses. Location of municipal facilities such as the town garage, fire station and police station should also be allowed in this area.

Minimum lot sizes should be 1-2 acres and minimum lot width should be 150 feet. The size of commercial structures should be limited to 10,000 square feet. Lot standards should be flexible to provide necessary off-street parking, off-street loading and outdoor storage areas, as required. Development standards should minimize "strip" development and assure safe traffic movement. Such standards should include requiring access management plans for subdivisions and individual lots which, among other access controls, will limit curb cuts based upon driveway volumes and encourage the use of shared driveways.

#### **Diamond Road Manufacturing Area**

The purpose of this area is to provide for primarily manufacturing and industrial uses which are dependent on rail access. This area is located on the Diamond Road and is bounded by the Androscoggin River, Haines Ferry Road and the Central Maine Power Co. right-of-way. Existing land uses include industrial uses such as the town's transfer station and a biomass plant. This area has suitable access to Route 133, has access to three-phase electric service and is bisected by the railroad. Land uses in this area should include manufacturing, bottling plants, processing, warehousing and distribution. Because of the nature of such uses, this area should be buffered from less intensive uses. Residential uses should not be allowed. Minimum lot sizes should be 3-5 acres and minimum lot width should be 200 feet.

### **Floating Industrial Area**

This area is intended to provide opportunities within Livermore Falls for development of manufacturing, processing, treatment, research, warehousing, distribution and other industrial activities through establishment of a floating industrial zone. Location of a floating area should be based upon the following criteria:

- May be located in the Rural Area only
- Must be a minimum of 20 acres and be suitable for industrial development
- Adequate infrastructure (such as fire protection, sewer, water, etc.) must be available to serve the area
- Adequate transportation and traffic facilities must be available to serve the area
- The area will not adversely affect agricultural operations or residential areas
- Can be affixed no more than two times without updating the Comprehensive Plan

### **Rural Area**

This area comprises a significant portion of the land area in Livermore Falls. The purpose of this area is to maintain its rural character and to encourage the continued production of renewable resources. Agriculture and forestry are the preferred uses in this area. To maintain its economic and ecological value, rural land must be preserved in large, contiguous acreage.

Other uses may be suitable for this area. Residential density should maintain current development patterns, which is no more than one dwelling unit per every 2-3 acres, based on current real estate sales, as compared to 8 dwelling units per every acre in the Growth areas.

Since Livermore Falls has a strong tradition of families helping their family members, lots as small as one acre will be allowed but only if transferred, conveyed, sold, given, etc. to a spouse, parent, grandparent, brother, sister, child or grandchild related by blood, marriage or adoption and as long as the overall density of the Rural area is not compromised (one unit per 2-3 acres).

The town will monitor and track permits for new single-family development in order to ensure that the State's goals of directing development to the Growth areas is met. This will be accomplished by having the town review, every 3-5 years, the history of the building permits that are issued and taking appropriate steps to protect the integrity of the Rural area. These steps could include designating new growth areas, limiting the number of building permits, and increasing minimum lot sizes along with designating more land that cannot be developed (such as wildlife habitat areas, deer wintering areas and forested wetlands) to ensure fulfillment of the State's goal. This approach must be taken due to the stagnant growth in development that has occurred in Livermore Falls in the recent past.

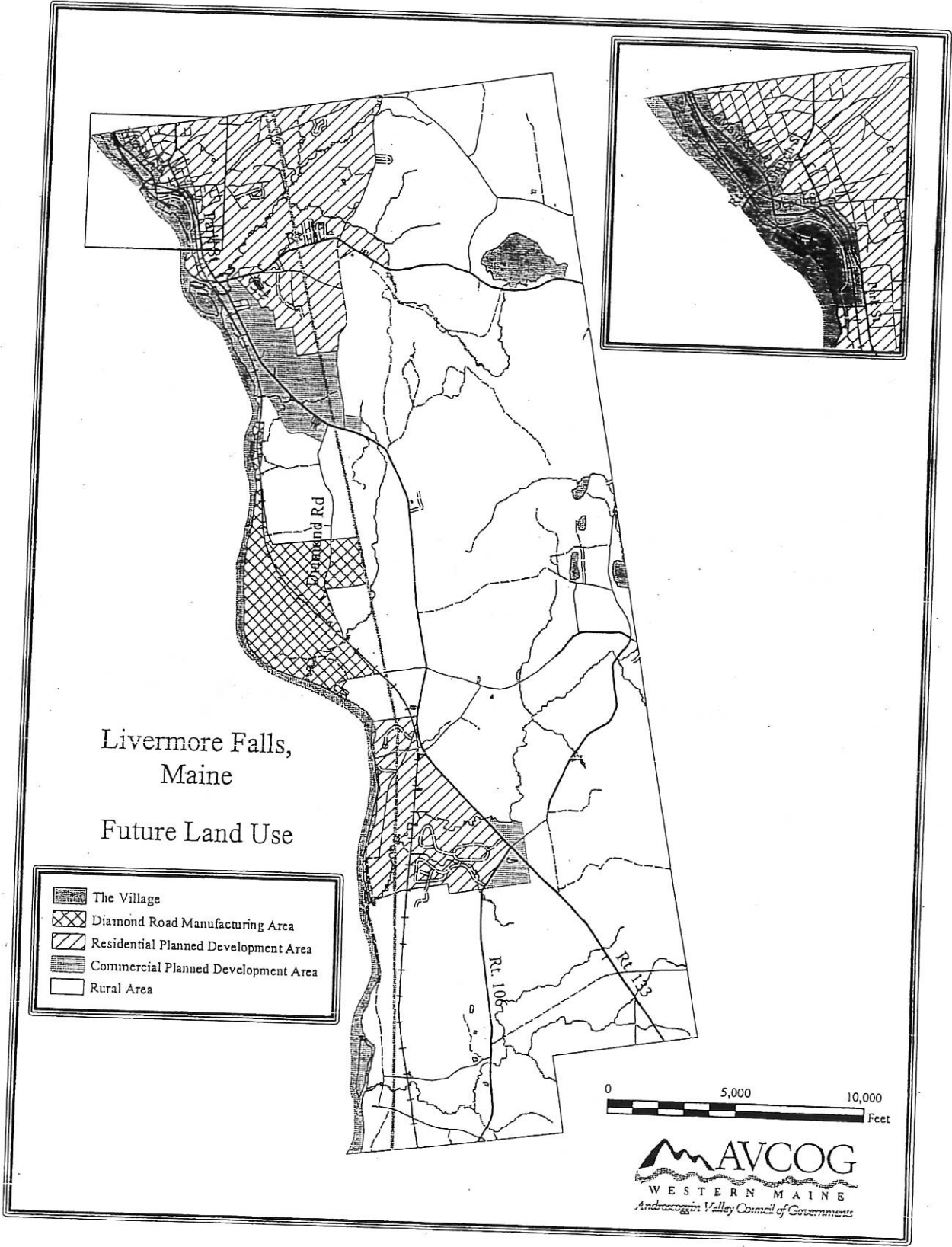
House lots should be sited and clustered where possible to preserve open space and critical natural features. Appropriate access management standards, such as access roads or shared driveways, should be used.

## Special Protection Areas

Certain areas within Livermore Falls warrant special consideration due to the likelihood of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation or, in some circumstances, prohibition. These areas include:

- a. Floodplains: The major floodplains in Livermore Falls are found along the Androscoggin River, Clay Brook, Hunton Brook, Meadow Brook, Redwater Brook, Scott Brook, Moose Hill Pond, Rock Pond, Round Pond, Schoolhouse Pond and Turner Pond. The land area within the 100-year floodplain that is not developed or suitable for development adjacent to the Androscoggin River should be placed in a protection district that prohibits new structural development. New construction and redevelopment in the already developed areas of the 100-year floodplain should comply with the standards of Livermore Falls' Floodplain Management Ordinance. In other floodplain areas, new residential development should be prohibited in floodways, and in the remainder of the floodplain, new construction and redevelopment should comply with the standards of Livermore Falls' Floodplain Management Ordinance.
- b. Shoreland Areas: The land area within 250 feet from great ponds, rivers and streams is critical to the well-being of the body of water. In addition, these areas contain significant wildlife habitats and travel corridors. These areas should be limited to residential and nonstructural uses except those areas in built up portions of Livermore Falls adjacent to the Androscoggin River and other areas that already have concentrations of commercial or manufacturing development or are suitable for such development.
- c. Wetlands: Non-forested freshwater wetlands of ten acres or more in size regulated under the Mandatory Shoreland Zoning Act that have rated as moderate or high for wildlife value and the land area within 250 feet of their upland edge should be designated as protection districts that restrict structural development and protect resource values. Freshwater wetlands of ten acres or more in size regulated under the Mandatory Shoreland Zoning Act that have not been rated as having moderate or high wildlife value and the land area within 250 feet of their upland edge should be designated as protection districts that allow structural development under defined conditions that protect their resource values. Local ordinance standards should allow owners of record to construct residential structures of limited size adjacent to these wetlands if there are no locations on such property that is not in the resource protection district on which they can be built. Other wetlands should, through development review standards, be maintained for their resource values.
- d. Watersheds: Livermore Falls contains 2 great ponds or ponds with a surface area of 10 acres or more. The land area that drains to these great ponds or watershed areas directly affects the quality of water. Development with the potential to disturb soil in these watersheds should be managed to maintain or improve water quality.

- e. Significant Ground Water Supply Areas/Sand and Gravel Aquifers: These areas, because of potential for degradation and/or contamination, require new development or redevelopment to take safeguards to minimize potential degradation. Local regulations should contain performance standards that protect these water resources.
- e. Critical Wildlife Habitats Including Travel Corridors: These areas should be maintained through development standards that prohibit detrimental alteration to critical areas and minimize other negative impacts including destruction of deer wintering areas.
- g. Steep Slopes: Areas of two or more contiguous acres, with sustained slopes of 20 percent or greater, should be placed in resource protection that prohibits structural development when they are in areas regulated under the Mandatory Shoreland Zoning Law. When development will take place in other areas of steep slopes, local development standards should assure safeguards are undertaken to prevent erosion and sedimentation and to minimize municipal costs.
- h. Scenic Locations: Scenic locations and views identified in the Comprehensive Plan are important characteristics of Livermore Falls. Impacts upon their location should be minimized through development standards.



## CAPITAL INVESTMENT PLAN

### Introduction

Over the planning period, roads, highway equipment, fire equipment, sewer and water facilities, recreation areas and other public facilities will require upgrading. In addition, new public facilities and infrastructure to meet ongoing needs and to encourage and support growth in Livermore Falls will be required. Town development depends on renewing, expanding and improving systems that support and/or stimulate development. To promote appropriate development and accommodate desired growth, to correct existing and emerging problems and fulfill the policies and strategies of the comprehensive plan, public improvements will be required.

Capital investments as contained in the Capital Investment Plan are expenditures greater than \$25,000 that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment that are expensive and have a relatively long period of usefulness, the cost of engineering or architectural studies and services, and the acquisition of land for community facilities. Capital investments or improvements usually require the expenditure of public funds including town, state, and federal resources. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period. Livermore Falls maintains a 5-year departmental Capital Improvement Program updated annually.

Listed below are the significant capital investments expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments required by projected growth. Where sufficient information is available, the percentage of the project cost by funding source is identified.

**CAPITAL INVESTMENT NEEDS  
2003-2012**

| PROJECT                                 | YEAR      | ESTIMATED COST           | PROBABLE FUNDING SOURCE           |
|---|-----------|--------------------------|-----------------------------------|
| <i><b>PRIORITY ONE PROJECTS</b></i>     |           |                          |                                   |
| Library Roof repairs                    | 2003      | \$10,000-25,000          | Treat Memorial Library Trust Fund |
| Police Station (addition or relocation) | 2004      | \$25,000-30,000 per year | Town (loan or current revenues)   |
| Fire tank truck replacement             | 2003      | \$30,000                 | Town                              |
| Engine #3 rehabilitation                | 2004      | \$28,000                 | Town                              |
| Squad/rescue truck replacement          | 2005      | \$160,000                | Town (loan or bond)               |
| Sidewalks                               | annual    | \$5,000-8,000 per year   | Town, Grants                      |
| Road improvements                       | annual    | \$5,000-8,000 per year   | TOWN/MDOT Block Grant program     |
| <i><b>PRIORITY TWO PROJECTS</b></i>     |           |                          |                                   |
| Highway Garage replacement              | 2008      | \$30,000/year            | 15-Year Bond                      |
| Fire station rehabilitation             | 2009      | \$10,000/year            | Town (reserve fund and loan)      |
| Bike paths                              | 2003-2010 | \$2,000-20,000           | Town, grants                      |
| Skate park                              | 2003      | \$40,000                 | Donations/Town                    |

**Capital Improvements Financing**

Capital improvements, as they are scheduled for implementation through Livermore Falls' multi-year departmental Capital Improvement Program, require a funding source or means of financing. A variety of techniques for financing capital improvements exist and examples are outlined below. Livermore Falls plans for these capital expenditures by annually appropriating money to reserve funds. State laws usually govern which techniques are authorized and how they are to be carried out.



## CURRENT REVENUES (Pay-As-You-Go)

The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues. This has the advantage of avoiding bonding and its interest costs. Its disadvantage is that large scale capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate. Spreading these costs over a longer period reduces such sudden impacts and rate swings.

## BONDING

Borrowing against future taxes (general obligation bonds) or future service charges or fees (revenue bonds) to finance long-term public improvements is widely practiced and makes good sense from the standpoint of "paying-as-you-use." Bonding evens out the tax impact over time and allows the municipality to obtain vital improvements earlier in time than current revenue or reserve fund arrangements would permit. As a rule, no improvement or equipment should be bonded beyond its service life and thus violate the pay-as-you-use rule. The chief disadvantage of bonding is the payment of interest on the borrowed money. The fact that purchasers of municipal bonds are usually exempt from payment of taxes on interest received causes the interest rate on such bonds to fall below market rates.

## RESERVE FUND

A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliances, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are accurately known and can be planned for. The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

## TIME-PHASED PROJECTS

Some very large scale projects can be broken into time-phased increments and, thus, paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This, again, avoids sudden tax increases.

## MUNICIPAL ASSESSMENT AND USER FEES

Development fees, assessment and user charges, if appropriate and feasible, may also be applied by the municipality to recapture costs from direct beneficiaries or users of specific capital improvements. Assessments, for example, are commonly used to recapture street improvements for which fees, assessments and service charges are appropriate and may lend themselves to the use of revolving funds. Under this arrangement, the income so generated, after paying off the original improvements, is placed in a fund dedicated to financing future improvements of the same sort.

## DEVELOPER FINANCING OF INFRASTRUCTURE

Shifting public sector costs to the private sector is becoming a more frequently used option. The infrastructure required for large scale developments becomes part of the developer's investment costs. If built to municipal specifications, the improvements may later be accepted by the municipality for maintenance.

## GRANTS AND COST SHARING

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

## LOW-INTEREST LOANS

In some cases, the federal and state governments have developed special low-interest loan programs to support certain categories of public improvements. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

## **SECTION II**

# **INVENTORY AND ANALYSIS**

# ECONOMY

## Findings

- ❖ In the 1990's, less than one third of the town's residents were employed in manufacturing, compared to over 50% a decade earlier.
- ❖ Median household income in Livermore Falls, the lowest in Androscoggin County, rose just 1% in the last decade.
- ❖ Although Livermore Falls is a center for convenience goods and services, it captures less than half of its expected retail sales.

## Introduction

Historically, the economic base of Livermore Falls has been dependent on its natural resources. Surrounding forests provided raw materials, while the falls on the Androscoggin River provided horsepower for industrial development. For generations, the International Paper and Otis Mills in Jay served as the region's economic engines and largest employers. In 1980, over 51% of the town's labor force was employed in the manufacturing of durable and non-durable goods, including pulp and paper, shoes, and lumber and wood products. In 1990, local employment in these traditional sectors dropped to 36%. The closing of the Cole-Haan shoe factory in 1999 continued this decline.

## Employment

The Town of Livermore Falls is part of a larger economically integrated unit classified as the Farmington Labor Market Area (LMA). An LMA consists of a central community or communities and the surrounding territory within commuting distance where workers may readily change jobs without changing their place of residence. The Farmington Labor Market Area is comprised of all Franklin County communities (except Carthage), the Androscoggin County towns of Livermore and Livermore Falls, and the Oxford County town of Canton.

The major employers in the Farmington LMA include International Paper, Franklin Memorial Hospital, University of Maine at Farmington, and Otis Specialty Papers. Within Livermore Falls, the largest employers are Isaacson Lumber with 85 jobs, Parkview nursing home, and SAD 36. In the last three years, three major shoe manufacturers have shut down: in 1998, G.H. Bass in Wilton with 350 jobs, in 1999, Cole-Haan in Livermore Falls with 255 jobs, and in 2000, Franklin Shoe in Farmington with 211 jobs.

Highlighted below are comparisons in employment by sector from 1995 to 1999. The following table details all employment sector changes.

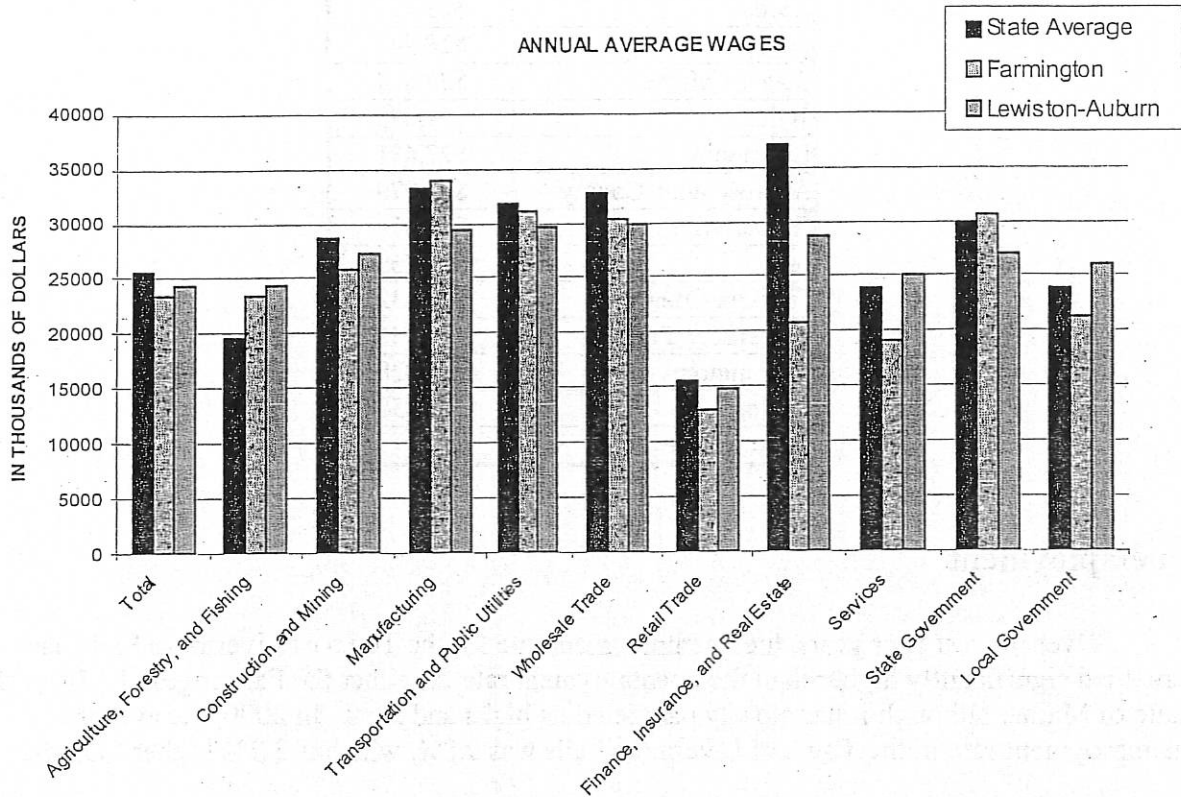
- Total non-farm wage and salary employment increased by 1.8%, with manufacturing showing a 23% decline and non-manufacturing employment a 13.4% rise.
- The greatest decline in employment occurred in the manufacturing of leather and leather products, down 56.2%, followed by finance, insurance and real estate, down 28.3%.
- Sectors experiencing growth were wholesale trade, up 35.7%, health services (22.5%), logging (19%), and construction (18%).
- The majority of employment in 1999 was in services (26%), retail trade (21%), government (18%), and non-durable manufacturing (17%).

| Farmington Labor Market Area<br>Non-Farm Wage and Salary Employment<br>1995-1999 |        |        |        |        |        |             |
|--|--------|--------|--------|--------|--------|-------------|
|  | 1995   | 1996   | 1997   | 1998   | 1999   | %<br>Change |
| <b>Total</b>   | 13,690 | 13,670 | 13,390 | 12,830 | 13,940 | 1.8%        |
| <b>Total Manufacturing</b>   | 4,320  | 4,110  | 3,870  | 3,660  | 3,330  | -22.9%      |
| Durable  | 1,090  | 990    | 970    | 980    | 940    | -13.8%      |
| Lumber & Wood  | 980    | 870    | 860    | 870    | 850    | -13.3%      |
| Logging  | 210    | 200    | 260    | 260    | 250    | 19.0%       |
| Non-Durable  | 3,240  | 3,120  | 2,900  | 2,680  | 2,390  | -26.2%      |
| Printing/Publishing  | 110    | 100    | 90     | 80     | 90     | -18.2%      |
| Leather & Leather Products   | 1,300  | 1,210  | 1,000  | 820    | 570    | -56.2%      |
| <b>Total Non-Manufacturing</b>   | 9,360  | 9,560  | 9,520  | 9,170  | 10,610 | 13.4%       |
| Construction   | 500    | 600    | 630    | 560    | 590    | 18.0%       |
| Transportation/Utilities   | 260    | 250    | 250    | 250    | 290    | 11.5%       |
| Wholesale Trade  | 140    | 160    | 170    | 180    | 190    | 35.7%       |
| Durable Goods  | 90     | 100    | 110    | 110    | 130    | 44.4%       |
| Retail Trade   | 2,660  | 2,670  | 2,610  | 2,680  | 2,890  | 8.6%        |
| Finance, Insurance, Real Estate  | 600    | 590    | 600    | 620    | 430    | -28.3%      |
| Services and Mining  | 2,870  | 2,970  | 2,800  | 2,730  | 3,650  | 27.2%       |
| Health Services  | 1,200  | 1,250  | 1,110  | 1,290  | 1,470  | 22.5%       |
| Government   | 2,330  | 2,320  | 2,400  | 2,100  | 2,570  | 10.3%       |
|  |        |        |        |        |        |             |
|  |        |        |        |        |        |             |
|  |        |        |        |        |        |             |

Source: Maine Department of Labor Employment and Earnings Statistical Handbook

## Income

As of 1998, the average annual wage in the Farmington Labor Market Area (\$23,479) was 10% below the state average of \$25,486. Workers in the region are paid less than the state average in the areas of construction and mining, transportation and public utilities, wholesale trade, retail trade, finance, insurance and real estate, services, and local government.



Over the last 10 years, the median household income in Livermore Falls has remained stagnant. In 1970, median household income was above the state and county averages. In 1980, median household income was even with the state and county averages. In 1990, median household income dipped below the state and county averages. Although 2000 Census data is not yet available, estimates show that in the last decade income has risen just 1%.

| Median Household Income<br>1970-2000 |                 |                     |                |
|--------------------------------------|-----------------|---------------------|----------------|
|                                      | Livermore Falls | Androscoggin County | State of Maine |
| 1970                                 | \$7,906         | \$6,603             | \$6,511        |
| 1980                                 | \$13,567        | \$13,524            | \$13,816       |
| 1990                                 | \$22,446        | \$26,979            | \$27,854       |
| 2000                                 | \$22,623        | \$36,395            | \$35,299       |

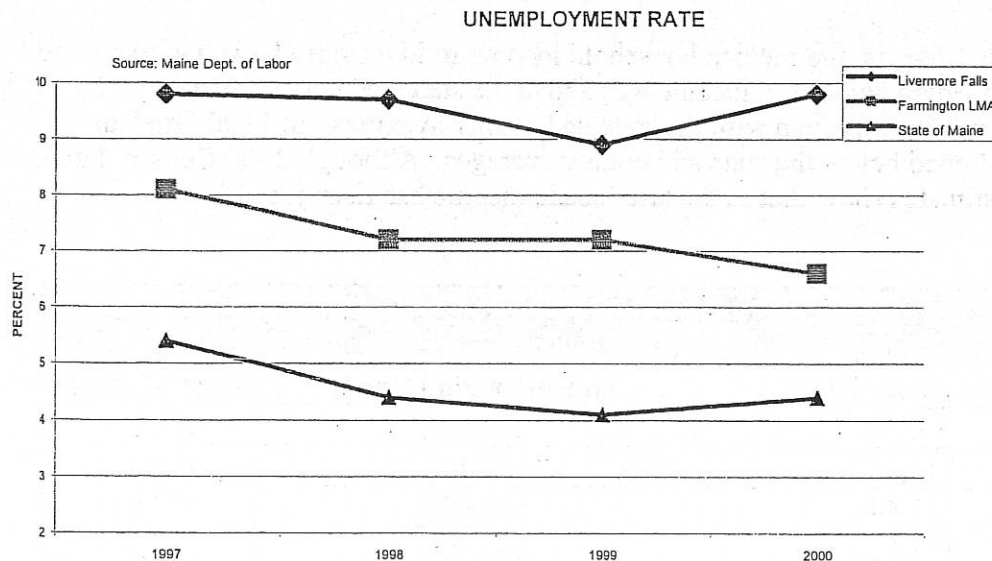
Sources: 1970-1990 data from U.S. Census  
2000 data from Claritas

Of all the surrounding towns, Livermore Falls bears one of the lowest median household incomes.

| Median Household Income<br>Androscoggin County<br>1990 |                 |
|--|-----------------|
| Wayne  | \$38,000        |
| Leeds  | \$29,777        |
| Fayette  | \$28,947        |
| State of Maine   | \$27,854        |
| Wilton   | \$27,833        |
| Livermore  | \$27,431        |
| Androscoggin County                                    | \$26,979        |
| Chesterville   | \$25,875        |
| Jay  | \$25,769        |
| Franklin County  | \$24,432        |
| <b>Livermore Falls</b>                                 | <b>\$22,446</b> |
| Farmington   | \$22,328        |
| Canton   | \$21,250        |
| <i>Source: 1990 Census</i>                             |                 |

## Unemployment

Over the last four years, the unemployment rate for the Town of Livermore Falls has remained significantly higher than the unemployment rate for either the Farmington LMA or the State of Maine, although it has closely paralleled its highs and lows. In 2000, the average unemployment rate in the Town of Livermore Falls was 9.8%, which is 3.2% higher than the



Farmington Labor Market Area's rate of 6.6% and 6.5% higher than the state's rate of 3.3%.

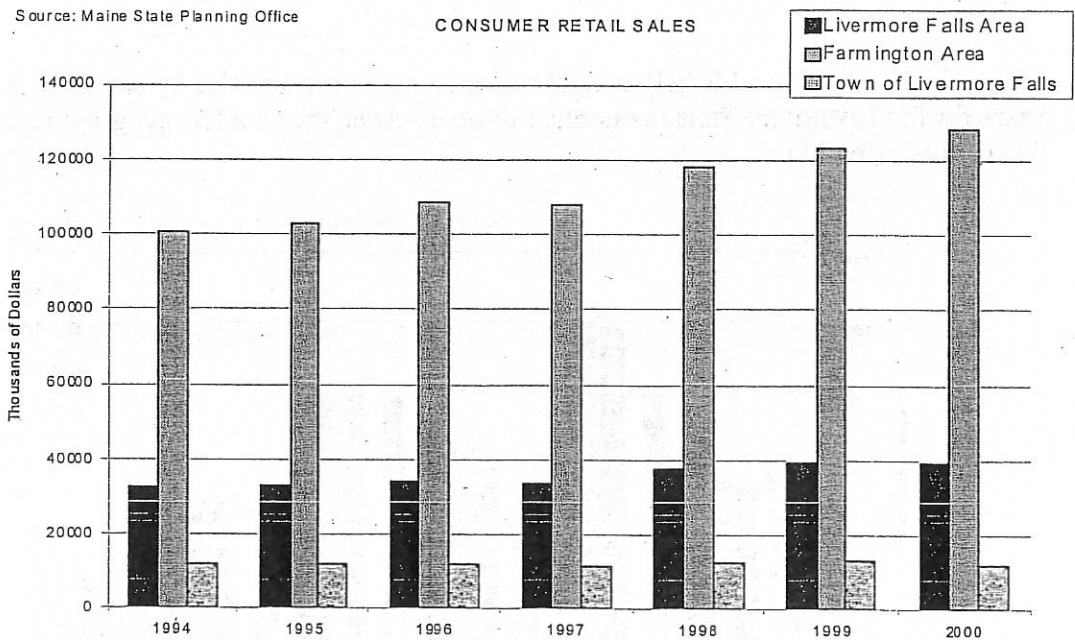
## Retail Sales

The Town of Livermore Falls offers a variety of convenience goods and services for residents. Local businesses include a pharmacy, food store, beauty and barber shops, banks, insurance and real estate offices, medical services, building supply, discount store, nursery, and automotive parts. Indeed, the towns of Livermore Falls and Jay are recognized by the Maine State Planning Office as two of the state's 97 service center communities. Together, they provide a regional base of employment, services, trade, and housing.

Although Livermore Falls offers a distinctively downtown shopping experience, its 30-year decline is well documented. A wide selection of clothing, shoes, books, electronics, and other types of general and specialty merchandise, once available in downtown Livermore Falls, can only be found further afield in Farmington or Lewiston-Auburn.

The Maine State Planning Office tracks data on taxable retail sales derived from sales tax collections. The following table shows changes in consumer retail sales for the period 1994-2000 for the Town of Livermore Falls, the Livermore Falls Economic Summary Area (ESA), and the Farmington Economic Summary Area. The Livermore Falls ESA is comprised of Canton, Chisholm, East Livermore, Fayette, Jay, Livermore, and Livermore Falls. The Farmington ESA is comprised of Allens Mill, Avon, Chesterville, Dryden, East Dixfield, Farmington, Industry, New Sharon, New Vineyard, Phillips, Strong, Temple, Weld, and Wilton.

Between 1994 and 2000, consumer retail sales in the Town of Livermore Falls increased less than 1%, compared to 21% for the Livermore Falls/Jay area and 28% for the Farmington Area.



Another indicator of the strength of a local retail sector is the "pull factor," which measures the power of a community to draw both residents and non-residents to make retail purchases. A pull factor is calculated by dividing a community's per capita sales (retail sales divided by population) by the state average per capita sales.



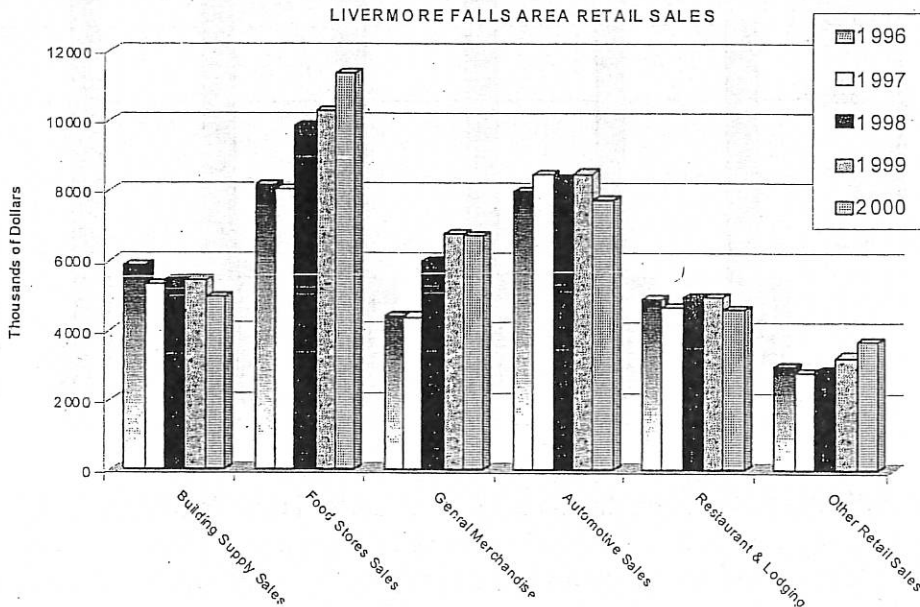
$$\frac{\frac{\text{Town annual retail sales in thousands of dollars}}{\text{Total population of town}}}{\frac{\text{State annual retail sales in thousands of dollars}}{\text{Total population of state}}}$$

The magnitude of the pull factor indicates whether a community is attracting consumers or leaking retail sales to other communities. A pull factor less than 1.00 suggests that the community is losing retail sales. A pull factor of 1.00 indicates that there is a balance of sales equal to the average for the state. A pull factor greater than 1.00 suggests that the community is attracting consumers from other areas.

The following chart calculates the pull factor for consumer retail sales in the Town of Livermore Falls for the period 1995 to 2000. The pull factor suggests that the town is losing more than half its share of expected retail sales to other communities every year, such as Jay, Farmington, and Lewiston-Auburn.

| Pull Factor for Retail Sales in Livermore Falls |                 |                 |                 |                  |                  |                  |
|---|-----------------|-----------------|-----------------|------------------|------------------|------------------|
|   | 1995            | 1996            | 1997            | 1998             | 1999             | 2000             |
| Town Retail Sales                               | \$12,070,000    | \$11,924,000    | \$11,506,000    | \$12,773,000     | \$13,322,000     | \$12,307,000     |
| Population                                      | 3,279           | 3,237           | 3,205           | 3,196            | 3,227            | 3,227            |
| State Retail Sales                              | \$9,036,204,000 | \$9,501,838,000 | \$9,858,740,000 | \$10,734,751,000 | \$11,638,157,000 | \$12,107,641,000 |
| State Population                                | 1,233,193       | 1,238,003       | 1,241,865       | 1,244,250        | 1,274,923        | 1,274,923        |
| Pull Factor                                     | 0.50            | 0.48            | 0.45            | 0.46             | 0.45             | 0.40             |

The following table below breaks down trends in retail sales by category for the last five years for the Livermore Falls Economic Summary Area, the smallest geographic unit for which this data is available.



From 1996 to 2000, retail sales in the Livermore Falls ESA increased in the categories of food stores, general merchandise, and "other retail." Sales of general merchandise increased by 11.2%, or \$2,330,000, which includes stores carrying product lines typically found in department stores, such as clothing, furniture, shoes, and home appliances. Food store sales increased by 8.6%, or \$3,189,000, which includes large supermarkets as well as corner variety stores. The values represented are for snacks and non-food items only, since food for home consumption is not taxed. Sales of "other retail" which increased by 5.9%, or \$761,000, includes a wide variety of stores selling pharmaceutical items, jewelry, sporting goods, antiques, books, photo supplies, gifts, etc.

From 1996 to 2000, retail sales declined in the areas of building supplies, automotive sales, and restaurant and lodging. Automotive sales, which decreased by 0.8%, or \$256,000, includes all transportation related stores such as auto dealers, auto parts stores, motorcycle shops, aircraft dealers, boat dealers and auto rental. The restaurant and lodging category, which declined by 1.7%, or \$324,000, includes places selling food for immediate consumption as well as hotels, motels, campgrounds, and bed & breakfasts. Sales of building supplies, which declined by 4.3%, or \$940,000, includes durable equipment sales, contractor's sales, hardware stores, and lumber yards.

## **Downtown Revitalization**

Historically, downtown Livermore Falls served as the commercial, civic, and cultural hub of the community. At one time, downtown was home to a movie theater and numerous retail offerings including clothing, electronics, hardware, automotive parts, and appliances. Over the last 30 years, an eroding property tax base, declining household income, and increasing competition from shopping areas in Auburn, Lewiston, Jay, Augusta, and Farmington have contributed to the precipitous decline of the central business district. Indeed, from 1980 to 1984, sales of general merchandise, such as clothing, furniture, shoes, and home appliances, declined 32%. This decline has led to a cycle of high commercial vacancies and poorly maintained properties which in turn discourages further development and investment in the downtown.

Over the last two decades, a number of efforts have been organized to revitalize the downtown including public forums, advisory committees, market surveys, and Community Development Block Grant applications. In 1985, a market assessment conducted for the town by Roundy Development Services concluded that the Livermore Falls Economic Summary Area of Jay, Livermore, Canton, and Fayette has an adequate income and population base to support a strong and vital downtown. Indeed, over 75% of area shoppers surveyed in 1985 said that there was a locational advantage for them to shop in downtown Livermore Falls, rather than other locations, if a greater variety of stores and merchandise was available. In order to revitalize the downtown district, a number of recommendations have been made throughout the years, including the following:

- Variety of retail options, including stores to buy clothing, groceries, books, crafts, and specialty goods
- More entertainment options, including a movie theater, restaurant, and coffee shop

- More open space along the riverfront, such as a pier, park or trail, with opportunities to access the water for fishing, canoeing, and kayaking
- Downtown beautification including street lighting and façade improvements
- Improvements to traffic circulation including a solution to truck traffic, a safer pedestrian environment, and adequate parking

The following is an approximate breakdown by category of businesses in the Town of Livermore Falls. This list does not include home occupations.

| <b>Livermore Falls Businesses</b>           |               |
|---|---------------|
| <b>Category</b>                             | <b>Number</b> |
| <b>Automotive</b>                           | <b>16</b>     |
| Auto supply                                 | 3             |
| Auto service                                | 6             |
| Auto sales                                  | 4             |
| Auto fuel                                   | 3             |
| <b>Barber and Beauty Salons</b>             | <b>9</b>      |
| <b>Commercial</b>                           | <b>7</b>      |
| <b>Finance, Insurance &amp; Real Estate</b> | <b>7</b>      |
| Finance                                     | 2             |
| Insurance                                   | 3             |
| Real Estate                                 | 2             |
| <b>Engineering</b>                          | <b>2</b>      |
| <b>Health Care</b>                          | <b>13</b>     |
| Medical                                     | 9             |
| Dentistry                                   | 2             |
| Nursing home                                | 1             |
| <b>Industrial</b>                           | <b>3</b>      |
| <b>Lodging</b>                              | <b>0</b>      |
| <b>Lumber &amp; Building Supply</b>         | <b>3</b>      |
| <b>Printing</b>                             | <b>1</b>      |
| <b>Retail Merchandise &amp; Services</b>    | <b>21</b>     |
| Bookstore                                   | 0             |
| Clothing                                    | 0             |
| Laundromat                                  | 0             |
| Pharmacy                                    | 1             |
| Other merchandise & services                | 20            |
| <b>Personal Fitness &amp; Recreation</b>    | <b>5</b>      |
| <b>Taxi</b>                                 | <b>0</b>      |
| <b>Upholstery</b>                           | <b>1</b>      |
| <b>Total</b>                                | <b>88</b>     |

# TRANSPORTATION

## Findings

- ❖ There is an extremely high volume of truck traffic traveling through downtown Livermore Falls.
- ❖ Public bus service to Farmington, Jay and Lewiston is available to all Livermore Falls residents.
- ❖ The town does not have a multi-year road or sidewalk improvement program.

## Introduction

The location of transportation routes (both existing and proposed) is important to a community's development pattern and its overall economic well-being. Expenditures for roads are generally the second highest expenditure in town budgets. These two issues demonstrate the importance of inventorying and analyzing transportation facilities for a community. This chapter examines the transportation systems in Livermore Falls.

## Highway Classification

Livermore Falls' transportation system consists of its roadway and sidewalk network, rail and transit systems. This system is extremely important to existing and future development characteristics.

Livermore Falls contains approximately 45 miles of public roads. Of this number, 29.7 are town-maintained roads. The State of Maine has maintenance responsibility of 14.8 miles of road.

The Maine Department of Transportation (MDOT) has classified highways based on functions within Livermore Falls as arterial, collector or local. Livermore Falls has 8.7 miles of arterial highway, 6.0 miles of collector highway and 29.7 miles of local highways. Brief definitions of the three classifications, as used by MDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. They usually carry interstate or U.S. Route number designations. The arterial highways in Livermore Falls include Routes 4, 4/17 and 133. The state is responsible for road repair, resurfacing and winter maintenance on all state roads in Livermore Falls.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Collector highways in Livermore Falls include Routes 17 and 106. The state is responsible for road repair, resurfacing and winter maintenance on these roads.

Local Highways: Local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter road maintenance of local roads.

Private Roads: There are 24 private roads in Livermore Falls. Owners of property fronting private roads are responsible for the road's maintenance. Typically, public services such as school bus pickup, trash pickup and mail delivery are not available to residents on private roads.

## **Road Conditions**

Examination of local highway conditions is important for several reasons. Road conditions can help direct future development and suggest the need for capital expenditures for reconstruction. The town has not established a multi-year maintenance program for undertaking local highway improvements. The town would benefit from the establishment of a five-year road and sidewalk improvement program that establishes reconstruction and paving priorities. Road and sidewalk reconstruction projects should be included in the Capital Improvement Program.

MDOT has identified all state highways in Livermore Falls as backlog highways except Route 133, south of the junction with Route 17. This means there are sections of each of these highways which are substandard and in need of reconstruction or rehabilitation.

Improvement of Route 4/17 (Bridge Street to Jay) and Route 106, from Leeds to Livermore Falls, is included in MDOT's 2002-2007 Six-Year Transportation Improvement Plan. Currently, it is MDOT policy to draw from the list of projects in the Six-Year Plan for development and preparation of each Biennial Transportation Improvement Program (BTIP). Preconstruction engineering of the Bridge Street project is included in MDOT's 2002-2003 BTIP. It is anticipated that both of these projects will appear in subsequent BTIPs for actual construction.

## **Motor Vehicle Crash Data**

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

Based upon information provided by MDOT for the period between January 1, 1997 to December 31, 1999, there was only one location in Livermore Falls with a CRF greater than 1.00 and eight or more crashes. In addition, there are 11 locations with either a high CRF or a high number of crashes that are worth mentioning. These locations should be of concern because they can become HCLs if conditions do not improve.

| MOTOR VEHICLE CRASH SUMMARY DATA - 1/1/97 through 12/31/99                                      |              |      |
|---|--------------|------|
| HIGH CRASH LOCATION   |              |      |
| Crash Location  | # of Crashes | CRF  |
| Route 17/133 (Depot Street) between Main Street and Maine Central Railroad crossing (0.15 mile) | 8            | 1.41 |
| POTENTIAL HIGH CRASH LOCATIONS  |              |      |
| Crash Locations   | # of Crashes | CRF  |
| <i>Route 4</i>  |              |      |
| At Richardson Ave./Main Street intersection   | 5            | 0.92 |
| Between Green Street & Richardson Avenue (0.05 mile)  | 6            | 2.23 |
| Between Gordon Street & Gagnon Street (0.12 mile)   | 6            | 1.21 |
| <i>Route 17</i>   |              |      |
| At Park/Sewall/Cedar Streets intersection   | 7            | 1.37 |
| At Depot Street/Main Street intersection  | 5            | 1.09 |
| <i>Route 133</i>  |              |      |
| Between Bog Road & Campground Road (1.25 miles)   | 7            | 0.76 |
| Between River Road & Haines Corner Road (0.42 mile)   | 5            | 0.94 |
| Between Haines Corner Road & Karn Road (2.03 miles)   | 11           | 0.57 |
| Between Diamond Road & Park Street (0.93 miles)   | 10           | 0.91 |

### Causes of Crashes at HCL & Potential HCLs

The Maine Department of Transportation (MDOT) provides information on the nature of reported crashes. The nature of crashes at the high crash locations and potential high crash locations listed above were examined to determine whether there are any trends which may affect the long-term safety and suitability of these roadways. The results of this analysis are as follows:

Depot Street (0.15 miles): Of the eight crashes in the 3-year time period examined for this high crash location, six were rear end/sideswipes, one was a rollover and one was a crash at the Maine Central Railroad crossing. Four of these crashes were on a straight section of road and three were on a curve (the one remaining was at the railroad).

Route 4: Of the 17 crashes in the table above, nine occurred at driveways. The majority of these crashes (14) occurred during daylight hours, two occurred at night and one at dusk.

At the Richardson Avenue/Main Street intersection: Four out of the five crashes at this intersection involved "intersection movements" and one was a rear-ender.

Between Green Street and Richardson Avenue (0.05 mile): Five of the six crashes occurred at driveways.

Between Gordon and Gagnon Streets (0.12 mile): Four of the six crashes occurred at driveways.

Route 17: Of the 12 crashes at these two intersections, eight occurred during daylight hours and four occurred at night. With one exception (alcohol-related crash), road geometrics appears to be the primary cause for most of the crashes at these two locations.

Route 133: Of the 33 crashes on this road, one-third involved vehicles which ran off the road and one-third involved deer or moose. All 22 of these crashes occurred on straight sections of roadway, not curves.

Between Bog and Campground Roads (1.25 miles): Two vehicles ran off the road in the winter; in one, the road was wet and the other, the road had ice or snow with no sand. There were two crashes involving deer and one involving a moose. There was one car fire and one rear-end/sideswipe.

Between River Road and Haines Corner Road (0.42 mile): Three crashes involved deer, one rear-end/sideswipe on snowy/slushy road with sand and one vehicle ran off the road with ice or snow and no sand.

Between Haines Corner Road and Karn Road (2.03 miles): Of the 11 crashes on this section of road, six ran off the road, three involved deer, one was a head-on/sideswipe and one was at a driveway. Of the six crashes in which the vehicle went off the road, three involved fatigued drivers.

Between Diamond Road and Park Street (0.93 miles): Of the 10 crashes here, two ran off the road, two involved deer, there were two head-on/sideswipes, two rear-end/sideswipes, one car fire and one vehicle hit a building.

## Highway Capacities

MDOT maintains traffic volume data for several roadways in Livermore Falls. MDOT has conducted annual average daily traffic counts for a select number of locations in Livermore Falls. The following table presents this information for selected locations:

| Location   | 1993  | 1996  | 1998 |
|--|-------|-------|------|
| Route 4 (Bridge Street) southwest of Main Street                 | 6110  | 6080  | 7260 |
| Route 4/17 (Main Street) northwest of Bridge Street              | 12260 | 12030 | ---  |
| Route 4/17 (Main Street) southeast of Gagnon Street              | 10300 | 10870 | ---  |
| Route 17 (Depot Street) southwest of Route 133 (Pleasant Street) | ---   | 8380  | 9330 |
| Route 17/133 (Park Street) northwest of Sewall Street            | ---   | 8700  | 9850 |
| Souther Road south of Moose Hill Road                            | ---   | 510   | 430  |
| Upper Depot Street east of Route 17/133 (Park Street)            | ---   | 1580  | 1620 |
| Upper Depot Street northeast of Jones Road                       | ---   | 910   | 980  |
| Moose Hill Road west of Souther Road                             | ---   | 570   | 590  |
| Haines Corner Road east of Route 133                             | 380   | 290   | ---  |
| Campground Road northeast of Route 133                           | 740   | ---   | 420  |
| Route 106 (North Leeds Road) southwest of Route 133              | 1240  | 1350  | 1510 |

| Location   | 1993 | 1996 | 1998 |
|--|------|------|------|
| High Street southeast of Baldwin Street                          | ---  | 590  | 660  |
| High Street northwest of Baldwin Street                          | ---  | 630  | 660  |
| Route 133 (Pleasant Street) northwest of Route 17 (Depot Street) | ---  | 2120 | 2610 |
| Route 133 (Wayne Road) south of Haines Corner Road               | 2640 | 3170 | 3090 |
| Route 133 (Wayne Road) southeast of Route 106                    | 2200 | 1880 | 2140 |
| Route 133 at Wayne town line                                     | ---  | 1730 | 1940 |

Traffic volumes in Livermore Falls are increasing because of the nature of the traffic traveling through town to destinations elsewhere and because of the high rates of growth in adjacent rural communities. Many of the heavy trucks traveling through downtown Livermore Falls are carrying wood products and are going to facilities outside of Livermore Falls, such as International Paper Co. in Jay. In 1993, MDOT estimated that trucks made up 10-12% of the traffic coming into the downtown on Route 17. This is roughly three times the expected volume of truck traffic for a rural community. Industry standards estimate that 3-4% of truck traffic is acceptable and to be expected in a rural area. Residents estimate that the volume of truck traffic through town has increased since 1993.

The alignment of Depot Street, with its right-angle corners, is dangerous and confusing to out of town drivers. Depot Street's intersection with Main Street is also hazardous and extremely awkward. The prevalence of trucks on this road and the poor geometrics are serious problems that need to be addressed.

## Sidewalk System

There are more than 10 miles of publicly maintained sidewalks in Livermore Falls. The sidewalk system allows pedestrian movement between the compact residential neighborhoods and the businesses throughout the downtown.

## Access Management

In 2000, the Maine legislature adopted LD 2550, An Act to Ensure Cost Effective & Safe Highways in Maine. The purpose of this act is to assure the safety of the traveling public, protect highways against negative impacts on highway drainage systems, preserve mobility and productivity, and avoid long-term costs associated with constructing new highway capacity. The act is intended to conserve state highway investment, enhance productivity, manage highway capacity, maintain rural arterial speed, promote safety and conserve air, water and land resources.

In accordance with this act, MDOT has developed rules for implementation which will take effect early in 2002. The rules apply to new or modified curb openings (driveways and entrances) on non-urban state and state-aid highways. The standards regulate corner clearances, drainage, driveway spacing, driveway widths, parking, shared driveways and sight distance.

Generally, a mobility arterial is defined as a non-urban compact arterial that has a posted speed limit of 40 m.p.h. or more and is part of an arterial corridor located between urban



compact areas or “service centers” that has 5,000 average annual daily traffic for at least 50% of its length. The rules define retrograde arterials as mobility arterials where the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit. In addition to meeting the standards for mobility arterials, mitigation measures will be required along retrograde arterials before new curb openings will be permitted by MDOT. MDOT has identified Route 4/Bridge Street as a retrograde arterial.

## **Parking Locations**

Public parking is provided through on-street parking along Depot Street and Main Street and several downtown parking lots. There are approximately 35 on-street parking spaces between the railroad crossing on Depot Street and the railroad crossing on Main Street. There are an additional six spaces on or near Western Auto. Off-street parking is located behind the town office and in the lot at the Water District. Private parking lots are located adjacent to most downtown businesses. Many of the off-street spaces are used during the day by commuters which may result in insufficient parking if new businesses locate in vacant downtown buildings.

## **Park & Ride Facilities**

There are no MDOT park & ride facilities in Livermore Falls. Currently, commuters use downtown public parking lots. There appears to be a need for dedicated, long-term parking so that commuter parking does not conflict with the parking demands of existing and future downtown businesses.

## **Rail Lines**

The Maine Central Springfield Terminal Railroad runs throughout town in a north-south direction, generally parallel to the Androscoggin River. There are several rail sidings in Livermore Falls in addition to the main line. There are three crossings of the main line in downtown Livermore Falls which are a potential safety hazard; the only High Crash Location in Livermore Falls is at one of these crossings. These crossings constrain the downtown and have the potential of interfering with the ability of emergency vehicles to get across town when trains are on the tracks.

## **Public Transit**

Western Maine Transportation Services, Inc. (WMTS) provides “demand response” and fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Door-to-door (a.k.a. “demand response”) and fixed-route services are available to the general public. WMTS also provides human service transportation, including Medicaid trips, to all destinations. WMTS buses en route to Lewiston from Farmington currently stop in downtown Livermore Falls three days a week and bus service is provided between Jay and Livermore Falls once a week. The bus stop is not identified by signage and there is no bus shelter to protect riders from bad weather.

# LAND USE AND DEVELOPMENT PATTERN

## Findings

- ❖ Livermore Falls village contains a large number of residences close to retail and public facilities.
- ❖ There has been a slow movement of commercial development outside the traditional village area due primarily to lack of space.

## Introduction

A major element of the comprehensive plan is an analysis of land use and development patterns. By analyzing past and present development patterns, we can gain insights into community functions, understand spatial relationships, examine past and current priorities, and set future direction. Current land use patterns and trends are cornerstones in the development of policies and strategies that will shape the future development and character of the community.

Livermore Falls occupies approximately 12,600 acres of land. Major surface water bodies include Moose Hill Pond and the Androscoggin River. The town's traditional land use patterns developed around four primary factors and events. They were topography, water power, the railroad and the pulp and paper industry. The area's topography made for good agriculture, including apples and dairy products. Available water powered mills to process agricultural products and timber. In 1852, the railroad reached Livermore Falls and still passes through the town today. Alvin Record built the first pulp mill in 1877 and by 1892, Hugh Chisholm's Otis Mill was one of the largest in North America. This industrial development prior to the automobile led to centralized services and worker housing in Livermore Falls. That compact development pattern is still prevalent today.

While the town has maintained much of its compact development patterns, newer commercial and residential development is moving away from the traditional center.

## Woodland/Forest

Most of Livermore Falls' land area is forested. Of the approximately 12,600 acres of land in Livermore Falls, it is estimated that 9,000 acres are forested. About 2,234 acres of forested land are registered in the Tree Growth Program. Forest land in Livermore Falls is comprised primarily of mixed and soft wood types with smaller amounts of hard wood types. The forest lands of Livermore Falls are an important resource providing raw materials for the region's pulp and paper and lumber industries. Between 1991 to 1999, approximately 1,850 acres of wood land was harvested. The majority of the harvest was selection cut – 1,700 acres. In addition, forest land is an important factor in the town's character, provides habitat for various

species of game and non-game wildlife and is important to maintaining clean, cold surface water. For the planning period commercial forest land will remain as such. Small amounts of the lower value forest land accessible from existing public roads will be converted to rural subdivision development.

## **Agricultural Land Use**

Livermore Falls' early development was based on agriculture. Products were processed and sold, including apples and dairy. Although much of the topography of the town is not conducive to modern agriculture because of slopes, there is still active agriculture found. In the mid 1970's, an analysis of agricultural land in Livermore Falls reported approximately 1,600 acres used for agricultural purposes. The largest amount, 1,000 acres was in pasture. Since that time the amount of land used for active agriculture has decreased. Some of this loss has been through the discontinuance of active agricultural use resulting in fields reverting to woodland. Other fields or portions of them have been converted to residential uses. While the exact amount of land devoted to agriculture today is not known, it is estimated that it is less than 1,200 acres. Some 230 acres have been placed in the Farm and Open Space tax program. Concentrations of active agricultural land are found adjacent to the Souther Road, Fayette Road, Moose Hill Road, Campground Road, Route 133, and Route 106.

Agricultural land is used for hay, corn silage and pasture. Much of it is grown for resale rather than to feed livestock raised by the land owners.

Many factors will contribute to the continued presence or loss of agriculture over the planning period. These include agricultural economics, interest in continued farming, local tax rates and development. In Livermore Falls, it is believed that the economics of crop production will have a greater impact on the maintenance of agricultural land than development.

## **Industrial/Manufacturing**

Land devoted to industrial/manufacturing use is found in several locations. At the north end of town is a portion of the Otis Mill that also extends into neighboring Jay. This area has been used for pulp and paper production for more than 100 years. To the south of downtown on Route 133 (Park Street) are located the Jaacson lumber mill and the former Cole-Haan shoe factory. The newest location for industrial land use is on the Diamond Road where the Northeast Empire-LTD Partnership biomass plant is located. These sites are located adjacent to major highways and/or the rail line.

There are no designated areas for future industrial/manufacturing type development although the area served by the Diamond Road may be a prime location.

## **Institutional/Public Land Use**

Institutional and public land uses include schools, municipal, state and federal owned property, churches, and other public or semi-public uses. The largest area devoted to public uses is on Cedar Street, the location of the middle and high schools. The post office and Treat Memorial Library are found on Main Street in downtown Livermore Falls. The East Livermore Post Office is located on Route 133 in East Livermore. Located on Depot Street is the complex that houses the municipal offices, police station and District Court. Behind the Town Office is the Livermore Falls recreation area. These uses are important to downtown Livermore Falls, bringing residents into the downtown area.

## **Commercial/Service Land Use**

Livermore Falls has both historic commercial development patterns as well as movement away from the traditional locations. The traditional downtown area of Livermore Falls, much of which was reconstructed after the fires of 1898 and 1899, can be defined as Main Street and Depot Street to Park Street. This area contains a wide range of commercial and service related land uses. Currently the center of retail and service activity, uses range from grocery to banks to specialty shops. Individual lots adjacent to Main and Depot Streets are small, generally in the 5,000 to 10,000 square foot range with less than 100 feet of street frontage. The traditional downtown commercial area has no vacant land available for development. Some residential and underutilized commercial properties have been converted to new commercial uses. There are several residential structures remaining in this area that could be converted to commercial type uses. The downtown is somewhat unique in that the railroad crosses streets in the downtown three times in 1,500 feet.

Because of the lack of available land and other reasons, commercial development over the past 40 years has located outside the downtown area. The primary location has been along Route 133 (Park Street) from Depot Street to Karn Road. Uses include automobile services and sales, recreational equipment sales and services and convenience stores. In the future, this area and other locations on Routes 133 and 106 will attract commercial development.

## **Mixed Use**

One area in Livermore Falls has been identified as a mixed use area or an area that includes both residential and commercial land uses. This is the Shuy Corner area and Route 133 to Karn Road.

## **Residential Land Use**

Residential development patterns in Livermore Falls can be placed into one of four categories: traditional compact residential, subdivision residential, scattered residential and rural residential.

*Traditional compact residential* land uses are found primarily in and next to the downtown. Served by public water and sewer, lots range from 5,000 to 10,000 to square feet and

were developed to house the early pulp and paper mill workers. A mixture of single family, duplexes and multi-family structures are found here. Traditional compact residential development is found adjacent to Millett Street, Reynolds Avenue, Green Street, Richardson Avenue, Knapp Street, Bemis Street, Otis Street, Prospect Street, Central Street, Gagnon Street, Gordon Street, Monroe Street, Cargill Street, Searles Street, Church Street, Baldwin Street, and Wheeler Street. Some 200 residential structures are located in this 70-acre area.

East of Church Street is another area of concentrated residential land use. However, the lots are larger in size in the range of 10,000 to 15,000 square feet.

Just south of the downtown, the Oak, Maple, Walnut and Birch Street area is another area of older compact residential development. It appears from the property parcel maps that additional lots are available in this area.

Several mobile home parks are found in Livermore Falls. The largest is accessed by Route 106 (Leeds Road) onto Pine Ridge Loop and Hunton Loop. This area contains more than 100 manufactured homes. Other mobile home parks are reached by the Fayette and Souther Roads.

*Subdivision residential* includes those areas that have been approved for subdivision over the past 20 years whether or not lots have been developed. This type of residential development has not been extensive. In fact, between 1990 and 2000, subdivision approvals were only four with less than 10 lots. Areas with subdivision type residential developments include Heritage Lane, Tradition Way, and areas adjacent to the Fayette Road and the River Road.

*Scattered residential* development means single family development adjacent to long time public roads. The town requires a minimum lot area of 40,000 square feet for those locations not served by public sewer and not in an area regulated under the Shoreland Zoning Ordinance. Therefore, in some locations, scattered residential development can appear compact and in others, spread out on larger lots. Scattered residential development can be found on the majority of public roads. However, notable locations are along Fayette Road, Moose Hill Road, Campground Road, Route 133 from Karn Road to Haines Corner Road and Pikes Corner. Since 1980, this type of residential development has been the most prevalent.

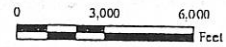
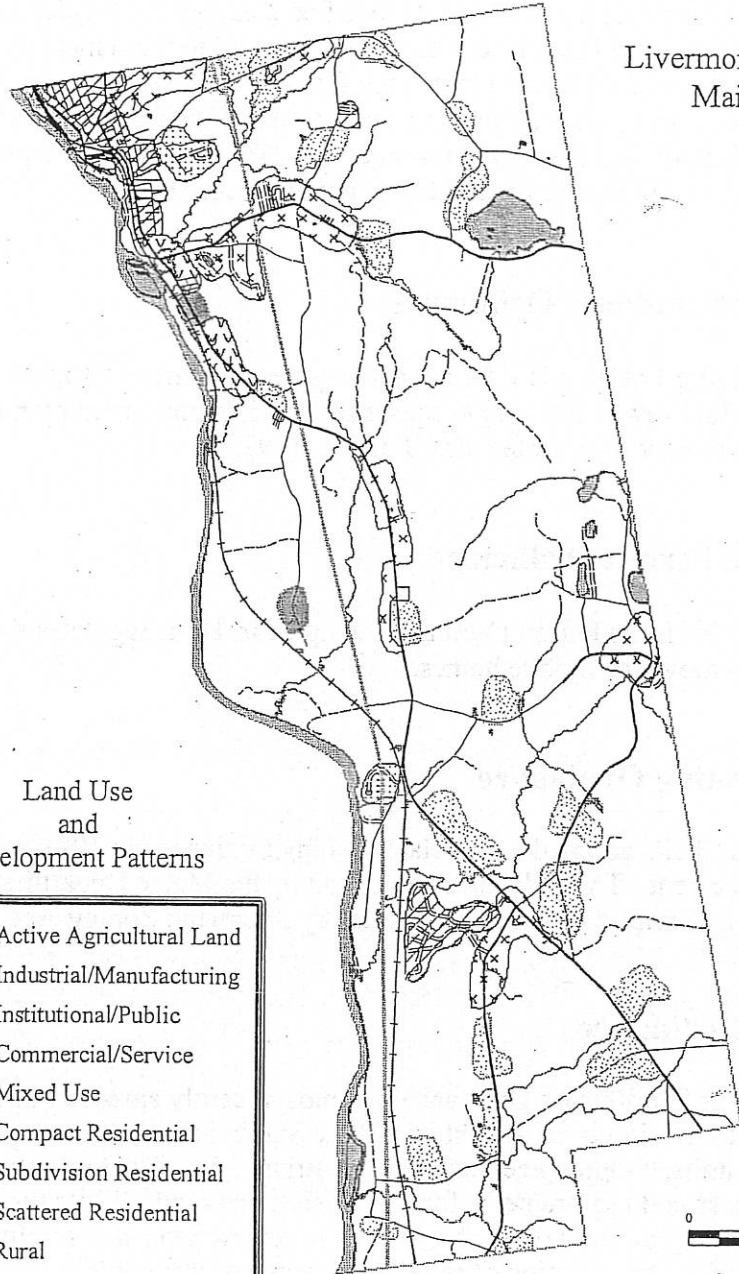
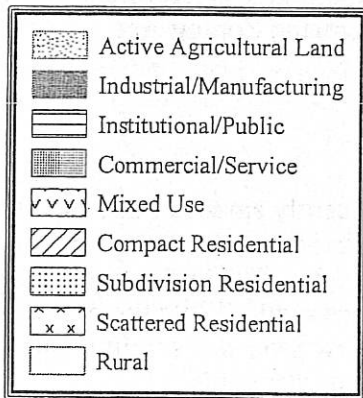
*Rural residential* is characterized by low density residential land use adjacent to existing public roads. This type of residential development is found throughout Livermore Falls.

## Land Use Trends

Over the last 20 years, the major changes in land use patterns have been scattered residential development into the more rural areas of the community. However, the number of new homes has not been significant.

Livermore Falls,  
Maine

Land Use  
and  
Development Patterns



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## **Land Use Ordinances**

The current Comprehensive Plan for Livermore Falls was adopted in 1987. The 1987 Plan contained a future land use plan that identified locations for residential, commercial and industrial growth. No local ordinances have been adopted to implement the future land use plan. The Town of Livermore Falls has adopted the following land use related ordinances: building lot standards, mobile home permit, shoreland zoning, subdivision, site plan review, street construction standards and floodplain management. The town has an appointed planning board, board of appeals, and part-time certified code enforcement officer.

### **Building Lot Standards Ordinance**

The Building Lot Standard Ordinance requires a lot area of 10,000 square feet for lots served by municipal sewer and 40,000 square feet for lots not served by municipal sewer. This standard applies to new lots created after June 11, 1997.

### **Mobile Home Permit Ordinance**

The Mobile Home Permit Ordinance, adopted in 1971, regulates the installation, relocation, and removal of mobile homes.

### **Shoreland Zoning Ordinance**

Livermore Falls adopted a Shoreland Zoning Ordinance in 1991, amending it several times to keep it current. The ordinance was found by the Maine Department of Environmental Protection to be in compliance with the Mandatory Shoreland Zoning Act.

### **Subdivision Ordinance**

The current Subdivision Ordinance was most recently amended in 1997. The town's definition of a subdivision is consistent with State Subdivision Law and applies equally to multi-family dwelling units, shopping centers and industrial parks. The Ordinance contains a three-step review process and requirements for subdivision approval. While the ordinance has provided the planning board with the basic tools to review proposed subdivisions, the ordinance could be improved by the addition of several performance standards.

### **Floodplain Ordinance**

The Town participates in the National Flood Insurance Program and has enacted a Floodplain Management Ordinance. The Ordinance is administered by the Planning Board.

## **Site Plan Review Ordinance**

The Site Plan Review Ordinance was adopted in 1991. The Planning Board has prepared a number of amendments to the ordinance in recent years.

The Ordinance applies to commercial, retail, institutional, industrial, and recreational buildings and uses. The ordinance, which contains a number of performance standards, could be improved by the addition of submission requirements, access management standards and other more specific performance standards.

## **Street Construction Standards**

Standards for public streets have been adopted that specify design and geometric standards.

## **Ordinance Effectiveness**

Livermore Falls' land use ordinances provide the basic standards for the review of development proposals. Because of the limited number of subdivisions and major site reviews proposed over the last five years, ordinances have been amended as needed to address continued development. The town, through its planning board and code enforcement officer, has managed development to the extent provided by existing ordinances. As development reviews become more complex, existing ordinances will be tested.



# POPULATION CHARACTERISTICS

## Findings

- ❖ Based on the relatively stable population levels since 1970 and expected improvements in local economic conditions, it is forecasted that Livermore Falls' population loss will be reversed over the ten-year planning period.
- ❖ Livermore Falls' population is younger than that of Androscoggin County, Franklin County and the State.
- ❖ Out-migration and decreases in the number of births are both factors in the town's population loss.

## Introduction

Population trends and forecasts provide the foundation for understanding the anticipated growth that will occur over the next 10-year planning period. By examining population characteristics, trends and forecasts, Livermore Falls can plan for future demands on community services as the result of population change.

## Population Trends

Livermore Falls has experienced a population decline in recent years. Several factors have contributed to this decline, including loss of local manufacturing jobs and movement to more rural communities. According to the U.S. Census, Livermore Falls' population increased by 2.5% from 1980 to 1990 and decreased by 7.1% from 1990 and 2000. With the exception of Jay (-1.9%) and Farmington (-0.4%) which had small population decreases, the surrounding communities' populations increased by between 7.4% and 17.8% from 1990 to 2000. Androscoggin County had a slight loss of population (-1.4%) and Franklin County saw a small increase (1.6%) from 1990 to 2000.

While many factors contribute to population growth or loss within a community or region, it is expected that declines in the employment opportunities in manufacturing industries were a significant factor in Livermore Falls' population decline between 1990 and 2000.

| Population Change<br>1980-2000 |           |           |           |                             |                             |
|--------------------------------|-----------|-----------|-----------|-----------------------------|-----------------------------|
|                                | 1980      | 1990      | 2000      | 1980-1990<br>Percent Change | 1990-2000<br>Percent Change |
| Livermore Falls                | 3,368     | 3,455     | 3,227     | 2.5%                        | -7.1%                       |
| Wilton                         | 4,382     | 4,242     | 4,123     | -3.3%                       | -2.9%                       |
| Jay                            | 5,080     | 5,080     | 4,985     | 0.0%                        | -1.9%                       |
| Farmington                     | 6,730     | 7,436     | 7,410     | 9.5%                        | -0.4%                       |
| Livermore                      | 1,826     | 1,950     | 2,106     | 6.4%                        | 7.4%                        |
| Wayne                          | 680       | 1,029     | 1,112     | 33.9%                       | 7.5%                        |
| Canton                         | 831       | 951       | 1,121     | 14.4%                       | 15.2%                       |
| Chesterville                   | 869       | 1,012     | 1,170     | 16.4%                       | 15.6%                       |
| Leeds                          | 1,463     | 1,669     | 2,001     | 12.3%                       | 16.6%                       |
| Fayette                        | 812       | 855       | 1,040     | 5.0%                        | 17.8%                       |
| Androscoggin County            | 99,657    | 105,259   | 103,793   | 5.3%                        | -1.4%                       |
| Franklin County                | 27,447    | 29,008    | 29,467    | 5.4%                        | 1.6%                        |
| State of Maine                 | 1,125,043 | 1,227,928 | 1,274,923 | 8.4%                        | 3.8%                        |

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

Livermore Falls' natural increase (the number of births minus deaths) decreased by 24 from 1995 to 2000 according to town records. From 1995 to 2000, Androscoggin County's natural increase was 991 persons.

| Births and Deaths<br>1995-2000 |                 |        |                  |                     |        |                  |
|--------------------------------|-----------------|--------|------------------|---------------------|--------|------------------|
| Year                           | Livermore Falls |        |                  | Androscoggin County |        |                  |
|                                | Births          | Deaths | Natural Increase | Births              | Deaths | Natural Increase |
| 1995                           | 51              | 39     | 12               | 1,196               | 1,005  | 191              |
| 1996                           | 50              | 45     | 5                | 1,208               | 982    | 226              |
| 1997                           | 45              | 52     | -7               | 1,135               | 974    | 161              |
| 1998                           | 49              | 54     | -5               | 1,177               | 1,064  | 113              |
| 1999                           | 39              | 39     | 0                | 1,232               | 1,066  | 166              |
| 2000                           | 27              | 56     | -29              | 1,136               | 1,002  | 134              |
| Totals                         | 261             | 285    | -24              | 7,084               | 6,093  | 991              |

Sources: Town of Livermore Falls, Maine Dept. of Human Services

## Age Distribution

The greatest percentage of Livermore Falls' population (33%) falls within the 20-44 age range and is less than that of Androscoggin County. The second greatest age category (23.2%) is the school age population which is greater than that of the county. Almost 30% of the town's population was under the age of 20 and nearly 63% of Livermore Falls residents were under the age of 45 in 2000.

| Population Distribution by Age<br>2000 |                 |         |              |         |
|--|-----------------|---------|--------------|---------|
|  | Livermore Falls |         | Androscoggin |         |
|  | Number          | Percent | Number       | Percent |
| Less than 5                            | 213             | 6.6%    | 6,122        | 5.9%    |
| 5-19                                   | 749             | 23.2%   | 21,775       | 20.9%   |
| 20-44                                  | 1065            | 33.0%   | 37,191       | 35.9%   |
| 45-64                                  | 705             | 21.9%   | 23,743       | 22.9%   |
| 65+                                    | 495             | 15.3%   | 14,962       | 14.4%   |
| Total                                  | 3,227           | 100%    | 103,793      | 100%    |

Source: U.S. Census 2000

The median age of Livermore Falls residents in 2000 was 36.5 years old which is lower than that of Androscoggin County (37.2), Franklin County (38.2) and the State of Maine (38.6). With the exception of Leeds (35.9), the median age of Livermore Falls is significantly lower than its neighboring communities.

| Median Age<br>2000     |             |
|------------------------|-------------|
| Farmington             | 31.6        |
| Leeds                  | 35.9        |
| <b>Livermore Falls</b> | <b>36.5</b> |
| Chesterville           | 38.1        |
| Jay                    | 38.7        |
| Livermore              | 38.9        |
| Wilton                 | 39.0        |
| Canton                 | 39.7        |
| Fayette                | 40.5        |
| Wayne                  | 43.5        |
| Androscoggin County    | 37.2        |
| Franklin County        | 38.2        |
| State of Maine         | 38.6        |

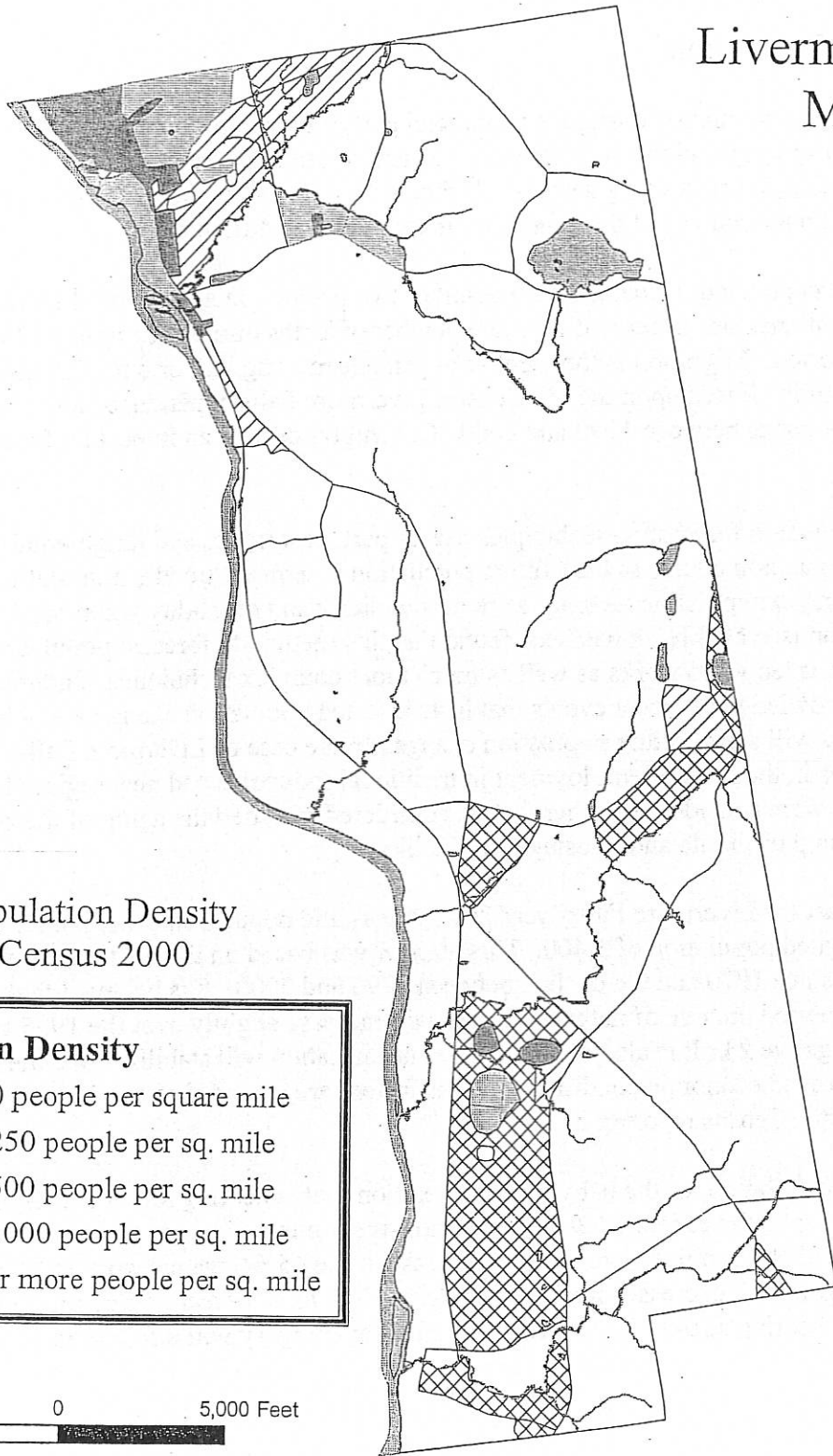
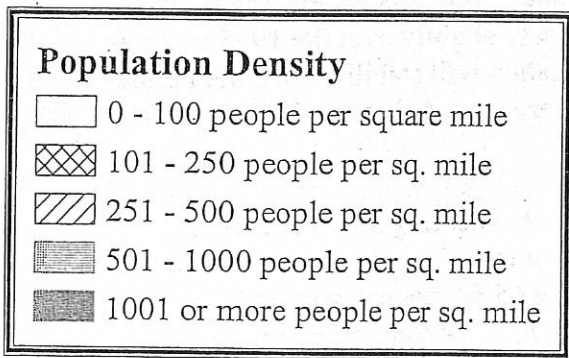
Source: U.S. Census 2000

## Population Density

According to the US Census Bureau, population density is calculated by dividing the total population of a geographic unit (for example, the state, county or town) by its land area measured in square miles. Population density is expressed as "persons per square mile" of land area. When this formula is applied to Livermore Falls, we find that there is a very high concentration of residents living downtown and the neighborhoods bordering the downtown are more compactly developed than the rest of town. Although the highest density development is located in and around the downtown, there are some higher density neighborhoods elsewhere in town. Generally, these are neighborhoods with small lots and could include mobile home parks.

# Livermore Falls, Maine

Population Density  
Census 2000



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Date: March 1, 2002  
Source: AVCOG, MDOT

## Population Forecasts

### Year-Round Population

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

Year-round population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Based upon the US Census, Livermore Falls experienced a population decrease of 228 persons between 1990 and 2000. Out-migration was an important factor in that decline.

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

The forecast for Livermore Falls' year 2012 year-round population using past trends results is an estimated population of 3,400. This number was based on the relatively stable population levels since 1970 and the decline between 1990 and 2000. It is believed that over the 10-year planning period the rate of natural increase will increase slightly over the 1995 to 2000 rate which was negative 24. It is also expected that out-migration will stabilize over the period due in part to improved economic conditions. These factors are expected to reverse the decline in population that the Census reported in 2000.

Our aging population, or the baby boom generation that is nearing retirement age, is reflected in Livermore Falls estimated 2012 population age groups. The age group distribution of Livermore Falls' 2012 population reflects an increase in the 45-64 age category to 26 percent. The 5-17 age category will decrease slightly by the year 2012 to 20 percent reflecting fewer people in the child bearing ages. The 65-year-old and older category will also increase.

| Livermore Falls<br>Population Distribution by Age |        |         |        |         |
|---|--------|---------|--------|---------|
| Age   | 2000   |         | 2012   |         |
|   | Number | Percent | Number | Percent |
| Less than 5                                       | 213    | 6.6%    | 170    | 5.0%    |
| 5-17  | 749    | 23.2%   | 680    | 20.0%   |
| 18-44   | 1065   | 33.0%   | 1,080  | 36.0%   |
| 45-64   | 705    | 21.9%   | 890    | 26.0%   |
| 65+   | 495    | 15.3%   | 580    | 17.0%   |
| Total   | 3,227  | 100%    | 3,400  | 100.0%  |

### Educational Attainment

According to the U.S. Census, Livermore Falls had a larger percentage than Androscoggin County and Franklin County of population 18 years and older with a high school education. However, a lower percentage of its population 18 years and older had higher education, including some college, an associate degree, bachelor's degree or graduate or professional degree.

| Educational Attainment<br>1990<br>(persons 18 years and older) |                 |      |                     |      |                 |      |                |      |
|--|-----------------|------|---------------------|------|-----------------|------|----------------|------|
|  | Livermore Falls |      | Androscoggin County |      | Franklin County |      | State of Maine |      |
|  | #               | %    | #                   | %    | #               | %    | #              | %    |
| Less than 9 <sup>th</sup> grade                                | 304             | 13.6 | 9,485               | 14.2 | 1,336           | 7.4  | 70,153         | 8.8  |
| 9 <sup>th</sup> to 12 grades no diploma                        | 353             | 15.8 | 9,364               | 14.0 | 2,309           | 12.8 | 98,307         | 12.3 |
| High School Graduate or Equivalency                            | 983             | 44.0 | 25,937              | 38.8 | 7,199           | 40.0 | 295,074        | 37.1 |
| Some college, no degree  | 306             | 13.7 | 9,574               | 14.3 | 2,736           | 15.2 | 127,799        | 16.1 |
| Associate Degree   | 105             | 4.7  | 4,043               | 6.0  | 1,218           | 6.8  | 54,928         | 6.9  |
| Bachelor's Degree  | 123             | 5.5  | 5,815               | 8.7  | 2,179           | 12.1 | 100,788        | 12.7 |
| Graduate or Professional Degree                                | 61              | 2.7  | 2,567               | 3.8  | 1,003           | 5.6  | 48,564         | 6.1  |
| Total  | 2,235           | 100  | 66,785              | 100  | 17,980          | 100  | 795,613        | 100  |

Source: 1990 U.S. Census

## Occupation of Residents

As of 1990, the greatest percentage of workers in Livermore Falls was machine operators, assemblers, and inspectors (19.3%), followed by precision production, craft, and repair occupations (12.8%) and administrative support occupations, including clerical (12.6%).

| Employment by Occupation<br>1990                          |                 |                                 |                     |                                 |
|---|-----------------|---------------------------------|---------------------|---------------------------------|
| Occupation  | Livermore Falls |                                 | Androscoggin County |                                 |
|   | # of Workers    | % of Total Employed Labor Force | # of Workers        | % of Total Employed Labor Force |
| Managerial and professional specialty occupations:        |                 |                                 |                     |                                 |
| Executive, administrative, and managerial                 | 110             | 7.6                             | 4,762               | 9.4                             |
| Professional specialty occupations                        | 90              | 6.2                             | 5,397               | 10.7                            |
| Technical, sales, and administrative support occupations: |                 |                                 |                     |                                 |
| Technicians and related support occupations               | 51              | 3.5                             | 1,655               | 3.3                             |
| Sales occupations   | 122             | 8.4                             | 5,506               | 10.9                            |
| Administrative support occupations, including clerical    | 183             | 12.6                            | 8,017               | 15.8                            |
| Service occupations:                                      |                 |                                 |                     |                                 |
| Private household occupations                             | 11              | 0.8                             | 191                 | 0.4                             |
| Protective service occupations                            | 31              | 2.1                             | 716                 | 1.4                             |
| Service occupations, except protective and household      | 167             | 11.5                            | 6,129               | 12.1                            |
| Farming, forestry, and fishing occupations                | 69              | 4.8                             | 882                 | 1.7                             |
| Precision production, craft, and repair occupations       | 186             | 12.8                            | 7,352               | 14.5                            |
| Operators, fabricators, and laborers:                     |                 |                                 |                     |                                 |
| Machine operators, assemblers, and inspectors             | 280             | 19.3                            | 5,642               | 11.2                            |
| Transportation and material moving occupations            | 55              | 3.8                             | 2,088               | 4.1                             |
| Handlers, equipment cleaners, helpers, and laborers       | 94              | 6.5                             | 2,251               | 4.4                             |
| Employed persons 16 years and over                        | 1,449           |                                 | 50,588              |                                 |
| <i>Source: 1990 U.S. Census</i>                           |                 |                                 |                     |                                 |



## HOUSING

### Findings

- ❖ Between 1990 and 2000, total housing units increased by 1.6%.
- ❖ Almost 50% of the housing stock is over fifty years old.
- ❖ Single-family homes are affordable to households of moderate income.

### Growth in the Housing Stock

As of 1998, there were approximately 1,545 housing units in the Town of Livermore Falls. This estimate is from the Maine Institute for Real Estate Research & Education; information from the 2000 Census on total number of housing units *by type* was not yet available. The 1998 estimate and the 2000 Census total are different because the estimate may not accurately account for the loss of housing units due to fire or demolition. It is, however, the most current information available on housing units by type – single-family, multi-family, and mobile home. The data indicates that single-family homes comprise almost half of the town's total housing stock, with mobile homes and multi-family units splitting the difference. From 1980 to 1990, the number of mobile homes doubled, while other types of housing showed a net decrease due to fire or demolition. In the last decade, mobile homes again increased at a faster rate than other types of housing.

| Number of New Housing Units in Livermore Falls by Type<br>1990-1998 |              |              |             |           |              |             |                    |
|---|--------------|--------------|-------------|-----------|--------------|-------------|--------------------|
| Unit Type   | 1980         | 1990         | % Change    | 1990-1998 | Total        | % Change    | % of Housing Stock |
| Single Family   | 859          | 716          | -16.6%      | 23        | 739          | 3.2%        | 47.8%              |
| Multi-family  | 456          | 439          | -3.7%       | 2         | 441          | 0.5%        | 28.5%              |
| Mobile Homes  | 159          | 323          | 103.1%      | 42        | 365          | 13.0%       | 23.6%              |
| <b>Total</b>  | <b>1,474</b> | <b>1,478</b> | <b>0.3%</b> | <b>67</b> | <b>1,545</b> | <b>4.5%</b> | <b>100.0%</b>      |

*Source: 1980-1990 data from U.S. Census  
1990-1998 data from Maine Institute for Real Estate Research & Education*

According to the 2000 Census, the total number of housing units in Livermore Falls increased 1.6% from 1990, which is slower than the growth rate of the surrounding communities of Canton, Chesterville, Fayette, Jay, Leeds, Livermore, Wayne, Wilton, and Farmington.

## Housing Conditions

| Growth Rate in Housing Units by Town<br>1990-2000 |             |             |          |
|---|-------------|-------------|----------|
| Town  | 1990 Census | 2000 Census | % Change |
| Livermore Falls                                   | 1,478       | 1,502       | 1.6%     |
| Wilton  | 1,809       | 1,882       | 4.0%     |
| Farmington  | 2,877       | 3,048       | 5.9%     |
| Wayne   | 704         | 753         | 7.0%     |
| Jay   | 2,002       | 2,155       | 7.6%     |
| Fayette   | 631         | 690         | 9.4%     |
| Livermore   | 919         | 1,066       | 16.0%    |
| Canton  | 384         | 476         | 24.0%    |
| Chesterville                                      | 535         | 684         | 27.9%    |
| Leeds   | 666         | 856         | 28.5%    |
| Androscoggin County                               | 43,815      | 45,960      | 4.9%     |
| Franklin County                                   | 17,280      | 19,159      | 10.9%    |
| State of Maine                                    | 587,045     | 651,901     | 11.0%    |

Source: U.S. Census

Information on housing conditions may be obtained from the U.S. Census as well as by a visual inspection of each unit. According to the 1990 Census, 2% of the town's housing units lacked complete kitchen or plumbing facilities. This is an improvement over previous decades: in 1970, 17% of the town's housing units were substandard, dropping to 5% in 1980.

| Housing Stock by Age |                 |               |                     |               |                 |               |                |               |
|----------------------|-----------------|---------------|---------------------|---------------|-----------------|---------------|----------------|---------------|
| Year Built           | Livermore Falls |               | Androscoggin County |               | Franklin County |               | State of Maine |               |
|                      | #               | %             | #                   | %             | #               | %             | #              | %             |
| 1980 to March 1990   | 199             | 13.5%         | 7,383               | 16.9%         | 3,694           | 21.3%         | 121,248        | 20.6%         |
| 1970 to 1979         | 261             | 17.7%         | 7,427               | 17.0%         | 4,125           | 23.9%         | 116,337        | 19.8%         |
| 1960 to 1969         | 169             | 11.4%         | 4,838               | 11.0%         | 1,676           | 9.7%          | 58,059         | 9.9%          |
| 1950 to 1959         | 123             | 8.3%          | 4,043               | 9.2%          | 853             | 4.9%          | 48,543         | 8.3%          |
| 1940 to 1949         | 103             | 7.0%          | 3,044               | 6.9%          | 644             | 3.7%          | 38,148         | 6.5%          |
| 1939 or earlier      | 623             | 42.2%         | 17,080              | 39.0%         | 6,288           | 36.4%         | 204,710        | 34.9%         |
| <b>Totals</b>        | <b>1,478</b>    | <b>100.0%</b> | <b>43,815</b>       | <b>100.0%</b> | <b>17,280</b>   | <b>100.0%</b> | <b>587,045</b> | <b>100.0%</b> |

Source: 1990 Census

Age is another indicator of housing conditions. The older the unit, the more likely it is to have structural, electrical, or insulation deficiencies. Almost 50% of the housing stock in Livermore Falls was built before 1949. If age can be correlated with condition, then a visual inspection of these older units is warranted to assess actual deficiencies.

## Tenure

In 1990, over half of the housing units in Livermore Falls were occupied by homeowners, roughly the same percentage found in Androscoggin County. However, research by the town's Comprehensive Plan Committee shows that vacancy rates may be as high as 17%, which is certainly higher than the 1990 Census indicates.

| Tenure of Residents |                 |                     |
|---------------------|-----------------|---------------------|
|                     | Livermore Falls | Androscoggin County |
| Owners              | 69.6%           | 63.4%               |
| Renters             | 30.4%           | 36.6%               |

Source: 2000 Census

## Affordability

A housing unit is considered "affordable" to a household if its monthly rent or mortgage does not exceed roughly one-third of the household's monthly income. The U.S. Census provides information on the range each household pays in monthly housing costs as well as the percentage these costs represent to the household's monthly income. Because the housing market is so fluid, Census data, not yet available for 2000, provides only a snapshot of the housing and rental prices for that year. Instead, other data has been used to create a picture of affordability.

The U.S. Department of Housing and Urban Development has established guidelines for determining housing affordability. Housing supply must be affordable to households in three income groups:

- *Very low income* households with incomes less than 50% of the median household income for a particular county
- *Low income households* with incomes between 51% to 80% of the median household income for a particular county
- *Moderate income households* with incomes between 81% to 150% of the median household income for a particular county

The median represents the middle point in a distribution of values. The charts below illustrate the relationship between median household income and affordable rents and selling prices in the region. For example, a Livermore Falls household of moderate income (\$18,099 to \$33,935 per year) could afford a monthly rent of up to \$848 or a house selling for up to \$75,410, as monthly housing costs would amount to less than a third of their monthly income.

| Average Household Size     |      |      |
|----------------------------|------|------|
|                            | 1990 | 2000 |
| Livermore Falls            | 2.52 | 2.39 |
| Androscoggin County        | 2.55 | 2.38 |
| Franklin County            | 2.60 | 2.40 |
| State of Maine             | 2.56 | 2.39 |
| <i>Source: U.S. Census</i> |      |      |

There appears to be no future housing demand. The total number of housing units needed in the year 2012 is approximately 1,422 (projected population of 3,400/average household size of 2.39). The current housing stock of 1,502 is sufficient to accommodate growth while allowing for a 6% vacancy rate. Should average household size decline to 2 persons per household, however, there would be a need for 150 additional units. This estimate of future housing accounts only for growth, not demands for quality, affordability, style, and other marketplace factors. Further research on the adequacy of the current housing stock, including structural, sanitary, and safety conditions, may change these projections.

# FISCAL CAPACITY

## Findings

- ❖ In the last six years, municipal revenue has increased almost 19%.
- ❖ While landfill costs represent the highest increase in municipal expenditures, capital improvements represents the largest decrease.
- ❖ The Town has the capacity to borrow up to \$9,370,000 for additional public investments not including water, sewer, and school construction.

## Introduction

Fiscal capacity refers to a community's ability to finance both its current and future needs for public services and facilities. Recommendations for public investments, such as schools, roads, water, and sewer, must be consistent with the capacity of the town to finance such improvements. Fiscal capacity can be analyzed in terms of the town's current patterns related to raising, borrowing, and spending.

## Valuation

Municipal health rests on the shoulders of a community's valuation. The greater the value of a community's property, the lower the tax rate necessary to raise revenue to meet demands for public facilities and services.

The chart below lists the state and local valuation, mil rate, and property tax revenue for the Town of Livermore Falls for Fiscal Years 1995 to 2000. Between 1995 and 1998, the local valuation remained stable.

| Valuation and Mil Rate for the Town of Livermore Falls<br>1995-2000 |                      |          |                      |          |          |                |
|---|----------------------|----------|----------------------|----------|----------|----------------|
| Year  | Local Assessed Value | % Change | State Assessed Value | % Change | Mil rate | Property Taxes |
| 1995  | \$160,177,160        |          | \$143,550,000.00     |          | 18.20    | \$2,915,224.31 |
| 1996  | \$173,844,688        | 8.5%     | \$147,700,000.00     | 2.9%     | 17.30    | \$3,007,513.11 |
| 1997  | \$167,100,278        | -3.9%    | \$154,350,000.00     | 4.5%     | 18.80    | \$3,141,485.23 |
| 1998  | \$160,072,098        | -4.2%    | \$150,250,000.00     | -2.7%    | 18.70    | \$2,993,351.44 |
| 1999  | \$139,949,900        | -12.6%   | \$153,750,000.00     | 2.3%     | 24.20    | \$3,386,787.58 |
| 2000  | \$151,300,700        | 8.1%     | \$128,350,000.00     | -16.5%   | 22.90    | \$3,546,464.00 |
| 2001  |                      |          | \$127,600,000.00     | -0.6%    |          |                |

Source: Town of Livermore Falls Annual Reports

In 1999, local valuation dropped 13%. This decline was due primarily to the devaluation of the biomass plant on Diamond Road, which burns wood chips, bark, and sawdust to produce electricity. In the last 10 years since it went on-line, the valuation of the power plant has dropped from \$60 million dollars to \$20 million dollars.

The town's valuation is currently in a period of flux. In 2000, the town began a revaluation, the first in 20 years, of residential and commercial properties. The rise in valuation for 2000 reflects an adjustment based on the first half of the revaluation.

## Revenue

The chart below details the changes in municipal revenue from 1995 to 2000.

| Municipal Revenue for the Town of Livermore Falls<br>1995-2000 |                |                |                |                |                |                |        |
|--|----------------|----------------|----------------|----------------|----------------|----------------|--------|
| Source   | 1995           | 1996           | 1997           | 1998           | 1999           | 2000           | Change |
| Property Taxes   | \$2,751,450.03 | \$2,842,512.34 | \$2,423,372.95 | \$2,453,371.10 | \$2,578,183.12 | \$2,719,798.78 | -1.2%  |
| Excise/other taxes   | \$243,128.65   | \$241,566.33   | \$249,836.96   | \$191,711.31   | \$252,518.67   | \$282,364.94   | 16.1%  |
| Intergovernmental revenues                                     | \$246,162.19   | \$281,566.12   | \$298,169.64   | \$284,366.53   | \$364,046.52   | \$405,434.04   | 64.7%  |
| Charges for services   | \$66,714.17    | \$74,736.94    | \$84,317.10    | \$81,600.36    | \$91,757.95    | \$80,007.19    | 19.9%  |
| Investments  | \$8,026.59     | \$11,598.69    | \$11,869.72    | \$17,495.73    | \$21,567.24    | \$29,894.19    | 272.4% |
| Other  | \$88,734.99    | \$52,059.26    | \$631,440.81   | \$523,221.16   | \$398,295.05   | \$524,785.10   | 491.4% |
| Total  | \$3,404,216.62 | \$3,504,039.68 | \$3,699,007.18 | \$3,551,766.19 | \$3,706,368.55 | \$4,042,284.24 | 18.7%  |

Source: Town of Livermore Falls Annual Reports

Overall, municipal revenue increased almost 19% from 1995 to 2000. As with most Maine towns, property taxes comprise the largest source of municipal revenue. According to town records, the largest taxpayer, Northeast Empire – LTD Limited Partnership, which owns the biomass plant, contributes about a quarter of the town's property taxes.

While property taxes comprise the largest source of municipal revenue, other stable sources include excise taxes and charges for services, which rose 16.1% and 19.9% respectively. Charges for services include administrative, public safety, landfill, and building fees.

Sources of intergovernmental revenue, which increased by 64.7%, are comprised of state revenue sharing, including school subsidies, tree growth reimbursement, federal grants from the Federal Emergency Management Agency, and block grants from the Maine Department of Transportation and the Maine Department of Economic and Community Development. In 1999, the town received an extra \$100,000 in school subsidy due to the decrease in local valuation.

The largest increase in the town's revenues has been in the categories of investment interest and "other." Revenue from investment interest, which has almost tripled, represents interest from the town's investments held in Certificates of Deposit and other holdings. The

“other” category, which has increased almost five times, is derived from property tax revenue including tax liens and taxes held as cash reserves.

## Expenditures

The following chart details municipal expenditures from 1995 to 2000.

| Municipal Expenditures for the Town of Livermore Falls<br>1995-2000 |                |                |                |                |                |                |          |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------|
| Category  | 1995           | 1996           | 1997           | 1998           | 1999           | 2000           | % Change |
| General Government  | \$140,917.81   | \$148,295.16   | \$143,901.52   | \$130,186.02   | \$120,010.69   | \$179,046.93   | 15.9%    |
| Education   | \$1,663,487.63 | \$1,792,602.07 | \$1,928,175.30 | \$1,900,433.16 | \$1,884,006.00 | \$1,927,834.00 | 15.9%    |
| Building/Grounds Care   | \$60,018.05    | \$58,965.40    | \$62,838.23    | \$58,343.21    | \$74,274.30    | \$67,057.99    | 11.7%    |
| Public Works  | \$208,117.67   | \$220,302.20   | \$235,787.84   | \$234,184.70   | \$222,656.54   | \$274,439.76   | 31.9%    |
| Public Safety   | \$524,529.96   | \$547,670.99   | \$557,972.19   | \$629,845.36   | \$573,476.72   | \$570,798.90   | 8.8%     |
| Street Improvements   | \$98,246.57    | \$85,267.97    | \$99,460.00    | \$91,478.81    | \$81,686.66    | \$103,315.55   | 5.2%     |
| Welfare   | \$16,967.96    | \$15,322.96    | \$23,460.19    | \$15,443.81    | \$6,995.29     | \$5,277.53     | -68.9%   |
| Conservation/Recreation   | \$28,888.08    | \$29,786.47    | \$26,003.49    | \$18,790.15    | \$22,344.81    | \$25,024.15    | -13.4%   |
| Landfill  | \$111,441.74   | \$109,880.57   | \$113,579.38   | \$127,078.98   | \$174,294.25   | \$148,297.05   | 33.1%    |
| Capital Improvements  | \$55,528.53    | \$33,547.49    | \$115,205.00   | \$31,150.20    | \$48,527.88    | \$4,825.00     | -91.3%   |
| Insurance/Benefits  | \$206,221.06   | \$221,788.98   | \$226,770.96   | \$228,039.35   | \$222,424.85   | \$231,343.49   | 12.2%    |
| Debt Service  | \$40,002.00    | \$39,402.00    | \$38,802.00    | \$38,802.00    | \$38,802.00    | \$38,902.00    | -2.7%    |
| County Tax  | \$167,201.00   | \$177,439.00   | \$183,140.00   | \$172,622.00   | \$184,246.00   | \$160,653.00   | -3.9%    |
| Total   | \$3,321,568.06 | \$3,480,271.26 | \$3,755,096.10 | \$3,676,397.75 | \$3,653,745.99 | \$3,736,815.35 | 12.5%    |

Source: Town of Livermore Falls Annual Reports

Overall, municipal expenditures have increased 12.5% over the last five years. Landfill costs represent the highest increase in municipal expenditures (33.1%) followed by public works (31.9%). According to the Town’s 2000 Annual Report, an increase in tipping fees coupled with increasing tons of solid waste and a decrease in recycling rates are contributing to the rise in landfill costs.

Funds for capital improvements represent the largest decrease in municipal expenditures (91.3%) followed by general assistance (68.9%).

## Borrowing Capacity

State law establishes limits on municipal debt. Legally, a town’s debt cannot exceed 15% of its state assessed valuation including debt incurred for schools, sewer, water, energy, and airports. This limit is reduced to 7.5% if the debt for these special districts is excluded. Based on the town’s state valuation for 2001, the maximum debt that Livermore Falls could carry, including debt associated with special districts, is approximately \$19 million dollars.

As of 2001, the town's total debt is approximately \$200,000, exclusive of debt incurred by the sewer, water, and school authorities. The town's debt, which is less than half a percent of its valuation, represents bond payments on the municipal building and fire truck. In addition to these capital investments, the town authorized a three-year loan in 1999 to finance a property tax abatement of \$1.1 million dollars to Northeast Empire – LTD Limited Partnership.

Under the 7.5% rule, the town has the legal authority to borrow up to \$9,370,000 for additional public investments.

Water, sewer, and school capacity are also essential components of growth. The revenue and expenditures of these special authorities are tracked separately from the town's. Their capacity to accommodate growth will be reported under "Public Facilities." To determine how much the town could borrow under the 15% rule, the current indebtedness of these authorities would have to be aggregated and analyzed.



# MUNICIPAL SERVICES AND FACILITIES

## Findings

- ❖ There are several areas in town where the sewer system should be upgraded over the next few years.
- ❖ The fire station is too small to meet current space needs.
- ❖ The highway garage is too small to meet current equipment storage needs.
- ❖ The police station is too small to meet current and future space needs.

## Introduction

An examination of Livermore Falls' municipal services and facilities and their capabilities are an important element of the comprehensive plan. In addition, the future demands upon the Town's public facilities and services must be considered. This section of the plan reviews current municipal services and facilities and assesses if public facility or service system additions and improvements will be needed to adequately accommodate growth and development over the planning period.

## Water Supply

The Town of Livermore Falls is served by the Livermore Falls Water District, which provides drinking water to over 1,300 residential, commercial, industrial and municipal customers in Livermore Falls and portions of the Town of Jay. Private wells meet the water needs of development found outside the District's service area.

The Livermore Falls Water District, a quasi-municipal district, is overseen by a board of trustees. The District's water system consists of distribution pipes, pumping stations, storage facilities, treatment facilities and reservoirs. Presently, the average consumption is 570,000 gallons a day.

The water supply system consists of approximately 35 miles of pipe. The condition of the water pipe in the system varies considerably, ranging from some of the original asbestos cement pipe and cast iron to the ductile iron pipe used in recent system improvements. There are a total of 113 publicly owned fire hydrants connected to the water system. Of those, 103 of the hydrants are in excellent/good condition and 10 of the hydrants are in fair condition.

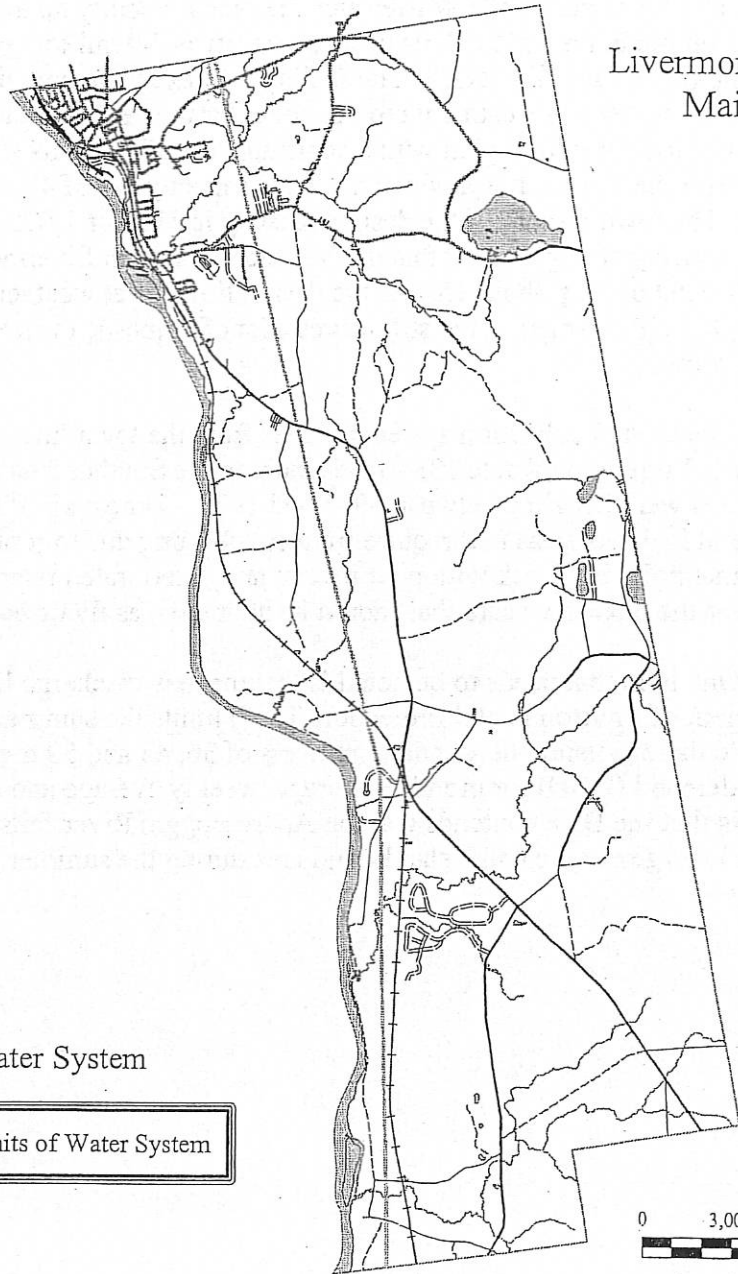
The District draws its supply from two sources: Moose Hill Pond and Parkhurst Pond. Raw water is pumped from the Parkhurst Pond by the Parkhurst Pond pumping station to the Moose Hill Pond through a 12-inch ductile iron transmission main. The water from Moose Hill

Pond is treated at the Slow Sand Water Filtration Plant prior to pumping finished water to the distribution system.

The District owns and operates two distribution storage facilities: the Woodchuck Hill Standpipe and the Baldwin Hill Reservoir. The Woodchuck Hill Standpipe provides storage to the Jay Village area. The standpipe is a 310,000-gallon steel reinforced concrete tank that was constructed in 1963. The interior of the tank is tile lined and the exterior is wrapped in foamglas insulation and covered with an aluminum protective jacket. The tank manufacturer anticipates that no interior maintenance on the water tank would be needed during the life of this tank. The inside of the tank was last inspected in 1985, and found to be in good condition. The exterior of the tank is in poor condition. However, this is more of an aesthetic issue which is not expected to impact the tank's integrity or threaten water quality.

The Baldwin Hill Reservoir provides storage to Livermore Falls, including the downtown business and residential area along the Androscoggin River. The 1.0 million gallon reservoir, located on the site of the original storage facility, was constructed in 1981. The reservoir was added to the District's system to increase pressure in high elevation areas, improve fire protection and to provide emergency supply. The inside of this tank was cleaned and inspected in September 2000, and found to be in good condition.

Livermore Falls,  
Maine



Water System

— Limits of Water System



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## Public Sewer Supply – Stormwater Management

The Livermore Falls Wastewater Treatment Facility upgrade was completed in 2001. Located on the Foundry Road, its design capacity is 2.0 million gallons per day (MGD) with a hydraulic maximum of 4 MGD. The facility is in excellent condition and was calculated to meet the town's wastewater treatment requirements for the next 20 years and beyond. This is a secondary, trickling filter plan with a centrifuge installed for its sludge dewatering. The plant is shared with the Town of Jay, which has legal capacity use of 49%, or 980,000 gallons per day (GPD). The town's share of the design capacity is 51%, or 1,020,000 gallons per day. Recent flow measuring changes show that dry weather flow from Livermore Falls is approximately 150,000 GPD or only about 15% of the design flow. Wet weather flows will be much higher (in the 600,000 GPD range). This still leaves a lot of domestic or industrial flow capacity for the town to grow.

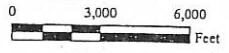
The town's collection system extends from the town line on Route 4 on the north, to Isaacson's Lumber on Route 133 to the south, to the Souther Road on the east. Most of the sewer lines were installed between 1911 and 1920. Almost all of the pipes are clay tile. There are several isolated areas that require frequent cleaning due to roots or improper grade. Many of the old manholes are brick with poor inverts and deteriorated riser sections. There are several areas over the next few years that should be upgraded, as funds become available.

One item that needs to be noted is that the new discharge license from the Maine Department of Environmental Protection (DEP) limits the summertime discharge to one MGD mass calculations using the standard numbers of 30, 45 and 50 mg/l of total solids and bio-oxygen demand (BOD) for monthly average, weekly average and daily maximum. The reason for this is that the DEP contends that the Androscoggin River fails to meet Class C attainment for dissolved oxygen in the Gulf Island Pond area during the summer months.

Livermore Falls,  
Maine

Sewer System

— Limits of Sewer System



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## Public Safety

Fire Protection: The Town of Livermore Falls' fire station, built in 1969, is in good structural condition but is undersized to meet current and future needs. The Fire Department includes one Fire Chief and 28 volunteer firefighters.

The Fire Department provides services to the entire town. During fiscal year 2001 (April 2000 through March 2001), a total of 70 calls were answered. Dispatching of calls is handled locally by the Livermore Falls Emergency Dispatch Center, which is located at the Police Station. The Fire Department has Mutual Aid Agreements with eight neighboring communities and two local industries.

There are 113 public fire hydrants and three private hydrants to provide water for fire fighting purposes. The town's fire protection rating is 7 in town and 9 out of town. It is anticipated that the fire rating will improve after the Water District completes its \$2 million water system upgrade.

The fire station is cramped with too little apparatus space and the orientation is poor. The doors for emergency vehicles should face the street. The number of doors for truck egress should be increased. The building's suitability and layout should be reviewed to determine its adequacy in the future. Any recommended improvements to the existing structure should be addressed through a Capital Improvements Program so the cost can be budgeted over several years. The following is a list of equipment housed at the fire station. Replacement of this equipment should be funded through a Capital Improvement Program.

| Fire Department Equipment<br>Livermore Falls<br>2001 |                     |
|--|---------------------|
| Equipment  | Model/Year          |
| Utility/Command/Rescue Vehicle                       | Ford F-350          |
| FF-1 (pumper)  | Ford F-150 4x4/2001 |
| LF Engine 1  | E-One/1993          |
| LF Engine 3  | Mack/1982           |
| LF Engine 4  | International/1972  |
| LF Ladder 1  | Seagraves/1974      |
| LF 4x4-1 (brush truck)                               | Dodge 4x4/1967      |
| LF Tanker 1  | Chevrolet/1988      |

*Source: Livermore Falls Fire Department*

Ambulance and Rescue Service: Ambulance service is provided by Franklin Memorial Hospital in Farmington.

Police Protection: The Livermore Falls Police Department operates from a portion of the Municipal Office Building. The department includes the Police Chief, six full-time and 10 part-time patrol officers as well as four full-time and 8 part-time dispatchers. The department provides 24-hour patrol and dispatch coverage with evening patrol supervision. Office space for

the department is woefully inadequate. There are currently three available offices. One is utilized by dispatch and the other two are shared by administration and staff.

Recent changes include purchasing an Intermodal transport shell and setting it on the ground outside the building. It serves as a storage container for department equipment as well as evidence. The only storage area inside the station is in an area that used to be a jail cell; the cell was eliminated in order to provide storage space.

With the elimination of the jail cell for storage space, there is now only one jail cell in the station. Over the past year, there were eight instances when officers arrested three or more persons at one time. Lack of jail space in Livermore Falls resulted in the transport of prisoners to the Androscoggin County jail in Auburn, which is 33 miles away. These transports to Auburn draw officers away from local patrols and leave the public unprotected for several hours at a time.

The Police Department provides police protection to the entire town. Backup police service is provided by the Androscoggin Sheriff's Office and the Maine State Police on a rotating basis.

The department received more than 4,800 complaints during fiscal year 2001 (April 2000 through March 2001). This represents an increase of nearly 27% over the previous fiscal year. The most frequent complaints or requests for service include assisting the public, motor vehicle laws, harassment, dog complaints, assaults, vandalism and theft. The department maintains two marked cruisers, one 4x4 standby cruiser and an unmarked administrative vehicle.

The department is staffed with adequate personnel needed to meet the needs of the existing and projected population. However, the current police station is less than 800 square feet in size. Officers need an interrogation room so that suspected offenders, as well as victims, can be interviewed in private. They also need adequate office space for reports and investigations. Administration needs another office as it is currently being shared by three supervisors and stores vital records. Finally, a large evidence storage room is desperately needed as it is currently stored unprotected and is exposed to the extremely cold winter weather.

Replacement of department vehicles and extensive improvements to the police station should be budgeted through a Capital Improvement Program.

## **Public Works**

The Town's road and sidewalk system is maintained by the Public Works Department. Besides road and sidewalk maintenance, the department is responsible for operating the Municipal Transfer Station for solid wastes and recycling. The Department's employees include the Superintendent, mechanic, four highway operators and one transfer station attendant.

All highway equipment is stored at the Highway Garage on Park Street. This 46'x70', 3,200 square foot building is in satisfactory condition but is too small to meet current equipment storage needs and the lot is too small for building expansion. The highway garage should have seven bays for equipment storage, equipment repair, and off-season storage of supplies, signs,

pipe, etc. The Park Street lot where the garage is located is also too small for outside storage of materials, such as gravel, cold patch, etc. There is a salt storage facility on this lot but there is no tank for storage of bulk liquid calcium chloride, which is expected to be used for winter storm maintenance in the future.

The following table provides a list of the Public Works Department's major equipment and associated life expectancy.

| Public Works Department Major Equipment<br>Livermore Falls, 2002 |                 |
|--|-----------------|
| Equipment  | Life Expectancy |
| 2001 GMC plow truck  | 8 years         |
| 2001 sidewalk plow   | 10-15 years     |
| 2000 Hyundai loader  | 8-12 years      |
| 1998 plow truck  | 8 years         |
| 1997 Tenco snow blower   | 10 years        |
| 1996 plow truck  | 8 years         |
| 1994 John Deer backhoe   | 7-10 years      |
| 1992 hopper sander (1)   | 8 years         |
| 1992 hopper sander (2)   | 8 years         |
| 1991 plow truck  | 8 years         |
| 1989 GMC wheeler   | 15 years        |
| 1989 4x4 plow truck  | 5-7 years       |
| 1989 4x4 plow truck  | 15 years        |
| 1987 Vanguard sweeper  | 10 years        |
| 1983 Case loader   | 15 years        |
| 1975 Leroy compressor  | 20 years        |
| 1963 Poll pac  | 20-30 years     |
| <i>Source: Town of Livermore Falls</i>                           |                 |

## Solid Waste

The Town of Livermore Falls constructed a transfer station in 1994 and an addition in 1997. The town requires recycling and has had a recycling rate of about 37% for the past few years. The current site of the transfer station is large enough for any future expansions that may be required. Solid waste collection and disposal systems have sufficient capacity for the planning period.

## Education

Livermore Falls is a member of MSAD 36 with the Town of Livermore. Public school facilities in Livermore Falls include the Livermore Falls Middle School and Livermore Falls High School. The elementary school, located in Livermore, houses grades K-5, the middle school houses grades 6-8 and the high school includes grades 9-12. The middle school was built



in 1916 and additions were constructed in 1953 and 1982. This 49,600 square foot building is in good condition. The high school was built in 1967 and the industrial art wing was added in 1982. The high school has 70,845 square feet and is in good condition. No expansions are being planned for either structure.

| Livermore Falls Student Enrollment<br>1995-2002 |     |     |      |       |
|---|-----|-----|------|-------|
| School Year                                     | K-6 | 7-8 | 9-12 | Total |
| 2000  | 372 | 94  | 176  | 642   |
| 1999  | 364 | 78  | 187  | 629   |
| 1998  | 343 | 98  | 179  | 620   |
| 1997  | 359 | 110 | 177  | 646   |
| 1996  | 370 | 107 | 169  | 646   |
| 1995  | 353 | 107 | 155  | 615   |

*Source: Maine Department of Education*

| Livermore Falls Student Enrollment<br>1995-2002 |                            |                          |                       |
|---|----------------------------|--------------------------|-----------------------|
| School Year                                     | Livermore Falls Enrollment | Total SAD #36 Enrollment | % of Total Enrollment |
| 2000  | 642                        | 1,030                    | 62.3                  |
| 1999  | 629                        | 1,010                    | 62.3                  |
| 1998  | 620                        | 1,024                    | 60.5                  |
| 1997  | 646                        | 1,031                    | 62.6                  |
| 1996  | 646                        | 1,033                    | 62.5                  |
| 1995  | 615                        | 1,006                    | 61.1                  |

*Source: Maine Department of Education*

### Livermore Falls Public Library

The Treat Memorial Library was built in 1954. It is in good structural condition but the roof is in need of repair. The roof is slate and many of the slates are broken or missing.

Funding for the library includes annual appropriations from the town and private donations. Total circulation is approximately 25,780. Library holdings include more than 24,000 books, periodicals, recordings, videos and audio books on cassette. Public computers are available at the library with many programs.

The library serves as a cultural center with year-round events including the children's Summer Reading Program and special family events during the summer.

## **Health and Human Services**

Livermore Falls is served by a wide array of health and human services. Local medical facilities include the Western Maine Family Health Center, Spruce Mountain Health Services, Rockomeka Family Practice, Evergreen Behavioral Services, one chiropractor, two dentists, one optometrist and one psychologist.

A complement of social service agencies provides a wide range of services to Livermore Falls residents. These agencies include Abused Women's Advocacy Program, Androscoggin Head Start, Androscoggin Home Care & Hospice, Community Concepts, Sandy River Rehab., Seniors Plus, Tri-County Ministerial, Western Maine Transportation Services and United Way of Androscoggin County.

## **Town Administration Offices - Facilities**

### **Administration**

Livermore Falls' town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. These meetings provide citizens the opportunity to discuss local issues and to vote on items of town business, such as the budget, ordinances and bylaws. The Town Manager, who administers the day-to-day operations of town government, is hired by the five-member Board of Selectmen.

The Planning Board, appointed by the Selectmen, consists of seven members. The Board is responsible for reviewing and acting upon development applications and shoreland zoning permits. In addition, the Board administers the Floodplain Management Ordinance and Wellhead Protection Ordinance.

Other town boards and committees include the Board of Appeals, Board of Assessment Review, Joint Sewer Committee, School Board of Directors and Water District Trustees.

### **Municipal Office**

Municipal functions are carried out at the Town Office on Main Street. Constructed in 1975, the building houses the municipal offices, police department and the Maine District XI Court. The building is in good structural condition. The municipal offices and district court have adequate space for the foreseeable future. However, as has been discussed above, the police department needs additional space for offices, interrogations, evidence storage and prisoner holding cells.

# NATURAL RESOURCES

## Findings

- ❖ Farmland, forests, wildlife habitat, woodlots, and scenic views help define the natural landscape of the town and contribute to its character, open space, and tax base.
- ❖ A critical high yield aquifer is located in East Livermore, while numerous low yield aquifers lie along the Androscoggin River floodplain.
- ❖ Prime farmland soils are found predominantly along the Androscoggin River floodplain, East Livermore, Souther Road, and Route 17 between Shuy Corner and Moose Hill Road. Since the 1970's, approximately 400 acres of agricultural land has been converted to other uses.
- ❖ Once a polluted but important source of industrial power, the Androscoggin River is now suitable for drinking water after treatment, fishing, recreation, industrial processing, navigation, hydroelectric power generation, and as habitat for fish and other aquatic life.

## Introduction

The natural resources of Livermore Falls are an integral part of the town's economic, social and cultural heritage. These resources provide for the town's economic and recreational well-being. They deserve to be husbanded and treated with diligence and respect. These resources include the soils, surface water, groundwater, wetlands, minerals, forests, wildlife habitat, and other critical natural resources.

The present topography, drainage and soils are a result of three major geologic processes. The first was the creation of the White Mountains approximately 250 million years ago. The second was the inundation of the area by a glacier between 15,000 and 23,000 years ago. The third event was the receding and melting of the glacier which created the basis of today's drainage pattern by cutting channels in the landscape.

## Topography

Topography relates to the general land shape of the land. Often, a locale may be referred to as mountainous, hilly or flat. Knowledge of the topographic characteristics of a community is important because of its influence on development location, scenic views and aesthetics.

Two factors are important when topography is considered -- relief and slope. Relief refers to the height of land above sea level relative to the surrounding land. The highest elevation in Livermore Falls is Moose Hill at 1,100 feet above mean sea level. The lowest

elevation is approximately 291 feet above mean sea level along the Androscoggin River as it exits the town. Other significant points of high elevations include Little Moose Hill, Jug Hill, and Ford Hill, located just north of Jug Hill.

Slope, or the rise and fall of the earth's surface in a given horizontal distance, presents limitations to various land use activities including development, agriculture, and forestry. Generally as slopes become steep - greater than 20 percent, construction and other land use activities are more difficult and the potential for environmental degradation increases. Slopes of less than 20 percent generally do not present the engineering problems associated with development on slopes of greater than 20 percent. Major land areas with steep slopes are found surrounding Moose Hill, Jug Hill, Ford Hill, Pleasant Hill, and the downtown area. Steep slopes in the village are particularly significant since they limit expansion of the downtown for future residential, industrial, or commercial development.

## Soils

Soils and their properties are extremely important to past, current, and future community characteristics. In Maine, where soils were highly suitable for agriculture, soils became an important element in community character. Today, soils are still important factors in agriculture and forestry but are also critical in determining locations for new roads and residential development utilizing septic systems.

Soil development is strongly influenced by the underlying material. This "parent" material is unaltered by weathering. The four major materials are: 1) recent alluvium - floodplain soils; 2) glaciofluvial deposits - sands and gravels; 3) glacial till - a mixture of sand, silt, clay, stones and boulders in either a compact or loose form; and 4) organic material - water bodies filled in naturally over time with sediment and organic material.

In the 1970s, soil scientists of the Soil Conservation Service mapped the soils in the Town of Livermore Falls as part of the soil surveys for Androscoggin and Sagadahoc counties. The scientists bored holes to expose soil profiles, named and classified soils, and drew the boundaries of individual soils on aerial photographs that showed woodlots, buildings, field borders, trees and other features. These mapping units are detailed enough to be useful in siting new residential and commercial development as well as in managing fields and farms.

In addition to detailed soil maps, the Soil Conservation Service also created a general map showing soil associations. A soil association is a landscape that has a distinctive, proportional pattern of soils. It is usually comprised of one or more major soils and at least one minor soil. The soils in any one association differ from place to place in slope, depth, drainage, and other characteristics. This map is useful for comparing one part of town with another or for locating large tracts of land suitable for certain kinds of land uses. As a general map, however, it is not useful for farming or site location.

The following are the mapped soil associations of Livermore Falls. Assessments regarding the suitability of a site to support a specific land use should be based on the detailed soil map and not on these general soil characterizations.

### *Charles-Sutton-Paxton Association*

*Deep, medium-textured and moderately coarse textured, well drained and moderately well drained, nearly level to moderately steep soils, on hills and ridges.*

Soils in this association are found around Moose Hill and East Livermore.

### *Hollis-Sutton-Buxton Association*

*Shallow to deep, medium-textured and moderately coarse textured, well drained and moderately well drained, nearly level to steep soils, generally on the tops of low hills and ridges.*

Soils in this association are characterized by irregular topography, including small depressions with restricted drainage. They are located in the northern fringe of the town.

### *Scantic-Leicester-Scarboro Association*

*Deep, medium-textured and moderately coarse textured, poorly drained and very poorly drained, level to gently rolling hills.*

Soils in this association are found in poorly drained depressions. They are located in the eastern part of the town in the area of Redwater and Scott brooks.

### *Buxton-Hartland-Belgrade Association*

*Deep, medium-textured, moderately well drained and well drained, nearly level to moderately steep soils.*

Soils in this association are found on short, irregular, and complex slopes. They are located primarily in East Livermore.

### *Adams-Hinckley-Ninigret Association*

*Deep, excessively drained to moderately well drained, nearly level to moderately steep, coarse textured and moderately coarse textured soils.*

Soils in this association can be found in varied topography including bottom lands and terraces, outwash plains, and hills and ridges. They occupy roughly half of the land area in Livermore Falls including the downtown district, Shuy Corner, and all of the land adjacent to the Androscoggin River.

## **Prime Farmland Soils**

Prime farmland soils, as defined by the United States Department of Agriculture, Soil Conservation Service, are the best "farmlands" nationwide. Criteria for designation as "Prime Farmland" are tied directly to soil properties and not land use except urban land. If the land is urban or built-up, it cannot be prime farmland. Prime farmland, however, can be land in

cultivation, forest, pasture, or idle, and it can be remote or inaccessible. In Livermore Falls, prime farmland soils are found predominantly on the Androscoggin River floodplain, in East Livermore near Pike's Corner, on the Souther Road, and along Route 17 between Shuy Corner and Moose Hill Road. Other farmlands of state and local importance are scattered across the town, except in the areas of downtown, East Livermore Mills, and the Redwater Brook wetlands.

Surveys undertaken by the Soil Conservation Service and Androscoggin Valley Council of Governments in the late 1970s identified 1,606 acres, or 13% of the land in Livermore Falls, devoted to agriculture, including pasture, hay, row crops, and orchards. Since the 1970's, approximately 400 acres of agricultural land has been converted to other uses. The remaining 1,200 acres, used primarily for hay, corn silage, and pasture, is located along Souther Road, Fayette Road, Moose Hill Road, Campground Road, Route 106 and Route 133.

## Surface Water

The Androscoggin River is the predominant surface water in Livermore Falls. From its source at Umbagog Lake on the Maine-New Hampshire border, the Androscoggin River flows approximately 170 miles in a southeasterly direction to Merrymeeting Bay, draining an area of approximately 3,524 square miles. The Androscoggin River enters Livermore Falls at about 115 miles from its source. Various tributaries drain into the Androscoggin River including Clay, Hunton, and Scott brooks.

Other surface waters in Livermore Falls include Meadow, Scott, Redwater and Hunton brooks and Round, Rack, Turner, and Schoolhouse ponds. The town water supply is drawn from Moose Hill Pond in the northeast section of Livermore Falls.

The Androscoggin has a highly regulated flow management system. A number of headwater lakes are manipulated to store water during periods of high runoff and to release water to the river during periods of low runoff. This flow management system was established to enhance the river's suitability for power production and manufacturing processes. Through flow regulation, spring flows are reduced and summer flows are increased significantly above what would naturally occur.

Before the damming and industrialization of the Androscoggin River, it was a rough and rugged water system. With an average drop of eight feet per mile, it was a raging torrent during periods of high runoff. At times of minimal runoff, the river resembled a brook at various points along its path to the Merrymeeting Bay, a tidal estuary. Prior to the changes in the river system created by man, it was naturally pure; however, even then, the river experienced siltation and the contamination from organic debris.

The pulp and paper industry anchored along the Androscoggin River during the 1800's. Continued expansion of this industry had long-term impacts on the economy of the river basin and the quality of its waters. Mills constructed in Livermore Falls, Jay, Rumford, and Berlin, New Hampshire discharged raw chemicals from the sulfite pulping process into the river. As the pulp and paper industry and the economy grew, increased demands were placed upon the river to assimilate industrial and domestic wastes.

In the early 1940's, the public would not tolerate the condition of the river that gave off hydrogen sulfide gases and discolored exposed metal and paint. In a report presented to the Maine Sanitary Water Board in February 1942, it was stated that, "the pollution responsible for the objectionable conditions of the river is derived from industrial wastes and municipal sewage discharges without treatment." It was further noted that "few streams in the United States of comparable size showed evidence of such extreme pollution." It was estimated that the industrial discharge to the river was equivalent to that from a population of over two million people, such as Cleveland or Pittsburgh.

Since the 1940's, both industry and municipalities have constructed plants which treat waste before it is discharged into the river. The Androscoggin River is classified as "C," the fourth highest classification, as it flows through Livermore Falls. The State classification system for fresh surface waters describe the "C" classification as suitable for drinking water supply after treatment, fishing, recreation in and on the water, industrial process and cooling water supply, navigation, hydroelectric power generation, and as habitat for fish and other aquatic life.

Continued threats to water quality include discharge from industrial and municipal sources. The sewage treatment plant in Livermore Falls was recently upgraded to eliminate overflows and to handle peak flows (see Municipal Facilities and Services for a discussion on the plant's operating capacity).

Non-point source pollution generated by improper land management practices also creates soil erosion that threatens the quality of the town's surface waters. Studies over the past decade indicate phosphorus, which acts as a fertilizer to algae and other plant life, is a major threat to water quality. While shoreland zoning has provided some protection, studies indicate phosphorus can be contributed in significant quantities from the entire watershed.

Water quality depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Runoff from the forest is relatively low in quantity and high in quality. Water is stored in depressions and evaporates or seeps into the ground to become ground water, thereby preventing it from running over the land surface and exporting nutrients (i.e., phosphorus) from the system. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus and may also exacerbate erosion and sedimentation problems.

## Ground Water

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

## Sand and Gravel Aquifers

A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent meltwater rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick.

Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. Usually, the flow path of ground water through the aquifer is from the valley walls toward a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

Water in the aquifer moves between the sand and gravel grains at a rate that is determined by the sizes of the pores (porosity) and the steepness of the flow path (the hydraulic gradient). The flow rates of ground water through the sand and gravel found in the area average from 10 to 500 feet per day depending on the coarseness of the material through which the water is traveling through.

Mapping by the Maine Geological Survey indicates sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground water after dissolving in water. As water infiltrates from the ground surface and goes down through the unsaturated zone above the water table, the soil, sands and gravel act as a filter and remove some contaminants. How much filtration depends on the thickness of the unsaturated zone above the water table and the kind of contaminants. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water.

The slow rate of ground water movement causes this resource to be particularly sensitive to contamination. Once contaminants enter the ground water, they do not flush out of the system readily and residual contaminants are often left on the particles of sand or gravel to leach slowly into the surrounding ground water. Often hundreds of years are necessary for an aquifer to clean itself naturally.

Mapping by the Maine Geological Survey indicates that extensive sand and gravel aquifers are located along the Androscoggin River, Clay Brook, Hunton Brook, and around Rack, Round, Turner, and Schoolhouse ponds.

## Bedrock Aquifers

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



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

## **Floodplains**

A floodplain is the flat expanse of land along a river or shoreline covered by water during a flood. Under the National Flood Insurance Program, the 100-year floodplain is called the flood hazard area. During a flood, water depths in the floodplain may range from less than a foot in some areas to more than 10 feet in others. However, no matter the depth of flooding, all areas of the floodplain are subject to the requirements of the Flood Insurance Program. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks.

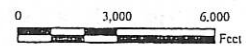
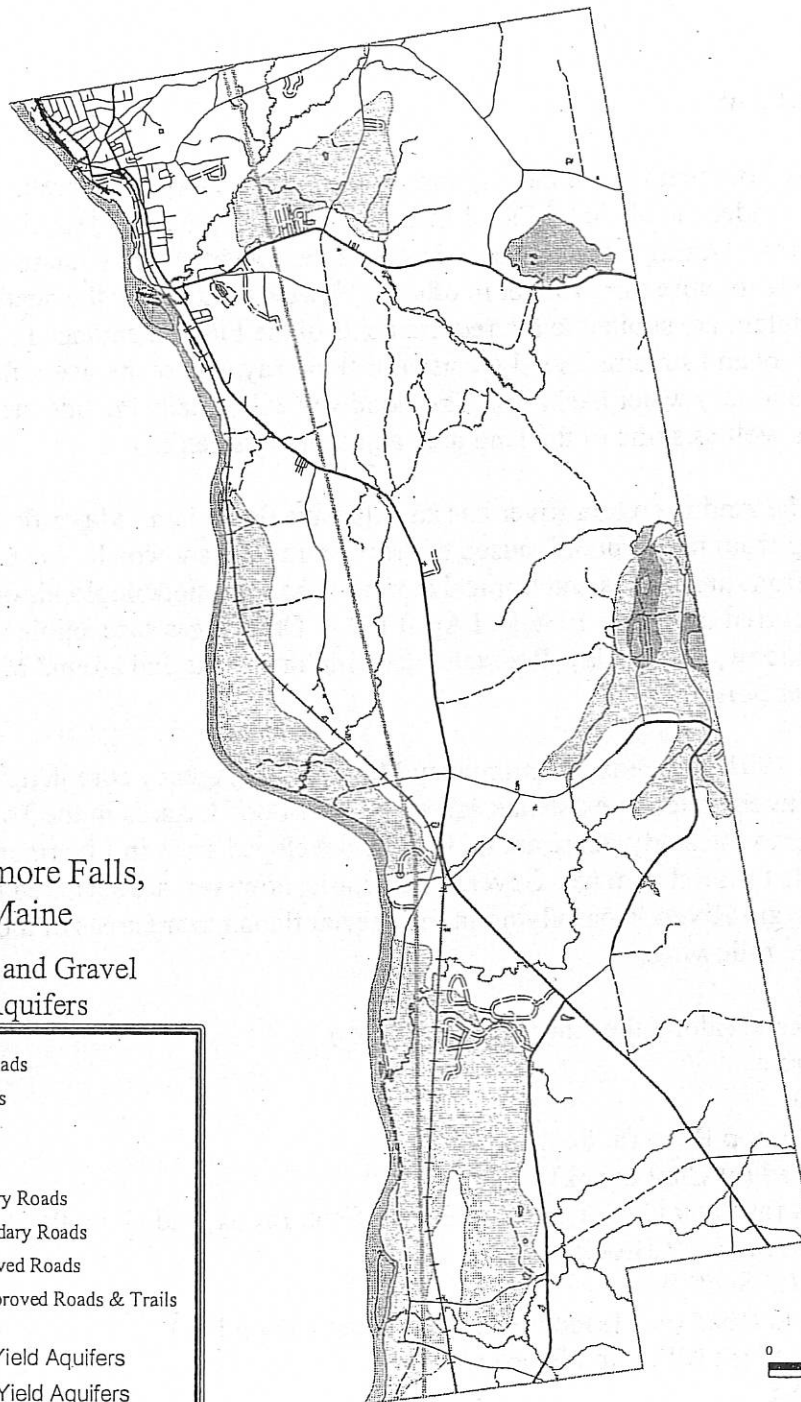
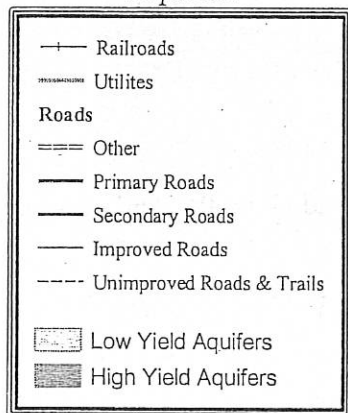
The Androscoggin River has an extensive floodplain. Major flooding generally occurs in the spring from rapid runoff caused by heavy rains and snowmelt. Less frequent flooding has resulted from hurricanes and tropical storms. The most notable floods on the Androscoggin River occurred in March 1936 and April 1987. Other areas susceptible to flooding can be found along Meadow, Scott, Clay, Redwater and Hunton brooks and around Moose Hill, Round, Rack and Turner ponds.

In 1991, the Federal Emergency Management Agency completed a Flood Insurance Study to investigate the existence and severity of flood hazards in the Town of Livermore Falls. According to the study, there are no heavily developed areas in Livermore Falls that are susceptible to flood damage. Several residences, however, are scattered in the floodplain of the Androscoggin River. Roads lying in the special flood hazard areas of the 100-year floodplain include the following:

Foundry Road (along the Androscoggin River)  
Gilbert Street  
River Road  
Strickland Loop Road (at Scott Brook)  
Fayette Road (at Clay Brook)  
Park Street (at Shuy Corner, Hunton Brook, Scott Brook, and along the Androscoggin River)  
Leeds Road (at Scott Brook)  
Bog Road (at Scott Brook)  
Campground Road (at Meadow Brook, at Fayette town line)  
Jug Hill Road (at Billington Brook)  
Moore Street  
Souther Road (at Redwater Brook)

Livermore Falls,  
Maine

Sand and Gravel  
Aquifers



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Livermore Falls participates in the National Flood Insurance Program which allows property owners who are in the 100-year floodplain to purchase flood insurance. Since 1978, there have been only 3 claims with a total pay out of approximately \$29,208. The town has also enacted floodplain management standards and zoned some undeveloped portions of the 100-year floodplain to restrict future structural development.

## **Wetlands**

Wetlands perform a variety of functions. They serve as "natural sponges" that control water runoff by providing a buffer for excess water while allowing a steady, even, release of that excess to both the surface and ground water. Some wetlands serve as recharge areas for aquifers. Wetlands also perform a cleansing function by absorbing some physical and chemical pollutants from the runoff. Wetlands are also important wildlife habitats. The pattern of water cover and vegetation accounts for the differing types of wetlands and the differing types of wildlife use.

The United States Department of Interior has published a series of National Freshwater Wetlands Maps that identify wetlands as small as two acres in size. In Livermore Falls, there are 252 wetlands totaling 2,073 acres. Major wetland systems are found adjacent to the Androscoggin River, Redwater Brook, Scott Brook, and Moose Hill Pond.

Under the Mandatory Shoreland Zoning Law, the town regulates various land use activities adjacent to 7 wetlands that are 10 acres or greater in size. The Maine Department of Inland Fisheries and Wildlife has assigned a wildlife value rating for each wetland based on its value as a waterfowl habitat. Of the seven regulated wetlands, two have been assigned a value of medium importance, and one, high.

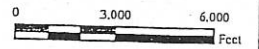
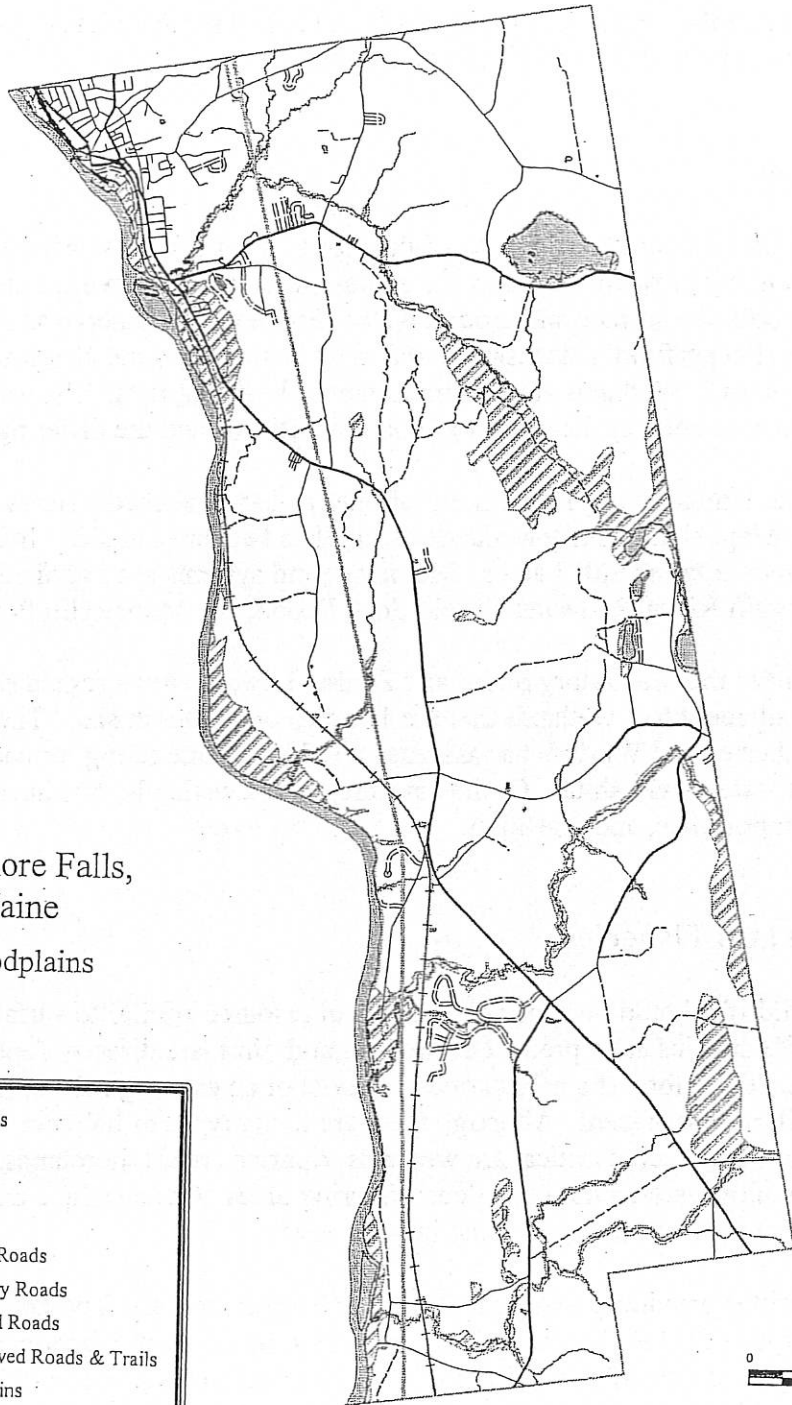
## **Wildlife and Fisheries**

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land and, thus, are directly dependent on the land base for habitat. Therefore, if a habitat does not exist or an existing habitat is lost, various types of species will not be present. Although there are many types of habitats important to numerous species, four considered critical are wetlands, riparian areas (shorelands, ponds, rivers and streams), major watercourses and deer wintering areas. Other unique and/or critical habitats with special characteristics may also exist in some towns.

Besides providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable.

Livermore Falls,  
Maine  
Floodplains

- +— Railroads
- Utilites
- Roads**
- == Other
- Primary Roads
- Secondary Roads
- Improved Roads
- - - Unimproved Roads & Trails
- ▨ Flood Plains



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Besides providing habitat for fish and variety of aquatic furbearers, land adjacent to brooks, streams and rivers provide travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements as well as maintenance of water temperatures critical to fish survival.

While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. Wintering areas provide the food and cover necessary to sustain deer during the critical winter months. While size and shape of the areas can vary from year to year or within a given year, most are traditional in the sense that they are used year after year.

Unique or critical habitats include areas such as specific breeding sites or other areas shown to be of importance to a particular species due to traditional use or limited occurrence. They include, but are not restricted to, eagle, osprey and heron nesting sites. While some of these sites may be associated with critical areas discussed above, many are not.

While the critical areas meet the specific needs of certain wildlife species and are necessary for survival, they alone cannot support adequate populations of deer and other wildlife. A variety of habitat types ranging from open field to mature timber are necessary to meet the habitat requirements of most wildlife species throughout the year. Since different species have different requirements and home ranges, loss of habitat will affect each in different ways ranging from loss of individual nesting, feeding and resting sites to disruption of existing travel patterns.

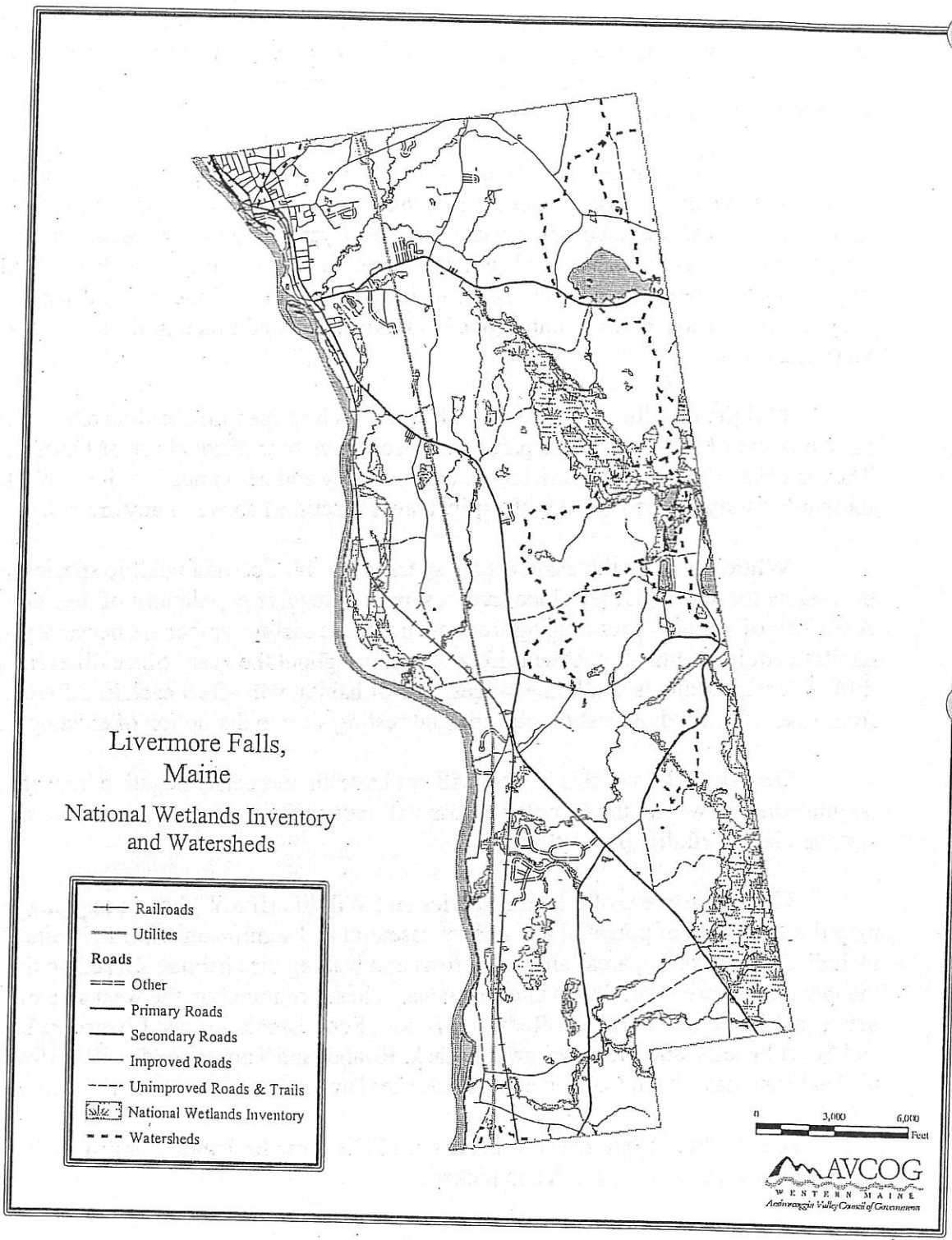
Generally, loss of this habitat will not have an immediate negative impact on wildlife populations; however, the cumulative loss will reduce the capacity of an area to maintain and sustain viable wildlife population.

The Department of Inland Fisheries and Wildlife (IF&W) has an ongoing program to map the locations of potential and known essential and significant wildlife habitats. These include deer wintering areas and water fowl and wading bird habitat. Based on the IF&W mapping there are eight deer wintering areas. These are found on the west side of Moose Hill, between Moose Hill Pond and Redwater Brook, Scott Brook, in East Livermore between Hunton and Scott brooks, and the areas around Rack, Round, and Turner ponds. Waterfowl and wading bird habitats have been mapped along Redwater Brook, Rack Pond, and Schoolhouse Pond.

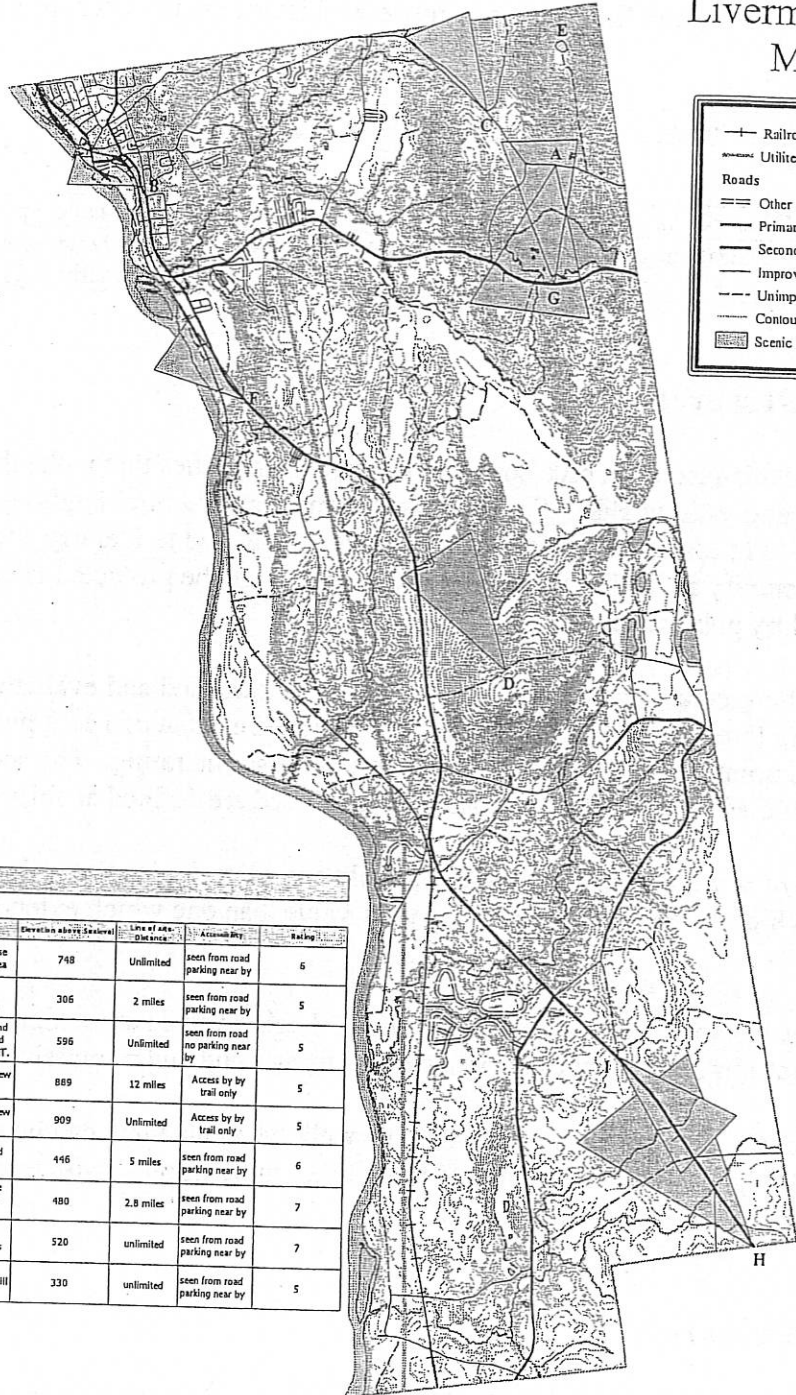
The Androscoggin River in Livermore Falls provides habitat for primarily warm water fish species such as bass, perch and pickerel.

## **Rare and Endangered Natural Features**

The Natural Areas Program has compiled data on Maine's rare, endangered or otherwise significant plant and animal species, plant communities and geological features. While this information is available for preparation and review of environmental assessments, it is not a substitute for on-site surveys. The quantity and quality of data collected by the Natural Area Program are dependent on the research and observations of many individuals and organizations.



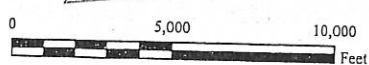
# Livermore Falls, Maine



+ Railroads  
 --- Utilities  
**Roads**  
 = Other  
 — Primary Roads  
 — Secondary Roads  
 — Improved Roads  
 - - - Unimproved Roads & Trails  
 ... Contours  
 [Shaded Area] Scenic Views

**Livermore Falls Scenic Views**  
 Date: May 16, 2002

| Map Notation | Location                                 | Description                                   | Elevation above Sealevel | Line of Ads. Distance | Accessibility                     | Rating |
|--------------|--|---|--------------------------|-----------------------|-----------------------------------|--------|
| A            | Record Road                              | View of Moose Hill Pond Area                  | 748                      | Unlimited             | seen from road parking near by    | 6      |
| B            | Rt. 133 Entering Downtown from the south | View of Downtown                              | 306                      | 2 miles               | seen from road parking near by    | 5      |
| C            | Moose Hill Rd.                           | View of Jay and North Jay and surrounding MT. | 596                      | Unlimited             | seen from road no parking near by | 5      |
| D            | Jug Hill                                 | Area wooded few open spots                    | 889                      | 12 miles              | Access by by trail only           | 5      |
| E            | Top of Moose Hill                        | Area wooded few open spots                    | 909                      | Unlimited             | Access by by trail only           | 5      |
| F            | 133 on Hinckley Hill                     | View a crossed river valley                   | 446                      | 5 miles               | seen from road parking near by    | 6      |
| G            | RT. 17 by water District                 | View of Moose Hill pond and Moose Hill        | 480                      | 2.8 miles             | seen from road parking near by    | 7      |
| H            | Rte. 133 on Beech Hill                   | View of Livermore Falls                       | 520                      | unlimited             | seen from road parking near by    | 7      |
| I            | Rte. 133, north of Beech Hill            | View of Beech Hill                            | 330                      | unlimited             | seen from road parking near by    | 5      |



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In most cases, information on natural features is not the result of comprehensive field surveys. For this reason, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features in any part of Maine. According to the Natural Areas program, there are no recent occurrences of rare plants or exemplary natural habitats in the town of Livermore Falls. There are, however, historic occurrences of the following rare plants:

| Scientific name          | Common name          | Last seen | Habitat  |
|--------------------------|----------------------|-----------|--|
| Aster Patens             | Late Purple Aster    | 1878      | Dry open woods, clearings, & fields              |
| Callitriche Heterophylla | Water-Starwort       | 1887      | Shallow pools and wet shores                     |
| Equisetum Variegatum     | Variegated Horsetail | 1908      | Damp, often calcareous sands, shores, marly bogs |

## Scenic Resources

Scenic resources give communities unique identities that make them appealing to residents and visitors alike. Scenic resources may include rural landscapes as well as historic buildings. An assessment of scenic resources can be used to identify and describe the attributes of a community as well as the special places that might be protected from development or enhanced by public access.

The scenic views of Livermore Falls were identified and evaluated using a methodology employing three variables. Each view was assigned a value of 1 to 3 points for each variable. Then, the points were added together to derive the scenic rating. The scenic view assessment was conducted by Brian Jordan. The variables used are defined as follows:

*Distance of vista or view shed:* This variable considers the length or distance of the view shed. A view which extends for miles has greater value than one which extends only a few hundred feet.

*Uniqueness:* Not all views are created equal. Higher values are assigned to views which contain unique features such as lakes or ponds in the foreground and mountains as backdrops.

*Accessibility:* This variable considers how well the scenic view can be accessed by the general public. A higher value is assigned to those that can be enjoyed with minimum effort, such as from a scenic turn-out or public road.

## Forest Resources

Over 70% of Livermore Falls is forested. As of 2001, there were 40 parcels totaling 2,234 acres classified under the tree growth tax law. Of the total 2,234 acres, 389 acres were hardwood, 1,330 acres mixed-wood and 515 soft wood.



## Minerals

Extensive sand and gravel deposits are associated with the aquifers bordering the Androscoggin River, Clay Brook, Hunton Brook, and around Rack, Round, Turner, and Schoolhouse ponds.

State geologists have noted an excellent example of an esker in Livermore Falls. An esker is a ridge of sand and stone formed by glacial deposition. The esker, which covers 30 acres and stands at 420 feet above sea level, is located at the end of Heritage Lane and was first recorded in 1971.

arrangement to community groups, including adult leagues and area youth programs, although scheduling is restricted by availability.

### Private Facilities

The Livermore Falls Roller Rink is located on Route 133 in Shuy Corner. The Spruce Mountain Ski Club operates Spruce Mountain in Jay, elevation 900 feet, for day and night skiing in the winter. ITS 87, a major snowmobile trail to Moosehead Lake, skirts the eastern town line of Livermore Falls.

### Guidelines for Small Towns

Minimum guidelines for recreation and park services were outlined in 1991 by the Community Parks and Recreation Division of the Office of Comprehensive Planning in the Maine Department of Economic and Community Development. The guidelines list the minimum standards for recreation administration, programming, and facilities for communities of different sizes - population of under 1,000, 1,000-1,500, 2,000-2,500, 2,500-5,000, 5,000-10,000, and over 10,000. For purposes of this assessment, guidelines for communities of population 2,500-5,000 people were used.

Another aspect of the inventory is to assess the existing condition of indoor and outdoor facilities. The former Community Parks and Recreation Division of the Office of Comprehensive Planning in the Maine Department of Economic and Community Development outlined a simple classification system that can be used to grade the condition of facilities.

| Grade | Classification  |
|-------|---|
| A     | Relatively new facility, lifetime expected in excess of 20 years with proper maintenance.   |
| B     | Facility is a few years older and has been well cared for. Lifetime expected to be in excess of 10 years.   |
| C     | Older facility that may not be in the best shape and may need minor improvements within 5 years.  |
| D     | Old facility that needs considerable maintenance within 2 years and/or significant renovation within 5 years.   |
| F     | Very old facility that has outlived its usefulness or is in severe disrepair. This facility is unsafe or unusable and should be repaired soon. Replacement may or may not be necessary. |

# RECREATION

## Findings

- ❖ The town offers a number of facilities for active recreation, including multi-purpose fields, baseball and softball diamonds, boat launch, basketball courts, and tennis courts.
- ❖ The town contains a number of indoor facilities including a roller rink, auditorium, and public library.
- ❖ The town lacks a number of indoor and outdoor recreation facilities recommended under state guidelines for small communities including a teen center, senior citizens center, swimming area, ice skating surface, and nature center.

## Introduction

Recreation opportunities in Livermore Falls, both organized and unstructured, are an important element of the quality of life for area residents. Programs and facilities are operated and maintained by the town, SAD #36, and private entities.

## Public Facilities

The town owns four parcels of public land used for recreational purposes. Sewall Park is a 3-acre site located on Pine Street. The wooded park contains no equipment or amenities. Another facility, the town gazebo, is located behind the town office along the Androscoggin River. The gazebo contains storage space and is wired for musical entertainment. The town recreation field, located on Foundry Road, contains two tennis courts, a playground, and regulation size fields for football, soccer, softball and baseball. School, summer, and adult leagues utilize these facilities. A ¼-acre park on Union Street contains a monument to veterans.

A public boat launch is located on Foundry Road on land owned by International Paper.

## School Facilities

SAD #36 maintains a recreation facility on Cedar Street that serves Livermore Falls High School and the Livermore Falls Middle School. The facility contains regulation size fields for football, soccer, softball and baseball plus a small practice field. The middle and high schools each house a gymnasium with basketball courts. All school facilities are open by contractual

Although not listed in the table, other facilities have been identified by area residents as important components of recreation. Foremost is the need for a skate park for skateboarding and rollerblading. According to students at the Livermore Falls Middle School, locations for such activities are limited to the streets, building steps, sidewalks, and parking lots. Aside from the benefits of physical activity, students project a decrease in crime and drug abuse with the development of such an asset. To address this need, students have organized a committee with their peers from Jay and Livermore to design and build a park, including finding a suitable location and fundraising.

## **Growth**

A final aspect of the inventory is to project the need for additional facilities based on population growth. Over the next 10 years, Livermore Falls is expected to grow by approximately 170 people. For purposes of recreation facilities, this increase is not sufficient to move town into the next category of guidelines for communities of 5,000-10,000 people. Therefore, a needs analysis of existing conditions should suffice to determine future needs, at least those needs articulated by state guidelines.

| Guidelines for Recreation and Park Services<br>for Communities with 2,500-5,000 people |   |                  |                                 |
|--|---|------------------|---------------------------------|
| Element  | Standards per 3,000 people                      | Condition Rating | Existing                        |
| <b>Administration</b>  |   |                  |                                 |
| Recreation committee   | X   |                  | No                              |
| Combined school/town rec department  | X   |                  | No                              |
| Full-time recreation director  | X   |                  | 1/2 time, summer only           |
| Part-time program specialists  | X   |                  | Yes                             |
| <b>Programming</b>   |   |                  |                                 |
| Swimming instruction   | X   |                  | Yes                             |
| Supervised playground program  | X   |                  | No                              |
| Senior citizen club  | X   |                  | Yes                             |
| Teen program   | X   |                  | No                              |
| Skiing instruction   | X   |                  | Yes                             |
| Ice skating  | X   |                  | No                              |
| Community wide special events  | X   |                  | Yes                             |
| Organized community music group  | X   |                  | School-based only               |
| Arts & crafts  | X   |                  | Yes                             |
| Evening adult recreation program   | X   |                  | Yes                             |
| Organized dance group  | X   |                  | No                              |
| Day camp   | X   |                  | Yes                             |
| <b>Outdoor Facilities</b>  |   |                  |                                 |
| Neighborhood playgrounds   | 2-10 acres w/in 1/2 mile of<br>50 or more homes | C                | 1                               |
| Community Recreation Area  | 12-25 acres                                     | B                | 1                               |
| Baseball diamond   | less than one                                   | B                | 2                               |
| Softball diamond   | 2   | B                | 2                               |
| Basketball court   | 1.5   | B                | 2                               |
| Tennis court   | 2   | B                | 2                               |
| Multi-purpose field (football, soccer)   | 1.5   | B                | 4.5                             |
| Swimming area  | 1,500 square feet                               | Not applicable   | No                              |
| Ice skating  | 15,000 square feet                              | Not applicable   | No                              |
| Horseshoe courts   | 1   | Not applicable   | No                              |
| Shuffleboard courts  | 1   | Not applicable   | No                              |
| Picnic area with tables & grills   | 6 picnic tables                                 | Not applicable   | No                              |
| Outdoor education area or nature center  | 1   | Not applicable   | No                              |
| <b>Indoor Facilities</b>   |   |                  |                                 |
| School facilities for public use   | X   | B                | Yes                             |
| Gymnasium  | X   | B                | 2                               |
| Auditorium or assembly hall  | X   | B                | Yes                             |
| Arts & crafts shops  | X   | Not applicable   | No                              |
| Teen center  | X   | Not applicable   | No                              |
| Senior citizen center  | X   | Not applicable   | No                              |
| Game rooms   | X   | Not applicable   | No                              |
| Public library   | X   | B                | Yes, but no access for disabled |
| Finance (\$6 per capita)   | \$18,000  |                  | \$25,000 (town only)            |

*gray boxes indicate deficiencies in local programs and facilities as measured against the standard*

Livermore Falls was transformed from an agricultural town to a mill town after the Civil War (1861-1865), when it became feasible to harness the power of the falls of the Androscoggin River. Manufacturing remained the base of the town's economy for more than a century, although the number of employees in manufacturing establishments continues to decline. Livermore Falls' population peaked in 1980 with 3,572 residents.

## Historic Buildings

Livermore Falls has no structures listed with the National Register of Historic Places. However, other structures have been identified as being of important historic significance. They include:

- Barclay residence at Moose Hill, built in 1792.
- Zelasko residence at Moose Hill, built in 1813.
- Moose Hill Baptist Church, built in 1829.
- Ham residence on Pleasant Street, built in 1839.
- George Bunten Post #10 building, dedicated as the first Methodist Church in 1867, was moved to Reynolds Avenue in 1906 when the Eaton Memorial United Methodist Church was built. This building became the Grand Army of the Republic Hall and now serves as the American Legion hall.
- First Baptist Church, located on Church Street, built in 1878.
- The Merriman Block, located at the corner of Church & Main Streets, built in 1898.
- Eaton Memorial United Methodist Church, dedicated May 24, 1907, located on the corner of Church & Knapp Streets.
- G.A.R. Monument, dedicated in 1907, located on the corner of Church & Knapp Streets.
- Lower Mill, construction was completed in 1908, located near the Rec. field.
- Bank building, formerly known as the Sharaf Building, located at 32 Main Street. It originally housed a music hall with a seating capacity of 1,200 people. A fire in 1910 ravaged the original building but it was rebuilt. After reconstruction, it became known as Livermore Falls Trust & Banking Company.

## Archaeological Resources

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

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

# HISTORIC & ARCHAEOLOGICAL RESOURCES

## Findings

- ❖ The history of Livermore Falls dates back more than 400 years to the Anasagunticook tribe of the Abanakis.
- ❖ Although Livermore Falls has many structures of local significance, none are listed with the National Register of Historic Places.
- ❖ There are no known prehistoric or historic archaeological sites in Livermore Falls, and no professional survey for historic archaeological sites has been conducted in Livermore Falls.

## Historic Background

The earliest known inhabitants were the Anasagunticook Indians, one of four Abanaki tribes to inhabit Maine. Rockomeka (comprised of parts of Canton, Livermore, Livermore Falls and Jay) was their tribal headquarters and presumed to be the largest Indian village in New England. In the early 1600's, it is estimated that there were approximately 250 Anasagunticook living here.

The beginnings of Livermore Falls can be traced back to approval of a land grant petition by the Massachusetts General Court in June 1771. In the summer of 1771, Elijah Livermore and Elisha Harrington set out from Massachusetts to lay out a township 9 miles and 40 rods (220 yards) long and five wide. Between August 9, 1771 and April 27, 1772, Elijah Livermore and Elisha Harrington explored and selected 30,220 acres of land lying on both sides of the Androscoggin River and adjoining Sylvester Township (now Turner).

The 1800's brought a strongly developing town. The section of Massachusetts where most of the town's settlers came from was mostly agricultural. Consequently, farming was what most settlers did for a living. The first schools appeared on the east side of the Androscoggin River between 1806 and 1810 and were located at Haines and Shuy Corners. By 1835, at least 15 businesses were located here and Livermore Falls was developing into the area's center of business with a good size downtown.

The first train rolled into Livermore Falls on the newly constructed Androscoggin Railroad in November of 1852. The population of Livermore Falls increased 25% to 1,029 in the eight years following construction of the railroad.

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