

# THE PLAN

Application of the Policies and Objectives to the existing conditions and projected trends in Berwick enables the formulation of plans for managing Town affairs.

The Comprehensive Planning Committee, after reviewing the Inventory and the Goals and Policies, developed a set of plans for future land uses, public facilities, public services and management of natural and cultural resources. These plans map future land uses and public facility patterns and describe future programs for management of the Town in conformance to the townspeople's wishes. Taken together, they constitute the Comprehensive Plan.

## GROWTH AND RURAL AREAS

Berwick was one of the fastest growing towns in Maine during the 1980's increasing in population by 50% or 5% a year. Housing increased commensurately at an annual rate of 4.6%. This averaged 69 new dwelling units a year between 1980 and 1988. After 1988 the population increase and housing starts slowed as the recession of the early 1990's began to take hold.

Most of the new major subdivisions during the decade of the 1980's were located outside the village and thus continued spreading new development across the rural parts of Town. Many of the newcomers came from the Dover and Rochester areas seeking lower cost rural land and property taxation than in those more urbanized areas in New Hampshire. One only need witness the morning rush hour commuter traffic that crosses the Sullivan Square Bridge to Somersworth, N.H. on weekday mornings and returns during the evening rush hour to see the truth of this statement.

On the other hand, the major commuting group composed of workers at Pease Air Force Base in Newington, N.H. and at the Navy Yard in Kittery began decreasing in 1989 with the closing of Pease. It is expected that layoffs during the 1990's at the Navy Yard will further reduce the number of Berwick residents employed in the Kittery/Portsmouth area. These actual and anticipated layoffs have further compounded the recessionary effects on the town in the early 1990's by reversing and decreasing the sale prices being asked for houses and property on the market. This in turn has lowered property values throughout town, thus reducing the tax base and compounding the townspeople's wariness about new town expenditures. So long as the recession continues and higher unemployment prevails, the long-term projected growth of Berwick should remain stable. It is expected, however, that when the redevelopment plans for Pease take hold in the late 1990's, the long-term growth pressure on Berwick will resume. It may be expected that this pressure will mostly be for suburban type rural housing for commuters, thus accelerating the trend that has been changing Berwick's character to a bedroom community. Without strong measures to protect open space, it is likely that eventual long-term growth will largely fill in the rural parts of Town.

Unlike most other Towns, however, Berwick began dealing with growth during the 1980's through a series of functional plans and updated land use regulations that put into place the basic growth management controls upon which this 1991 Comprehensive Plan builds. In essence, the Comprehensive Plan integrates a set of functional plans from the 1980's into a coordinated land use management strategy. Additional measures are recommended and a permanent long-range planning committee is created to oversee further updating and clarification of the land use ordinances and the streamlining of its procedures.

The following plans are integrated within the Comprehensive Plan:

1980	Standards for Reviewing Land Subdivisions - Town
1984	Downtown Revitalization Plan - Town
1985	Comprehensive Plan - Town
1986	Site Plan Review Ordinance - Town
1986	10- Year Road Maintenance Schedule - Town
1986	Land Use Ordinance - Town
1988	Floodplain Management Ordinance - Town
1988 +	Water District Planning - Town
1989	Sewer District Plan - Berwick Sewer District
1990 +	SAD #60 Planning - SAD #60
1990 +	KACTS Planning - Kittery Area Comprehensive Transportation System
1990	Berwick Capital Budgets - 6 year capital improvements pgm. - Town
1990	Salman Falls River Management Study - Strafford Regional Plan. Comm.
1991	North Berwick and South Berwick Comprehensive Plans - Route 4
1991	Flood Insurance Study, Berwick, Maine - FEMA

The 1989 Sewer District Plan or a municipal modification thereof will be the primary strategy for guiding growth in the 1990's by opening up additional smaller lot residential areas next to the existing Village and creating commercial areas also next to the Village. The rest of the Town to the north, east and south of the Village area is the Rural Area for the 1990's. Existing zoning with cluster refinements and other public and private measures are employed to preserve the remaining open space in the rural area.

### Planning Considerations

Land use planning can be used to improve the efficiency of land use, to minimize conflicts between incompatible uses, to reduce or eliminate environmental hazards and to minimize degradation of the environment. This analysis has inventoried the location and extent of the various land uses and has identified future trends in land use change. This information, along with information on the location and capacity as well as soil suitability and other environmental concerns, provides the basis for land use planning.

#### 1. Land Use Development Patterns

More efficient use of land and municipal services and facilities usually consists of: encouraging infilling and full use of urban areas; concentration of development near water, sewer and highway systems; and the conservation of open space. It has been, and continues to be, the Town's policy to encourage growth in the R-1 and R-2 zoning districts adjacent to the village (where higher densities are allowed), and to limit development in the more rural R-3 district. The Town is committed to avoiding the problems of development sprawl.

#### 2. Growth Impacts

The Town's projected growth will have a significant impact on the Town's facilities and resources. If growth occurs in properly situated and well-designed developments the negative impacts will be minimized. However, if growth is scattered and haphazard, the negative impacts will be amplified.

### 3. Regional Impacts

A number of regional developments could affect the Town's projected growth rate. Potential impacts include:

- a. the potential establishment of passenger train service between Boston and Portland.
- b. the establishment of a major new industry in Berwick;
- c. possible cutbacks at the Portsmouth Naval Shipyard facility, resulting in a reduction of employment for Berwick residents.
- d. the closure of Pease Air Force Base and the conversion of that facility to other uses.

### Impact of Zoning On Land Use

The Town's current zoning ordinance obviously impacts the way the Town develops. The Village and the surrounding area include small lot sizes and reduced frontage requirements (10,000 square feet and 100 feet of frontage). In the rural areas of Town, lot sizes are 60,000 square feet and 90,000 square feet with 150-300 feet of frontage required respectively. The intent of these requirements was to keep the rural portions of Town rural. To a degree they have succeeded, but they have also used up frontage along roadways as well as developing much undeveloped land.

### Land Use Compatibility

Another goal of land use planning is to assure compatibility of adjacent land uses and reduce or minimize conflicts between incompatible adjacent uses.

TABLE II-5

GROWTH AND RURAL AREAS, BERWICK

<u>AREA</u>	<u>DESCRIPTION</u>	<u>PURPOSES</u>
<u>Growth Areas</u>		
1. Village Center Revitalization Area: R1 & C/I Districts	Built -up center of Town with mixture of closely spaced residences; limited commercial uses  Town facilities and pedestrian amenities	(1) community focal point (2) local convenience retailing: neighborhood stores/restuarants/local businesses and professional offices (3) Town public facilities and services (4) cultural facilities and services (5) historic preservation (6) pedestrian circulation and enjoyment
2. Village Residential Area	Existing Village with mixture of single family residential, multi-family and neighborhood commercial. Generally served by public water and sewer	(1) new in fill development (2) village type housing opportunities (3) elderly housing and facilities (4) home occupations (5) professional office spaces & small-scale retail
3. Village Area: Rural Commercial/ Industrial District	Next to Route 236 near public utilities allowing for controlled access that is non-disruptive to the rest of the Town.	(1) new local businesses to support the tax base and provide balanced growth (2) provide new local employment (3) expand the tax base
4. Rural Commercial/ Industrial District	Mixed use area near S. Berwick Village along Rt. 4 corridor and railroad for commercial activity. No public water or sewer.	(1) expansion of existing mixed use larger lot area with public services available (2) provide for more Town tax base and employment

<u>AREA</u>	<u>DESCRIPTION</u>	<u>PURPOSES</u>
5. Moderate Density Residential Areas	Surrounding the Village residential area on moderate sized lots; houses in and near the future sewer service area at higher density than those farther out.	(1) new neighborhood housing near Village services and major commuting routes. (2) allowance for neighborhood facilities such as playgrounds, and ballfields.
6. Resource Protection - Village	Area along Salmon Falls Rivers and streams in the Village Center already substantially developed in mixed commercial, light industrial and residential	(1) maintenance and expansion of existing uses while maintaining water quality (2) relaxation of setback restrictions while maintaining water quality
<u>RURAL AREAS</u>		
7. Rural Residential Farm Area	Large lot rural housing; home occupations; mixed forest and field uses north, east and south of the Village growth area along existing year-round roads	(1) rural self-sufficient living (2) allowance for independent tradespersons maintaining their livelihoods in forest and agricultural uses.
8. Rural Backland	Large lot fields, old fields and forested land behind and between the rural roads; much of this area is land locked	(1) area for primarily private preservation of open space (2) agricultural use; Tree Growth, Farm and Open Space tax protected land
9. Aquifer Protection Area	Identified ground water yield areas of 10 gpm or more	low density housing and limited uses
10. Resource Protection Areas	identified prime agricultural and forestry soils in an existing non-developed condition, steep slopes, wetlands, 100-year floodplains, critical natural habitats, sensitive shorelands, dedicated open space, scenic views, and any other area designated as resource protection	(1) preservation of unique natural and environmental quality (2) possible sender area for development rights

Source: Planning Committee

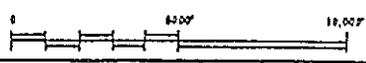
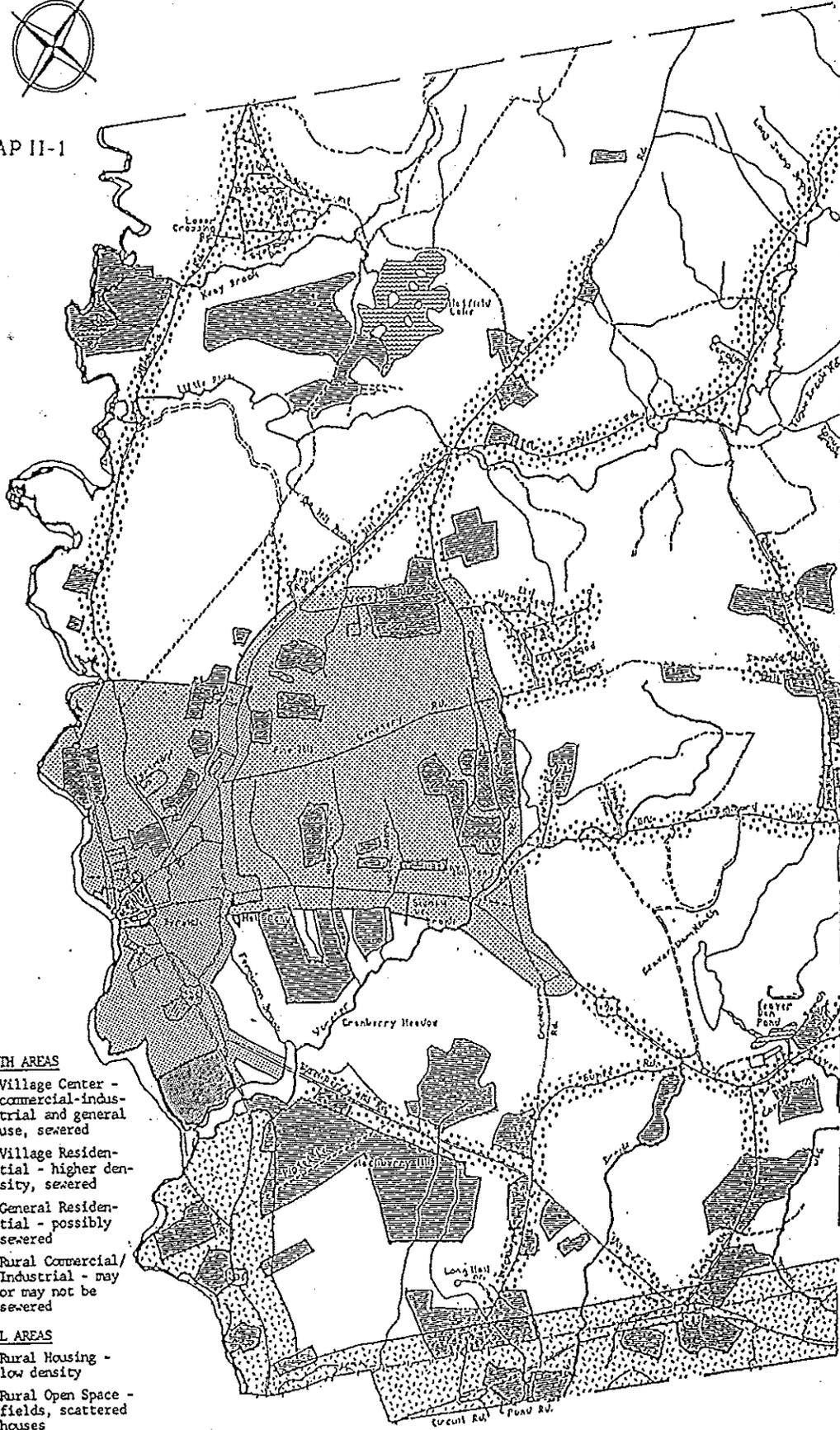
While the existing 1990 zoning pattern can absorb the projected 30% increase in population and 44% increase in dwelling units to year 2000, it would likely spread the majority of it in the rural northern part of town. In contrast, the town's encouragement of cluster development and the Growth - Rural pattern described above will provide greater choice to new Berwick inhabitants between the village, residential neighborhoods and rural larger lot housing thus preserving more open space and rural character. At the same time, growth areas are designated for more local businesses and employment to balance the expected residential growth with more tax producing activity. In addition, the extensive pattern of protected natural resource areas connected via stream floodplains and wetlands in effect creates a number of rural neighborhoods. Along with the backland areas between the widely spaced rural roads, the resource protection areas both reduces possible future rural housing density as well as dispersing the rural housing into separated small areas. It should be noted that the Town also encourages cluster development in rural areas to preserve open space and rural character of the community.

# GROWTH AND RURAL AREAS - 1990



MAP II-1

- GROWTH AREAS**
-  Village Center - commercial-industrial and general use, sewered
  -  Village Residential - higher density, sewered
  -  General Residential - possibly sewered
  -  Rural Commercial/Industrial - may or may not be sewered
- RURAL AREAS**
-  Rural Housing - low density
  -  Rural Open Space - fields, scattered houses
  -  Resource Protection - shoreland, forested backland and marshes



**B E R W I C K**  
**C O M P R E H E N S I V E P L A N**  
 C O M P R E H E N S I V E P L A N N I N G C O M M I T T E E

## MASTER LAND USE PLAN

The Master Land Use Plan provides implementation measures for the growth and rural areas and integrates spatial aspects of the housing, public facilities, public services, natural and cultural resources plans into a coherent overall pattern. The Master Land Use Plan is based upon maintaining the existing zoning but with adjustments and new zoning.

The Town of Berwick voted in a Land Use Ordinance in March 1986. Since that time minor changes have been made and the last amendments were adopted in 1989 which included a mobile home park and cluster development section.

The ordinance the Town adopted has established a very sound basis upon which to build. However, over the years some problems have become evident. As a result, the Berwick Comprehensive Plan, which will be brought before the voters in 1991, includes objective 1.5 of the Goals and Policies which calls for a committee to review and update the current Land Use Ordinance.

The committee would be made up of nine (9) members: five (5) permanent members will include the Town Planner, one Selectmen, the Code Enforcement Officer, the Assessor's Clerk and the Superintendent of Berwick Highway Department. The remaining four (4) members would be Berwick Tax Payers serving two-year terms expiring in alternate years.

This committee, which will be appointed by the selectmen, will bring to the Planning Board all changes and new amendments in order to accomplish procedures stated in Article XI, Amendments, Section 11.2, sub-paragraphs B and C, and also Section 11.3 all of the Berwick Land Use Ordinance. The Committee will be a permanent part of the Planning Department of the Town of Berwick and will take its direction from the Town Manager.

### Village Center

The existing Commercial/Industrial (C/I) District encompasses the built-up historic portion of downtown Berwick Village including Prime Tanning. It is the area studied by the 1984 Downtown Revitalization Plan and would be subject to the proposed historic district ordinance. In addition to the Downtown Revitalization Plan recommendations, the Comprehensive Plan calls for amending the C/I District to require that new uses of the 1st floor of buildings be confined to commercial, while allowing for mixed residential and commercial uses on upper floors.

Planned provision of public water, sewer and natural gas services to the Route 236/Power House Road/Worster Brook area south of the Village will enable that area to be rezoned as an Rural Commercial/Industrial (RC/I) District. The long-term plan is to study the north side of Route 236 for possible further extension of the RC/I District to the Blackberry Hill Road/Worster Brook area. Both rezonings would be intended to support local employment and the tax base.

### Rural Commercial/Industrial District - RC/I

The existing Rural Commercial/Industrial (RC/I) District is similar to the C/I District except that it requires larger minimum lot sizes to account for the lack of public water and sewer services in the rural Route 4 corridor along the South Berwick border. In conformance to Townspeople's wishes, extension of the RC/I District between Route 236 and the Salmon Falls River is recommended for study.

### **Urban Residential District - RI**

This existing District provides Village residential neighborhoods including multi-family and mobile home park housing along with light commercial opportunities. The District is served by public water and sewer. The Plan does not call for any changes.

### **Transitional Residential District - R2**

This primary growth area adjacent to the Village R1 District encompasses the boundaries of the planned future extensions of the public sewer system. Existing regulations permit a 2/3 lot size reduction when public water and sewer services are provided thus allowing for new in-fill development. Multi-family, mobile home park housing, limited light commercial and complementary neighborhood facilities such as ballfields, playing fields and school facilities are allowed in this District.

### **Rural Residential - Farm District - R3**

This largest District provides the basic rural area within which more specific land conservation and open space preservation measures are being taken including resource protection zoning, various overlay conservation districts and private landowner conservation actions. Landowner actions include substantial portions of land in Tree Growth tax status.

Housing along existing year-round rural roads serves to landlock much of the backland, that is, to make it difficult to find a place to make a new intersection for a new subdivision road into the interior. The Town should review the traditional R3 District frontage requirement of 300 feet to determine if increasing it in the future would help preserve backland. Other methods that could be studied include increasing the minimum density to one house per 10 acres, but allowing a house on a 2 acre lot with the other 8 acres being placed permanently into conservation easements. Secondly, cluster subdivision could be made mandatory in the R3 District. As of 1991 it was optional all over town.

### **Overlay Districts**

#### **Shoreland Overlay District**

The existing Shoreland - Resource Protection District will be updated as necessary to meet the new State requirements by January, 1992. This will provide protection for 250 feet on both sides of identified streams and around 10 acre and larger wetlands. Within the C/I Zone in the Village Center it is recommended to provide a Shoreland - General Development Zone along the Salmon Falls River to account for the shoreline buildings already there and to allow the necessary flexibility for improving these buildings and to develop suitable shoreline recreation facilities such as "The Berwick Harbor."

#### **Wetlands Overlay District**

The Plan calls for a new overlay district applying to wetlands smaller than 10 acres requiring fixed setbacks from mapped boundaries of the wetland for all structures, roads (except where a bridge is necessary), and parking areas. The wetlands would be mapped officially on the Tax Maps and complement the State Plumbing Code setback requirement for septic tank leach fields from wetlands.

### **Aquifer Protection Overlay District**

This larger lot rural overlay district is being maintained for protection of aquifer recharge areas. Consideration should be given to increasing the minimum lot size from 120,000 square feet to 200,000 square feet.

### **Municipal Well Site Aquifer Protection District**

This new district would prohibit all new buildings within 200 day groundwater travel time to an identified municipal well site. In the donut between the 200 day and 2500 day travel times, limited uses and strict performance standards for run-off, tree cutting and earth moving would apply.

### **Extended Resource Protection Overlay Zone**

This new district could impose strict building and performance standards on identified and tax mapped deer yards and other unique natural habitats.

### **Other Ordinances**

#### **Historic District Overlay**

This new district would be an overlay covering the historic Village Center of the Sullivan Square Area in conformance with the Downtown Revitalization Plan. The Plan calls for further study to determine more specifically what restrictions, if any, the Townspeople desire. The general purpose of historic districts is to protect the historic facades of historic buildings and to provide guidelines for height, mass, texture, scale, pattern of fenestration and siding for historic building repair, renovation or new in-fill development. In addition, historic district ordinances usually require a permit for demolition of an historic building. This overlay district would work in tandem with the C/I District in the Village Center.

#### **Historic Heritage Corridor Overlay District**

This new overlay district would apply from the Village Center southward to the South Berwick line between the Salmon Falls River and Route 236. This is the primary area where the earliest European-American settlers located due to access to the river. The Ordinance would require that subdivisions and other larger developments conduct a professional archeological survey of the site before construction. Other early settlers or Native American areas could be added by amendment to the Ordinance.

#### **Cluster Development**

In addition to the optional cluster development in the current Land Use Ordinance, the Plan calls for mandatory cluster development for any subdivision or large development located upon an identified and mapped prime agriculture area, prime forestry area or existing open fields to protect as much as possible these natural resources. This could apply to any contiguous resource area of 5 acres and larger or some other appropriate minimum size area. Clustering would not be allowed in Aquifer Protection Overlay Districts.

#### **Transfer of Development Rights (TDR) Overlay District**

This Overlay District works in tandem with the Town's protection of natural resources by designating the prime agricultural, forestry and open fields anywhere in the R3 District as Sender Areas. Sender Areas are where the right to develop is sold by the landowner generally

at a cost that is the difference between what a parcel of land would cost if purchased as a houselot versus what it would cost remaining as a woodlot, a field or as a natural area. However, actual purchase price of a development right can vary anywhere from one dollar to thousands of dollars. This would be a voluntary and optional sale by private landowner to a private and voluntary buyer.

A purchaser of a development right, which is then recorded on a legal certificate and on the deed of the sender property, can use the certificate to develop property he owns in the Receiver District at less than the normal minimum lot size. A smaller than normal minimum lot size is needed in the Receiver Area to provide an incentive for the purchaser to buy development rights. The Receiver Areas could be the R2 District, which would allow minimum lot size reduction below its 60,000 square foot minimum. However, houses built on the reduced TDR lots could still be required to meet the normal frontage and setbacks for the front and sides yards. The backyard setback could be reduced to 20 feet and this is where some of the lot size reduction could occur. These are called shallow lots and will result in looking no different from other houselots in the R2 District when viewed from the street.

A Study will be needed to determine the parcel size within the R3 District that produces one TDR certificate that can then be used for one reduced lot in the Receiver District. Because there is considerable prime agricultural and forestry land in the R3 district and a number of large back lots, it may be reasonable to designate each 3 to 5 acres of these resource lands as one TDR certificate.

#### **Nitrate Dilution**

Amendment of Subdivision Regulations should require new subdivision houselots that are not served by public water and sewer to be enlarged if necessary to meet a nitrate public health standard (Table I-73, Part I of the Comprehensive Plan). The standard is to protect well water quality from ground water percolation from leach fields on adjacent lots. The standard is that the increase of nitrate at the lot line of the houselot with the leachfield should be no greater than one half the available nitrate loading. The available loading equals the difference between the preexisting background level of nitrates in the soil and 10 mg/liter of nitrates. Also, the Town should consider reducing the minimum lot size of lots in the R2 District when the nitrate standard would be met by a smaller lot size. This would apply to lots without public water and sewer.

#### **Buffering**

Review and amendment of the Zoning and Subdivision Ordinances should be done as necessary to provide visual screening between commercial and other land uses, such as residential, non-residential and institutional buildings and uses.

#### **Subdivision Amendments**

The Plan calls for updating the stormwater management standards in the Subdivision Regulations to meet State phosphorus control standards in run-off to water bodies. Also, strengthening will be done as necessary to the Standards for preservation of natural habitats, public access, pedestrian circulation and scenic views within the open space requirements of the Subdivision Standards.

#### **Impact Fee Ordinance**

An impact fee ordinance will be developed to establish a fee schedule able to be updated yearly to recover the fair share of the costs for planned public capital investments that partly result from the new developments. The fees will be related to the adopted Berwick capital

improvements 6-year budget. The fees will be for future planned road, public works, Town buildings and facilities, Town recreation and Town utilities.

**Limited Access**

In order to discourage strip development, an amendment to the the Land Use Ordinance is needed to incorporate appropriate curb cut, service road and deceleration lane standards for non-residential uses on arterial roads; i.e. Route 9, Route 4 and Route 236.

**TABLE II-6  
PLANNED LAND USE CATEGORIES**

<u>EXISTING AND PROPOSED DISTRICTS</u>	<u>MAJOR PERMITTED USES</u>	<u>DIMENSIONAL REQUIREMENTS</u>
<u>Growth Areas</u>		
Commercial/Industrial District - C/I	(1) residential (2) institutional except schools, medical & cemeteries (3) commercial (4) industrial (5) ag. & forestry	(1) 10,000 sq. ft. with water and sewer (2) 40,000 sq. ft. otherwise (3) 100 ft. street frontage (4) 50% building coverage (5) waived density in historic buildings (6) on-lot, off-lot, on-street, off-street parking, back of building parking
Historic District Overlay	(1) allows all uses of the underlying zones (2) provides design guidelines for height, mass and texture; for rehabilitation; and for new in-fill buildings (3) requires demolition permit for historic buildings	N/A
Historic Heritage Corridor Overlay	preconstruction archeological survey of new subdivisions and larger site developments	N/A
Urban Residential District - R1	(1) residential (2) mobile home parks (3) institutional (4) commercial except wholesale, campgrounds and golf (5) ag. and forestry no animal husbandry	(1) 10,000 sq. ft. with water and sewer (2) 20,000 sq. ft. otherwise (3) 100 ft. street frontage (4) 25 feet front setback (5) 40% building coverage

EXISTING AND  
PROPOSED  
DISTRICTS

MAJOR  
PERMITTED USES

DIMENSIONAL  
REQUIREMENTS

Transitional  
Residential District-  
R2

- (1) residential
- (2) mobile home parks
- (3) institutional except clubs
- (4) commercial except  
wholesale, offices,  
medical and camp  
grounds
- (5) light manufacturing

- (1) 20,000 sq. ft. with water  
and sewer
- (2) 60,000 otherwise
- (3) 150 feet street frontage
- (4) 50 foot front setback
- (5) 25% building coverage

Rural Commercial/  
Industrial District -  
RC/I

- (1) residential
- (2) institutional except  
schools, medical and  
cemeteries
- (3) ag. and forestry

- (1) 50,000 sq. ft. with water  
and sewer
- (2) 90,000 sq. ft. otherwise
- (3) 200 foot street frontage
- (4) 50 foot front setback
- (5) 40% building coverage

Shoreland - General  
Development Overlay  
over C/I District

uses of the underlying  
C/I District in the Village  
Center

- (1) 25 foot setback from  
Salmon Falls River for  
buildings and other  
structures
- (2) 0 setbacks from river for  
water dependent uses;  
i.e. dock

Rural Areas

Rural Residential  
Farm District - R3

- (1) residential
- (2) institutional except  
clubs
- (3) limited commercial
- (4) light manufacturing;  
sawmill
- (5) ag. and forestry  
Shoreland - Limited

- (1) 90,000 sq. ft. with or  
without sewer and water
- (2) 300 foot street frontage
- (3) 100 foot front setback
- (4) 10% building coverage

Shoreland - Limited  
Residential-Recrea-  
tional Overlay

- (1) single family
- (2) Town facilities and  
public utilities
- (3) recreation uses
- (4) agricultural and forestry

updated dimensional  
requirements per State  
DEP changes of March  
24, 1990

Resource Protection  
Overlay: Selected  
Wetlands and Unique  
Natural Resource Areas

- (1) limited public facilities
- (2) limited recreation uses
- (3) limited ag. and forestry

- (1) updated dimensional  
requirements per State  
DEP 3/24/90

Wetland Overlay  
District: For Wetlands  
Less Than 10 Acres

- (1) limited public facilities
- (2) limited recreation uses
- (3) limited ag. and forestry

- (1) fixed setback of buildings,  
other structures, roads  
and parking from  
wetlands

EXISTING AND PROPOSED DISTRICTS

MAJOR PERMITTED USES

DIMENSIONAL REQUIREMENTS

Aquifer Protection Overlay

- (1) single family
- (2) Town facilities
- (3) convenience retail
- (4) recreation facilities
- (5) ag. and forestry

- (1) 20,000 sq. ft. with water and sewer
- (2) 120,000 sq. ft. with water and sewer
- (3) 300 foot street frontage
- (4) 100 foot front setback
- (5) 10% building coverage

Municipal Wellsite Aquifer Protection District

- (1) one and two family dwellings
- (2) agriculture, animals
- (3) timber harvesting
- (4) outdoor recreation

- (1) underlying zone dimensional requirements; plus:
- (2) > 45% of lot stripped of vegetation
- (3) less than 25% of lot under impervious surfaces

Transfer of Development Rights Overlay - TDR

- (1) sender areas: prime ag. and forestry areas, open fields in the R3 district
- (2) receiver areas: R2 district
- (3) study whether to extend to Resource Protection, Wetland Overlay District and Shoreland Resource Protection District

- (1) one TDR certificate for each parcel; i.e. 2 to 5 acres, of prime ag., forest land or open field
- (2) one TDR certificate allows building a dwelling-unit on a reduced lot in the Receiver District
- (3) TDR could possibly be extended to Resource Protection zone

Cluster Development Subdivision

- (1) optional in all zones
- (2) mandatory in the R3 District on prime ag. and forestry soils
- (3) could also be mandatory when a development encompasses Resource Protection land

- (1) reduced lot sizes from the minimum of the district
- (2) the unused land to be contiguous and reserved for open space uses

Source: Planning Committee

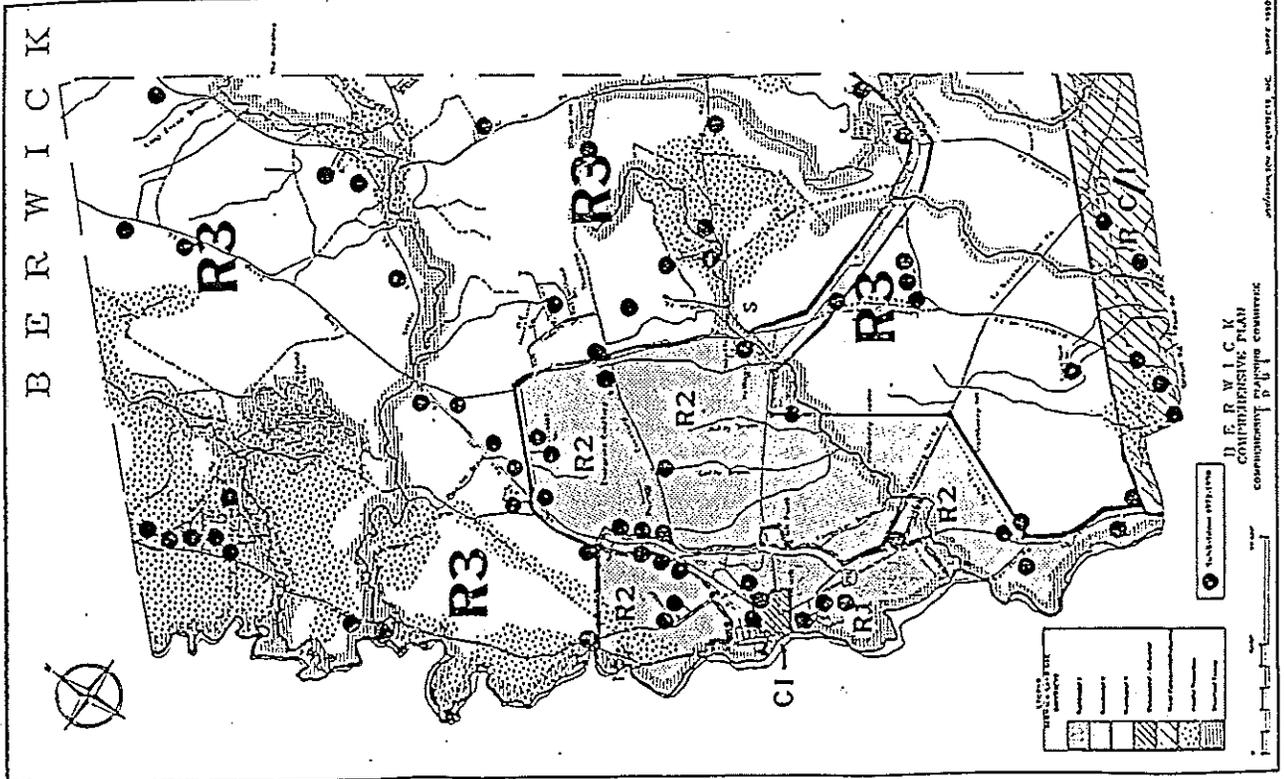
MAP 11-2

EXISTING LAND USE DISTRICTS, 1991

- C/I Commercial & Industrial
- R1 Urban Residential
- R2 Transition Residential
- R3 Rural Residential: Farm
- RC/I Rural Commercial/Industrial

OVERLAY DISTRICTS

- Shoreland
- Aquifer Protection



D. F. R. W. I. C. K.  
COMPREHENSIVE PLAN  
CONSTRUCTION OF MAPS AND DISTRICTS

PRODUCTION CONTRACT NO. 10007 1992

MAP 11-2

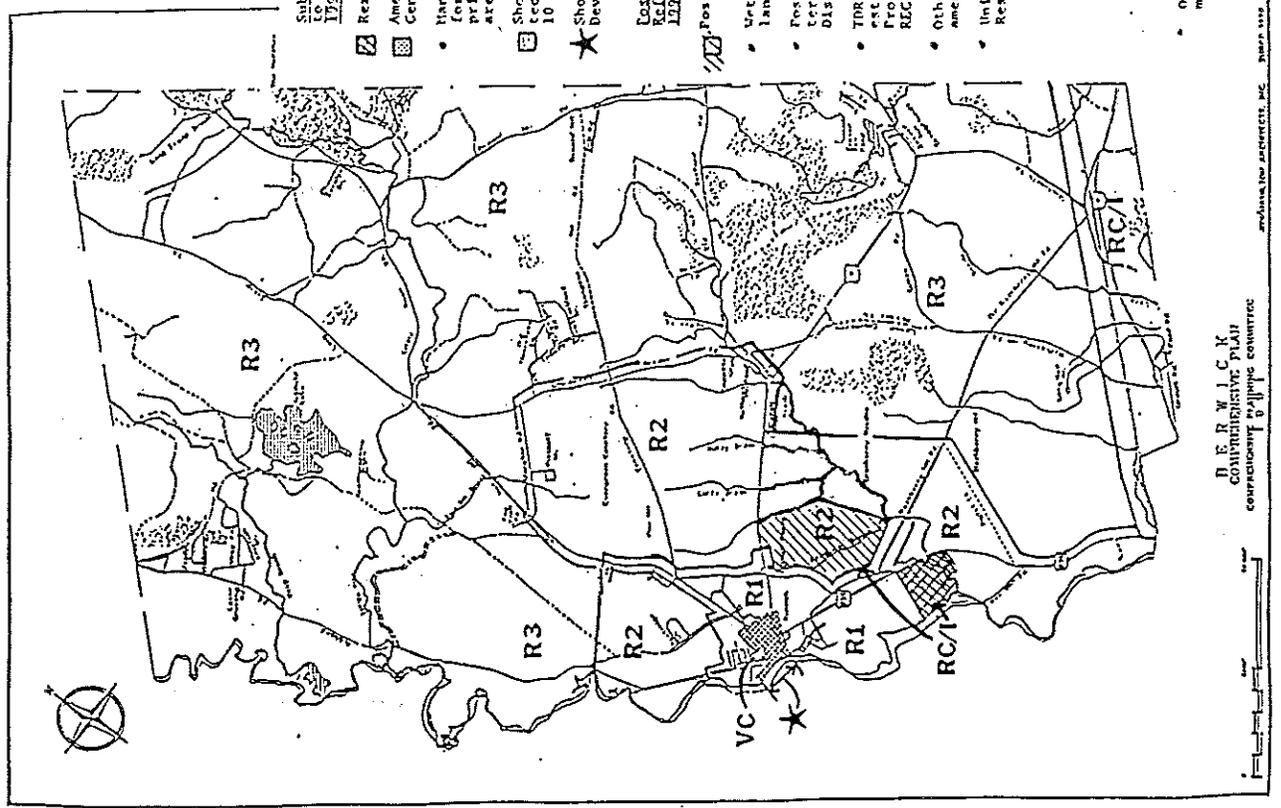
MASTER LAND USE PLAN - 2000

- Substantive Changes to L.U. Districts - 1991 - 1992
- Reszone R1 to RC/I
- Amend C/I to Village Center District - VC
- Mandatory Cluster for open space & prime ag. & forest areas - Map 11-8
- Shoreland resource protection on wetlands 10 acres
- Shoreland - General Development

Possible Future Realignments, 1991 - 1992

- Possible additional RC/I rezonings
- Wetlands < 10 ac. - Shoreland District
- Possible mandatory cluster for all Res. Protection Districts
- TDR for Prime ag. & forest areas, possibly for Res. Protection - RECEIVER Area - R2
- Other fine tuning amendments
- Uniquely nat. areas - Res. Protec.

Official Tax mapping after 1992



D. F. R. W. I. C. K.  
COMPREHENSIVE PLAN  
CONSTRUCTION OF MAPS AND DISTRICTS

PRODUCTION CONTRACT NO. 10007 1992

RESOURCE PROTECTION, SHORELAND AND AQUIFER PROTECTION AREAS: EXISTING AND POTENTIAL



MAP II-3

**RESOURCE PROTECTION**  
Existing

Tree Growth, Farm & Open Space tax land

Potential

Open fields, pastures and orchards

Areas with substantial prime ag. & forestry soils. See Map 3, Vol. 1

100-year Floodplains

- Deeryards & prime waterfowl areas. See Map II-7

**SHORELAND**

Existing and Definite

Shoreland - L.mtd. Res./Rec.

Wetlands 10 acres +

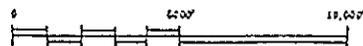
Potential

- Wetlands less than 10 ac. Map 4B-2, Vol. 1

**AQUIFER PROTECTION**  
other than ext. AP District

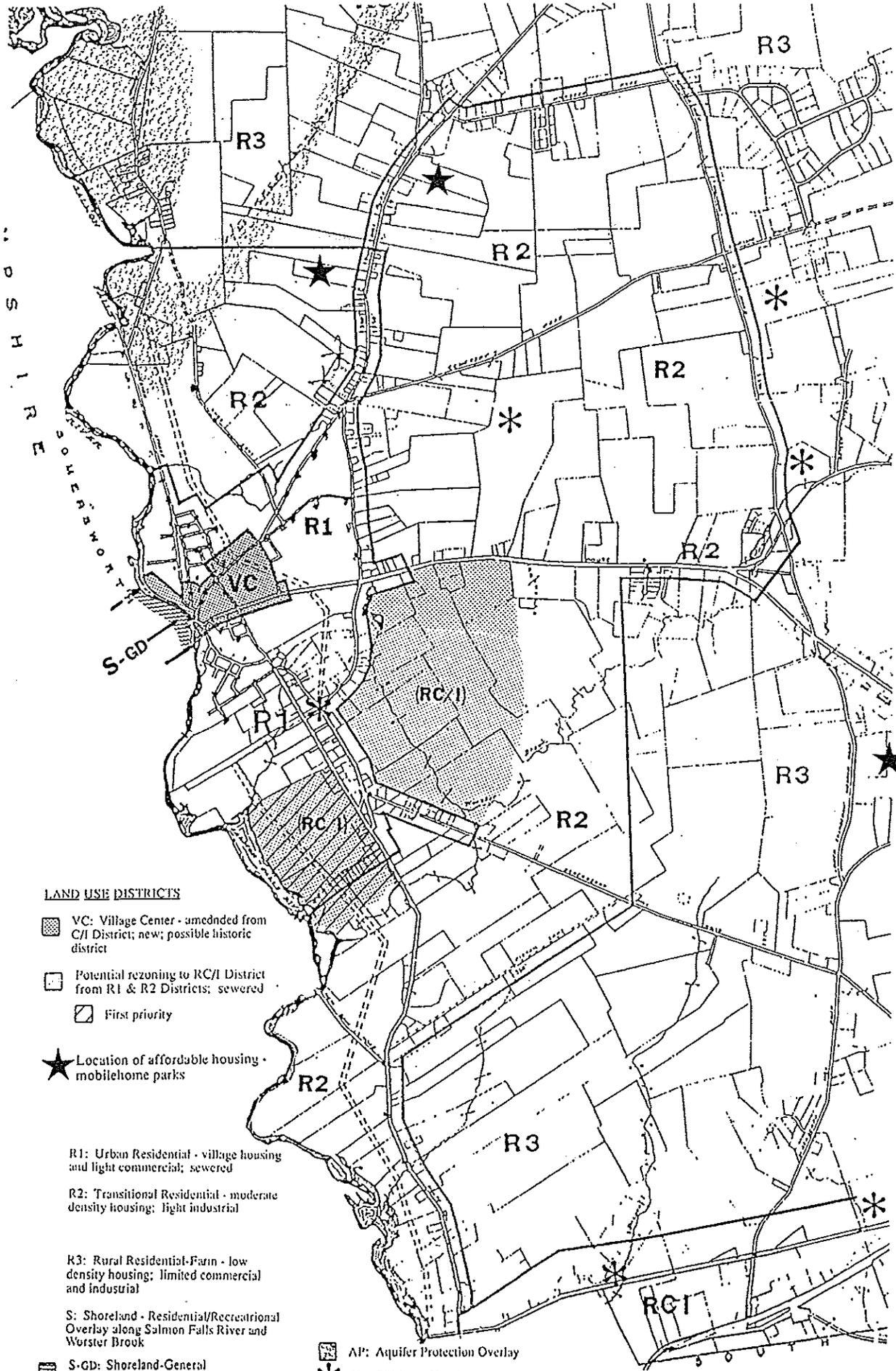
Potential

Possible Municipal wellsite 50 gpm or more



BERWICK  
COMPREHENSIVE PLAN  
COMPREHENSIVE PLANNING COMMITTEE  
1981

JOY/HAMILTON ARCHITECTS, INC. SURP.C. 1990



**LAND USE DISTRICTS**

VC: Village Center - amended from C/I District; new; possible historic district

Potential rezoning to RC/I District from R1 & R2 Districts; sewerd

First priority

Location of affordable housing - mobilehome parks

R1: Urban Residential - village housing and light commercial; sewerd

R2: Transitional Residential - moderate density housing; light industrial

R3: Rural Residential-Farm - low density housing; limited commercial and industrial

S: Shoreland - Residential/Recreational Overlay along Salmon Falls River and Worster Brook

S-GD: Shoreland-General Development Overlay - reduced setback from River in Village Center

AP: Aquifer Protection Overlay

50+ GPM Aquifer site

RC/I: Rural Commercial - Industrial

## LOCAL ECONOMY PLAN

The local economy plan is contained in the Land Use Plan. The three objectives of the Berwick economic plan are: (1) support for creation of local jobs in Berwick; (2) enlargement of the tax base; and (3) upgrading of job skills of Berwick residents to adjust to new challenges and opportunities. See Maps II-2, 3 and 4.

TABLE II-7  
LOCAL ECONOMY PLAN

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
1. Local Business Development and Job Creation	(1) maintenance of an economic development group	(1) to coordinate Town/private economic development program
	(2) new comm./ind. district at Rt. 236/Powerhouse Rd. area	(2) capitalize on availability of public water, sewer, electricity and natural gas
	(3) study Rt. 236/Blackberry Hill Rd/Rt. 9 area for extended comm./ind. district	(3) capitalize on available utilities, land and transportation routes
	(4) work on comm./ind. development with North and South Berwick on Rt. 4 Corridor	(4) coordinate road and utility layouts (5) see #3 above
2. Home Occupation Support	townwide	update land use regulations as necessary to facilitate home occupations while protecting neighbors' rights
3. Tax Base Support	(1) the proposed extensions of C/I and RC/I districts	(1) facilitate new business development
	(2) new local retail center near the Village: Rt. 236/Blackberry Hill Rd./Rt. 9 area	(2) provide local shopping opportunities and local jobs
	(3) Village center offices and business services	(3) downtown revitalization and local job development

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
4. Existing and New Business Support	townwide	Town government & economic development group provision to local businesses of grant and loan application assistance for State and Federal funds; industrial revenue bonds, development opportunity fund and other programs
5. Environmental and Visual Quality	townwide minimization of negative impacts from business	(1) update as necessary performance standards for maintenance of underground water quality, quality of stormwater runoff, erosion control, air and noise quality (2) update as necessary performance standards for access to, setbacks, glare, signs, landscaping and buffering of commercial uses
5. Job Training and Retraining	Berwick, the Region and southern Maine	participation; promotion and cooperation with SAD #60, regional employers, the Maine Dept. of Labor and others in job training and retraining for Berwick citizens
6. Agricultural and Forestry Jobs	everywhere in Town	provision of optional cluster development on prime agriculture and forest land; landowner option to sell development rights but retain farm and forest land in natural resource use

Source: Planning Committee

## AFFORDABLE HOUSING PLAN

Berwick will continue to rely upon the private housing market, including substantial owner-built houses, to satisfy housing demand. The townspeople clearly indicated that maintenance of choice in housing is important. Some substandard housing with respect to externally observable structural and weather - proofing problems are identified in the Village area and at 8 scattered rural areas. These conditions require attention.

### Housing Development Patterns

In recent years the development pattern has changed. Large subdivisions have been developed in outlying areas without any discernible pattern and in virtually every section of the community. Until 1986 there were few incentives to develop the land immediately adjacent to the village, which would be the most logical area for the extension of water and sewer services.

The Plan address housing safety and choice in several ways:

1. Considerations for adoption of the BOCA or some other housing safety code; BOCA = Building Official and Code Administrators Association
2. Apartments where public water and sewer services are provided;
3. Conversion of single family dwellings to duplexes where there is both public water and sewer services and sufficient floor space;
4. Optional cluster development everywhere and specific allowance for forms of elderly cluster including congregate care and nursing homes where all the zoning performance standards can be met.

### Affordability of Housing

Housing affordability in Berwick is driven primarily by market forces beyond the Town's control, as evidenced by the fact that housing prices have dropped since the completion of the the housing inventory in 1990 contained in this Plan. However, the Town's development approval process probably adds to the cost of development. The Town can take steps to improve the administrative efficiency of its ordinances, thus reducing overall housing costs.

The Town's Land Use Ordinance addresses affordability by allowing conversion of single-family homes to multi-family dwellings, and by allowing mobile homes throughout the community. Thus, allowable structure types do not seem to be causing the affordability crunch.

The zoning framework is also impacted by the existence of the Berwick Sewer District. The plans of this organization for extending their services and boundaries directly influence the way the Town wishes to develop. The two entities do not always have the same plan in mind.

### Support for Affordable Housing

To meet the State guideline for 10% new affordable housing, 8 new affordable dwellings will be needed each year during the early 1990's. Based upon Berwick's projected fair share of

York County affordable housing, 10 new affordable houses, or 13% of estimated new housing would need to be affordable. To maintain the existing array of household incomes living in Berwick in 1990, about 34% of the new houses annually, or about 10, would need to be priced so that a household earning 80% of less or the median Berwick household income could afford the dwelling.

### Housing Impact

Housing affordability in Berwick is driven primarily by market forces beyond the Town's control, as evidenced by the fact that housing prices have dropped since the completion of the housing inventory in 1990 contained in this Plan. However, the Town's development approval process probably adds to the cost of development. The Town can take steps to improve the administrative efficiency of its ordinances, thus reducing overall housing costs.

The Town's Land Use Ordinance addresses affordability by allowing conversion of single-family homes to multi-family dwellings, and by allowing mobile homes throughout the community. Thus, allowable structure types do not seem to be causing the affordability crunch.

The zoning framework is also impacted by the existence of both a separate School and Sewer District. The plans of these two organizations for extending their services and boundaries directly influence the way the Town wishes to develop. The three entities do not always have the same plan in mind.

The State's growth management legislation, Title 30 MRSA Section 4960-C, 4-C (7), states in part "The municipality shall seek to achieve a level of 10% of new residential development ... meeting the definition of affordable housing." Affordable housing is defined in Section 4960-B as follows:

"1. Affordable housing. "Affordable housing" means decent, safe and sanitary dwellings, apartments or other living accommodations for households making the full range of incomes at or below 150% of the median household income as determined by the Department of Economic and Community Development. Affordable housing includes, but is not limited to, government assisted housing, housing for low-income and moderate-income families, manufactured housing, multi-family housing and group and foster care facilities."

The legislative requirement is a formidable challenge. Berwick can do little to affect market conditions. The Town could allow increased densities and smaller living units, at least in some portions of the community, but there is no data on the extent to which such actions would reduce housing costs, and no guarantee that any savings would be passed on to the purchaser or renter. Furthermore, there is no guarantee that such units would remain affordable in the future.

Some practical steps which Berwick could consider were outlined in "Affordable Housing, A Handbook for Maine Citizens and Towns," prepared by the Governor's task Force on Affordable Housing in 1988. These include:

Housing Variety: Ensure that the Town's Zoning Ordinance allows a diversity of housing types, including single-family homes on large lots and small lots; apartment additions for old homes; duplexes and attached housing; multiplex and apartment housing; mobile home parks; manufactured homes on single lots; and group homes for the elderly and handicapped.

Future plans for affordable housing in the Town of Berwick fall primarily in the development of two (2) mobile home parks both of which are located on Pine Hill Road. The first is an established park that would be expanded by over 150 units. The second is a new park with

approximately 90 units. These locations are on Town water and town sewer, good roads and on or close to public transportation. Both locations are in the R-2 District which allows mobile home parks. The parks are to be built or expanded in phases and can fill the need for affordable housing for many years.

A survey of new housing sales from 4/1/89 to 4/1/90 reveals that 2 dwelling units (4%) cost less than the \$59,789 threshold for affordability for a household earning 80% of the Berwick median. Fully 69% of housing sold, 25 of 51, was priced below the \$111,714 affordability threshold for households earning 150% of the median. This left 31%, 16 of 51, priced higher than the 150% affordability threshold. Table I-62, Part I of the Plan. Since 1990, housing prices have continued to drop and are likely to stay below the 1988 high.

During the early 1990's, it is probable that housing costs will enable households earning 150% or less of the median income to have considerable choice in housing. It is also indicated that households earning 80% or less of the median income will have more than 10% of new dwellings affordable.

The Plan includes positive incentives for affordable housing by providing for dwellings affordable to households earning 80% or less of the median income at the two identified mobile home parks near the Village in the R2 District where public water and sewer services will be available. One adjustment may be the development of a transfer of development rights (TDR) ordinance that could allow a one-third lot size reduction for new houses built under the program in the R2 zone where public water and sewer services is provided. In 1996 the situation will be surveyed to see if any new adjustments will need to be made to meet State guidelines. The cluster provisions of the Land Use Ordinance also may be expected to produce less expensive housing to the community.

TABLE II-8  
AFFORDABLE HOUSING PLAN

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
<u>1990-1994</u>		
1. Upper floor apartments	C/I District in the Village Center	allowance of in-town apartments in historic and other buildings to make economic rehabilitation more feasible
2. Provision of new moderate sized houselots	newly sewerred areas in the R2 District; Cluster Development in all Districts	available land for 20,000 sq. ft. lots to accomodate more moderate cost housing
3. Allowance of mobile home parks	R2 District, R1 District	240 spaces available in the early 1990's for placement of mobile homes
4. Possible Transfer of Development Rights program	(1) Sender areas: and prime Ag. & Forest Land (2) Receiver Area: R2 District	(1) maintain large 4-5 acre rural zoning and protection of environment (2) allows 1/3 lot reduction for more affordable housing

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
<u>1994-2000</u>		
5. Review of Affordable Housing program, 1994	Town	to see if the Town has been meeting the State guidelines
6. Study Affordable Housing Land Trust	Town	to remove land cost from total housing cost
7. Study density bonus for affordable houses in subdivisions	all Districts	to study and institute additional measures to produce sufficient affordable houses to meet State guidelines

Source: Planning Committee

## NATURAL RESOURCES

### Water Quality Plan

Berwick's varied water resources considered in this plan include the Salmon Falls River, Little River, Hatfield Pond, Beaver Dam Pond, Worster Brook, Keay Brook, Love Brook and Beaver Dam Brook as well as numerous other brooks, streams, and wetlands. As development has increased in the Town consideration must be taken to protect the water quality around these water resources. The 1990 Town Community Survey results indicated that residents strongly favor preserving the natural areas to maintain rural character.

Protection of water quality is a nation wide concern. Berwick draws its supply from the Salmon Falls River. A study was done in 1989 to locate potential water supply from sources underground. Protection of water quality must be an important part of the town's planning process.

It is vital to the Town of Berwick to wisely manage all of its water resources. The protection of the Salmon Falls River and Little River (a tributary of the Salmon Falls River) and the protection of ground water quality in aquifers are an all important planning consideration.

### Phosphorus Loading of Lakes

In Berwick, even though lake shore properties are not a significant portion of the tax base, intense residential development, agricultural practices, and other activities in their watershed could seriously threaten the water quality of Beaver Dam Pond and Hatfield Lake for general townspeople use and enjoyment. Every drainage basin in Maine and in Berwick has been effected by "non-point source of pollution", coming from a number of diffuse sources, including: construction sites, farms, roads and parking lots, lawn fertilizers, and household detergents. When it rains, the run off may contain nutrients (especially phosphorus), toxins, sediments, and microorganisms.

Run-off carrying sediment and pollutants eventually ends up in lakes and disturbs the natural balance of organisms in the water. For example, Maine is losing at least one lake per year to

"algae blooms" and related water quality problems associated with phosphorus loading. The increased phosphorus load in the lake acts as a fertilizer to the existing algae and increase their abundance dramatically, and may turn them into green, smelly, murky lakes.

Tables II - 9 and 9A are based on a program developed by the Lakes Division of the Maine Department of Environmental Protection. The methodology used is adapted from the manual "Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development", which is available from the Maine DEP. The program addresses the cumulative impacts of development in lake watersheds and the resulting effect on lake water quality.

The key element of this program is the "per acre allocation of phosphorus" for Beaver Dam Pond and Lake Hatfield watersheds. The planning board can use this phosphorus allocation to review future development and prevent a loss of water quality for the next fifty years. These tables could be reviewed every five years to determine if projections of growth are accurate. See Inventory, Natural Resources Section for the projected percent of development expected in the drainage areas of Hatfield Lake and Beaver Dam Pond to year 2040.

Salmon Falls River. The river is subject to many municipal and county jurisdictions. There are nineteen communities in the watershed of the river that are served by three regional planning commissions.

The Maine DEP monitors the Salmon Falls River Basin and its tributaries. Monitoring has been conducted at ten mainstream sites and 45 tributary sites. The Salmon Falls River achieves Class B for oxygen, aquatic life, and bacteria standards although there are a number of significant discharges occurring within the watershed including South Berwick, Berwick, and North Berwick. Some exceedence of acceptable bacteria levels occurs in the river, usually due to storm events. A number of the tributaries do not attain either oxygen or bacteria standards on occasion probably due to non-point pollution or natural conditions. Both the Bureau of Water Quality and DEP feel Class B is a reasonable goal for the watershed until further resolution of water quality effects are made in the tributaries.

In 1990, a Salmon Falls River Management Study was written by the Strafford Regional Planning Commission (NH), with input from most of the communities in the watershed and the Southern Maine Regional Planning Commission. The report identified possible sources of contamination in the river and made recommendations for addressing them. One of the major concerns of the committee that developed the report was the frequency of testing in the river basin. Any attempts to improve the water quality of the Salmon Falls River or prevent further degradation will require a coordinated effort among the municipalities in the watershed. The first step should be an increase in the frequency of water testing to adequately monitor any threats to water quality. The Salmon Falls River Management Study also called for the use of available state and federal funds to write a water quality management plan for the entire watershed.

**TABLE II-9  
ACCEPTABLE PHOSPHORUS INCREASE FOR EACH LAKE**

<u>Name</u>	<u>Direct D.A./ Town (1) (acres)</u>	<u>% D.A. Town</u>	<u>lbs. of (P) = change of 1PPb (2)</u>	<u>Water Quality Categ. (3)</u>	<u>Level of Protection (H.M.L.)</u>	<u>Acceptable Phosphorus Increase</u>
Beaver Dam Pond	723	96	6.116	mod/sens	medium	6.116
Lake Hatfield*	1,226	75	11.068	mod/sens	medium	11.068

\* AKA: Murdock Pond  
Source: Planning Committee and SMRPC

**TABLE II-9A  
PER ACRE ALLOCATION OF PHOSPHORUS IS FOR EACH WATERSHED**

<u>Name</u>	<u>Direct D.A. Town (acres)</u>	<u>Acreage Suitable/Avail. For Development</u>	<u>Future Area of Development (5)</u>	<u>Per Acre Allocation of Phosphorus (6)</u>
Beaver Dam	723	726	182	.034
Lake Hatfield*	1,226	700	175	.063

\* AKA: Murdock Pond  
Source: Planning Committee and SMRPC

Notes for Table II-9 and 9A:

- (1) D.A. is the drainage area or watershed of the lake.
- (2) This number is supplied by the Maine Department of Environmental Protection. It is the number of lbs. of phosphorus that, if added to the lake, would increase the level of dissolved phosphorus by one part per billion.
- (3) Moderate/Sensitive - These lakes have an average secchi disk reading between 10 and 20 feet. Algae levels are moderate (chlorophyl at 4 to 7 ug/l) as are phosphorus concentrations, 10 to 20 ppb. They have a high potential for developing algae blooms because of significant summertime depletion of dissolved oxygen levels in the metalimnion and/or large seasonal fluctuations in algae and nutrient levels. Many lakes fall into this category because of their high risk of significant water quality change with only a small increase in phosphorus concentrations.
- (4) Moderate/Stable - These lakes have an average secchi reading between 10 and 20 feet, but do not have summer algae blooms (minimum S.D. > 6 ft.). Algae levels are moderate as are phosphorus concentrations, 10 to 20 ppb. despite their relatively high nutrient and algae levels, lakes in this category do not appear to be in high risk for developing algae blooms because of (1) high water color (> 30 ppm), (2) consistently high summer oxygen levels in the metalimnion, and/or (3) very stable algae and nutrient levels with little seasonal variation.

- (5) Total acres of direct drainage minus steep slopes, wetlands, other undevelopable land, and land already developed.
- (6) Estimated acreage that will be developed in the town's direct drainage watershed over the next fifty years.
- (7) Acceptable phosphorus increase divided by acres of future area of development. This is the amount of phosphorus (in lbs. per year) that can be exported from each acre in the watershed without causing a significant change in the water quality of the lake over the next fifty years.

**Other Water Quality Plans**

The rate of land conversion to non open space uses in Berwick prompts a number of adjustments to the Town's ground water and wetlands management for water quality maintenance. As the entire ground and surface water regime is ultimately interconnected, water quality management for all aspects of the water regime is important if pollution is not to accumulate at some downstream point such as a lake or stream.

**TABLE II-10  
WATER QUALITY PLAN, 2010**

<u>PROGRAM</u>	<u>AREA</u>	<u>ELEMENTS</u>
1. Surface Water Quality Monitoring Program	great ponds and principal streams	voluntary water quality monitoring in cooperation with DEP, Salmon Falls River Preservation Commission and the Strafford (N.H.) RPC
2. Possible Phosphorus Control Program	Beaver Dam Pond and Lake Hatfield	based on monitoring program determine if amendment of zoning and subdivision ordinances are needed to require per acre phosphorus allocations
3. Well Water Quality Protection Program	Town wide	(1) well siting restrictions via SCS standards to prevent surface and ground water contamination (2) nitrate control via flexible lot size enlargement of lots with soils suitable to nitrate loading from septic tank leachfields

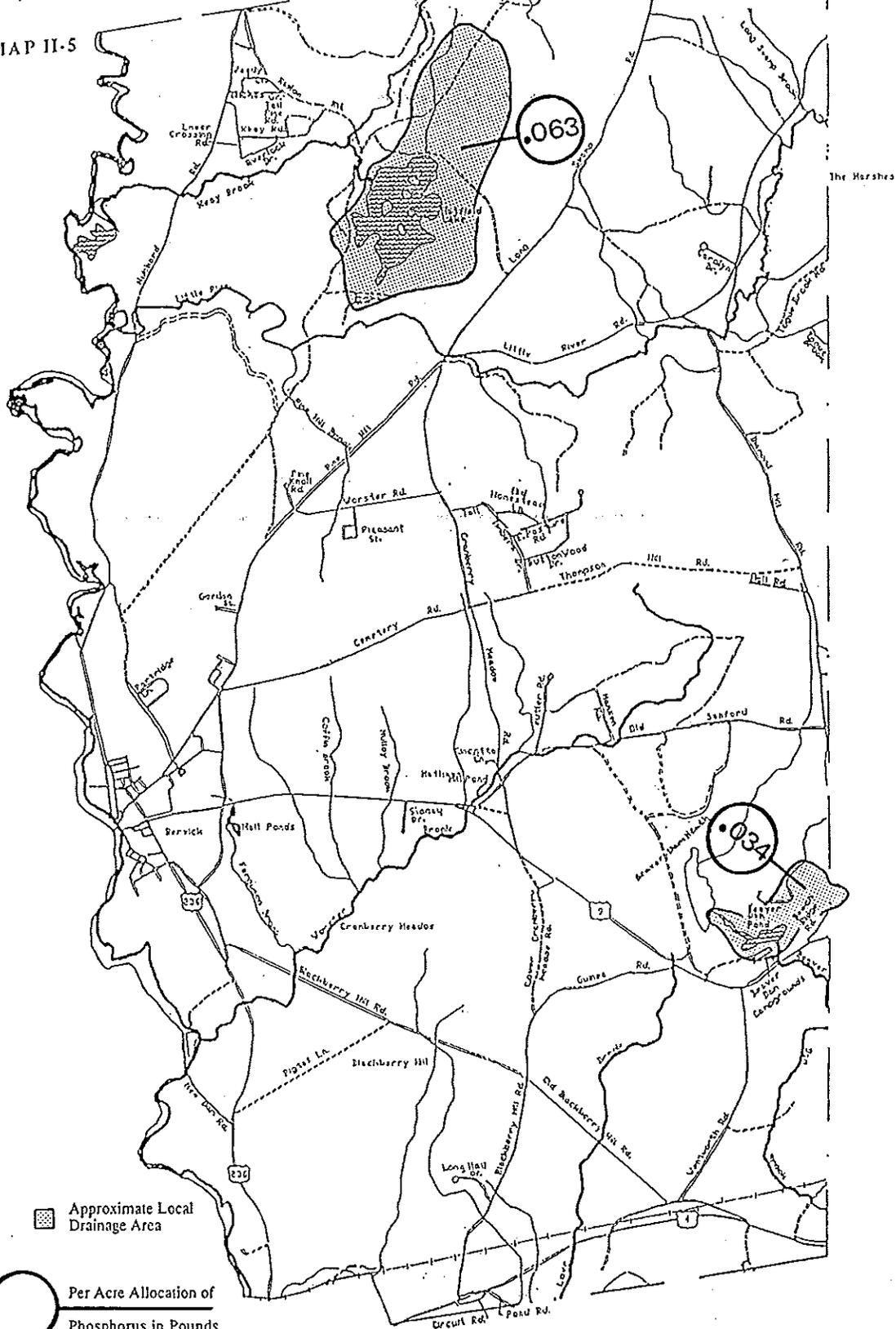
<u>PROGRAM</u>	<u>AREA</u>	<u>ELEMENTS</u>
4. Hazardous Waste Clean-up Program	Town wide	<ul style="list-style-type: none"> <li>(1) work with Maine DEP to monitor and enforce laws on clean-up of hazardous materials</li> <li>(2) at power line corridors and road right-of-ways cooperative program with North Berwick, CMP and MDOT to minimize ground water pollution from herbicide &amp; pesticide spraying</li> </ul>
5. Ground Water Quality Protection Program	Town wide	<ul style="list-style-type: none"> <li>(1) adopt aquifer protection ordinance for recharge area around identified actual or potential municipal well sites</li> <li>(2) develop sludge and bioash composting standards</li> </ul>
6. Wetlands Preservation Program	all wetlands over certain size	<ul style="list-style-type: none"> <li>(1) adopt Maine National Resource Protection Act definition for wetlands (MRSA 33-480-A) to facilitate consistent enforcement with the State and Federal Govt.</li> <li>(2) adopt local ordinance that protects wetlands less than 10 acres with a resource protection status</li> <li>(3) possibly conduct aerial surveying and accurate tax map mapping of wetlands to administer local ordinance</li> </ul>
7. Stormwater Management Program	Town wide	<ul style="list-style-type: none"> <li>(1) update as necessary zoning, subdivision and road ordinances to require stormwater facilities to meet water quality standards</li> <li>(2) implement fully Sullivan Square stormwater program and schedule other projects on State and Town roads and bridges</li> </ul>

Source: Planning Committee

# LAKE PHOSPHORUS CONTROL PROGRAM, 1990 - 2040

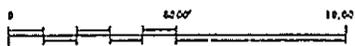


MAP II-5



Approximate Local  
Drainage Area

Per Acre Allocation of  
Phosphorus in Pounds  
Per Year

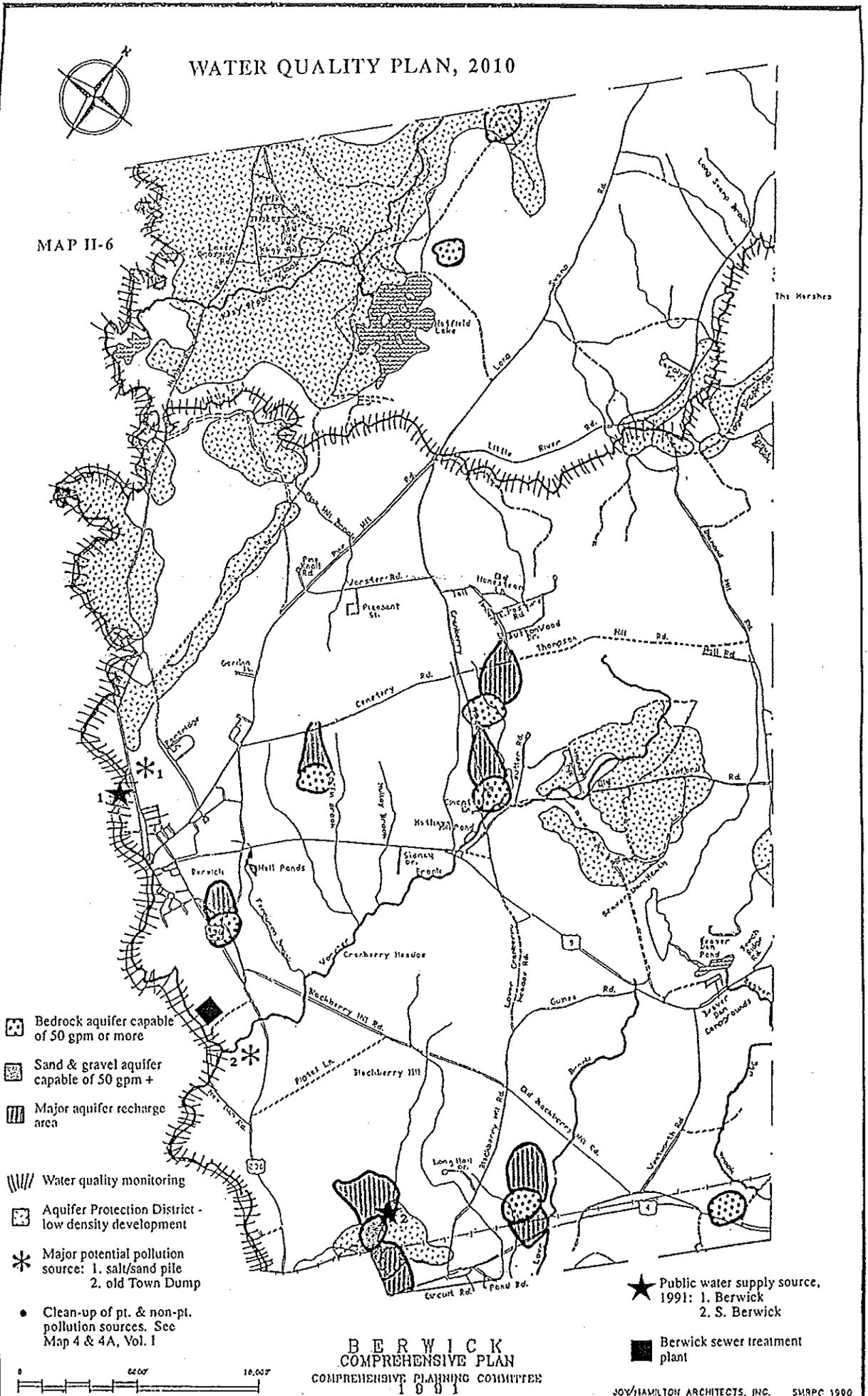


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1981

# WATER QUALITY PLAN, 2010



MAP II-6



- Bedrock aquifer capable of 50 gpm or more
- Sand & gravel aquifer capable of 50 gpm +
- Major aquifer recharge area
- Water quality monitoring
- Aquifer Protection District - low density development
- Major potential pollution source: 1. salt/sand pile  
2. old Town Dump
- Clean-up of pt. & non-pt. pollution sources. See Map 4 & 4A, Vol. I

★ Public water supply source, 1991: 1. Berwick  
2. S. Berwick

■ Berwick sewer treatment plant

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COMPREHENSIVE PLAN  
COMPREHENSIVE PLANNING COMMITTEE  
1 6 8 1

## OPEN SPACE PLAN AND CRITICAL NATURAL RESOURCES PLAN

The results of the 1990 Town Community Survey showed a great concern for the preservation of the rural character of Berwick. The preservation of current open space, protection of wildlife habitat and corridors (areas of passage from one greenspace to another) and future development of areas suitable for passive and active recreation are all vital to continuing the rural character of Berwick.

Critical natural resources have been identified by Maine Department of Inland Fisheries and Wildlife and the State Planning Office. Most recently an area along Little River has been identified as having archeological significance. Wildlife resources, rare and endangered species and important geological and natural features are all part of the natural heritage of Berwick. These features contribute to the rural character of Berwick.

It is essential that our critical natural resources be wisely managed and protected for passive and active recreational enjoyment and for maintaining species diversity and abundance. To accomplish this it must be considered critical that the type and amount of development be based on the land's ability to accommodate it.

The plan seeks to preserve natural features such as critical natural habitats, marshes, river bottom land, prime wildlife areas, and rural open space. Ways advanced to accomplish these goals are: (1) Consider creating a natural heritage overlay district for areas not now covered by the resource protection zone but felt to be of particular natural significance such as the Little River Corridor. (2) Provide positive tax incentives for private land owners through such programs as current use taxation, transfer of development rights, and land trusts. The Conservation Commission should research the options and develop an overall Town open space plan.

TABLE II-11  
OPEN SPACE PLAN, 2010

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
1. Conservation Commission	Town wide	(1) Require the commission to manage the Town open space and natural resources conservation program (2) develop an Open Space Plan (3) develop a long-term land acquisition program and pursue a State and Federal funding strategy (4) coordinate with neighboring towns and Great Works Land Trust on programs (5) provide private landowner and school education

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
2. Open Space Plan	Town wide	(1) integration of open space, resource protection, recreation and public access into a coordinated plan (2) guide for open space zoning and land acquisition (3) bike paths and trails
3. Transfer of Development Rights Program	(1) sender areas: prime ag. and forestry land, open fields (2) receiver area: R2 District	provision of voluntary incentives for landowners to preserve open space and commercial natural resources
4. Subdivision Regulations	Town wide	mandatory preservation of identified natural resources, critical natural areas and public access as part of the open space in developments
5. Timber Cutting Performance Standards in the Land Use Ordinance	designated prime agricultural and forestry land	updated performance standards (1) no clear cutting of 10 acres or larger areas; (2) no cutting 50 feet to any public road; (3) no cutting 25 feet to any property boundary
6. Natural Heritage Corridor Overlay District	Salmon Falls and Little Rivers, Worster Brook, others	(1) protection of natural corridors and wildlife movement; (2) extension of the Resource Protection Shoreland District
7. Critical Habitats, Rare and Endangered Species Mapping	Town wide	(1) accurate tax map mapping for adoption; (2) basis for preservation and land acquisition activities
8. Private Landowner Open Space Program	primarily R3 District	Conservation Commission support for landowners for current use tax status; sale of conservation easements; land trust and conservation gifts; etc.

PROGRAM

AREA

PURPOSE

9. Long-term Open  
Space Acquisition  
Program

Town wide

(1) Town strategy for acquisition of tax delinquent parcels; (2) trade of delinquent parcels for other parcels; (3) negotiated tax credits of identified open space elements; (4) and purchase of strategic parcels, etc.

10. Cluster Development

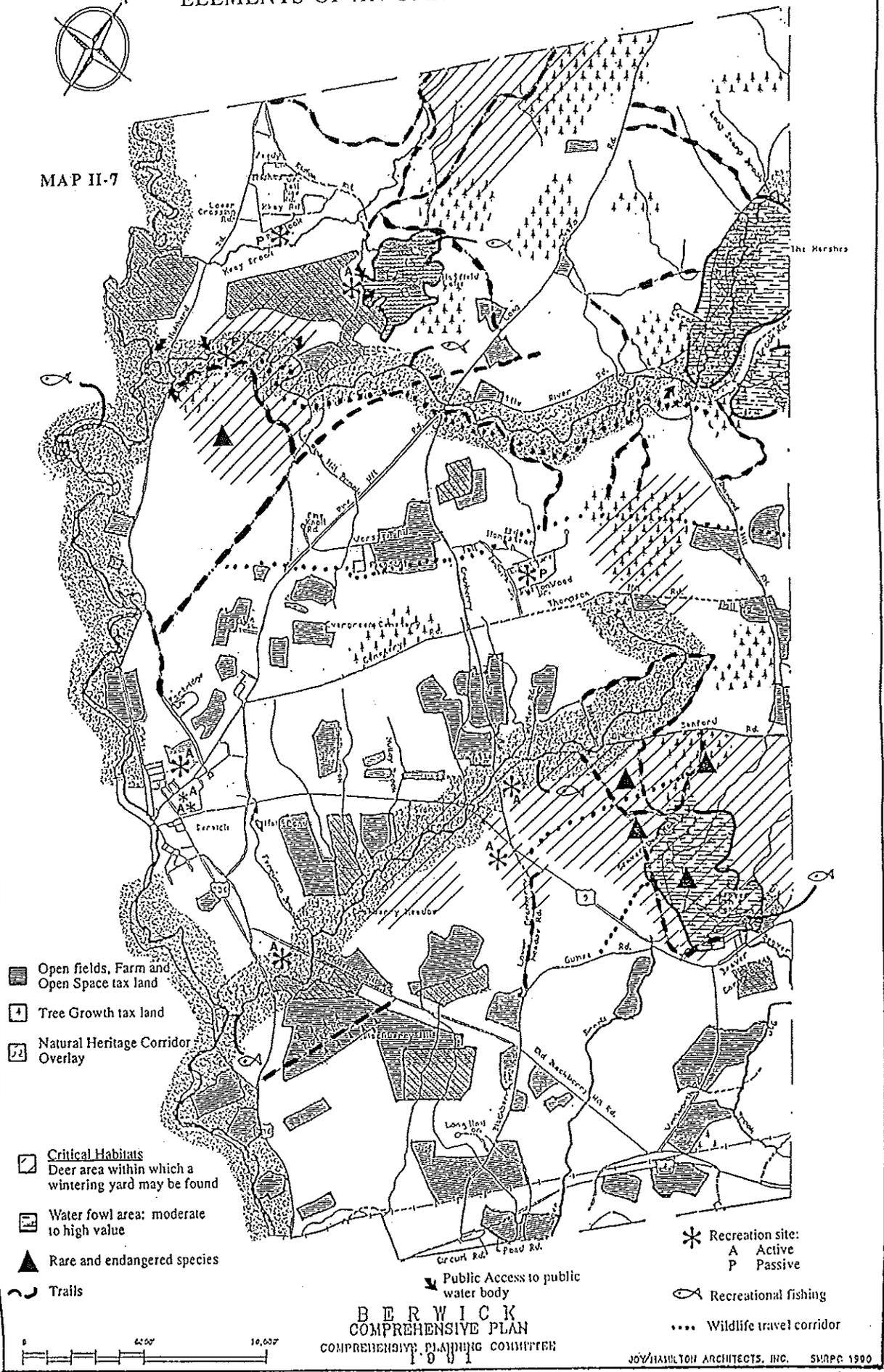
Townwide

(1) Encourage retention of open space and representation of rural character.  
(2) Required cluster on areas of 5 acres or more of prime agricultural or forestry soils as mapped in the R2 and R3 Districts except in the Aquifer Protection Overlay District

# ELEMENTS OF AN OPEN SPACE PLAN



MAP II-7



- Open fields, Farm and Open Space tax land
- Tree Growth tax land
- Natural Heritage Corridor Overlay
- Critical Habitats  
Deer area within which a wintering yard may be found
- Water fowl area: moderate to high value
- Rare and endangered species
- Trails

- Recreation site:  
A Active  
P Passive
- Recreational fishing
- Wildlife travel corridor

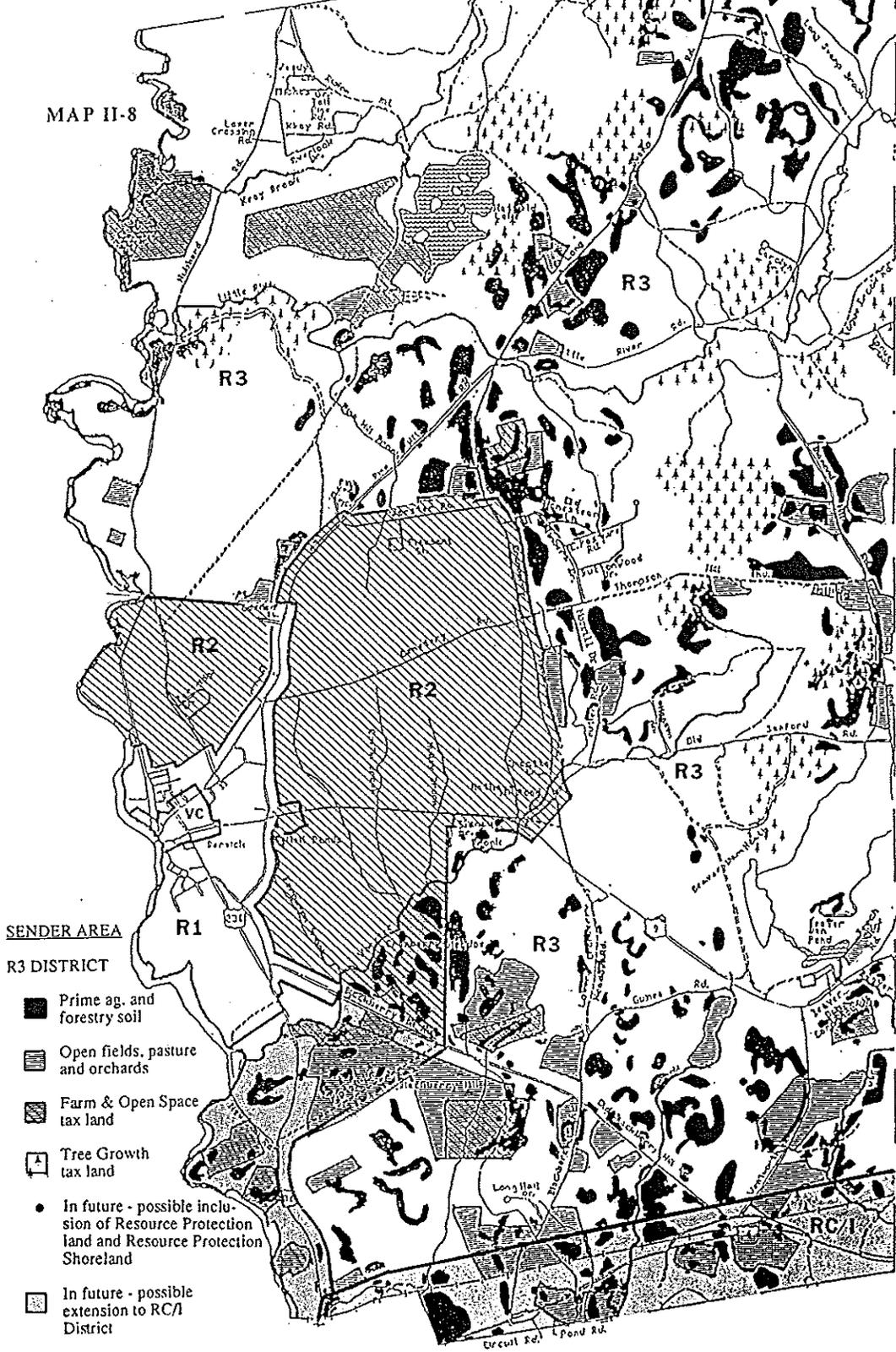
BERWICK  
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COMPREHENSIVE PLANNING COMMITTEE



# POSSIBLE TDR SENDER AND RECIEVER AREAS

TDR = transfer of development rights

MAP II-8



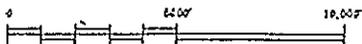
### SENDER AREA

#### R3 DISTRICT

- Prime ag. and forestry soil
- Open fields, pasture and orchards
- Farm & Open Space tax land
- Tree Growth tax land
- In future - possible inclusion of Resource Protection land and Resource Protection Shoreland
- In future - possible extension to RC/I District

### RECIEVER AREA

- R2 District



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COMPREHENSIVE PLANNING COMMITTEE

## PUBLIC FACILITIES

### Transportation Plan

The 4% annual growth in traffic during the 1970's and 80's was more than 2 times faster than population growth in Berwick. Projections to year 2010 indicates additional traffic increases from 6% to 96%. The concentration of traffic problems in the Village area prompted the Planning Committee to endorse 6 priority projects:

Priority 1 - Sullivan Street and Bit Street Intersection. With the reconstruction of Sullivan Square all traffic wishing to head north on Rochester Street must travel north on Sullivan Street, turn left on Bit Street and then turn right on Rochester Street. The area where the traffic must turn left on to Bit Street was originally within the Sullivan Square Project but was removed due to funding problems. It is the Town's feeling that this intersection is inappropriate and suggests that this be identified as a high priority under KACTS to move back the sidewalk and curbing for realignment and to provide for a wider turning radius onto Bit Street .

Priority 2 - Route 9 at Berwick Street. Currently Route 9 traveling west must come to a stop on Berwick Street, turn right, travel a short block and then veer left across a bridge over the Salmon Falls River to New Hampshire. With a vacant lot on the corner, the suggestion is that Route 9 be moved northerly and made a sweeping turn to eliminate the stop and clarify the direction that Route 9 travels. This would also entail turning Berwick Street slightly to the east to bring it to a "T" intersection on to Route 9. The entire area should be curbed and appropriate signing and sidewalks need to be installed. With the reconstruction of Sullivan Square this intersection will become more and more of a problem. The confusion of people coming across the bridge attempting to follow Route 9 has been an ongoing problem in the area.

Priority 3 - School Street/Allen Street/Wilson Street Intersection. This intersection has been identified as a high accident intersection and needs attention. The proposed project would be to signalize the intersection and provide sidewalks and appropriate curbing on all four corners.

Priority 4 - Sullivan Street/Jordan Street/Wilson Street. This intersection is identified as the second highest accident intersection within the Town. This also would involve resigning the area, improving the sidewalks, moving utility poles that limit visibility, curbing on all corners, and restriping for pedestrian crosswalks.

Priority 5 - Rochester Street/Bridge Street. The point where Bridge Street joins Rochester Street north of the downtown area is a very sharp "Y" intersection and should be realigned. This would involve the realignment of Bridge Street and the appropriate curbing.

Priority 6 - Rochester Street/Hubbard Road. This intersection involves two roads that do not meet at a 90 degree angle. The realignment of this intersection would provide for much greater safety for those wishing to enter or exit Hubbard Road from Rochester Street.

### Transportation Facility Projects

Road maintenance and upgrading has always been a high priority budget item in Berwick. A schedule to pave 4 miles per year has been followed. The year 1990 saw significant improvement to some principal arteries within the village and out into the rural areas of the

Town. Pine Hill Road, Old Pine Hill Road, Berwick Road and School Street were the main roads recently reconstructed. The catalyst for this was the installation of new water and sewer mains. Part of Blackberry Hill Road, the approach to the new elementary school, was also repaved to facilitate student transportation. Sub-surface drainage in the Town square was installed as the starting point to the Department of Transportation plans for traffic control, curbs and parking space, landscaping and lighting. Historic preservation and Town Hall entrances are part of the total revamping with a new one-way traffic pattern being a vital part of it.

Sidewalks, constructed to standards, will be a requirement of housing developments as well as curb-cuts and road intersection design wherever necessary. Guinea Road and Route 9, Old Pine Hill Road, Berwick Street, Cemetery Road, and Pine Hill Road are examples of the latter; others are planned.

A total inventory survey of the Town's road, public and private, streets, sidewalks, bridges, and storm drain installations are on file in the Highway Department. Maintenance priorities and scheduling can be determined from an assessment of conditions listed. The Highway Department under the supervision of the Town Manager is directed by a foreman and a crew of 4. Road equipment for summer and winter is housed at the Town Garage on Rochester Street. Replacement of machinery is projected into 1996 in the Town's overall Capital Improvement program dated July 1990.

TABLE II-12  
TRANSPORTATION PLAN

<u>PROGRAM</u>	<u>AREA</u>	<u>ELEMENTS</u>
1. Traffic flow Improvements	Sullivan Square and Village	Coordinated KACTS* and Town projects: (1) rerouting of traffic flows in Sullivan Square to reduce congestion (2) Strategic one-way local streets (3) Back-of-store parking in the Square and on-street and off-street municipal parking (4) Realignment of intersection and new traffic signage (5) 3-phase traffic signal at Somersworth Bridge (6) Coordinated sidewalk, curbing storm drainage, utility pole and street light glare management projects
2. Arterial Road travel function maintenance	Routes 236, 9 and Rochester Street	(1) Upgraded travel way and shoulders: Rt. 236 (2) Upgraded shoulders; Rt. 9 (3) Rt. 9/Berwick St: traffic control signage (4) Study of traffic signal for Rt. 9/Rt. 236 intersection (School/Allen St.)

<u>PROGRAM</u>	<u>AREA</u>	<u>ELEMENTS</u>
3. Cooperative Regional Transportation Planning	Berwick, S. Berwick N. Berwick, Lebanon Somersworth, Rochester	(1) Coordinated Rt. 4 regional plan between S. Berwick, Berwick & N. Berwick (2) Coordinated bus stops, scheduling and routing (3) Coordinated park and ride facilities
4. Transportation	Town	(1) Amend and Use Ordinance and Subdivision regulations as necessary for curb-cut, driveway, service road and off-street parking standards for non-residential uses on Routes 236, 9 and 4. (2) Map historic roads and follow as much as possible road & storm drainage procedures to preserve the designated historic roads
4. Transportation		
5. Road Drainage Program	Town	(1) Integration of phosphorus & water quality objectives to storm drainage design: detention swales, etc. (2) 3-1 shoulder slopes and easements: consider requiring sidewalks and underground drainage in subdivisions as an alternative (3) Require curbing & underground drainage if sidewalks are required

\*KACTS = Kittery Area Comprehensive Transportation System

Source: Planning Committee

## PUBLIC FACILITIES PLAN

### Public Utilities Plan

#### Public Water Supply

The Berwick Water Department, a municipally owned system, completed a future capacity and needs analysis and plan by Kimball-Chase Engineering in 1990, which is adopted by reference in this Comprehensive Plan. The water system plan calls for a new water treatment plant for Salmon Falls River water, storage facility upgrading, distribution capacity enlargement

including for fire flows, regional tie-ins with neighboring towns and additional looping mains. One key element is future facility installation cost sharing with private developers based in part upon a computer model of the system.

### Public Sewer System

The Berwick Sewer Department, an autonomous public agency, serves the village area. The treatment plant that exists today and the collection system were constructed in the 1960's and 1970's to reverse the pollution of the Salmon Falls River which borders Maine and New Hampshire. Most of the capacity of the treatment plant is used by Prime Tanning. Additional capacity for domestic waste is necessary.

Sewerage requirements to meet the population growth have been documented in a Feasibility Study by Underwood Engineers, Inc. in early 1989 and recommendations accepted by the Berwick Sewer District.

Projects No. 1 and No. 2 have been completed. Interceptors of sufficient capacity to tie in sewer extensions over a 20 year period and beyond, have been installed from the junction of School Street and Old Pine Hill Road to the publicly owned treatment works on Powerhouse Road. A method to divert the domestic waste through a force main that separates it from the industrial waste is part of Project 1 and 2. The Sewer Treatment Plant is designed to treat domestic and industrial waste combined.

It is anticipated that over the next twenty years the total number of units served by sewer will increase from the present 880 to a maximum of 3065; the district comprising Pine Hill Road, Worster Road, Cranberry Meadow Road and Route 9.

### Solid Waste Plan

In conformance to the State mandate a Town recycling plan needs to be developed to reduce the solid waste stream by 25% in 1992 and by 50% by 1994. An ongoing plan to accomplish the 25% reduction in volume of solid waste by 1991 is being developed by a voluntary citizen's recycling committee working with town officials.

At the transfer station off Rte 236 the initial phase of the program is already in operation. Newspaper, glass, aluminum and tin containers, plastics, wood and used engine oil are deposited by residents in suitable bins and barrels. This "do it yourself" beginning has provided the basis for a pilot program for recycling of corrugated cardboard also.

It is anticipated that as the collection system grows a larger site with waste handling facilities may be required. This is currently under study as are other matters such as curb-side pickup and the final disposition of collected waste. Citizen participation is encouraged in this environmental control project.

### Communications and Energy Plan

New England Telephone (MNET) serves the Town through an exchange in Dover, NH. NET provides service to all who request it and maintains sufficient system capacity.

Continental Cablevision, with a local office in the neighboring New Hampshire community of Dover, supplies cable services to southern Maine including the town of Berwick. Extension of cable to unserved areas within the town of Berwick in 1991 and beyond will depend on housing density which, at the present time is 13 homes per mile to secure service. The Company reviews its policy annually each August.

Central Maine Power Company provides electric power to the Town of Berwick from several sources (substations). From 3 - 200 KVA Voltage Regulators at the Bassett substation to Town via School St, then through the woods to cross Estabrook school yard, to a 34.5 KV / 12.5V 3 phase 4wY transformer substation rated @ 10,500 KVA. This substation is at approximately 75% to 80% of capacity.

The secondary voltage 12,500 volts, 3 phase and 7200 V 1 phase is distributed throughout the village and the Prime Tanning Co. and to the rural areas as noted on Map 13 in Volume I.

Parts of Rte 236 south of Powerhouse Road and Rte 4 from Blackberry Hill Road to Old Rte 4 are fed from the So. Berwick Substation rated at the same KVA as the Berwick substation (corner of Sullivan and Goodwin Streets). The northern fringe of the Town on Rte. 9 receives power from a No. Berwick substation.

Prime Tanning is the largest user of the electric power with a demand of 1.6 to 2.3 megawatts, a connected load of approx. 5000 KVA which is just under 50% of the C.M.P. substation capacity. The total valuation for C.M.P.'s facilities within the Town of Berwick is listed at \$1,485,800.

Northern Utilities, a private for-profit company provides natural gas in Southern Maine. This gas distribution system, however, does not serve customers, domestic, commercial, or industrial within the borders of the Town of Berwick (1991). It does serve Pratt & Whitney in No. Berwick and Dover NH and Somersworth NH, the closest neighbor to Berwick. Prime Tanning is discussing a natural gas supply for its boiler conversion project.

The pipeline from No. Berwick to the Dover NH area just south of the Berwick Town line near Rte 4 uses the existing C.M.P. easement which is a short distance south of the highway and crosses Rte 236 on its way to Dover.

A branch of this pipeline into Berwick via the presently idle Central Maine Power easement would be an option for both the gas and electric utility companies to consider if Prime Tanning proceeds with its plans. Of equal if not more importance in future plans is the expansion of the storage capacity of Propane by local industry.

### Public Works Plan

In conjunction with the phosphorus program, a long-range stormwater management plan should be developed to control bridge and culvert stormwater from contributing to lake and river algae bloom hazards. This plan will likely lead to amendments to the stormwater section of the Subdivision standards and be incorporated into the Town bridge, culvert, and road construction standards. In particular a stormwater management review of the Sullivan Square drainage plan could be undertaken to reduce the amount of pollutants entering the Salmon Falls River from parking areas, streets and drainage pipes.

The Public Works Department is implementing a 1986 10-year road resurfacing and maintenance schedule. Attention to appropriate standards for locations, height and design of outdoor lighting is needed for management of glare and energy cost efficiency through an outdoor lighting ordinance.

### Recreation Plan

The Berwick Recreation Commission is currently in the process of seeking matching funds from the State to upgrade the existing Recreation Field. The goal is to add 1 or 2 Little League Baseball/Softball Fields plus a combined Football/Soccer Field. Space for these is there. Estimated cost for field improvements is \$5,000 to \$10,000. Indoor space for winter

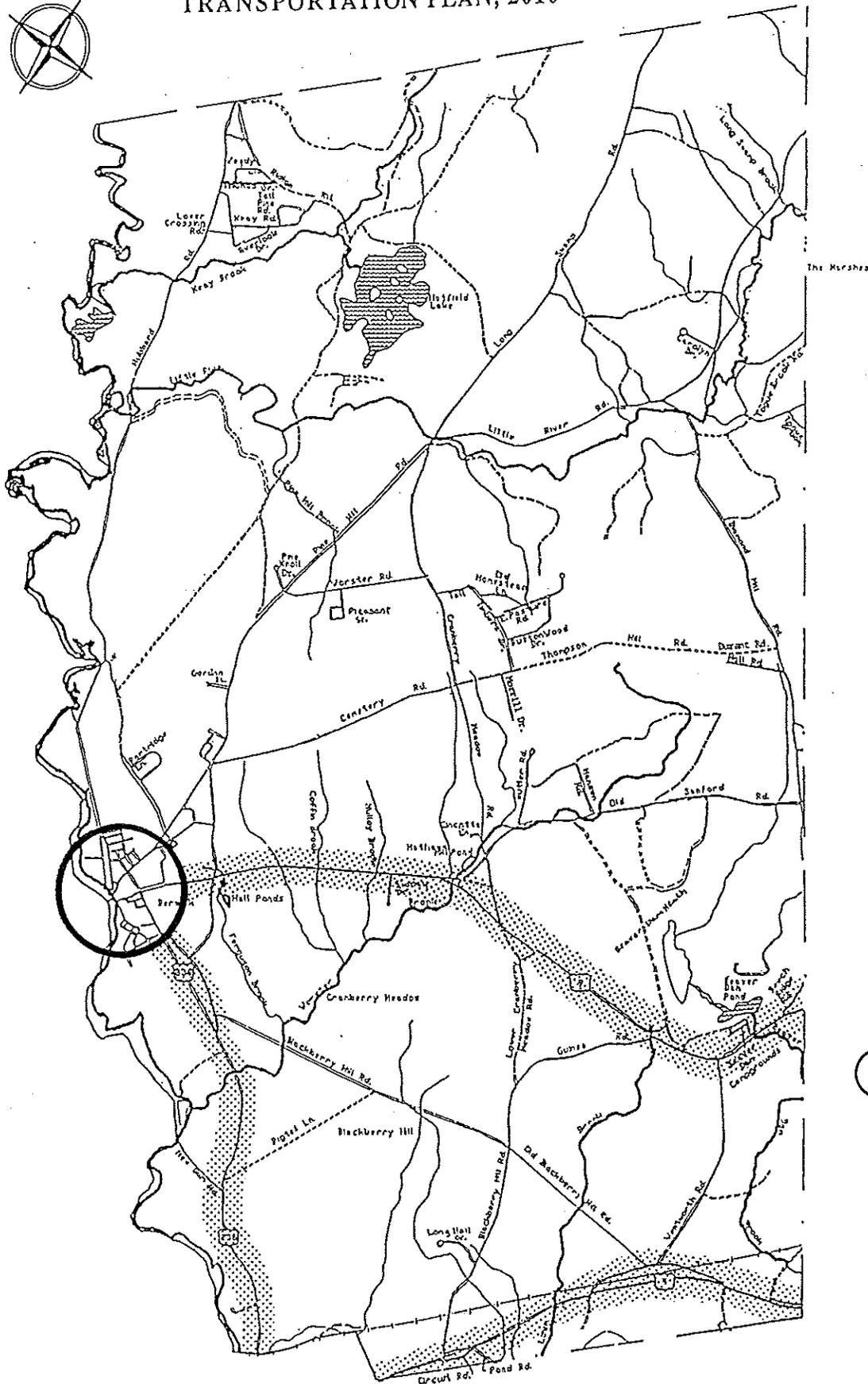
programs is lacking but the Town Hall is under consideration for this. A summer program for children has been operating for many years. A part-time summer director and counselors run a 8-10 week program. A full-time director to coordinate a year-round program is a priority of the commission.

**TABLE II-13  
PUBLIC FACILITIES PLAN**

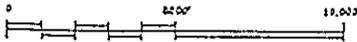
<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
1. Enlargement of Water Dept. Capacity: Water Dept. Plan	Service Area: Village C/1, R1 & R2 Districts	(1) Service to planned growth area (2) Increase treatment, storage and distribution capacity (3) Inter-town cross connections for back up (4) Partial facility cost recovery from private development
2. Implementation of Sewer District 13 Project Plan	Service Area: Village - C/1, R1 & R2 Districts	(1) Extension of service to entire planned growth area (2) Maintenance of pretreatment of industrial wastewater and development of pretreatment for grease (3) Regional cooperation on treatment plant sludge disposal
3. Energy Capacity for Economic Development	Rt.4 and 236 Corridors	(1) Cooperation with CMP & Northern Utilities for appropriate electric & natural gas sources to proposed commercial growth areas
4. Long-Term Town Solid-Waste Plan	Town	(1) Enlargement of recycling center capacity at existing site or new site (2) Regional cooperation on household hazardous wastes, whitegoods, and construction debris. (3) Citizen education on voluntary recycling before considering mandatory recycling.

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
5. Long-Term Public Works Scheduling	Town	<ul style="list-style-type: none"> <li>(1) Implementation of the 1986 Road maintenance schedule updated as necessary</li> <li>(2) Development of a long-term bridge maintenance schedule</li> </ul>
6. Storm Drainage Plan and Program	Town	<ul style="list-style-type: none"> <li>(1) Integration of water quality objective into storm drainage design and construction for control of phosphorus, oil gas, salt and sand discharges</li> </ul>
7. Pedestrian Circulation Program	Town	<ul style="list-style-type: none"> <li>(1) Public safety and amenity</li> <li>(2) Requirement for sidewalks and underground drainage for subdivisions with public water and sewer</li> <li>(3) Requirement for pedestrian paths within rural subdivisions</li> </ul>
8. Outdoor Lighting Glare Management	Town	<ul style="list-style-type: none"> <li>(1) Public safety, amenity and privacy</li> <li>(2) Low glare replacement of street light bulbs program</li> <li>(3) Outdoor lighting ordinance for glare management and cost efficiency</li> </ul>
9. Recreation Plan as a Part of the Open Space Plan	Town	<ul style="list-style-type: none"> <li>(1) determination of future outdoor land, facility and program needs</li> <li>(2) Funding strategy</li> <li>(3) Indoor facility and program needs</li> <li>(4) Staffing needs</li> </ul>
10. Private sector provision of recreation facilities	Town	<ul style="list-style-type: none"> <li>(1) Amendment of Subdivision Standards to require a recreation component at subdivisions or funds in lieu thereof to the Town for public development of facilities</li> </ul>

Source: Planning Committee

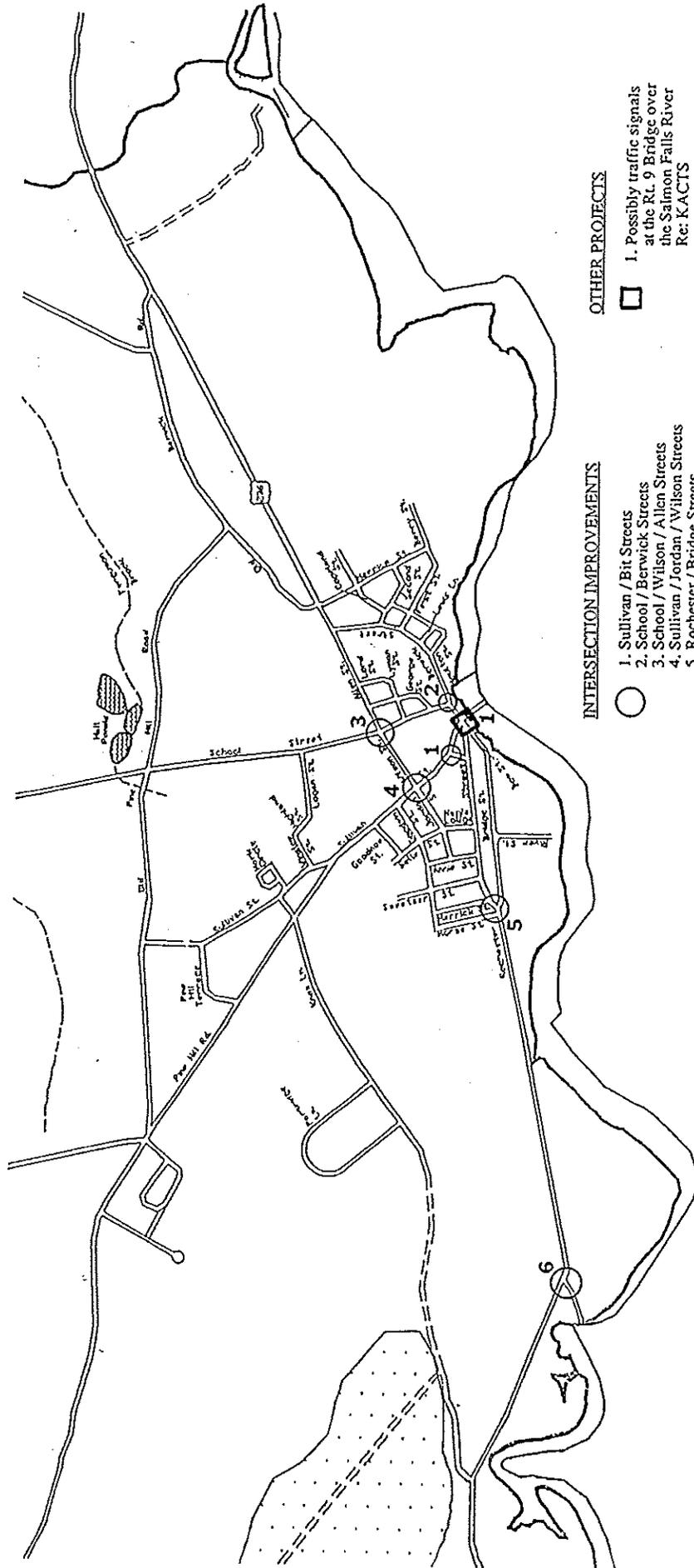


-  KACTS & Town, Sullivan Square and Village Area projects
-  Arterial Road projects: travelways, shoulders, curb-cuts and deceleration standards for commercial uses



TOWN PRIORITY TRANSPORTATION PROJECTS, 1991

MAP II-9A



INTERSECTION IMPROVEMENTS

- 1. Sullivan / Bit Streets
- 2. School / Berwick Streets
- 3. School / Wilson / Allen Streets
- 4. Sullivan / Jordan / Wilson Streets
- 5. Rochester / Bridge Streets
- 6. Rochester Street / Hubbard Road

OTHER PROJECTS

- 1. Possibly traffic signals at the Rt. 9 Bridge over the Salmon Falls River  
Re: KACTS

BERWICK VILLAGE

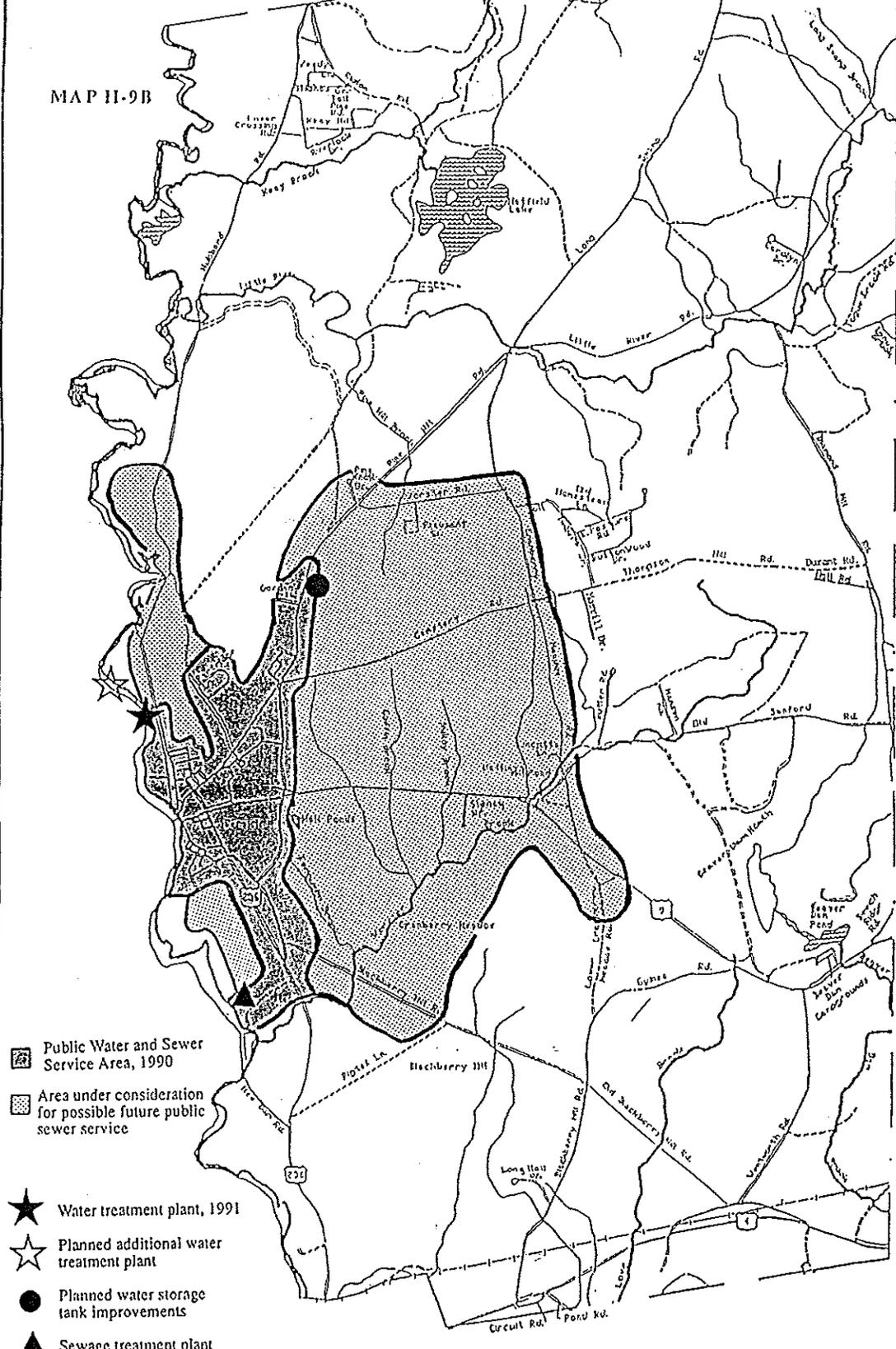
BERWICK  
COMPREHENSIVE PLAN  
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JOY/HAMILTON ARCHITECTS, INC.

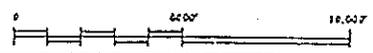
PUBLIC UTILITIES PLAN, 2010



MAP II-9B



-  Public Water and Sewer Service Area, 1990
-  Area under consideration for possible future public sewer service
-  Water treatment plant, 1991
-  Planned additional water treatment plant
-  Planned water storage tank improvements
-  Sewage treatment plant



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## **PUBLIC SERVICES**

### **Police, Fire, Emergency Medical Services Plan**

The Berwick Fire Department continues to render exceptional service to the citizens of town as well as close cooperation with departments of surrounding communities. This local volunteer Organization, whose main function is the protection of life and property, annually takes part in the Halloween Party for children, the Christmas Parade, Heritage Day and other Civic celebrations. Responding to 195 fire-related calls in 1989, 36,500 manhours were logged that included sponsoring a Fire Safety Awareness Program.

The Berwick Police Department, headed by the Police Commission and Chief, is operating in 1991 at a reduced personnel level from 1990. A "Property Check Program" for homeowners who may be absent from home for some period of time has been effective for 144 families and is highly recommended by the Chief.

The D.A.R.E. Program (Drug Awareness Resistance Education) is in its third year (1991) at the Estabrook-Doran and Middle Schools and is the reason that the Town of Berwick and SAD 60 are well ahead of other communities in the field of drug education.

Ambulance service is provided by a Medical Service in the neighboring town of Somersworth N.H., backed up by the Emergency Mobile Unit of the Berwick Fire Department. Tri-Area Visiting Nurse Association of Somersworth and the Visiting Nurse Service of Southern Maine, Inc. provide follow-up care to residents of the town. South Berwick Emergency Rescue provides coverage for the southern fringe Town adjacent to Rte 4.

### **Town Buildings, Town Services, Public Library and Post Office Plan**

Recent changes to the layout of office space in the Town Hall and the relocation of entrances for public access has improved the efficiency and convenience of conducting town business. The system and up-to-date facilities and office equipment will provide quality service at the lowest possible costs in meeting future demands of taxpayers and all citizens. Service may be reduced in 1991 due to a reduction in personnel.

The Public Library, located in the Town Hall is growing in number of, and support by volunteers. Examples of its latest efforts are the growth of special programs for children with the cooperation of the Estabrook-Doran School, and the doubling of books on the shelves with increased circulation.

The Berwick Historical Society continues to research, print and distribute information on Berwick's historic sites. This volunteer organization, governed by a nine member board of directors, is seeking national recognition and the establishment of a historic district. Periodic meetings, an annual craft fair, and a newsletter are a vital part of the society's activities.

The new Post Office on Rte. 236, constructed in the spring of 1990 is in a modern building with space for two other businesses occupied by a convenience store and a video rental facility. The main feature of the location is the ample parking area with entrances and exits on both Rte 236 and Berwick Road which facilitates traffic flow during rush hour.

### **Education Plan**

All SAD #60 schools that Berwick students attend except the new Primary School are planned

for expansion during the 1990's. Both the Junior and Senior High Schools are being studied for additional second expansions after year 2000, perhaps at new sites.

During the 1990's emphasis will be on preparing students for the challenges of the 21st Century through, among other things, hands-on computer training, pre and post school early childhood development, perhaps preschool daycare and expanded life-long learning through the adult education program. More cooperation between adult education and job training and retraining programs are recommended by the plan. Also, formalized cooperation between Berwick, the other member Towns, and SAD #60 are recommended to seek cost-efficiencies and better mutual use of school facilities while supporting the very highest quality education. The cooperation between SAD schools and the Recreation Commission in Berwick is a first step in this process.

### Fiscal Capacity Plan

The primary objective of Berwick fiscal planning is to maintain equitable Town tax rate. The primary element of the plan is expansion of the long-range capital improvements program and annual capital budgets started in 1990. The capital budget will enable the Town to impose impact fees to recapture the fair share of funds needed to construct new public facilities in Town caused in part by new subdivisions and other new developments. Also, proposed expansion of the Commercial-Industrial District is designed to provide more tax producing land uses to balance tax consuming residential uses.

**TABLE II-14  
TOWN SERVICES PLAN**

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
1. Police Department Long-Range Capital Improvements Plan	Town	(1) Expansion of manpower training (2) Expansion of urban and rural citizen safety program; safe houses for children, youth services office & drug enforcement (3) Portable lap-top computers for report writing in the field, thus reducing station house time thereby generating more efficiency
2. Fire Department Long-Range Capital Improvements Plan	Town	Better monitoring for when greater cost efficiency can be realized from a career-staffed Fire Department
3. Rural Fire Safety	RC/I District, R3 District	In non-serviced areas promote dry hydrants, sprinkler systems and maintain emergency vehicle access

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
4. Medical Services Availability	Town	Maintain zoning to allow doctor, dentist and walk-in health clinics anywhere; study elderly emergency transportation needs to hospital
5. Town Information Services Expansion	Town	(1) Study via a joint committee of Town board members & citizens expanded funding, space & programs at the Library (2) And, for disseminating Town government information
6. Capital Improvements Program: CIP	Town	(1) Better financial management to help maintain an equitable tax rate (2) Selectmen expansion of the CIP to include all capital expenditures made by the Town including for education and other non-Town boards
7. Expansion of SAD #60 Services	SAD 60	(1) Expanded pre-school program; study day care feasibility (2) Adult education: job training and retraining. Study greater SAD-Town-Business-State- cooperation
8. SAD School Building Expansion	Town and SAD 60	Town & SAD cooperation on cost-efficient expansion of school buildings if and when needed
9. Greater Cooperation between the Town and SAD# 60	SAD 60 & the SAD member Towns	To foster more mutuality on cost containment and cost efficiencies
10. Land Use Committee	Town	Appoint 9 member committee to aid Planning Board and Selectmen implement the Comprehensive Plan

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
11. Impact Fee Ordinance	Town	For fair share participation of developers in the future capital costs of the Town: roads, public works, recreation, Town facilities
12. Expansion of the C/I District, Public Sewers & Energy Resources	Rt. 236 Corridor & Blackberry Hill Rd Area	Expansion of the tax base
13. Regional Joint Purchasing Program	Town and Region	Attainment of greater cost-efficiencies for such items as: road paint, salt, sand, etc.

Source: Planning Committee

PUBLIC FACILITIES PLAN, 2000



**EXISTING FACILITIES**

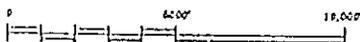
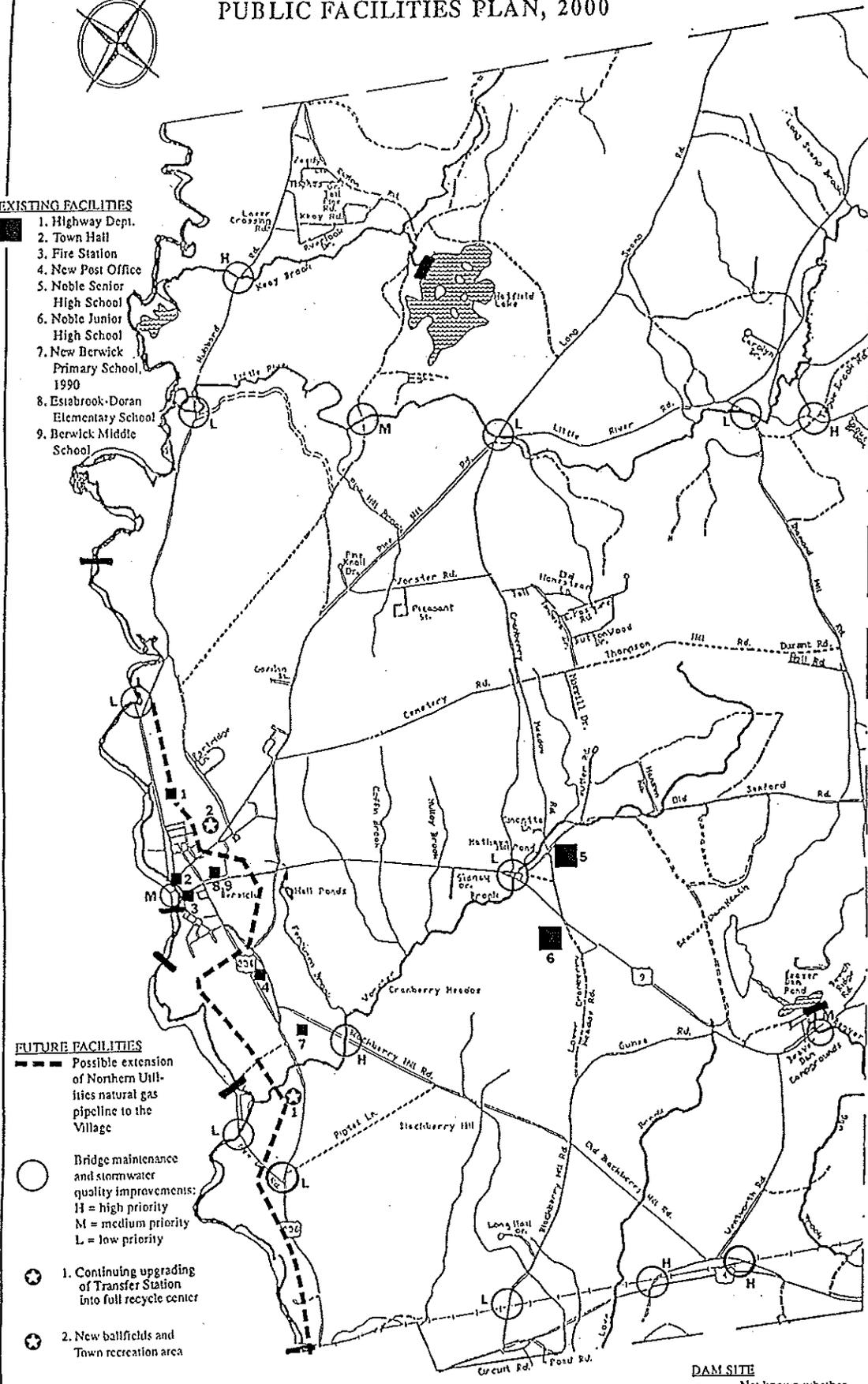
- 1. Highway Dept.
- 2. Town Hall
- 3. Fire Station
- 4. New Post Office
- 5. Noble Senior High School
- 6. Noble Junior High School
- 7. New Berwick Primary School, 1990
- 8. Estabrook-Doran Elementary School
- 9. Berwick Middle School

**FUTURE FACILITIES**

- Possible extension of Northern Utilities natural gas pipeline to the Village
- Bridge maintenance and stormwater quality improvements:  
H = high priority  
M = medium priority  
L = low priority
- ★ 1. Continuing upgrading of Transfer Station into full recycle center
- ★ 2. New ballfields and Town recreation area

**DAM SITE**

Not known whether repairs or fish ladders are needed. For names see Map 13, Vol. I.



BERWICK  
COMPREHENSIVE PLAN  
COMPREHENSIVE PLANNING COMMITTEE  
1981

## CULTURAL RESOURCES PLAN

The Plan calls for preservation of the historic and archeological resources of Berwick as the basis for maintaining town character, which was overwhelmingly endorsed by the public opinion Survey of the Plan.

The focus of the Plan is a mixed public/private partnership with several Town ordinances, proposed to help create the conditions to support volunteer private landowner preservation activities. A basic inventory of historic resources and assessment of threats to them is the basis for the planning recommendations. See the Cultural Resources Chapter of the Comprehensive Plan, Volume I, Inventory.

While a number of Native American artifacts have been found, principally along the Salmon Falls River, no professional archeological surveying has been done in Town. The rivers as well as the sites of the early 17th century garrisons are the prime areas for organized systematic archeological investigation.

## VILLAGE CENTER PLAN

A "Downtown Revitalization Strategy for Berwick" was prepared in 1984 by Maine Tomorrow, Hallowell, Maine. An inventory of current resources was made and an analysis of identified problems.

Problems identified in order of severity and need were:

1. Traffic flow entering and leaving the Town square
2. Traffic circulation
3. Parking (public and private)
4. Pedestrian safety, sidewalks, crosswalks
5. Street lighting
6. Land use, building conditions
7. Street landscaping, historic buildings, general appearance.

These and other concerns were listed in an "Issues Identification" work session by Berwick's Downtown Steering Committee and from this effort revitalization goals and objectives were developed. This was the first steps in an action plan to revitalize the downtown area.

A summary of results to date are:

1. Circulate traffic around the Town Hall
2. Install a system of storm drains
3. Public parking for access to Town Hall and local businesses
4. One-way traffic to minimize congestion

5. Curbs and sidewalks brought to standards

6. Improvement of Town Hall access for Town business

These modifications and changes will be completed by spring of 1991 in addition to the signalization of the Route 9 and Sullivan Square intersection.

Further plans, including building appearance, historic restoration, river side development, walks and benches, tree/landscaping etc. to enhance the appearance of the downtown area, will be pursued in the later phases.

**TABLE II-15**  
**HISTORIC, ARCHEOLOGICAL AND CULTURAL PLAN**

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
1. Formal Survey of Historic Buildings, Structures & Sites	Town: 1st priority Village area; 2nd priority southern part of Town	Complete Maine Historic Preservation Commission (MHPC) survey forms as the basis for State preservation funding & for possible National Register of Historic Places designation, which affords protection from negative impacts from federally funded activities such as road widening, etc.
2. Historic District & Historic Landmarks Ordinance	Village Center primarily	1) Work with the private Berwick Historical Society to develop appropriate measures to protect the historic Town character for townspeople deliberation and vote  2) The Ordinance protects historic building facades, bulk, scale and mass of building preservation; demolition permit
3. Historic Heritage Corridor Overlay District	Route 236 Salmon Falls River Corridor	Required archeological surveying before construction of subdivisions in the corridor to be paid by the developer
4. Historic Society Education and Outreach	Town	Education of historic property owners and Townspeople on historic preservation programs, funding and benefits

<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
5. Historic Marker Program	Town	Historical Society program to increase historic and Town character awareness
6. Berwick Archives Museum	Town	Central repository for Town's historic & prehistoric artifacts, genealogical & other information possibly at the existing (1991) Town Library or at a new Library or Historical Society building
7. Town Cultural Program	Town Library or Historical Society	Town support for historic, archeological & cultural programs that would also tour the schools

Source: Planning Committee

**TABLE 11-15A  
VILLAGE CENTER PLAN**

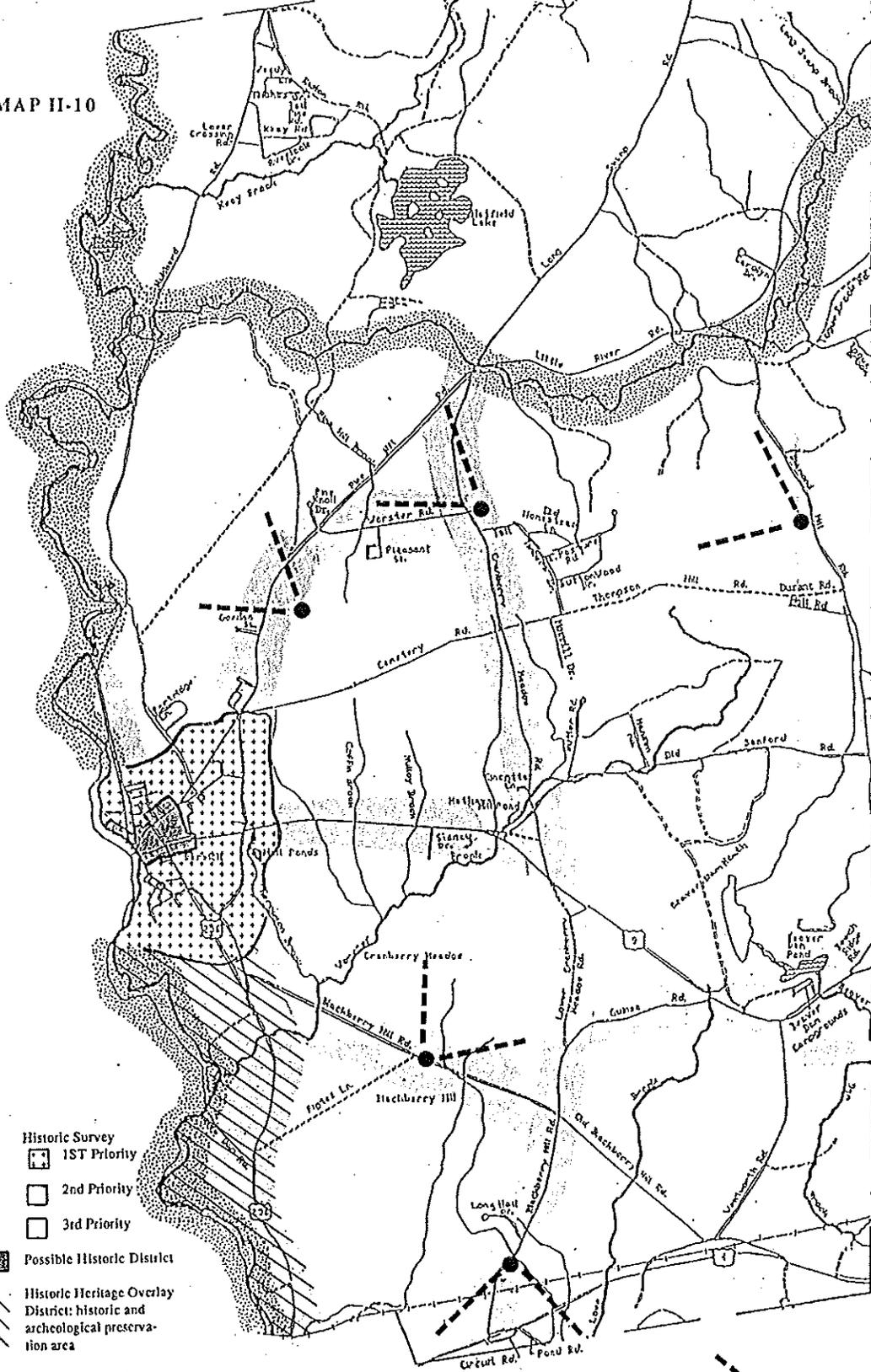
<u>PROGRAM</u>	<u>AREA</u>	<u>PURPOSE</u>
1. Downtown Revitalization Plan	Village Center	<ol style="list-style-type: none"> <li>1) Implementation of the Plan as the primary coordinating mechanism for integrating public utility, transportation public facility, pedestrian amenity, public recreation, historic conservation and economic development projects in the Village Ctr.</li> <li>2) Basis for State, Federal and private funding of downtown projects.</li> </ol>
2. Village Center Zoning District	Village Center	<ol style="list-style-type: none"> <li>1) Amendments to the C/I District in the Village to provide greater protection to historic buildings and Village character by:               <ol style="list-style-type: none"> <li>(1) 1st floor commercial use only for new buildings or uses;</li> <li>(2) upper floor mixed uses; and</li> <li>(3) waived density and parking requirements to enable full adaptive reuse of historic buildings.</li> </ol> </li> </ol>

Source: Planning Committee

# HISTORIC, ARCHEOLOGICAL AND CULTURAL PLAN, 2010

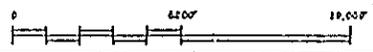


MAP II-10



- Historic Survey
  - 1ST Priority
  - 2nd Priority
  - 3rd Priority
- Possible Historic District
- Historic Heritage Overlay District: historic and archeological preservation area
- Areas with probable pre-historic archeological significance

Scenic overlook worthy of preservation

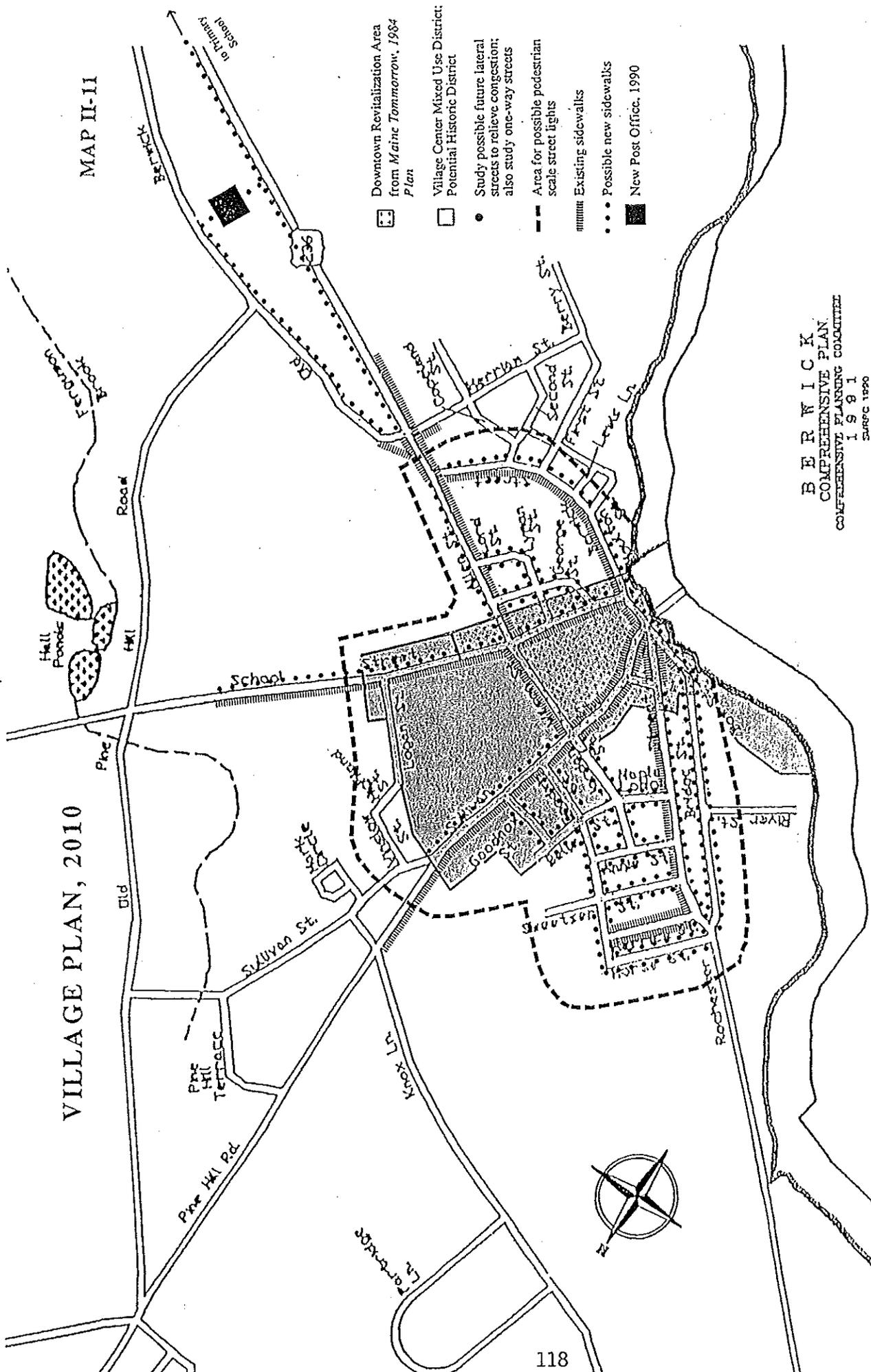


BERWICK  
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COMPREHENSIVE PLANNING COMMITTEE  
2010

JOY/HAMILTON ARCHITECTS, INC. SHRP# 1900

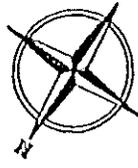
# VILLAGE PLAN, 2010

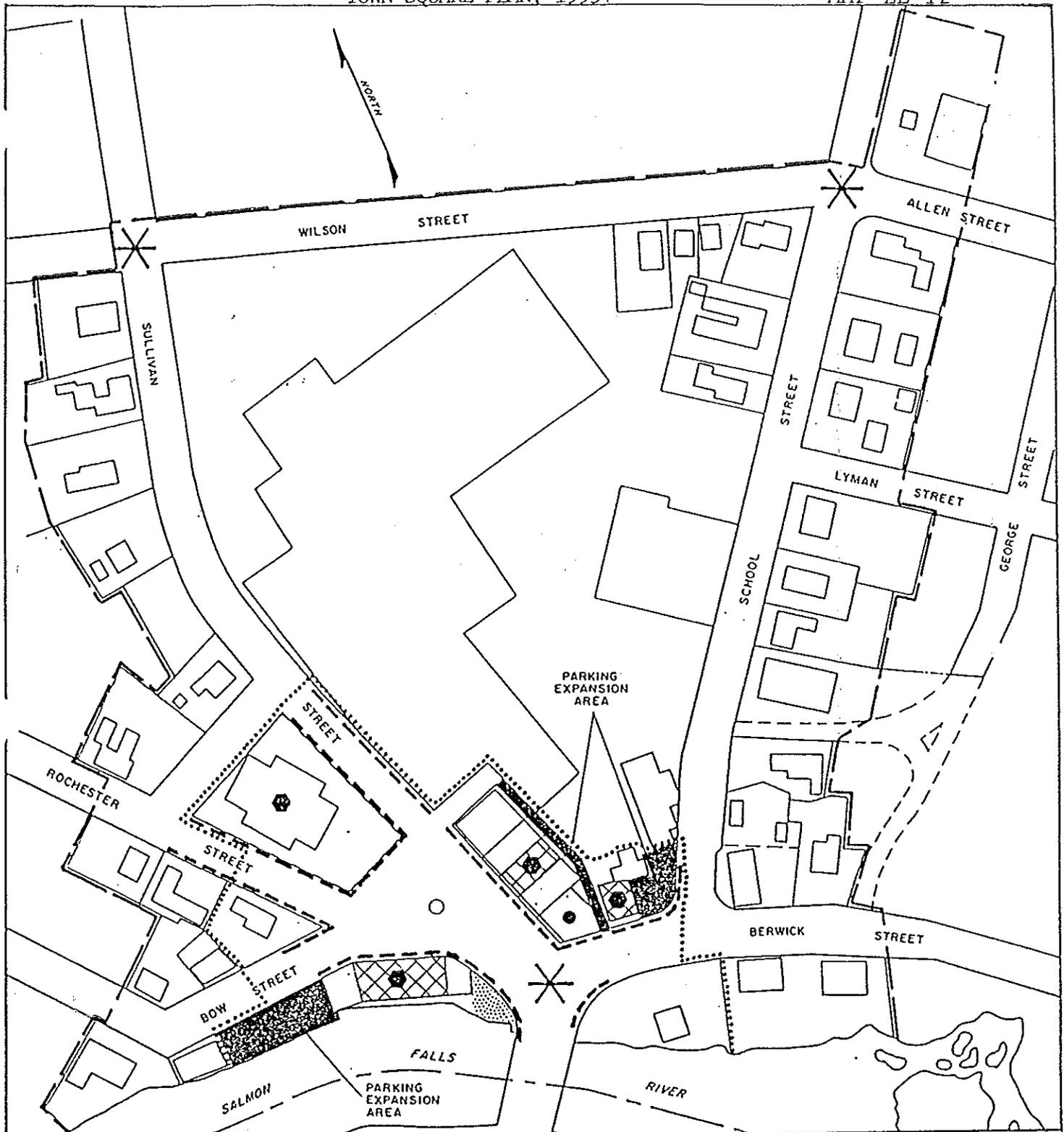
## MAP II-II



-  Downtown Revitalization Area from *Maine Tomorrow, 1984 Plan*
-  Village Center Mixed Use District; Potential Historic District
-  Study possible future lateral streets to relieve congestion; also study one-way streets
-  Area for possible pedestrian scale street lights
-  Existing sidewalks
-  Possible new sidewalks
-  New Post Office, 1990

BERWICK  
 COMPREHENSIVE PLAN  
 COMPREHENSIVE PLANNING COMMITTEE  
 1991  
 SUEPFC 1990





PROBLEMS AND OPPORTUNITIES MAP

BERWICK, MAINE  
Downtown Revitalization Study

Prepared by MAINE TOMORROW

Drafted by Susan S. Tolman



KEY

-  Sidewalk and curbing improvement
-  Building with development potential
-  Historic building
-  Incompatible building
-  Target area for renovation and rehabilitation
-  Minipark potential
-  High accident location