

Regional Conservation & Open Space Modeling

Coastal York County

June 30, 2014

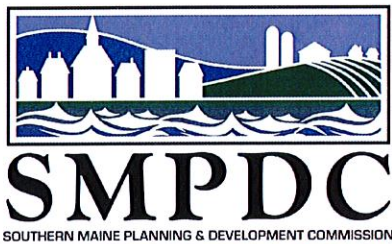


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This report was prepared by the Southern Maine Planning and Development Commission under award CZM NA13NOS4190045 to the Maine Coastal Program from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of the National Oceanic and Atmospheric Administration or the Department of Commerce.

The information provided in this report and accompanying maps are intended for planning purposes only. Errors and/or misrepresentations are unintentional.

Regional Conservation & Open Space Modeling: Coastal York County

Introduction

Coastal York County is unique in that it not only accommodates significant permanent and seasonal populations, it is also home to unique natural areas that contribute greatly to the quality of life in this region. As would be expected, these natural areas are under pressures from growth and could easily be lost or degraded without protection.

The nature of this project is to identify “priority conservation and open space opportunities” within the coastal York County area, identify potential impacts from growth to those areas and recommend means by which the impacts can be addressed. The report is intended to help communities, land trusts and other groups identify opportunities for a more integrated approach to conservation and open space protection.

The project work tasks are as follows:

- Analyze past development patterns.
- Identify future development patterns based on current zoning.
- Identify the impacts that current zoning will have on the future of Priority Conservation Opportunities and Open Space.
- Recommend mechanisms to address identified impacts to Priority Conservation Opportunities and Open Space.

Study Area

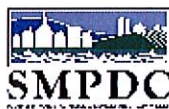
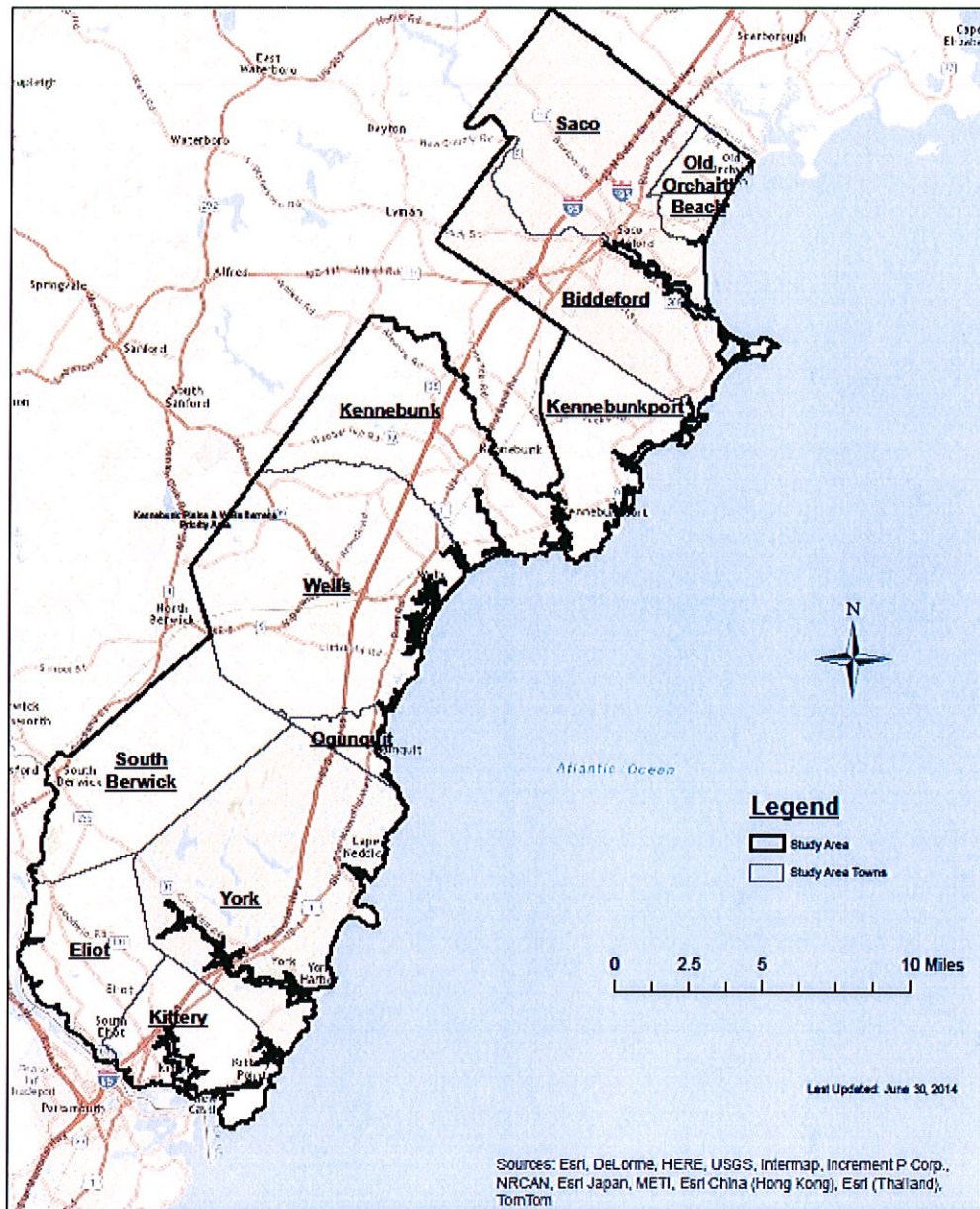
The study area is composed of the following towns:

- Saco
- Old Orchard Beach
- Biddeford
- Kennebunkport
- Kennebunk
- Wells
- Ogunquit
- York
- Kittery
- Eliot
- South Berwick

Coastal York County Conservation/Open Space Study

Map 1

Study Area



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Land Trusts

The York County coastal region has 16 active land trusts in the seacoast region and are present in the entire study area. This is significant in that the Trusts play an important roll in conserving land and educating property owners of the importance of conservation. See Appendix A for contact information.

- Biddeford Pool Land Trust
- Blandings Park Wildlife Sanctuary
- Eastern Trail Alliance
- Great Works Regional Land Trust
- Kennebunk Land Trust
- Kennebunkport Conservation Trust
- Kittery Land Trust
- Maine Audubon
- Maine Coast Heritage Trust
- Maine Farmland Trust
- Mt. Agamenticus to the Sea Conservation Initiative
- Saco Bay Trails
- Saco Valley Land Trust
- The Nature Conservancy in Maine
- Wells National Estuarine Research Reserve & Laudholm Trust
- York Land Trust, Inc.

All of these organizations have priority target areas to expand their preservation and conservation of the land in the region. However, that information is often proprietary.

Also, the mission of a Land Trusts will vary from one Trust to another. Some may focus only on preservation of natural areas while others may focus on recreation opportunities. Regardless of the missions of the Trusts within the Study Area, the Trusts continue to play an important roll in identifying and protecting important natural areas.

Study Committee

A study committee was formed to provide guidance and information that might not otherwise be available. The following members were invited to participate as part of this report:

Christine Bennett, Executive Director, Kittery Land Trust,
Tin Smith, President, Great Works Regional Land Trust,
Doreen MacGillis, Executive Director, York Land Trust,
Marie Louise St. Onge, Executive Director, Kennebunk Land Trust,
Tom Bradbury, Executive Director, Kennebunkport Conservation Trust,
Richard Rhames, Chairman, Saco Valley Land Trust,
Gary B. Richardson, President, Biddeford Pool Land Trust,

Paul Dest, Director, Wells National Estuarine Research Reserve,
 Ward Feurt, Refuge Manager, Rachel Carson National Wildlife Refuge,
 Keith Fletcher, Southern Maine Project Manager, Maine Coast Heritage Trust,
 Gregg Caporossi, Project Manager, Trust for Public Land,
 Bethany Atkins, Maine Department of Inland Fisheries and Wildlife,

The committee was brought together on 2 occasions to discuss the progress of the analysis and provide insight.

Demographics in the Region

Demographics, development patterns and housing starts can be very deceiving. For example, between 2000 and 2010, the Town of York shows a 7% increase in the number of housing units built during that time period and a decrease in population by 3.1% during the same time period. In old Orchard Beach the same phenomenon is occurring, they have a 2.2% drop in population and an 11% increase in housing starts. This suggests that the year round population is shrinking but the seasonal units being developed is increasing in certain communities.

Municipality	Pop 2000	Pop2010	Pop Change2000-2010	% of County Growth
Biddeford	20,942	21,277	335	3.2
Eliot	5,954	6,204	250	2.4
Kennebunk	10,476	10,798	322	3.1
Kennebunkport	3,720	3,474	-246	-2.4
Kittery	9,543	9,490	-53	-0.05
Ogunquit	1,226	892	-334	-3.2
Old Orchard Beach	8,856	8,624	-232	-2.2
Saco	16,822	18,482	1660	16
South Berwick	6,671	7,220	594	5.3
Wells	9,400	9,589	189	1.8
York	12,854	12,592	-325	-3.1

Source: Kennebunk Comprehensive Plan 2013

Municipality	2000 Housing Units	2010 Housing Units	H.U. Change 2000-2010	H.U. % Change 2000-2010
Biddeford	9,631	10,064	433	4%
Eliot	2,418	2,669	251	10%
Kennebunk	4,985	5,906	921	18%
Kennebunkport	2,555	2,897	342	13%
Kittery	4,375	4,942	567	13%
Ogunquit	2,114	2,009	-105	-5%
Old Orchard Beach	6,222	6,886	664	11%
Saco	7,424	8,508	1,084	15%
South Berwick	2,488	2,911	423	17%
Wells	7,794	8,557	763	10%
York	8,053	8,649	596	7%

Source: Kennebunk Comprehensive Plan 2013

Past Development Patterns

The first task was to identify past development patterns in the study area. The bulk of this task was accomplished by using a *Land Cover* data set and a *Development Tracks* data set. Both data sources were obtained from the Maine Office of GIS (MEGIS).

As part of this task, SMPDC analyzed Development Tracks data for new commercial connections from 2006-2010. The data shows that only 12 new commercial connections occurred within, or on the periphery of, the identified Focus Natural Areas during that time frame. Furthermore, these connections were in areas of established development. Given the low number of new commercial connections over the 5 year time span, the analysis described below focuses on residential development.

Land Cover Layer

The Land Cover layer is based on imagery from 2004. This information provided a good benchmark for existing developed areas as of 2004. We used the following categories of land cover from this data set:

- High Intensity Development
- Medium Intensity Development
- Low intensity Development
- Roads
- Developed Open Space

Development Tracks Layers

The Development Tracks data used for the study area identifies electrical connection as reported by Central Maine Power (CMP). We used this information to create two data layers that allowed us to identify change over time from 2005 to 2010:

- Residential connection as of 2005
- Compilation of new residential connections between 2006 thru 2010.

The data is presented in grid blocks that are equivalent to 61 acres in size. Note: Except for the coastal portion of the Town of Kennebunk, the majority of Kennebunk is not served by CMP. As such, we utilized the Developed Lands layer to determine existing development clusters for the majority of Kennebunk.

Findings

Using the layers described above, staff was able to find the following:

New Development:

- The vast majority (94.4%) of the new (2006-2010) residential connections can be categorized as being located in proximity to the Route 236 and I95 corridors or east of the I95 corridor.
- The remaining (5.6%) new residential connections were located in the remaining portion (rural/western half) of the study area and north of Route 236. Of these, the majority consisted of scattered residential placement. There were only 5 instances of 4 new residential connections placed within proximity of each other and in each case were in proximity to roads classified at Collector level of service. There were no instances of 5 or more new residential connections placed in proximity to each other in this portion of the study area..

In summary, based upon the data, the pattern of new residential development was predominantly located in areas of urban influence and/or major transportation corridors.

Existing Development:

- The majority of new and existing dwellings were concentrated along the Route 236 corridor, I95 corridor and east of I95. While new residential construction in the remaining portion of the study area was limited, there is still an existing rural-residential presence as evidenced by the CMP data.

Current Zoning and Future Development Patterns

To assist with the analysis for this task, SMPDC used three data sources. Two sources consisted of the Task 1 data: *Land Cover* and *Development Tracks* data. The third source was a generalized zoning layer. The zoning layer was based upon a generalized regional zoning map entitled *Regional Water System Master Plan: Regional Zoning* developed by Wright Pierce. This map was modified by SMPDC to correct for certain omissions. The zoning layer identifies general zoning classifications. Each of the town's zones were placed into one of the classifications.

Findings

Using the data described above, SMPDC identified the following:

- As discussed in Task 1, the vast majority of new residential connections were located in areas of urban influence and along major transportation corridors. Factors such as existing services, existing infrastructure, coastal amenities and zoning are clearly factors driving this density.
- The current zoning in the entire study area is projected to maintain the current development trends both geographically and density wise. We found no “gaps in zoning” in the rural areas of the study area that would permit unexpected high densities. However, it is possible that as development pressures in the I95 corridor and coastal areas increase over time, residential development in remaining portions of the study area could increase.
- The development of a new employment generator, or expansion of an existing employment generator, within or near the western portion of the study area would likely have significant ramifications for housing development patterns in the Study Area.

Map 2

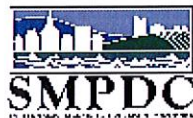
Legend

- Study Area
- Focus Area

0 2.5 5 10 Miles

Last Updated: August 22, 2014

Sources: Esri, DeLorme, HERE, USGS, Intermap, Incentiv P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom



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Impacts of Current Zoning on Priority Conservation Opportunities and Open Space

This task required SMPDC to identify “Priority Conservation Opportunities and Open Space” and identify potential impacts from existing zoning. After a review of available regional data, SMPDC chose to use the Beginning with Habitat (BwH) Focus Areas as the “Priority Conservation Opportunities and Open Space.” The BwH Focus Areas represent a systems view of the environmental factors existing on-site and are not limited to jurisdictional boundaries. As such, they represent an appropriate level of scale for purposes of looking at conservation areas within the identified study area. Furthermore, the nature and scale of the BwH Focus Areas provide for currently used/appreciated regional open space.

The Study Committee indicated that the Mt Agamenticus, York River and Brave Boat Harbor/Gerrish Island Focus areas are viewed and managed by local resource managers as a single unit and as such should be reflected as such in the report. The report reflects this recommendation.

The Study Area comprises a total of 203,883 acres. The Focus Areas within the Study Area comprise 85,113 acres or 41.7% of the total Study Area. The Conserved Lands comprise 29,321 acres or 14.4 % of the Study Area.

Lands identified as Conserved Lands include properties that are owned by utilities such as water districts. These lands may be restricted from development only due to ownership based decisions rather than restricted in perpetuity through mechanisms such as easements. Also, there may be lands that are help in conservation by mechanisms such as easements but may not be in the public record. These lands may not be shown or identified in this report as “conserved.”

Following are the six identified Focus Areas and identified impacts from current zoning:

1. Scarborough Marsh

Location:

- The majority of this Focus Area is located outside of the study area. A small portion is located in Old Orchard Beach and Saco.

Municipal Jurisdictions:

- Old Orchard Beach
- Saco

Land Trust Jurisdictions:

- Saco Valley Land Trust

Description:

Covering more than 3,000 acres, Scarborough Marsh is the largest contiguous salt marsh system in Maine. Salt marshes filter pollution from the water and provide food and shelter for numerous species of birds, fish, mammals, and shellfish. Given the wildlife productivity and habitat diversity in this area, Scarborough Marsh is arguably the most significant of Maine's coastal Focus Areas. The Focus Area also includes Scarborough Beach and its dunes, which are Essential Habitat for piping plovers and least terns.¹

Zoning Impacts:

This Focus Area is a small portion of the Scarborough Marsh Focus Area located in the northern portion of the study area. The portion that is within the study area is found at the northern section of Old Orchard Beach and in Saco between the Saco/Old Orchard Beach town line and Route 1. The portion in Saco is zoned for commercial activities. The portion in Old Orchard Beach is zoned for mixed use. A limited portion of the Focus Area is conserved.

There were no new residential connections identified between 2006-2010. Existing development is located on the periphery of the site along Route 9 to the east, Route 98 to the south and Route 1 to the west. The current zoning would permit continued development into the non-conserved portions of the Focus Area.

2. Saco Heath

Location:

- Saco

Municipal Jurisdictions:

- Saco

¹ Beginning with Habitat. Scarborough Marsh. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/scarborough_marsh_focus_area.pdf

Land Trust Jurisdictions:

- Saco Valley Land Trust

Description:

Saco Heath is the southern-most coalesced domed bog in Maine. Saco Heath and the surrounding forest cover over 1000 acres and include a mosaic of habitat types including forested bog, wooded shrub heath and shrub heath. Several rare natural communities, rare plants, and rare animal species have been documented in the heath, including species only known in a few locations in Maine and other species at the northern edge of their range.²

Zoning Impacts:

The core of this Focus Area includes conserved lands as well as zoning that provides protection from development. For the remaining portion of this Focus Area, there was existing development around, and encroaching within, as shown by the 2005 existing residential connections. New connections since 2005 were located adjacent to the Focus Area and in proximity to existing roads.

Zoning outside of the core, but still within the Focus Area, permits residential development. As such, based upon the zoning, residential development could occur in the non-conserved undeveloped portions of the Area.

3. Biddeford/Kennebunkport Vernal Pool Complex

Location:

- Biddeford and Kennebunkport.

Municipal Jurisdictions:

- Biddeford
- Kennebunkport

² Beginning with Habitat. Saco Heath. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/saco_heath_focus_area.pdf

Land Trust Jurisdictions:

- Saco Valley Land Trust
- Kennebunkport Conservation Trust
- Biddeford Pool Land Trust

Description:

The Biddeford/Kennebunkport Vernal Pool Complex Focus Area includes thousands of acres of undeveloped forest and wetlands in Biddeford and Kennebunkport. The biological significance of this area is primarily a result of the high concentration of pocket swamps and vernal pools in an undeveloped landscape, an increasingly rare occurrence in Maine. The swamps and vernal pools provide habitat to rare species, most notably to Blanding's and spotted turtles, both species found primarily in the southern most part of the state where increasing development is contributing to fragmentation and loss of habitat.³

Zoning Impacts

There was moderate density in this Area as of 2005 creating fragmented undeveloped blocks. However, there were very few new residences added between 2006-2010. The majority of the new connections were found in two locations in Kennebunkport and both were located in close proximity to existing roads.

The largest undeveloped block is located in the western portion of this Area and lies within both Kennebunkport and Biddeford. A portion, but not all, of this undeveloped block is conserved. The remaining undeveloped blocks within this Focus Area also contain some conserved lands.

The zoning of the Kennebunkport portion of this Focus Area is a mixed residential commercial zone. The Biddeford zoning is consistent with rural residential zoning. As such, the zoning could permit uses that span the spectrum from minimally to significantly inconsistent with protecting or conserving natural areas.

³ Beginning with Habitat. Biddeford/Kennebunkport Vernal Pool Complex. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/biddeford_kennebunk_vernal_pool_focus_area.pdf

4. Kennebunk Plains and Wells Barrens

Location:

- Kennebunk and Wells

Municipal Jurisdictions:

- Kennebunk
- Wells

Land Trust Jurisdictions:

- Kennebunk Land Trust
- Great Works Regional Land Trust

Description:

Formed by the melting of glaciers about 14,000 years ago, this unique barrens complex is one of the top-Focus areas for conservation in Maine. The Focus Area supports high-quality examples of four natural community types: sandplain grassland, pitch pine-scrub oak barrens, pitch pine-heath barrens, and red maple alluvial swamp forest. These natural communities support a large number of rare birds, reptiles, insects, and plants. Kennebunk Plains is notable for its grasslands, which are among the rarest natural communities in New England.⁴

Zoning Impacts:

Located in western Kennebunk and Wells, the majority of this Focus Area is composed of conserved lands. Existing development within the Focus Area is contained along existing road corridors. The majority of the southern portion of this site that is not conserved is zoned for protection. The remaining portion of the site that is not conserved or zoned for protection is located primarily along Route 99. As such the bulk of future development within this Focus Area would likely be linear in nature along Route 99 and not into the bulk of the Focus Area

⁴ Beginning with Habitat. Kennebunk Plains and Wells Barrens. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/kennebunk_plains_focus_area.pdf

5. *Wells and Ogunquit Marsh*

Location:

- Kennebunk, Wells and Ogunquit.

Municipal Jurisdictions:

- Kennebunk
- Wells
- Ogunquit

Land Trust Jurisdictions:

- Kennebunk Land Trust
- Great Works Regional Land Trust

Description:

The Wells and Ogunquit Marsh are the second largest salt marsh complex in Maine. They include extensive areas of undisturbed habitat and support several rare and exemplary natural communities and ecosystems along with a number of rare, threatened and endangered species. Much of the coastline within the Focus Area has been identified as important Tidal Waterfowl and Wading Bird Habitat and as Shorebird area.⁵

Zoning Impacts:

This Focus Area includes all of coastal Kennebunk/Wells and most of coastal Ogunquit. The zoning is a mixture of both protective and residential/commercial zoning. Also, a significant portion of this Focus Area is conserved resulting in “shoestring” patterns of development in areas where development is permitted. This is supported by the fact that the vast majority of new residential connections in this Focus Area were grouped and indicative of in-fill style development.

There is a greater level of new development located outside of the Focus Area. The pattern of new development does not indicate that the Focus Area is threatened by current zoning.

⁵ Beginning with Habitat. Wells and Ogunquit Marsh. Retrieved from:
http://www.maine.gov/dacf/mnap/focusarea/wells_ogunquit_marsh_focus_area.pdf

6. *MtA2C*

Location:

- Wells
- Ogunquit
- South Berwick
- York
- Eliot
- Kittery

Municipal Jurisdictions:

- Wells
- Ogunquit
- South Berwick
- York
- Eliot
- Kittery

Land Trust Jurisdictions:

- Great Works Land Trust
- York Land Trust
- Kittery Land Trust

Description:

The MtA2C focus area includes the Mt Agamenticus, York River and Brave Boat Harbor/Gerrish Island Beginning with Habitat Focus Areas. It also includes a portion of the Towns of York and Kittery located between the York River and Brave Boat Harbor/Gerrish Island focus areas.

Mt Agamenticus Focus Area

The Mt. Agamenticus Focus Area comprises and is one of the largest remaining expanses of undeveloped forests in coastal New England. The uplands and wetlands around Mt. Agamenticus are inhabited by 12 animal species and 21 plant species that are considered rare in Maine. Many of these rare species are at the northern limit of their distribution range and are more abundant south of the Maine border. Similarly, some natural communities that occur in the Focus Area are restricted primarily to southern New

England. The forest that extends northward from Mt. Agamenticus features Maine's only chestnut-oak woodland.⁶

York River Headwaters Focus Area

This focus area encompasses the 1000 acres of uplands and wetlands that comprise the headwaters of the York River. It is notable for the Tidal Marsh Estuary Ecosystem that includes the intertidal bays and one of the largest unprotected spartina saltmarshes, a rare community type, in the state. The extensive York River Estuary is one of the Gulf of Maine's least disturbed marsh-estuarine ecosystems and may be the most ecologically diverse coastal drainage for its size in the Gulf of Maine. Rare plants and animals and extensive areas of high value habitat are found throughout the focus area as well.⁷

Brave Boat Harbor and Gerrish Island Focus Area

The Brave Boat Harbor - Gerrish Island Focus Area includes a rich association of natural community types, including upland forests, dune grasslands, spartina saltmarshes, oak forests, freshwater swamps, pocket swamps, vernal pools, and coastal features that provide the habitat needed to support most of the native plants and animals we would expect to find along the south coast of Maine. This diverse system of large, undeveloped, high quality natural habitats is a high Focus for additional conservation action because of the rapid pace of development in its immediate vicinity.⁸

Zoning Impacts: (Agamenticus and York River)

This is the largest of the Focus Areas and consists of two contiguous BwH Focus Areas. The zoning is primarily a combination of protective and rural residential zoning. Approximately one quarter of the area is conserved lands which are located mostly in the center and western portion of the Area.

The majority of new residential connections were located in an existing manufactured/mobile home development within Wells in the northeast corner of this

Focus Area. The only other cluster of new connections (seven total dwellings) is found in South Berwick in the western portion of this Area. Imagery indicates that the residences were clustered along what appears to be a new cul-de-sac.

⁶ Beginning with Habitat. Mt. Agamenticus. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/mt_agamenticus_focus_area.pdf

⁷ Beginning with Habitat. York River Headwaters. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/york_river_headwaters_focus_area.pdf

⁸ Beginning with Habitat. Brave Boat Harbor – Gerrish Island. Retrieved from: http://www.maine.gov/dacf/mnap/focusarea/brave_boat_gerrish_island.pdf

Of the remaining new connections, all appear to be located in proximity to existing roads. Ten (10) of the new connections were located on the periphery of the Area while 17 were located within the Focus Area.

As evidenced by residences existing as of 2005, coupled with the location of new residences, current zoning will continue to allow development both on the periphery and within the Focus Area.

A small area located in the northwestern portion of the Area is zoned by the City of Wells for mineral extraction. The nature of this activity conflicts with the objectives associated with conservation and open space. Future expansion of this zoning should be carefully considered.

An area located on the periphery of the southwest portion of this Focus Area is zoned Industrial by the town of South Berwick. Expansion of this zoning eastward would further encroach into the Focus Area.

Zoning Impacts (Brave Boat Harbor and Gerrish Island)

This Focus Area is located in coastal Southeastern York and Kittery. Approximately 50% of the Area is composed of conserved lands. While the data indicates that only 3 new residential connections were established from 2006 to 2010, there is a significant level of existing residential development. The current zoning permits development but the existing “build-out” may actually limit the amount of potential development. Further analysis of the potential density increase should be undertaken.

Tools to Address Identified Impacts to Focus Areas

Based upon the issues identified above, the following is a list of tools/actions to be considered both locally and regionally along with recommended lead agencies or partners.

Regional Working Group

A regional working group should be created to conduct further research, serve as a point of contact for questions and inquiries related to conservation and to conduct outreach/information sharing. As the Regional Planning Commission for this area, SMPDC should take the lead for organizing and staffing this effort. The Regional Working Group should, at a minimum, be composed of representatives from the following sectors: Government (local, regional, state and federal), conservation, utility, business and property owner.

Conservation TDR's

Adoption of ordinance language that permits owners of property within a Focus Area to sell their development rights to developers who then fold those development rights into a subdivision located elsewhere in the region. This creates an opportunity to preserve undeveloped lands within Focus Areas while at the same time encouraging development in areas that have existing infrastructure. A pilot effort should be undertaken between two to four towns to create and implement appropriate language and trading/receiving areas within the communities. SMPDC should help facilitate the initial steps with the towns then partnering to carry the effort forward.

Density Bonuses

Developments that limit impacts through measures such as limiting roads, cluster lots, using smaller lots, and so on should be implemented. Each community should develop its own standards with support from the Regional Working Group and/or SMPDC.

Conservation/Open Space Subdivisions

Conservation/Open Space Subdivisions take a different approach to subdivision design. At the core of this approach is a process where the important natural features on the site are identified first and then infrastructure and house lots are located in the remaining portions of the site. A workshop should be developed to present this model, as well as other tools identified in this section, to interested communities. The Regional Working Group should then follow-up with the communities to maintain initiatives undertaken as a result of the workshop.

Extension of Roads and other infrastructure

The majority of new development within the Focus Areas occurred along existing roads. As developable lands adjacent to existing roads diminish, pressure to develop new roads in order to access undeveloped lands will increase. Municipalities, service districts and utility providers should use, as a consideration, the presence of Focus Areas when deciding to permit the building and extension of infrastructure. SMPDC should develop model language that could then be provided to communities to be tailored to their ordinances.

Local Focus Area Analysis

Municipalities should conduct a local analysis to better determine what, if any, areas should be added or removed from Focus Area consideration. Local communities and conservation groups/efforts should partner to undertake this analysis.

Unfragmented Blocks

Unfragmented blocks of land within the identified Focus Areas that are undeveloped, but zoned for development, should be considered for greater protection. The Regional Working Group should lead this task.

Local Public/Private Coordination

Municipalities and local land trust/conservations groups should form partnerships to address conservation efforts. As evidenced by the amount of development in proximity to conserved land, even low density zoning permits development in portions of the Focus Areas. Partnerships can help to form a more unified vision in regards to conservation objectives and perhaps a more focused effort towards conservation. The Regional Working Group should lead this task.

Land Trust and Conservation Group Jurisdictions

While many Trust and Conservation Groups work within the boundary of a particular municipality, others do not. A mapping of the individual jurisdictions is recommended in order to provide a more accurate understanding of each group's working area. The Regional Working Group should lead this task.

Conservation Organizations and Efforts

While a number of the existing Trusts and Conservation Organizations were identified in this report, there are likely others that were not identified. Such instances should be rectified and a comprehensive listing of all groups/initiatives should be developed and mapped. The Regional Working Group should lead this task.

Town Owned Conservation Lands

A database of conserved town-owned lands for the study area should be developed. The Regional Working Group should develop a strategy and partner with the individual communities.

Securing "Conserved Lands"

A number of acres identified as Conserved Lands are currently held by water districts and may be restricted from development due to ownership based decisions rather than restricted in perpetuity through mechanisms such as easements. These lands, while likely unavailable for development in the near term, are not necessarily protected in a long term sense. The Regional Working Group should determine the urgency of this task and, if appropriate, develop an outreach strategy for engaging with the utilities.

Appendix A Land Trusts and Organizations

<p>Biddeford Pool Land Trust Gary Richardson, President PO Box 306 Biddeford Pool, ME 04006 (207) 286-1280 gbrich@comcast.net http://www.mltm.org/trust_detail.php?t=1191</p>	<p>Blandings Park Wildlife Sanctuary Peggy Ann Ayers, Founder 113 Old Pool Road Biddeford, ME 04005 (207) 590-3347 bpws@maine.rr.com http://www.bpws.org/</p>
<p>Eastern Trail Alliance John Andrews, President PO Box 852 Saco, ME 04072 (207) 282-1979 Jandrews717@gmail.com http://www.eastertrail.org/</p>	<p>Great Works Regional Land Trust Anne Gamble, Development Director PO Box 151 South Berwick, ME 03908 (207) 646-3604 info@gwrlt.org http://www.gwrlt.org/</p>
<p>Kennebunk Land Trust Marie Louise St. Onge, Executive Director 11 York Street Kennebunk, ME 04043 (207) 985-8734 mlso@kennebunklandtrust.org http://www.kennebunklandtrust.org/</p>	<p>Kennebunkport Conservation Trust Tom Bradbury, Executive Director PO Box 7028 Cape Porpoise, ME 04014 (207) 967-3465 tom@kctoffice.org http://www.kporttrust.org/</p>
<p>Kittery Land Trust Christine Bennett Magruder, Executive Director Box 467 Kittery, ME 03904 (207) 351-7039 cbmagruder@kitterylandtrust.org http://www.kitterylandtrust.org/</p>	<p>Maine Audubon Ted Koffman, Executive Director 20 Gilsland Farm Road Falmouth, ME 04105 (207) 781-2330 x 223 tkoffman@maineaudubon.org http://maineaudubon.org/</p>

<p>Maine Coast Heritage Trust Rich Knox, Director of Communications & Public 1 Bowdoin Mill Island, Suite 201 Topsham, ME 04086 (207) 729-7366 rknox@mcht.org http://www.mcht.org/</p>	<p>Maine Farmland Trust John Piotti, Executive Director 97 Main Street Belfast, ME 04915 (207) 338-6575 jpiotti@mainefarmlandtrust.org http://www.mainefarmlandtrust.org/</p>
<p>Mt. Agamenticus to the Sea Conservation Initiative Karen Young, Coordinator PO Box 151 So. Berwick, ME 03908 (207) 646-3604 kyoung@mta2c.org http://www.mta2c.org/</p>	<p>Saco Bay Trails Patti Brodeur Poole, President PO Box 720 Saco, ME 04072 (207) 934-3056 pbrodeur@monsonco.com http://www.sacobaytrails.org/</p>
<p>Saco Valley Land Trust Richard Rhames, Chairman 10 West Loop Road Biddeford, ME 04005 (207) 282-2119 sacovalleymaine@gmail.com http://www.sacovalleylandtrust.org/</p>	<p>York Land Trust, Inc. Doreen MacGillis, Executive Director PO Box 1241 York Harbor, ME 03911 (207) 363-7400 dmacgillis@yorklandtrust.org http://yorklandtrust.org/</p>
<p>Wells National Estuarine Research Reserve & Laudholm Trust Paul Dest, Reserve Director 342 Laudholm Farm Road Wells, ME 04090 (207) 646-1555 dest@welsnerr.org http://www.wellsreserve.org/</p>	<p>The Nature Conservancy in Maine Susan Caldwell, Conservation Coordinator 14 Maine Street, Suite 401 Brunswick, ME 04011 (207) 729-5181 scaldwell@tnc.org http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/maine/index.htm</p>

Appendix B Study Committee: Issues to Consider

During an initial meeting with the focus group it was determined that there are several areas of interest that should be considered by decision makers in conserving land. These themes should be folded into local and regional efforts as well as efforts undertaken by the recommended Regional Working Group. These include:

- Identifying the future direction of conservation land
- Changes occurring within/adjacent to focus areas
- Eco Tourism
- Public access points
- Linking Comprehensive Plans and Land Trust Strategic Plans
- Further study of Salt marsh migration issues
- Horticulture & Agriculture

Appendix C Map Layers - Notes

Mapping information used for this report was obtained from various sources. SMPDC can not attest to its validity.

Conserved Lands layer includes lands that are currently owned by utility companies. These lands may not be conserved in perpetuity.

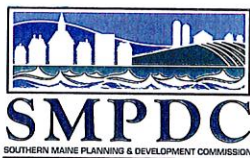
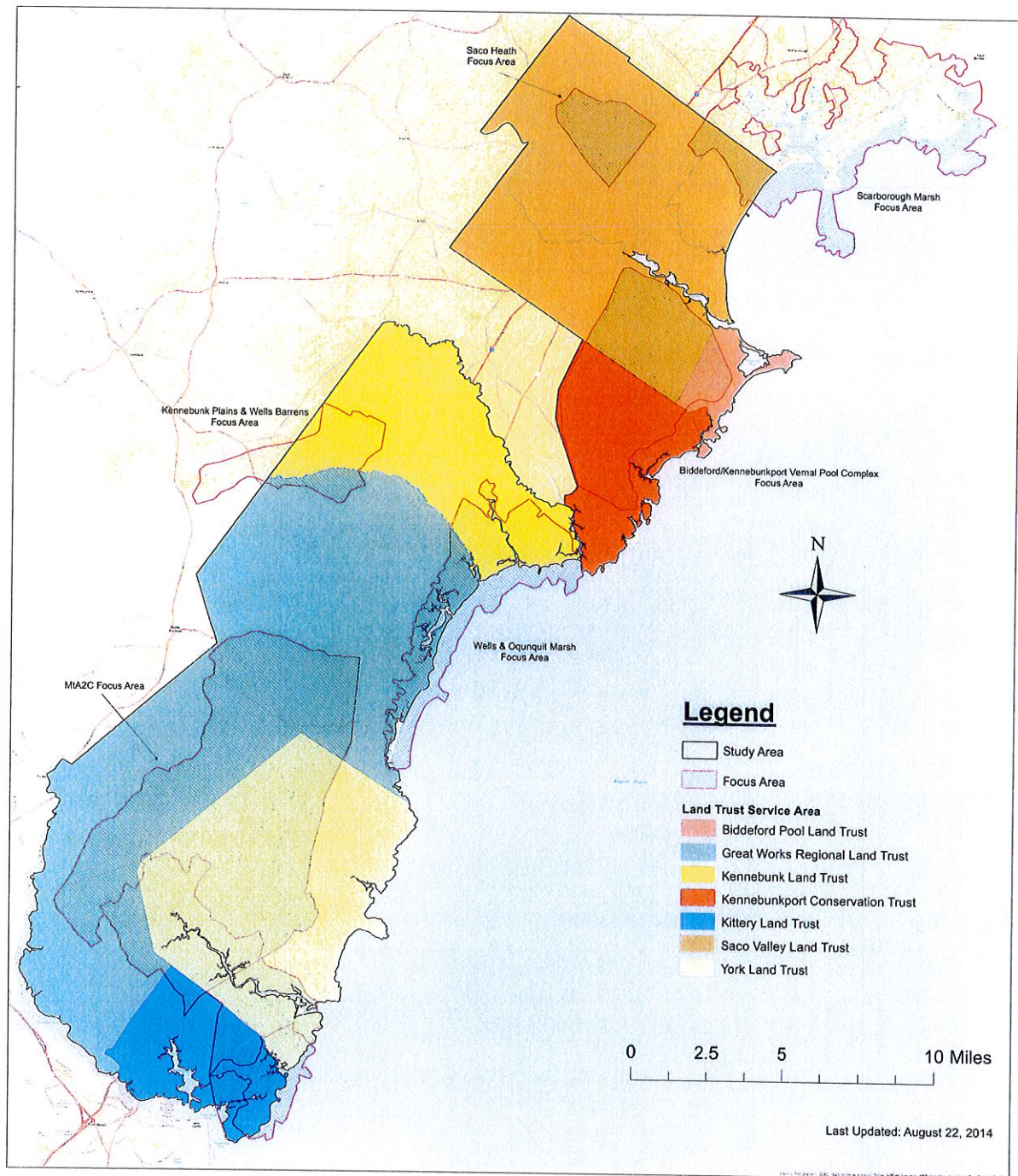
Generalized Zoning layer identifies areas within the Study Area by general zoning characteristics.

Map Layer sources include: Maine Office of GIS, Wells National Estuarine Research Reserve, Wright-Pierce and SMPDC.

Coastal York County Conservation/Open Space Study

Map 3

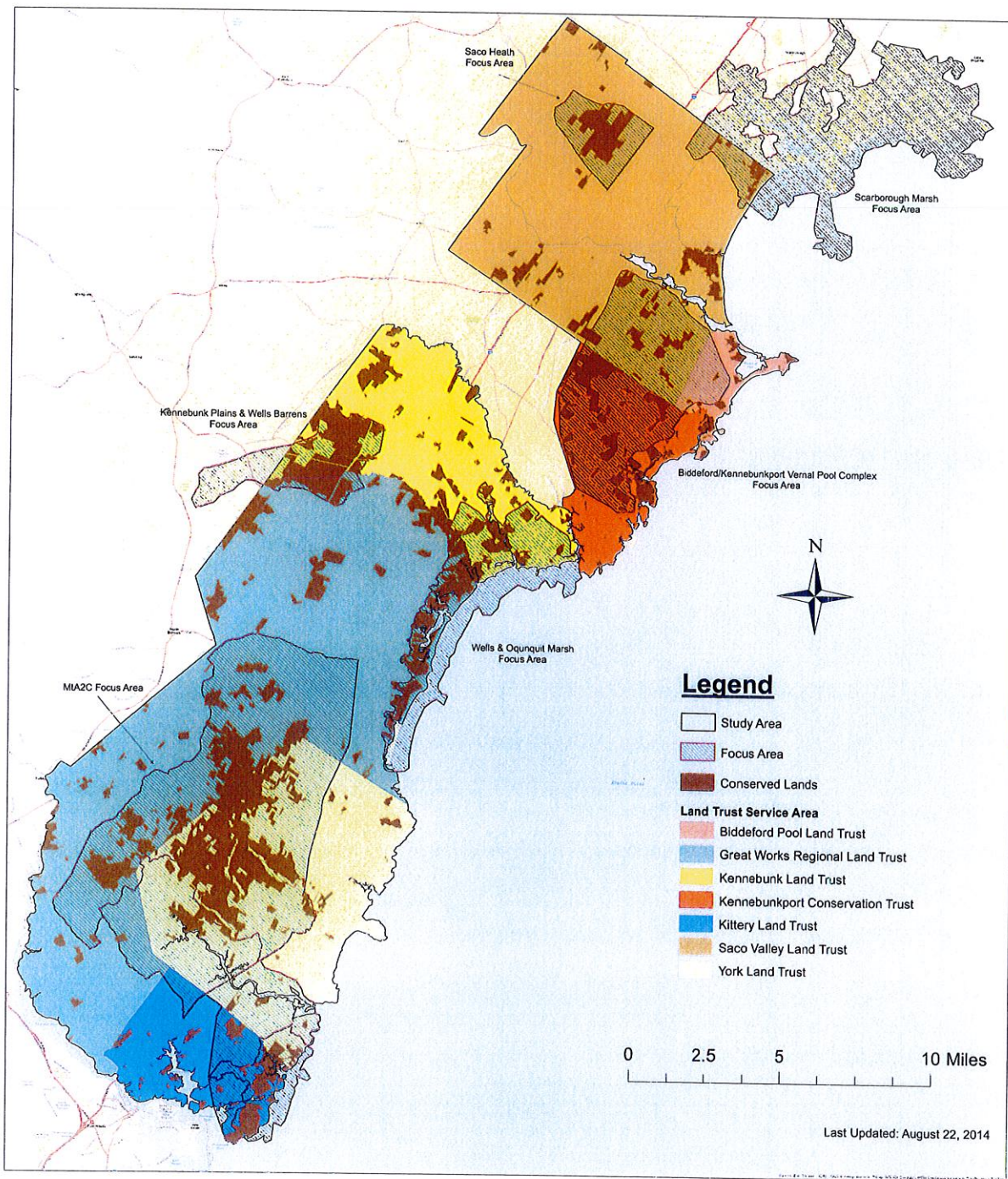
Focus Areas & Land Trusts



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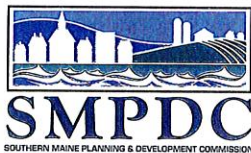
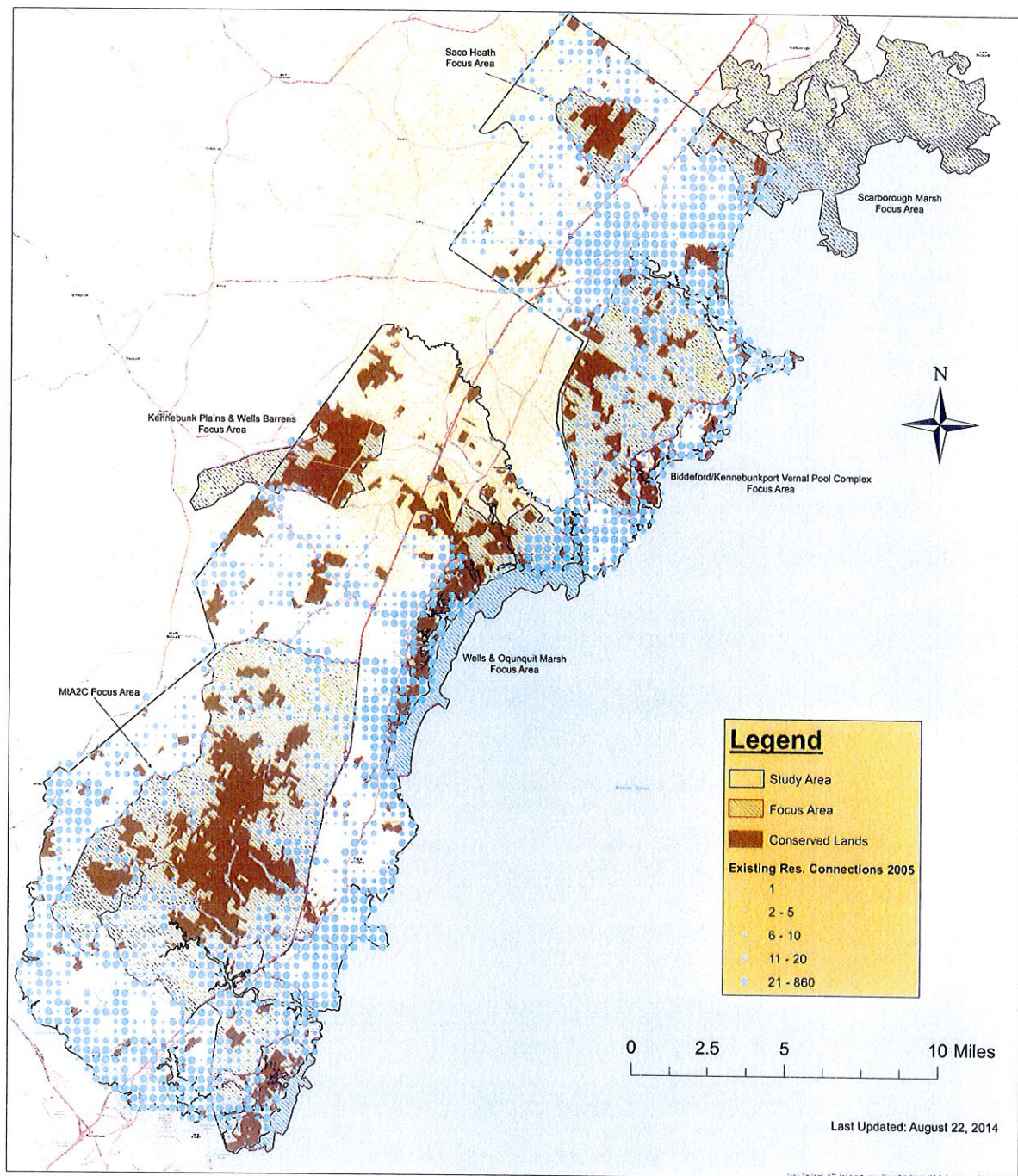
Focus Areas, Conserved Lands & Land Trusts



Coastal York County Conservation/Open Space Study

Map 5

Focus Areas, Conserved Lands & Existing Residential Connections



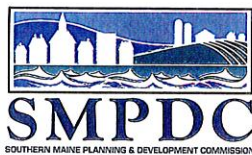
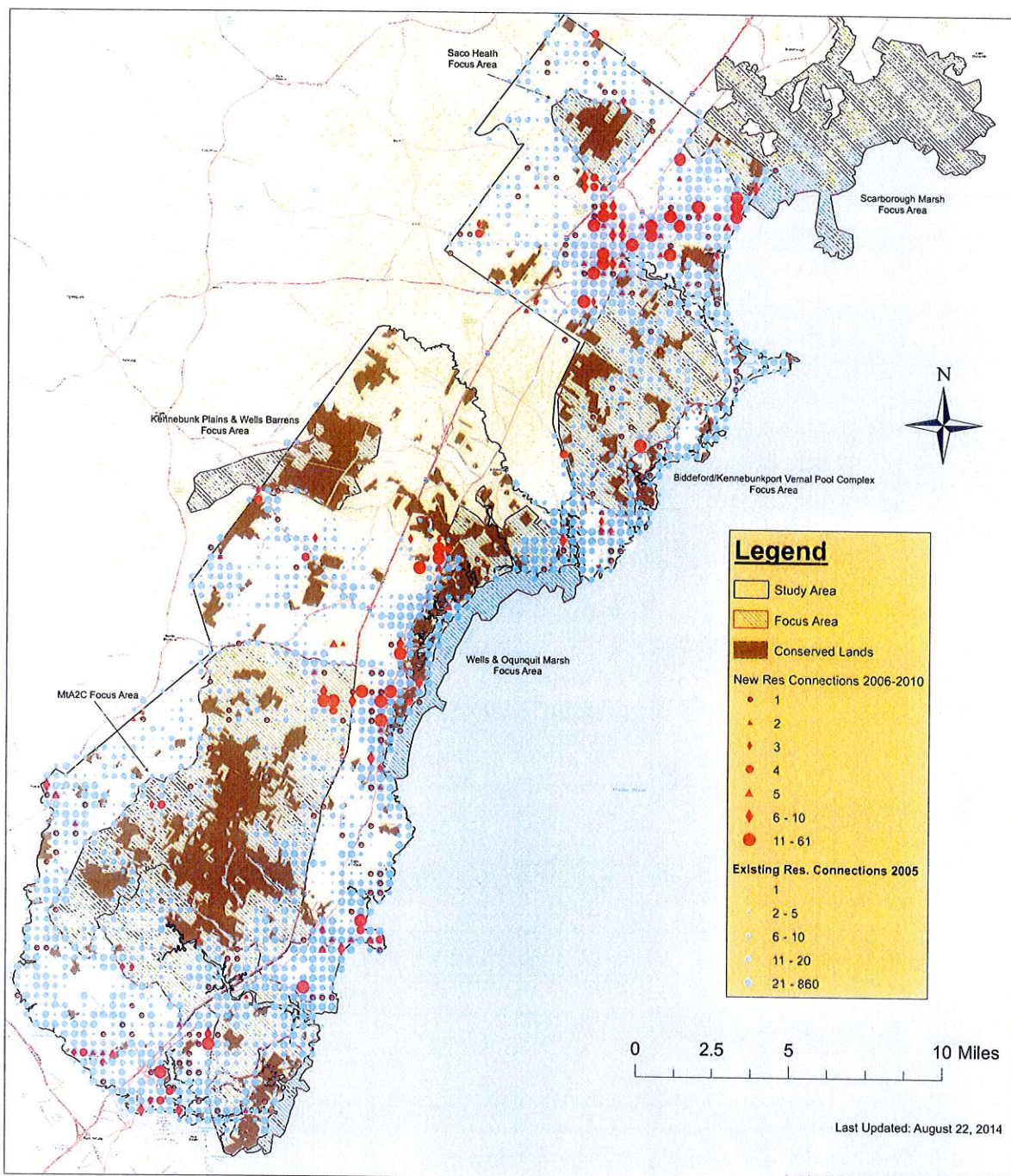
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Coastal York County Conservation/Open Space Study

Map 6

Focus Areas, Conserved Lands & Existing and New Residential Connections



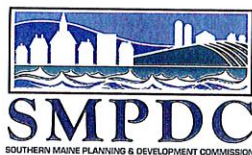
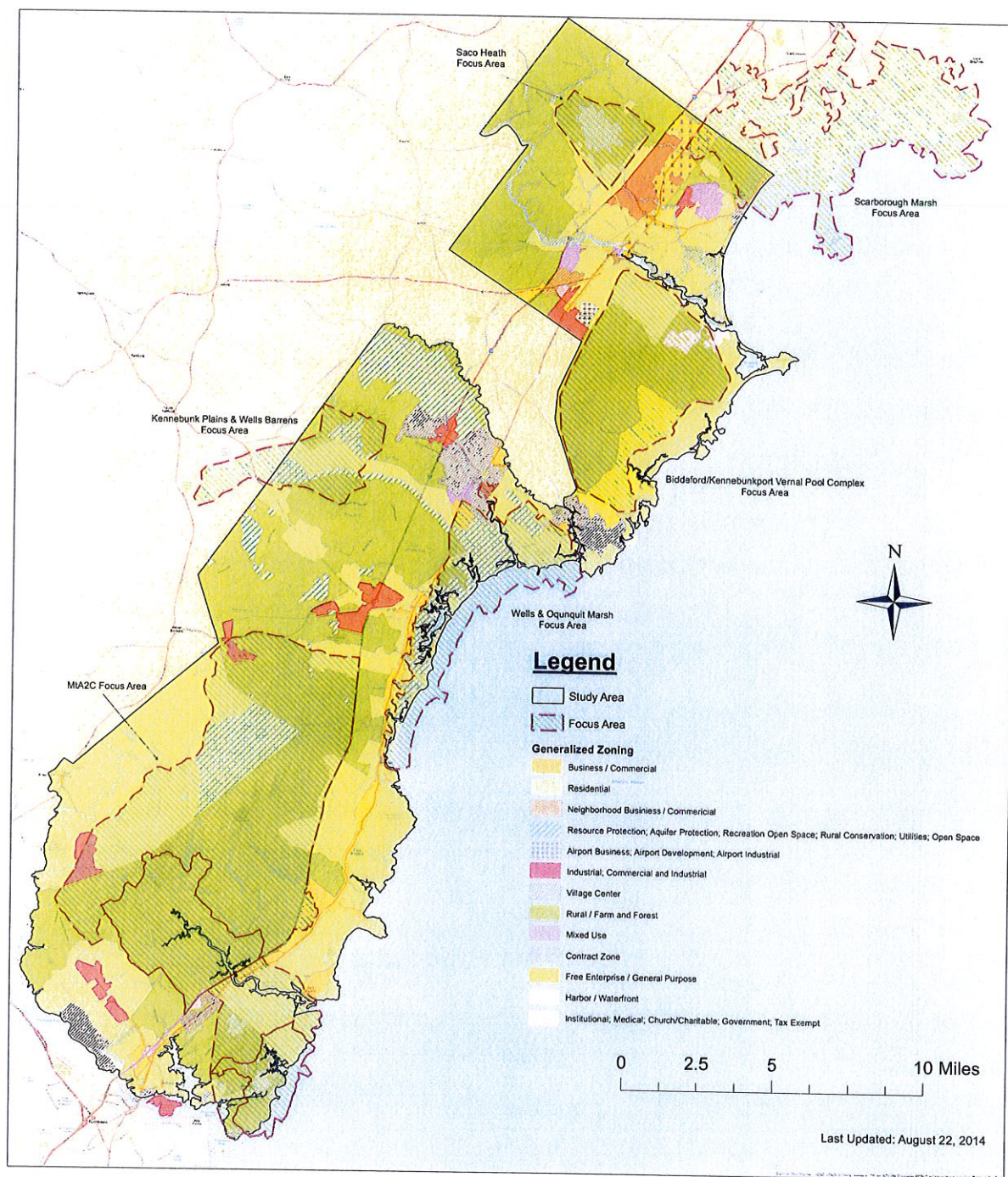
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Coastal York County Conservation/Open Space Study

Map 1

Focus Areas & Generalized Zoning



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