

TOWN OF WATERBORO 20/20 Master Planning Committee

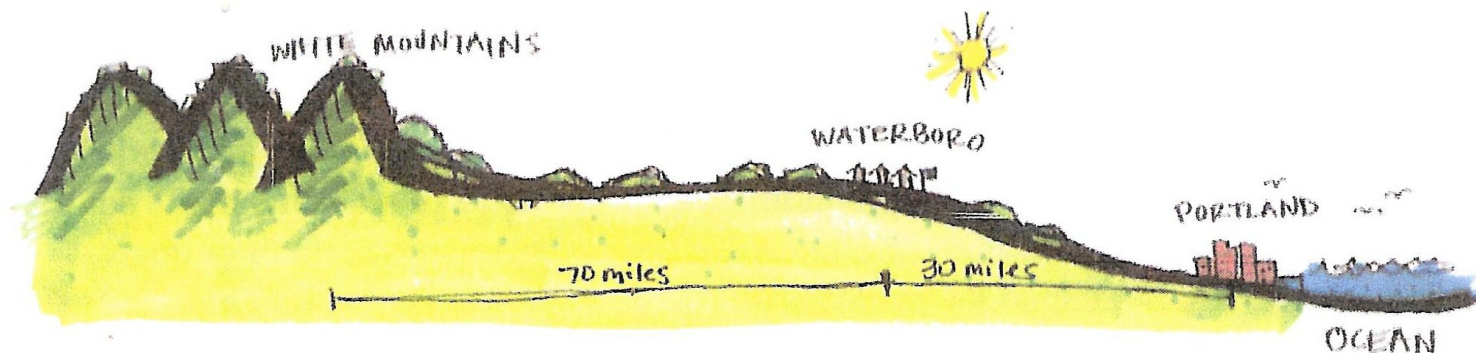
Open Space & Natural Resources Chapter



Introduction

Waterboro is located in York County in southern Maine 30 miles west of Portland, 20 miles inland from the ocean, and 25 miles from the Maine-New Hampshire state line.

To see a view of the Town of Waterboro's roads please see Appendix A.



Waterboro is primarily a rural community 57 square miles in size. Pockets of population are centered in five areas: South Waterboro, East Waterboro, Waterboro Center, North Waterboro and in the Lake Arrowhead Community. State Routes 202, 4 and 5 cross the town which is bordered by the Towns of Alfred, Lyman, Hollis, Limington, Limerick, Newfield and Shapleigh. Waterboro has important natural features that draw tourists to the area year round. These include the Waterboro Pine Barrens, Little Ossipee Lake, Ossipee Mountain, Little Ossipee River and several lakes, ponds and streams as well as many open space areas.

Historically, the area encompassing Waterboro (and surrounding towns) was once known to the Abenaki Indians as Massabesic – the place of much water. It was not, however, the region's many lakes, ponds, streams and scenic hills that first drew Europeans to the area. It was, rather, the seemingly endless tracts of timber which served as the catalyst for Waterboro's early settlement and development.



Over the years the timber industry petered out, major fires impacted the region, people migrated in and out and life styles changed. Fortunately, to some degree, some of the Town's open spaces and natural resources managed to survive. For years Waterboro residents proudly managed to provide for themselves locally by engaging in such family oriented endeavors as farming or harvesting ice and by either operating or working in a pickle factory, blacksmith shops, leather mill, local stores or in home based businesses.

At the Visioning Sessions that the 20/20 Master Planning Committee conducted in the fall of 2010 and during the winter of 2011, Waterboro citizens clearly expressed the desire to maintain the Town's rural character as much as possible even though just about everyone conceded that Waterboro is destined to change because its natural resources are so appealing. The 20/20 Master Planning Committee characterizes 'ruralness' as areas with lots of open space, protected natural resources, unique geographical features and buildings that are compatible with traditional New England architecture. Although this chapter is presented primarily in narrative format, the 20/20 Master Planning Committee purposely includes several maps and photographs in an attempt to visually depict many of Waterboro's unique characteristics.

Historical Points of Interest

THE TOWN POUND

Essential to all rural areas was the Town Pound, where stray animals were kept until their owner paid a fine and took them back. On Pound Hill (Ossipee Hill Road) the only remaining Town Pound, voted upon on April 1, 1822 can still be found. The following specifications were voted and used in the construction: The walls were to be thirty feet each way within the wall; seven feet high with stones and timber eight inches square together on the top of the walls; the walls six feet thick at the bottom and tree at the top with a good door, lock and key.

ELDER GREY MEETING HOUSE

In 1806 a church was built at the foot of Ossipee Pond in North Waterborough. One of the early pastors was Elder James Grey for whom the Meeting House got its name. In 1832 the Meeting House was moved to its present site in order to be nearer the aging Pastor, who lived some two miles away. Men and oxen brought the building to the top of the ridge on Chadbourne Ridge Road, across from the cemetery, and, according to local legend, 'they ran out of hay for the oxen, ran out of rum for the men and the building got mired in the mud'. The Elder Grey Meeting House Cemetery Association was formed in 1928 and is still active today keeping the Meeting House in good repair and the cemetery well groomed. Services with a guest minister are held each year on the first Sunday in August.



THE OLD CORNER BAPTIST CHURCH



The first church built in the Town of Waterborough was in the first area settled, Old Corner, and it still sits serenely on the knoll at the crotch of the road between Federal Street and the West Road. It was built in 1803 for less than \$2,000. In 1849 at a cost of \$1,732, the structure was lowered seven feet by cutting it off at the bottom, box pews were torn out, the old sounding board and the high pulpit done away with and the sloping floor leveled. In 1863 it saw a membership of over 100, also a flourishing Sunday School of 120, with ten teachers. The church was entered into the National Register of Historic Places in 1988. Today the Friends of Old Corner Church work to maintain the building and hold church services at the historical location several times during the year.

The Waterborough Historical Society

On September 16, 1969, nineteen Waterboro citizens met and formed a Historical Society. Their early work included the publication of 1856 and 1872 maps of the town, which were valuable to researchers and still sell very well today. The Town House Cemetery and other cemeteries were rebuilt, repaired and cleared by the members. Listings of cemeteries and names and dates of those interred were meticulously recorded and were sent to the Maine Old Cemetery Association for state wide recording. The Society joined the League of Historical Societies in 1971 and research began on schools, churches and some of the older homes in the area. Many old pictures were copied and added to the Society's collection. Members worked through the winter of 1975 researching Revolutionary War Soldiers who came to Waterboro, and this material was sent to the Maine Old Cemetery Association for permanent recording. Today the Society's collections have grown immensely and they own or are caretakers for the following properties:

Johnson Mill: Acquired through a donation in 1976. An excellent example of a mid-nineteenth century steam lumber mill. Lumbering was once a thriving industry in Waterboro so this mill is still an asset to our town even though its usefulness as a sawmill has given way to changing times. It was placed on the National Register of Historic Places in 2007.

Carle's Corner Museum-Jane R. McGrath Memorial Library: When the Peter Belval house next to the Town House, became the property of the Town of Waterboro in 1978, the Society decided that the house would make an ideal home and museum for them. Research showed that the house was built before 1830. The Town gave the Society a ninety-nine year lease on the property. The barn and ell were taken down, as the space was needed for the new addition the Town House. The Society established a library that continues today with emphasis on collecting Town history, records, pictures and articles of interest.

Leavitt/Frey/Taylor House: This 1850 historic home was acquired by the Town of Waterboro in 1989 from the Taylor family. The Society acquired the home through a ninety-nine year lease with the Town in 2008. It was placed on the National Register of Historic Places in 2004. James Leavitt built the house coming here from Alfred Gore. He was an astute businessman who dealt in timberland and mortgages. He and his son Benjamin bought farm produce locally and shipped it to Portland and Boston. In the 1860s Benjamin moved into the house and opened a store about where the old central fire station stands. In addition to the store and shipping business, Benjamin was Town Clerk, Treasurer and Postmaster during the Civil War. Another son Alonzo had a home industry business from which he pieced out cloth to the local women to make shirts, coats and trousers for clothiers in Boston, New York and Philadelphia. The records for the store, the sewing business, post office and some of the Civil War records are still in the house. The field in back of the house not only provided hay and pasture for the animals but was also used as a 'drill field' for men in the militia and for those going off to the Civil War. The house is of Greek Revival style common to country homes of the period, although it appears to be the only one left in Waterboro because of the two great fires of 1911 and 1947. It is truly an unspoiled dwelling owing to the fact that it was lived in year round for only thirty years. Over the years, the Society has acquired many 'collections' which are on display in the Museum, as well as setting up displays as a cobbler's shop, post office and store in the barn.



The Waterborough Historical Society (Cont.)



Deering School House: Said to be the oldest one room school house, the Deering School House was acquired by the Society through a donation in 2007. It was moved from its site on Deering's Ridge Road to the grounds of the Leavitt/Frey/Taylor House, where a re-dedication of the restored school was held in 2011 with Deering family members participating. Records indicate that the school was used prior to 1820. In 1854/55 the total enrollment

was 54, with 27 attending summer school and 36 attending the winter session. In 1916/17, the Superintendent of Schools wrote that it seemed desirable from a strictly financial standpoint to discontinue this school at the end of the fall term. The school house and lot were deeded to the Deering Family Cemetery Association in 1960.

Blacksmith Shop: Acquired in 2012 through a donation from community members, this 1800's blacksmith shop was moved from the Carpenter property on Clarks Bridge Road to the grounds of the Leavitt/Frey/Taylor House and rebuilt using as much of the original materials as possible. Probably there were several blacksmiths who ran this shop over the years. One was probably a Hasty and certainly the last to use it steadily was Richard Carpenter. Carpenter had one of the largest farms in town and had a number of oxen. The blacksmith shop has an ox cradle which was used to hold the oxen while they were shod. It also contains a number of small tools used by blacksmiths over the past 100 years.



Grange Hall: Waterboro Grange #432 was organized on April 30, 1904. They met at several different properties in South Waterboro Village until February 16, 1923 when a new grange hall was dedicated. The building was used until the fall of 1947 when it was destroyed by fire. In 1950 a new building was built which has been donated by the Grange members to the Society. The Grange is a national organization that continues today. It was established soon after the Civil War to promote the interest of farmer and information on farming could be shared. In 1912, there were 30 active granges in York County. The Waterboro Grange #432 still holds their State Charter today. The Grange Hall was placed on the National Register of Historic Places in 2012. The Society continues to maintain the building and holds many of its functions in the hall. The 20/20 Master Planning Committee thanks the Waterborough Historical Society for providing the above information.

Natural Resources

Lakes are Waterboro's number one natural resource, which provide valuable habitat for fish and wildlife, as well as numerous recreational opportunities for people. Waterboro is a community that is defined in large measure by our lakes and ponds, especially Little Ossipee Lake and Lake Arrowhead, our two largest bodies of water.

The information for the following chart, Lakes & Ponds in Waterboro, was taken from the Maine Volunteer Lake Monitoring Program (VLMP), Lakes of Maine website. (www.lakesofmaine.org). For additional Town wetlands map see Appendix B.

Lakes & Ponds of Waterboro

Waterbody	# Acres	Perimeter (Miles)	Max Depth	Fishery Type	Invasive Aquatic Inf	Water Quality	Location
Bartlett Pond	33	1	18	Warmwater	None Known	No Info	Lyman/Watb
Isinglass Pond	28	1	25	Cold&Warmwater	None Known	Below Ave.	Hollis/Watb
Lake Arrowhead	779	43.1	25	Warmwater	Variable Milfoil	Below Ave.	Limerick/Watb
Lake Sherburne	60	3.1	unkn	No public fishing	None Known	No info	Waterboro
Little Ossipee Lake	557	12.4	74	Cold&Warmwater	None Known	Above Ave.	Waterboro
Lone Pond	10	0.6	48	No public fishing	None Known	No info	Waterboro
Middle Branch Pond	40	1.1	26	Warmwater	None Known	Average	Alfred/Watb
Moody Pond	23	0.9	23	Coldwater	None Known	No info	Waterboro
Northwest Pond	36	1.4	14	Warmwater	None Known	No info	Waterboro
Rock Pond	5	0.3	unkn	Unknown	None Known	No Info	Waterboro

This site also provides information regarding Maine's lakes and ponds and deals comprehensively with water quality, water monitoring, types of fish, plants, loon count, etc. Little Ossipee Lake is about three and a half miles long, and is a spring fed lake that flows north by a dam into the Little Ossipee River flowage, a/k/a Lake Arrowhead. The Lake is home to approximately 400 waterfront seasonal camps and year round homes. In the first half of the 1900's there were many overnight camps, several lodges and cottages that were rented out. During the early 1900's there were many property owners that created 100X100 ft. lots and sold them to local people, as well as extended family members from out of state to enjoy the pristine lake water and good fishing the Lake had to offer. Today many lakeside properties are being renovated from the camps of yesterday to year round residences.

In 1919, North Star, a boy's camp run by the YMCA of Portland opened on Webber Road. The camp was destroyed by the Fire of '47, and the property was sold as lots. Camp Laughing Loon was opened by the York County YWCA in 1917 as an overnight girl's camp. In the late 1970's it became a day camp for girls and boys, and is still in operation in 2015.

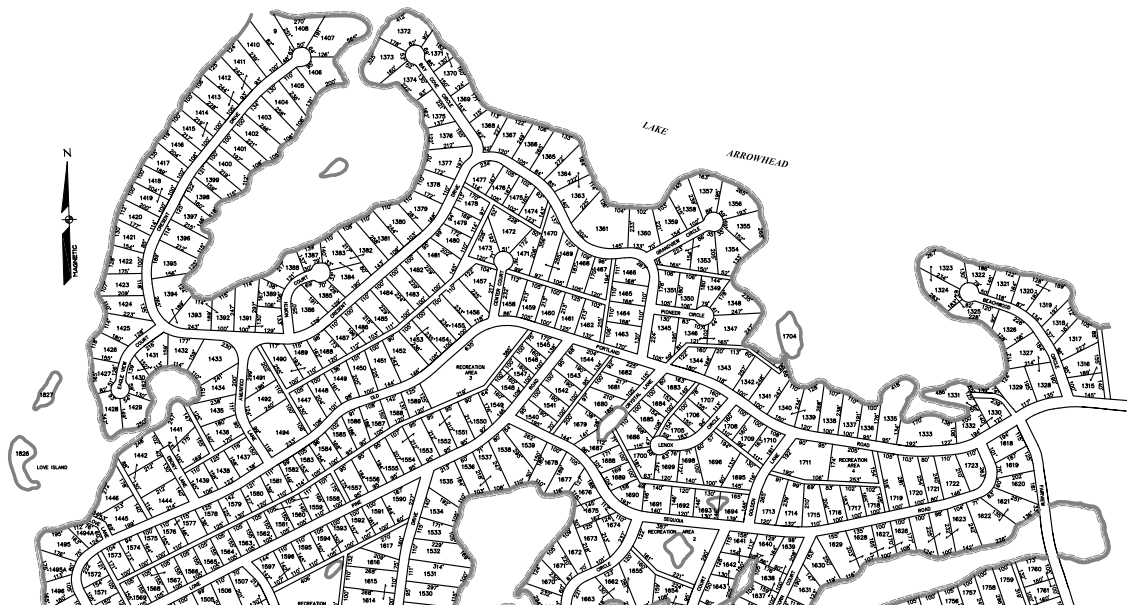


The State of Maine stocks Little Ossipee Lake which is known for its great fishing. The Lake has an active Lake Association (www.littleossipeelake.org) that tests and monitors water clarity, dissolved oxygen measurements and does water sampling, etc. Test results continue to show the water quality of Little Ossipee Lake to be excellent and the potential for nuisance algae blooms is considered to be low. The Association also works on shoreline erosion control projects amongst other projects.

Gobeil Park beach is for residents only, but has a public boat launch within its boundaries. Waterboro Parks & Rec does provide an attendant at the park whose duties include boat inspection to remove any traces of vegetation to prevent the spread of invasive plants which may have been carried from other locations. Weekends find increasing activity on the Lake due to the popularity of boating products today. Many day trippers are spending family time on the water. Additional use will be added to the Lake with the Little Ossipee Lake Campground's planned expansion of sites and dock slips. Boats are presently being moored at different locations around the lake, with no rules regulating this activity. By instituting a Harbor Master program, the Town could then make regulations dealing with moorings.

Natural Resources (Cont.)

Lake Arrowhead Estates was a seasonal resort community started in the late 1960's. The Community has over 1470 lots in Waterboro and Limerick, with 52 miles of private roads. Lake Arrowhead is one of the largest Lake Communities in the State of Maine with its own public water supply



system. It is located along the Little Ossipee River, which runs into the Saco River. That portion of the River that runs past the Community is referred to as Lake Arrowhead today. The Lake is controlled by a hydro dam and has a public boat launch. The lake is also known for its great fishing.



The Lake Arrowhead Community (www.lacinc.org) has many shared waterfront lots for owners' enjoyment. The Community also has several club houses, pools, tennis courts and playgrounds to maintain. Lake Arrowhead water has variable leaf milfoil, an invasive plant. The Lake Arrowhead Conservation Council (www.LACC.org) is a group of volunteers that inspect boats for milfoil at the public boat ramp. They have an active milfoil harvesting operation with several harvesters working five days a week, including Certified Milfoil Harvesting Divers. Over time, milfoil can be controlled, but it will never be eradicated. The LACC also performs testing for water quality, etc. The VLMP website shows the water quality statement for Lake Arrowhead to be 'below average', which is based on multiple parameters.

Habitat and water quality of lakes is vital to our local economy. Tax revenues from shoreline properties are significant in our Town, so deterioration of a lake resource could result in serious changes to the local economy.

The **20/20 Master Planning Committee** recognizes and commends the Little Ossipee Lake Association and the Lake Arrowhead Conservation Council for their continued efforts and pro-active work in protecting their lakes.



Open Space

One of the things that has defined Waterboro from its beginnings through the present is its rural character. When the 20/20 Master Planning Committee began this endeavor of mapping a plan for the future of the town, we had several focus group meetings where we asked people what they loved about Waterboro. In each group it was said that people love the rural character of the town and that the Committee must work hard to be sure that this is preserved for future generations.

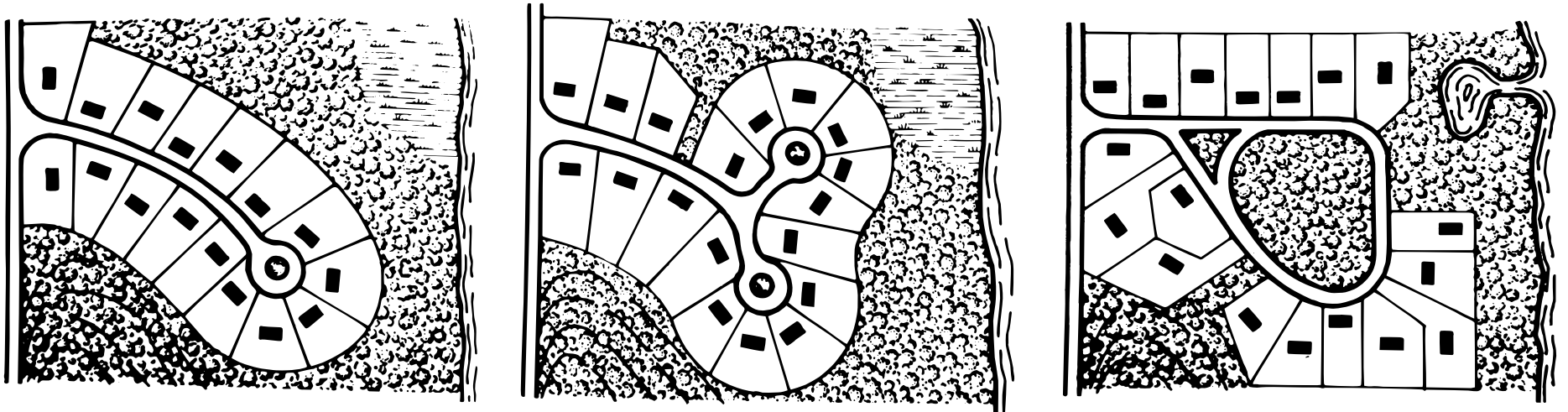
Open space is very important to maintaining rural character. Views of the lake, rivers, streams, forest land, mountain and fields offer many opportunities for enjoyment such as boating, swimming, fishing, hunting, hiking, snowmobiling and ATV riding. All of which must be considered when planning commercial and residential development.

Currently most single-family houses are scattered throughout rural areas. Outside of the densely populated areas houses require a minimum of 5 or 10 acres. At one time the requirement for large lots was intended to prevent over development and preserve rural character.

A side effect of this policy is a sprawling collection of housing and subdivisions that strain the resources of the town and school district. Fire protection, road maintenance and student transportation are spread over large areas. Recreational and game trails are disrupted or completely severed.

Waterboro currently has a Planned Unit Development (PUD)/Cluster Housing Ordinance but it has rarely been used. This Ordinance allows for a greater concentration of houses or businesses than allowed under standard zoning in exchange for the remaining land in the lot being undeveloped.

The pictures below illustrates examples of PUD/Cluster Housing, on a rural lot. Appendix C & D located at the back of this chapter are maps showing current zoning & parcelization.



The 20/20 Master Planning Committee recommends the Planning Department and Planning Board develop a new PUD/Cluster Housing Ordinance that will be more attractive to builders/developers while at the same time trying to keep our rural character.

The more amenities, services and opportunities that are provided locally the more attractive & convenient Waterboro is for our residents & those of the surrounding areas.

Open space, is the one thing that will keep Waterboro's Natural Resources and Recreation available for generations to come.

Land Trust

The Waterboro Land Trust is a member supported, non-profit organization, which seeks to identify, preserve, protect and manage lands for public benefit and future generations. See Appendix E for current lands owned by the Waterboro Land Trust.

The members of the Waterboro Land Trust are a diverse group comprised of Waterboro residents and land owners whose interest include historic and wildlife conservation, land preservation and various forms of outdoor recreation. Dedicated to preserving the rural quality of life that Waterboro residents enjoy, the group is focused on ensuring that our community has open space for people to enjoy today, tomorrow and for many years into the future.

Waterboro Land Trust Properties

The Waterboro Land Trust owns over 180 acres of property in the Town of Waterboro:

- Robert Fay Memorial Park
- Federal Street Dog Park
- Ossipee Mountain
- Old Central Fire Station
- Carpenter Estates

The Robert Fay Memorial Park, previously known as Ossipee Pines, is located off Logan Circle on Ossipee Lake. The park's name sake, Robert "Bob" Fay, served for many years on the Waterboro Board of Selectmen and was instrumental in seeing that the Town of Waterboro secured the property as a town park to be maintained by the Parks & Recreation department. In 2009 the town agreed to deed the land to the Waterboro Land Trust, of which Bob was a founding member. The park was later renamed and dedicated in Bob's memory. The Robert Fay Memorial Park features stone dust pathways, bridges leading out to two small islands, swimming, fishing and picnic areas. It's a great spot to get away and enjoy all that Ossipee Lake has to offer.

The Federal Street Dog Park is located off Federal Street on 22 acres of land offering a great place for dog owners to bring their 4-legged friends to run, romp and play. A large fenced in area, left in as natural habitat as possible, has plenty of shading, rolling hills and lots of areas for dogs to sniff and dig.

Ossipee Mountain is a focal point of the Waterboro community. From the historic fire tower that sits at the summit, to robust recreational use for hiking, hunting, ATV and Snowmobiling, Ossipee Mountain is both resource and history rich. Waterboro Land Trust is proud to own 70 acres of prime property on Ossipee Mountain. The land trust is in the process of building new hiking trails that will allow visitors to climb to a summit with spectacular views of Maine and New Hampshire. Future plans include the potential for additional hiking trails, picnic and rest areas, kiosks with local wildlife, plant life and history information as well as bird blinds, a Geo Cache and skiing and sledding areas.



Trails

In 1974, a group of local snowmobilers got together to form a Waterboro riding group and the Ossipee Mountaineers Snowmobile Club was born. The mission of the club founders over 40 years ago remains as the focus for today's club; to work with local landowners to provide a Waterboro snowmobile trail system, to promote safe and responsible riding and to enjoy the fellowship and camaraderie of other snowmobile enthusiasts.

The Ossipee Mountaineers are proud to maintain over 40 miles of snowmobile trails in Waterboro. Club volunteers work year round to raise funds for trail maintenance, equipment and gas. Local landowners are approached to secure permission for trails on private property. The club prepares for the season by building trails, brush trimming, construct bridges, putting up signage and filling in holes long before the snow flies.



In 2006, a very similar group to the Ossipee Mountaineers snowmobile club started yet another outdoor enthusiast club know as the Ossipee Mountain ATVERS (OMATVERS). The goal of this club focuses on retaining trails that had been used by ATV's since the mid 80's. In 2011 OMATVERS received their first municipal grant that they would hold for the next three years pumping over \$160,000 into its main trail system along CMP Transmission lines.

Since both clubs have been volunteering there many hours together our trail system has improved greatly. With both clubs working together on Landowner relations the Town has everything to gain by working together with these two groups.

The trail system in the Town of Waterboro is fairly large but still lacks full connectivity. This trail system is an economic boost to the businesses that are connected to it currently and would be able to serve future businesses that might also benefit. Some steps to keep this connectivity might include access routes along some Town roads. The value of this trail system should not be over looked or be under estimated. For a further look at the current trail system in the Town of Waterboro see Appendix F.

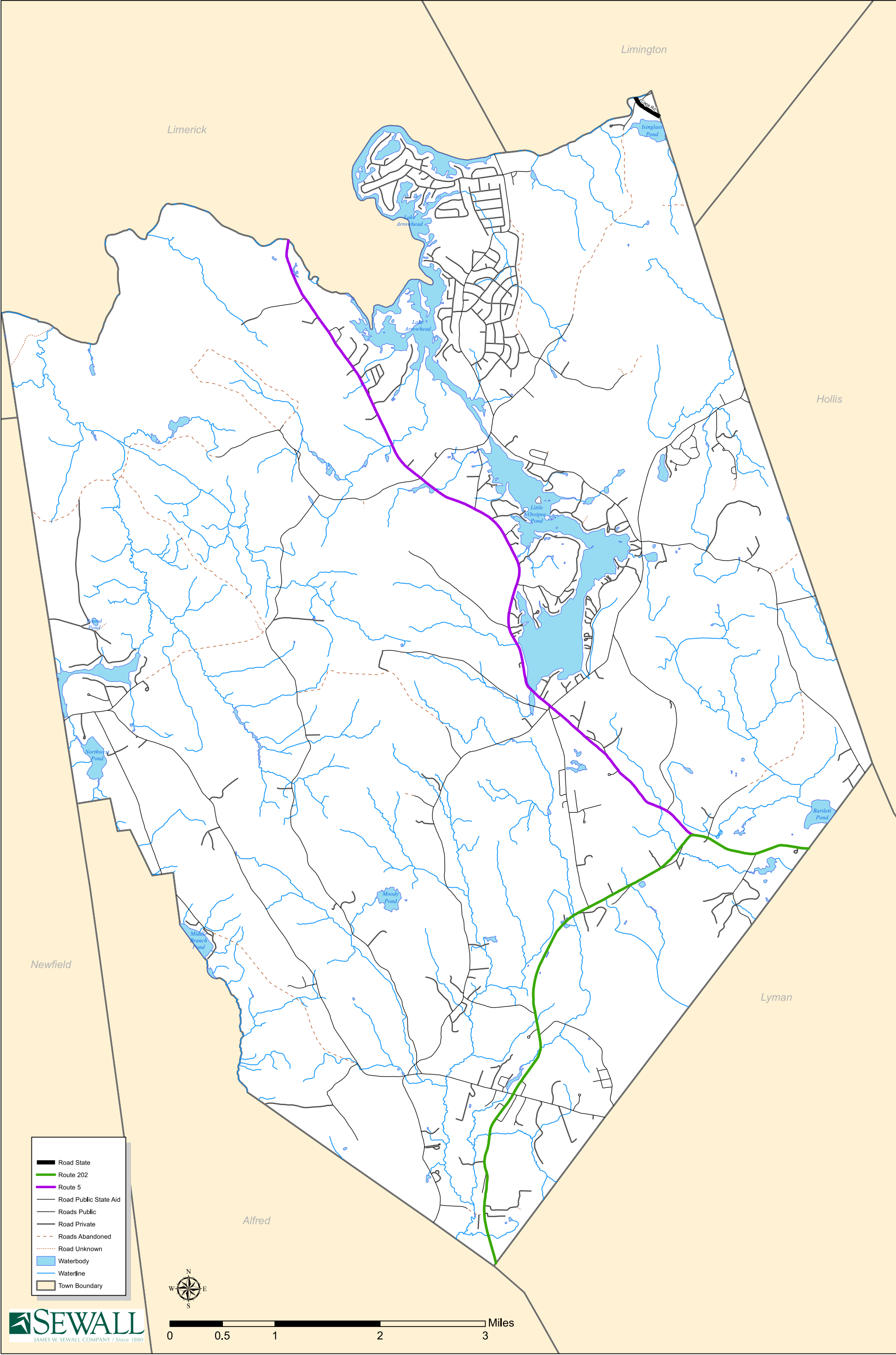


Conclusions and Recommendations

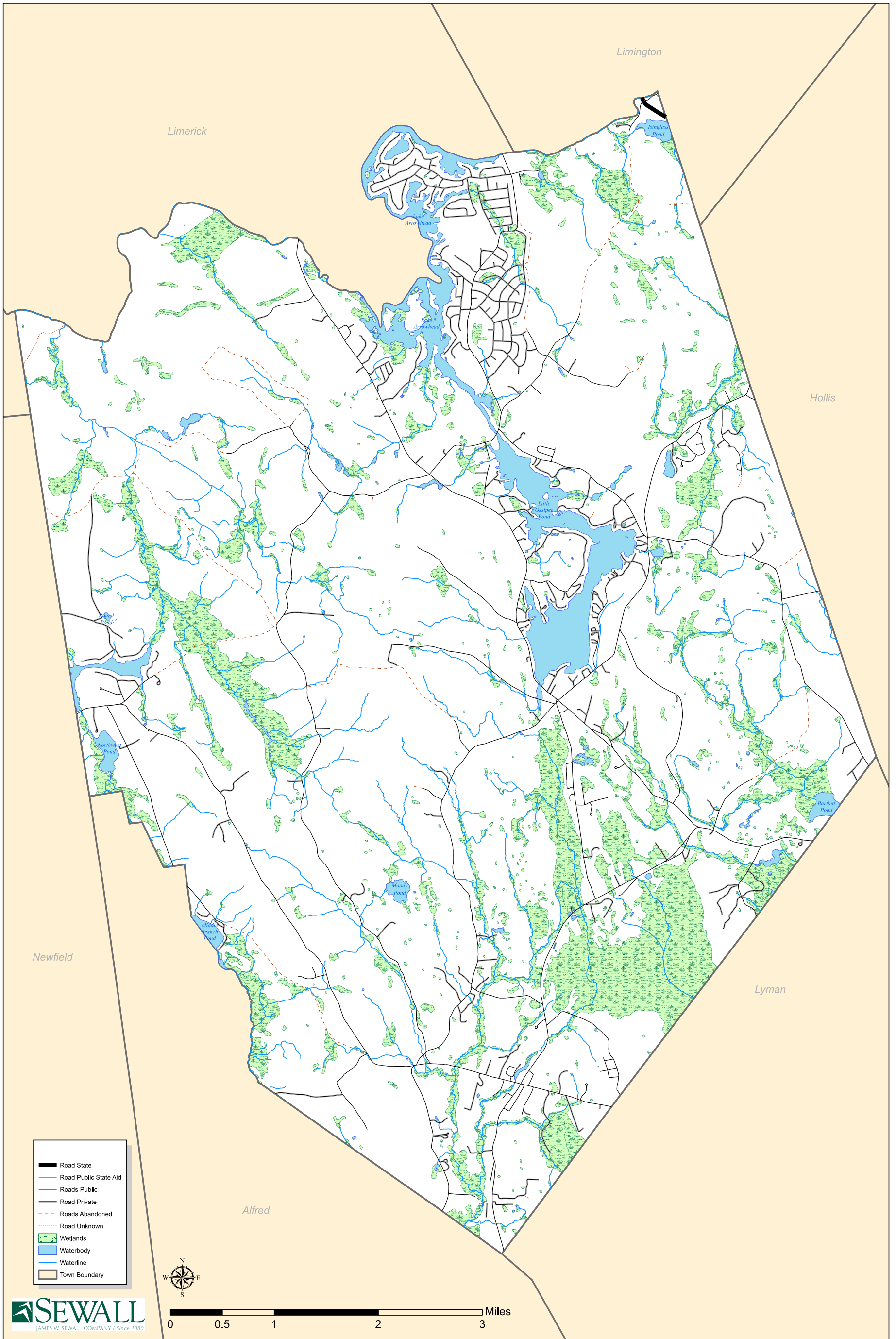
Waterboro's open space, natural resources and unique geographic features are some of the Town's attributes that the 20/20 Master Planning Committee feels need to be managed judiciously. The 20/20 Committee strongly suggests that the Town should take a proactive role in this endeavor in order that these attributes can be preserved and/or enhanced. Specifically, the 20/20 Committee recommends that the Town implement the following Action Planning Strategies:

1. The Town and Little Ossipee Lake Association should work together to establish:
 - a. Harbor Master Program
 - b. Mooring Regulations
 - c. Marina Regulations
 - d. Additionally, work to make the lake more accessible, by:
 - Working with Little Ossipee Lake Campground to acquire public boat dock space
 - Obtaining land and create a parking lot near the Rt. 5 public boat launch
 - Working with fishing tournament organizers
 - Exploring ways to increase the Town's tourist based income
2. The Town should continue to support LACC's efforts in controlling their milfoil problem
3. The Town should meet annually with representatives from all of Waterboro's Lakes & Ponds and the Town's Conservation Commission
4. The Town should meet and improve communications with the Nature Conservancy on the recreational and conservation use of the Waterboro Pine Barrens
5. The Town should explore the multi-function use and connectivity of the old railroad bed that traverses the Town
6. The Planning Board and Planning Department should re-examine and promote the use of PUD cluster zoning and compact mixed use zoning as a conservation technique
7. The Town should continue to work with the ATV and Snowmobile Clubs to maintain & keep existing trails open and to expand the existing trails system to further Waterboro's inter-connectivity of trails
8. Use of Town roads should be allowed in order to retain, expand and protect existing trail system
9. The Planning Department should continue its efforts of informing landowners looking to develop property (Commercial or Residential) about the extensive trail system that already exists and the value of the Town of Waterboro having such an elaborate trails system

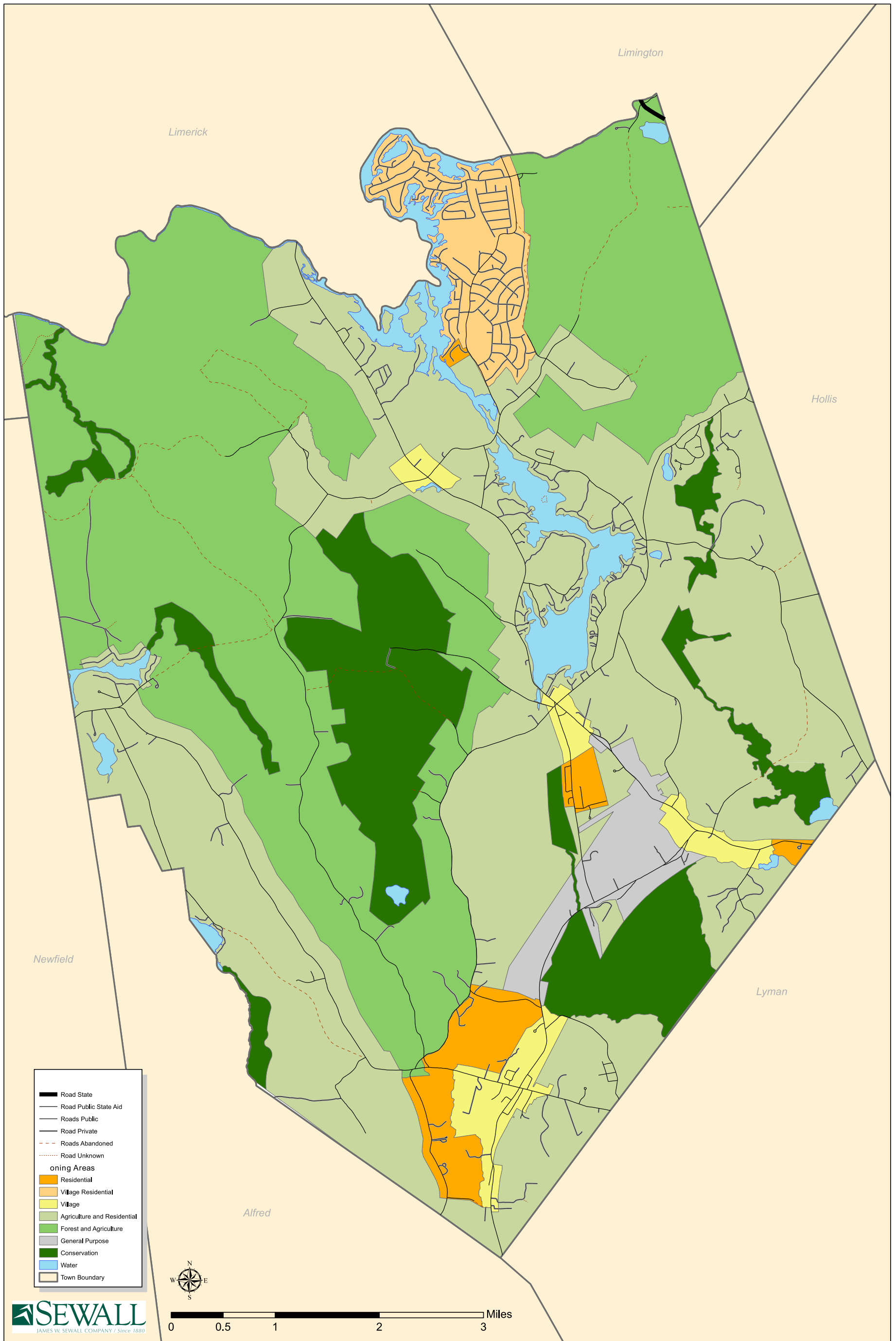
Appendix A Road Map



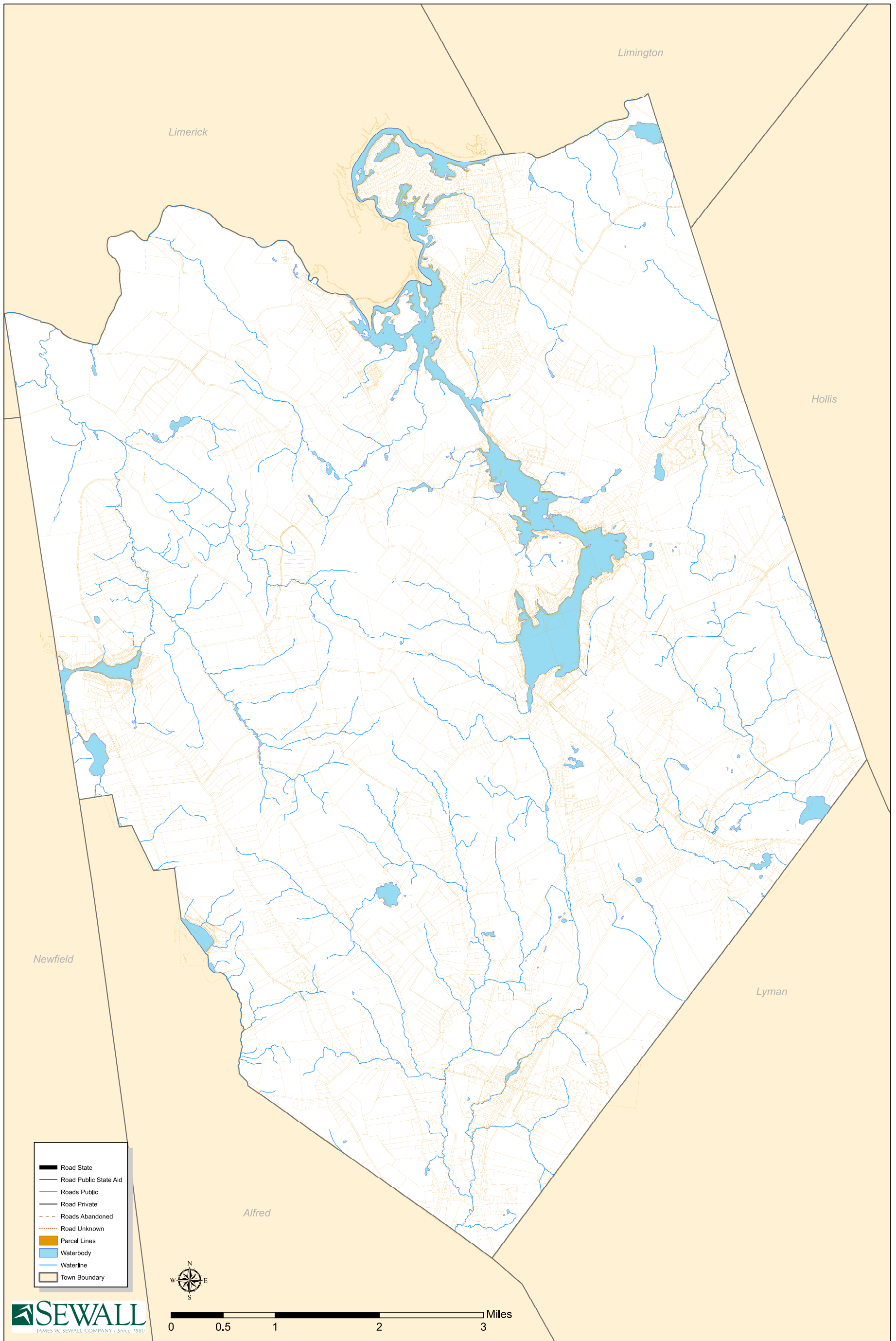
Appendix B Wetlands Map



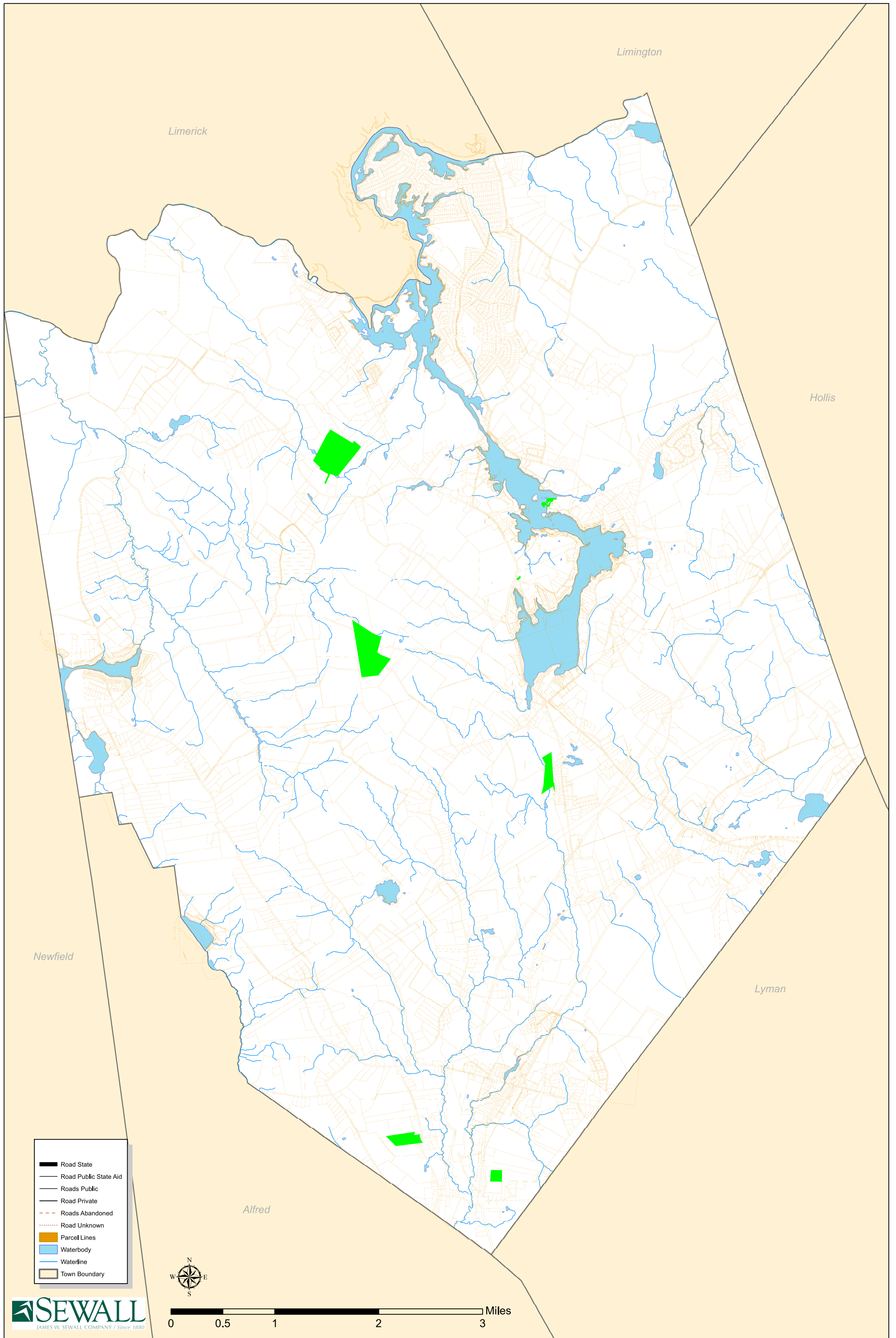
Appendix C Zoning Map



Appendix D Parcelization Map



Appendix E Land Trust



Appendix F Trails Map

