

TOWN OF MONSON 2021

COMPREHENSIVE PLAN

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Maps and Resources

A. Acknowledgements

This Comprehensive Plan is the result of the efforts of the Planning Board of the Town of Monson as well as residents and Town Officials. The purpose of this plan is to provide the background data and policy framework for future planning and decision making in the Town of Monson. This plan will supersede the previously adopted Comprehensive Plan of 1996.

Plan Development

Planning Board Members

Cynthia Turner

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A special thank you goes to the community residents, groups and committees who provided public input during the plan development process.

B. Background

The Town of Monson recognized the importance of planning with the adoption of the 1996 Comprehensive Plan. Subsequently, the adoption of the 2001 Monson Land Use Ordinance established various land use districts within the community, providing not only guidance on the community's development, standards for that development, and as importantly the tools necessary to protect investment and property values.

With the expiration of the 1996 Comprehensive Plan, the town began the process of developing this Comprehensive Plan with the goal of consistency determination with the newly established Growth Management Rules. This new plan offers an opportunity to fine tune current land use districts and regulations to better meet the needs of Monson residents.

C. Goals/Implementation

This Comprehensive Plan serves as an inventory of current conditions and a guide for future development. It is an official document that must be adopted by the governing body of Monson and approved by the State of Maine. The plan does not enact ordinances or regulations. The plan provides a basis for land use policy and direction. A locally adopted Comprehensive Plan is important for three principal reasons:

Zoning Ordinance Adoption

In accordance with the State Statute under Maine's Growth Management Act, a town must have a consistent comprehensive plan to substantiate a zoning ordinance beyond the State minimum regulations under the Shoreland Zoning Act; creation and adoption of an Impact Fee Ordinance; or create and adopt a Rate of Growth Building Cap. Whereas Monson has chosen to adopt a zoning and land use ordinance, a consistent adopted comprehensive plan is necessary to legally support these regulations.

Federal and State Funding

A comprehensive plan is necessary to be eligible to qualify for many State and Federal Grant programs and resources.

Responsible Growth

Will guide Monson's development over the next decade.

Plan Implementation

A Comprehensive Plan is not a static document. A plan should be reviewed every 5 years to insure it meets the needs of Monson residents.

Chapter 1: Vision for the Community

Vision Statement:

Monson's vision for its future: to preserve and protect the character of Monson as a bedroom community, promoting economic and social growth, public health, safety, and welfare, and protect its natural resources.

Specific Visions for the Community:

- Facilitate growth that is sustainable with respect to the economy, environment, and community.
- Promote the health, safety, and welfare of Monson citizens in a way that is equitable of the public and individual citizens.
- Preserve Monson's small-town character, both in appearance and development design.
- Facilitate a diversity of land uses including residential, commercial, industrial, and open space.
- Maintain an efficient transportation system.
- Encourage both active and passive recreational opportunities.
- Capitalize on Monson's recreational and artisan resources to promote tourism.

Chapter 2: Public Participation Summary

Analyses, Conditions and Trends

This 2021 Comprehensive Plan is based on the successfully adopted, consistent and administered 1996 Comprehensive Plan. Although this plan closely resembles the 1996 Comprehensive Plan as it has similar growth and rural areas, non-conformity has been minimized and adapted to be more accommodating to the unique characteristics of specific areas. Monson anticipates this plan will serve the community well over the next decade.

The Town of Monson appointed the Planning Board to draft a new Comprehensive Plan. At the Annual Town Meeting it was budgeted to hire a consultant to help the Planning Board draft a plan following the new state guidelines.

The planning board met in person gathering info until Covid 19 restrictions prohibited our meeting together. The Planning Board Chair then corresponded via email with Dean Bennett, our consultant. Information was obtained from previous Comp Plan drafts, information from the Town Manager and state resources.

In April 2021, the Planning Board met in person at the Tenney House, where we could social distance. We went over the whole document with our Consultant.

In May 2021, we met and after going over all questions we voted in favor of sending the draft to the Selectboard after the Town Manager put his information in the Economic and Fiscal Sections.

Compliance with Title 30-A §4324

- ✓ Municipal Officers designated Planning Board as Planning Committee
- ✓ Planning Board held 5 meetings over August 14, 2019 through May 22, 2021
- ✓ Citizen input encouraged through open public meetings and discussion.
- ✓ Public Hearing held on plan (After 30-day public notice)

Policies

Policy input and recommendations will be sought every 5 years in efforts to assess and implement strategies and recommendations of the plan and as they evolve. All citizens will be given an opportunity to comment on the Comprehensive Plan and its effectiveness at every Planning Board Meeting.

Strategies

Adoption of a consistent Comprehensive Plan will allow the Town of Monson to enforce Land Use Ordinance and Regulations and provide a basis for necessary amendments to reflect the desire of the citizenry regarding Monson's future.

Chapter 3: Historic and Archaeological Resources

State Goal

To preserve the State's Historical and Archaeological Resources.

Town Goal

To comply with the State's goal and increase public awareness of Monson's Historic Resources.

Analysis

Evidence of Historical Patterns of Settlement

There are remnants of sawmills and grist mills in Monson. Mining on a far lesser scale is 's residential development has been slow and consistent over the decades, and like other town's the school populations have diminished and the elderly populations have grown. The three buildings on the National Register are in reasonably good condition. Monson, as it was, as it is, remains a small rural residential community in Piscataquis County, Maine.

Protective Measures in Place

The Monson Land Use Ordinance requires that any submitted proposal shall not negatively impact prehistoric and archaeological resources nor present any threat to those resources. It shall be the burden of the applicant to satisfy the reviewing authority that such threat does not exist as requested and when applicable.

In addition, the Subdivision regulations require the identification of all known historic, prehistoric, and archaeological sites within the proposed land to be developed.

Conditions and Trends

Maine Historic Preservation's Identified Resources

MAINE PRESERVATION COMMISSION

Historic Buildings/Structures/Objects

- Resource: ___ Prehistoric Archaeological Sites: Arthur Spiess
 ___ Historic Archaeological Sites: Leith Smith
 X Historic Buildings/Structures/Objects: Kirk Mohny

Municipality: Monson

Inventory data as of October 2018:

The following properties are currently listed in the National Register of Historic Places:

Swedish Lutheran Church, Wilkins, and Hebron streets

(Former) Monson Engine House, 6 Tenney Hill Road
Monson Community Church

Based on preliminary survey data, the following properties may be eligible for listing in the National Register of Historic Places:

Robert T. Moore Ranch, Elliotsville Road
Vinton School, corner of Steward and Willimantic roads

Historic Archaeological Sites

Resource: __ Prehistoric Archaeological Sites: Arthur Spiess
 X Historic Archaeological Sites: Leith Smith
 ___ Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: Monson

Inventory data as of October 2018:

To date, no historic archaeological sites have been documented for the town:

Prehistoric Archaeological Sites

Resource: X Prehistoric Archaeological Sites: Arthur Spiess
 ___ Historic Archaeological Sites: Leon Cranmer
 ___ Historic Buildings/Structures/Objects: Kirk Mohney

Municipality: MONSON.

Inventory data as of October 30, 2018:

One site is known (87.1), on the banks of the Piscataquis River. No systematic professional archaeological survey has been done in Monson.

The map dated 2012 of prehistoric sites in Monson is still current.

Needs for further survey, inventory, and analysis:

The Piscataquis River valley, and the shores of Spectacle Ponds, Monson Pond, and Lake Hebron, and a few other locations need archaeological survey.

Historic Outline of the Community

Originally known as “Cademy”, prior to 1820, Monson was a Province of Massachusetts.

“Cademy was incorporated by an act of the State Legislature on February 8, 1822 and renamed Monson. Thereafter, the County of Piscataquis was incorporated in March of 1838.

Monson has had a Selectmen/Manager form of government since 1943. It continues to this day.

Slate became the main source of livelihood for Monson beginning in 1870. Originally home to ten (10) quarries, the number was reduced to three (3) by 1922. Currently, there are two slate product companies in Monson. Sheldon Slate Products and Kennedy Slate remain today.

Rail was used to haul slate from the Main Slate Company from the quarry to Monson Junction. The Monson Railroad carried not only freight but also passengers and mail.

Historic local properties are prevalent throughout Monson. The earliest of which was Mathews Place, also known as Mathews Farm, established by Captain Jonathan Mathew. The current use of the property is a tree farm.

Monson’s first schoolhouse was built near the center of Town in 1823. Over the years, Monson has supported several small schools. Today, Monson is part of School Administrative District #68. The district includes the towns of Dover Foxcroft, Charleston, and Sebec. The Monson Elementary School closed in 2009 and become the Monson Community Center. Monson Academy was founded in 1847. In 1860, the Academy was destroyed but rebuilt, however the Academy was torn down in 1984.

Churches of many denominations have existed in Monson. The Congregational Church in 1831; Baptist Church in 1845; Swedish Mission (Lutheran) Church in 1890; and in 1892 the Swedish Methodist Church.

For the last 100 years, Monson has continued to be a quaint residential community, unique in its location, and role in the region. The Town of Monson is conscious that the charm derived from the town’s history can attract tourists to a community. Monson’s location along the

Appalachian Mountain Trail, has long attracted visitors to Monson. Recent investments in restoration and artisan culture made by the Libra Foundation, with its investment in Monson, involving restoration and investment will protect Monson’s character for years to come. In 2020, the Town of Monson was selected to receive a Community Entrepreneurship Grant from the Maine Community Foundation. Today, Monson is restoring itself back to the community it once was with the assistance and benefit of outside investment combined with community pride.

Community Identified Resources

Historic, pre-historic and archaeological resources in Monson have been identified above.

Monson Historical Committee

The Monson Historical Society was established in 1973. They continue today as an active proponent of the protection and preservation of Monson’s history.

Threats to Local and State Resources

There are no known threats to resources. Historic structures are in good repair and the pre-historic and archaeological resources are offered protection due to the nature of their locations within the community. They are typically located in protected areas.

Policies

Protect to the greatest extent practicable the historic and significant archaeological resources in the community.

Strategies

1. The Town of Monson will actively pursue the necessary appointments to fill any vacancies on the towns Historical Committee to insure a functioning and proactive organization.

Responsible Party: Administrative Authority

Timeline: Ongoing

2. The Town of Monson will assign responsibility for the collection and display of historic artifacts and the inventory and monitoring of historic landmarks.

Responsible Party: Administrative Authority

Timeline: Ongoing

3. For known historic and archeological sites and areas sensitive to prehistoric archaeology , through local land use ordinances continue to require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing and/or extend of excavation.

Responsible Party: Planning Board

Timeline: Ongoing

4. Continue to require the Planning Board, or other designated review authority to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.

Responsible Party: Planning Board

Timeline: Ongoing

5. Work with the Maine Historic Preservation Commission to assess the need for and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources.

Responsible Party: Monson Historical Society

Timeline: Short Term (1-2 Years)

Chapter 4: Water Resources

State Goal

To protect the quality and manage the quantity of the State's water resources, including, lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

Town Goal

To comply with the State's goal and provide safe drinking water and ground water for its citizens.

Analysis

At the present time, there are no known point sources of pollution in Monson. There are also no known point sources of pollution in Monson. At the present time, water and air quality in Monson meets or exceeds all state and federal standards.

Protection of Ground Water, Surface Water and Recharge Areas

Despite the numerous brooks, streams and ponds in Monson there are no identified threats to these resources. According to the Maine Department of Environmental Protection, there are no significant aquifers in Monson.

There are wells in Monson that is owned by the Monson Utilities District. There are two wells on the North Guilford Road, and another set of wells on Homer Hill. These locations have reservoirs. To ensure clean quality water to the 153 users, the Town of Monson has recently developed a wellhead protection plan. The plan has been submitted to the Department of Human Services for approval.

Threats to local and State resources

Monson has a current Shoreland Zoning Ordinance and Land Use Ordinance. These Ordinance's contain provisions to protect the ground waters of Monson. Consequently, there are no current threats nor likely to be threats to the town's ground water supply.

Conditions and Trends

State Identified Water Resources

The Town of Monson has a multitude of water bodies:

Bell Pond	Lake Hebron (GP)	South Pond	Bunker Pond
Lily Pond	Spectacle Pond (GP)	Doe Pond (GP)	Meadow Pond
Squankin Pond	Doughty Pond	Monson Pond (GP)	Towne Pond
Eighteen Pond	Moore's Pond		

There are brooks, streams and one segment of a major river:

Davis Brook	Ladd Brook	Peppermint Brook	Eighteen Brook
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Ledge Hill Brook	Piscataquis River	Goodell Brook	Leeman Brook
Phillips Brook	Gully Brook	Monson Stream	Pond Brook
Jackson Brook	North Brook	Prescot Brook	Hammond Brook
Witham Brook			

Resource Protection

Water resources are not threatened or endangered. Monson has no known point or non-point pollution sources and is aggressively taking the steps necessary to protect the two public well site.

Policies

To protect current and potential drinking water sources.

To protect significant surface water resources from pollution and improve water quality where needed.

To protect water resources in growth areas while promoting more intensive development in those areas.

To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.

To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

Strategies

1. Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

Maine Stormwater Management Law and Maine Stormwater Regulations

Maine Department of Environmental Protection’s allocations for allowable levels of phosphorus in lake/pond watersheds.

Maine Pollution Discharge Elimination System Stormwater Program

Responsible Party: Planning Board

Timeline: Ongoing

2. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.

Responsible Party: Planning Board

Timeline: Short Term (1-2 Years)

3. Where applicable, develop and urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.

Responsible Party: Planning Board

Timeline: Short Term (1-2 Years)

4. Maintain, enact, or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.

Responsible Party: Planning Board

Timeline: Ongoing

5. Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or small woodlot association of Maine.

Responsible Party: Planning Board

Timeline: Ongoing

6. Adopt water quality protection measures and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.

Responsible Party: Planning Board

Timeline: Short Term (1-2 Years)

7. Participate in local and regional efforts to monitor, protect and where warranted, improve water quality.

Responsible: Planning Board

Timeline: Ongoing

8. Provide education materials at appropriate locations regarding aquatic and invasive species.

Responsible Party: Planning Board

Timeline: Ongoing

Chapter 5: Natural Resources

State Goal

To protect the State's other critical natural resources including, without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Town Goal

To comply with the State's goal of protection natural resources.

Analysis

Threats and Protective Measures

Monson has updated and enforced its Shoreland Zoning Ordinance in accordance to the State Minimum Guidelines and will continue to do so. The Code Enforcement Officer is experienced and knowledgeable of the various state laws such as the Natural Resources Protection Act and

works collaboratively with the Department of Environmental Protection to insure the protection of Maines natural resources.

Current Initiatives Local or Regional on Natural Resource Protection

There are no ongoing initiatives regarding regional protection of natural resources. However, if there should be an issue arise, Monson is supportive and participatory in the regional approach to the protection of Maines natural resources.

Conditions and Trends

State Identified Natural Resources

The following natural resources have been identified by the Maine Department of Environmental Protection in Monson. (maps in appendix)

Rare, Threatened or Endangered Plants

Orono Sedge: Carex Oronensis Fern

Rare, Threatened and Endangered Animals

Bald Eagle: Haliaeetus Leucrocephal

Rare and Exemplary Natural Communities Ecosystems

Upper Floodplain Natural Forest

Significant, Essential and Other Animal Habitats

None Noted

Scenic Views

There are no identified scenic views in Monson.

Policies

To conserve critical Natural Resources in the community.

To coordinate with neighboring communities and regional and State resource agencies to protect shared critical natural resources.

Strategies

1. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.

Responsible Party: Planning Board

Timeline: Ongoing

2. Designate critical natural resources as Critical Resource Areas in the future land use map.

Responsible Party: Planning Board

Timeline: Short Term (1-2 Years)

3. Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing and/or extent of excavation.

Responsible Party: Planning Board

Timeline: Ongoing

4. Through local land use ordinances, require the Planning Board (or other designated review authority) to include as part of the review process, consideration of pertinent BWH maps and information regarding critical natural resources.

Responsible Party: Planning Board

Timeline: Ongoing

5. Initiate and/or participate in interlocal and/or regional planning efforts around shared critical or important natural resources.

Responsible Party: Planning Board

Timeline: Ongoing

6. Consider pursuing public/private partnerships to protect critical and important natural resources such as purchase of land or easements from willing sellers.

Responsible Party: Planning Board

Timeline: Ongoing

7. Distribute and make available information to those living in or near critical important natural resources about current use tax programs and applicable local, state and federal regulations.

Responsible Party: Planning Board/Assessors

Timeline: Ongoing

Chapter 6: Agricultural and Forest Resources

State Goal

To safeguard the State's agricultural and forest resources from development which threatens those resources.

Local Goal

To comply with the State's goal of safeguarding agricultural and forest resources.

Analysis

Agriculture plays a minor role in the Monson economy. However, these lands are a non-renewable resource.

Forestry is an important aspect in the Monson economy. Monson has 14,887 acres registered in the Tree Growth Tax Law. Approximately fifty-four (54%) percent of the acreage is

commercially owned and the remaining under private ownership. Fortunately, current operations do not pose a threat to residential development and vice-versa.

Conditions and Trends

State Identified Agricultural and Forest Resources

There are currently 4 parcels enrolled in the Farm and Open Space Taxation Program for the purposes of wildlife preservation and conservation of resources. Prime farmland soils are located along Route 6/15.

There are 137 parcels enrolled in the Tree Growth Tax Law Program.

Community Farming and Forestry Activities

Although forestry operations are ongoing, there is no present threat to areas identified as potential for growth designation. Fortunately, Monson is not experiencing the pressure of conflicting uses as natural resources vs development.

Policies

To safeguard lands identified as prime farmland or capable of supporting commercial forestry.

To support farming and forestry and encourage their economic vitality.

Strategies

1. Consult with a Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.

Responsible Party: Planning Board

Timeline: Ongoing

2. Consult with Soil and Water Conservation District when developing any land use regulations pertaining to agricultural management practices.

Responsible Party: Planning Board

Timeline: Ongoing

3. Amend land use ordinance to require commercial and subdivision developments in critical rural areas, to maintain areas with prime farmland soils as open space to the greatest practical extent.

Responsible Party: Planning Board

Timeline: Ongoing

4. Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers-markets and home occupations.

Responsible Party: Planning Board

Timeline: Ongoing

5. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.

Responsible Party: Administration

Timeline: Ongoing

6. Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick your own operations. Include agriculture, commercial forestry operations, and land conservation that supports them in local and regional economic development plans.

Responsible Party: Planning Board

Timeline:

Ongoing

Chapter 7: Marine Resources

State Goal

The Goal is not applicable to the town of Monson for there are no Marine Resources within the community.

Local Goal

There are no Marine Resource related local goals developed within the Monson Comprehensive Plan.

Analysis

Monitoring of coastal waters. Not Applicable

Plan for Identifying or Eliminating Marine Related Pollution Sources Not Applicable

Shellfish Industry and Closures	Not Applicable	
Status of Deep-Water Dependent Uses	Not Applicable	
Balance Between Water Dependent and Other Uses		Not Applicable
Local Ordinances	Not Applicable	
Local Harbor Ordinances	Not Applicable	
Waterfront Access Points	Not Applicable	
Scenic Resources	Not Applicable	
Access to Coastal Waters	Not Applicable	

Conditions and Trends

State Data Not Applicable

Shoreland Development Regulations

Monson is in full compliance with the most recent minimum guidelines developed by the Maine Department of Environmental Protection.

Policies

The Marine Resources policies are not applicable to the town of Monson.

Strategies

The Marine Resources strategies are not applicable to the town of Monson.

Chapter 8: Population and Demographics

State Goal

None Required

Local Goal

None Required

Analysis

Expected Rates of Populations Change and Implications

The 2010 Census shows a modest increase of 20 residents as of 2014. Current population estimates by the Census anticipate a declining population for Monson and Piscataquis County.

Potential Demand on Housing and Municipal and School Services

Minimum change if any is expected regarding housing demands, municipal, and school services over the life of this plan. With stable population in both State and County, Monson does not anticipate any negative impacts related to population growth or density.

Seasonal Population and Visitors

Monson experiences a moderate growth in seasonal population change as the majority of the visitors are transient and/or passing through along the transportation corridors. The Appalachian Trail is a recreational attraction as are the numerous snowmobile trails throughout Monson. All-Terrain Vehicle Trails have experienced growth.

Conditions and Trends

Population Trends

Historical Population Town of Monson		
Year	Population	Percent Change
2020	Projected 610	Approximately -12%
2010	686	+3%
2000	666	-11.4%
1990	752	-6.4%
1980	804	+20.2%
1970	669	-21.5%
1960	852	-0.4%

Distribution of Populations by Age

Age Distribution Town of Monson			
	2000 % of Population	2010 % of Population	Percentage Change
Under 5	6.5	3.8	-41.5
5-19 Yrs	18.9	17.2	-9
18-64	59.0	61.2	+3.7
65-Over	17.6	19.7	+11.9
Median Age	41.9	50.4	+20.2

Distribution of Households by Household Incomes

According to the 2010 Census, Monson has approximately 59.3% of its households, and 63.6% of its families, in the \$15,000 to \$49,999 bracket. Piscataquis County has approximately 58% of its households and 65% of its families in the \$15,000 to \$49,000 income bracket. The \$15,000 to \$49,000 income bracket includes more than half of Monson’s and Piscataquis County’s households and families.

Changes in Household Size

Household size has been declining in Monson since 1970. The same trend has been experienced in Piscataquis County and the State of Maine. On the other hand, there has been an increase in number of households in Monson. Demographic changes were commanding small and smaller households. There were fewer people living in more housing units. This is the result of young adults leaving home and setting up one-person and two-person households: a high rate of divorce that splits households in two; and more elderly people living longer on their own.

It is likely that Monson’s population will be reduced again in the next ten years. The low birth rate trend will likely remain for the next ten years. This is due in part to delayed marriage, delayed childbirth, and childless generation. Monson’s 20-64 age cohorts represent 59% of the Town’s population. This group is in their more productive years. People in this age group are generally well established in their employment. Special services or accommodations may be required to address anticipated needs for this group. During the time period of this Plan, it is

likely that the elderly population, 65 and above, will increase. The Town should prepare to meet the needs of a projected growing elderly population.

Policies

None Required

Strategies

None Required

Chapter 9: Economy

State Goal

Promote an economic climate that increases job opportunities and overall economic well-being.

Town Goal

Promote job opportunities and economic well-being.

Analysis

Changes in Local Economy

Since the previous comprehensive plan was written the entire economy of Monson has changed and adapted to new businesses and opportunities for the town. Moosehead Manufacturing closed its doors in 2008, which was the last major manufacturer in Monson. From 2009 to 2015/2016 the future for Monson uncertain. Monson has benefited from increase in travel to Moosehead lake to the north. Beginning in 2015 and completed in 2016 the Libra Foundation purchased the former Monson school building that was being used a

community center. This started a 3-year process in which most of the downtown buildings and lots were purchased by the Libra Foundation. Many old buildings were torn down and many new buildings were built. Along with the physical changes to Monson's downtown Libra also started the Monson Arts program, which brings artists from around the world to Monson for fellowships, classes, and retreats. With the global exposure and newly rebuilt downtown, this has spurred an economic boom not seen in Monson for a few decades.

Libra Foundation's 2020 investment program in Monson was focused primarily in two areas: (1) completion and startup of a multidisciplinary Health Center at the former school building and (2) continued development of the already highly-regarded Monson Arts residency programming. The Health Center began welcoming the community in the fall to its new clinic, dentistry and eye care facilities, operated by CA Dean Hospital/Northern Light Health, Community Dental and Eye Care of Maine respectively. And although the pandemic postponed several planned artist and writer residencies, smaller and more socially-distanced cohorts of artists began coming back to Monson toward the end of 2020. The residencies have received tremendous acclaim from participants, many of whom find the extraordinary natural surroundings of Piscataquis County to inspire their creativity and interest in the area.

Economic Priorities for the Community

Through various community meetings and discussions, the overall thought is that the town does not want to lose the momentum that has started from the Libra Foundation investment. Another priority is to give residents the opportunity to work in Monson, rather than needing to travel for work.

Tourism and the Local Economy

Tourism and the Monson area is something that goes hand and hand. Monson is a part of the Moosehead Lake region, which relies heavily on four season tourism. Monson is also designated as a AT trail town by the nonprofit group that oversees the Appalachian trail system. A visitor center for AT hikers and anyone else is operated in the center of Monson which sees an average of 5,000 visitors a year, most of whom are hiking the trail. Monson benefits from being the closest town to Borestone Mountain, a popular day hike for people from around the state and beyond. Recognizing the importance of tourism, the select board in Monson has opened main town roads in Monson to ATV traffic, which helps the business in downtown Monson as tourist are more likely to drive their ATV or UTV vehicles to the local places to eat. During the winter months tourism does slow but thanks to being centrally located on the snowmobile trails and having our downtown be accessible by the frozen lake we still see tourist coming from Greenville and elsewhere.

As Monson returns to its Art roots, there is a resurgence of Art tourists as well. People are coming to Monson to see our galleries that have opened or buy a piece of art made by a local Monson artist.

Home Occupations

As with everything else in Monson prior to 2016 there was a trend showing the slow decline of home occupants. Monson has maintained a year-round population of about 650 for several years, during the summer that number can double or more with the number of summer homes in Lake Hebron and the surrounding bodies of water.

When the Libra foundation began their work in town there was a thought that this would lead to houses being bought up quickly and to date there is no evidence to suggest that Libra has led to more than a couple of year-round residents moving to Monson. What has happened because of Libra is that people are taking notice of the improved look of the downtown and wanting to make their property look better as well.

The major force that has changed the housing occupations in Monson has been the Covid-19 pandemic. The Moosehead lake region, especially Monson and Greenville, have seen a real estate market boom not since in some time. The census results will be down in 2021 but from rough estimates there are 30 new residents and more when seasonal properties are included.

Commercial and Industrial Development

Monson does have an industrial zone, as part of the land use ordinance. That zone is still in effect, however, there has not been a current business since the closing of Moosehead Manufacturing. Just in 2020 the building and land with that industrial site have come up for sale there is hope that in the coming months or year there will be activity again in the industrial zone of town.

Need for Additional Infrastructure Investment

The existing infrastructure is sufficient to meet the projected needs. However, if necessary, increasing capacity is possible. The town currently is working with Premium Choice to bring fiber internet to those remaining areas of Monson.

Use of Development Incentives

Monson does not have a long history of using development incentives and for the most part there are not a lot available in the Monson area.

The town did complete a TIF district in 2007 for the Moosehead Manufacturing property, for the purpose of putting money aside for improvement of town buildings and the downtown.

In 2019 a group of residents came together to apply for a pilot program being offered by the Maine Downtown Center and Monson was one of three town awarded a \$70,000 grant for the development of a plan and action items for improving the downtown area of Monson.

With the help of the Maine downtown Center grant and a renewed sense of optimism, Monson looking for more development incentives in the coming months and years to continue the growth we have seen.

Conditions and Trends

State Economic Data

Brief History of Local and Regional Economy

Monson began as a slate producing town. The slate mines were similar to present day forestry operations. Monson began to grow artistry early in its growth stages eventually expanding to furniture manufacturing. With the end of the furniture manufacturing, the towns economic vitality diminished. Present day Monson has a renewed sense of growth and inspiration in large part due to the Libra Foundation, which inspired renewed energy and initiative of Monson citizens.

Occupations of Monson Residents

The current labor force in Monson could fairly described as skilled labor. A number of Monson resident's practice these acquired skills in the fields of hardwood products, medical products, and artisan trades. Monson's retirees are active in the community both recreationally and self-employed.

Monson's Workforce and Employers

Monson's leading employers are A.E Robinson, fuel supplier and convenient store; Lakeshore House Inn is a local Inn/Pub; along with the artisan community.

Local Economic Development Incentive Programs

Monson has utilized Tax Increment Financing and successfully obtained competitive economic development and infrastructure grants. Monson desires to increase their economic development programs to include façade grants and revolving loan funds, all subject to financial procurement.

Policies

To support the type of economic activity the community desires, reflecting on the community's role in the region.

To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.

To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Strategies

1. If appropriate, assign responsibility and provide economic support for economic development to the proper entity.

Responsible Party: Town Manager and Selectboard

Timeline: Ongoing

2. Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.

Responsible Party: Planning Board

Timeline: Ongoing

3. If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them.

Responsible Party: Town Manager and Selectboard

Timeline: Ongoing

4. Participate in any economic development planning efforts.

Responsible Party: Town Manager and Selectboard

Timeline: Ongoing

Chapter 10: Housing

State Goal

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

Town Goal

To comply with the State's goal.

Analysis

Housing Needs for Projected Growth and Demographic Changes

All indicators suggest that Monson will continue to see a reduction in population through 2034, with an increase in elderly populations and reduced school enrollment. This tends to be the trend throughout the State of Maine. Affordable housing is not anticipated to be a challenge in the coming years. Senior housing availability and continued promotion of increased energy efficiency should be a focus in the coming years.

Housing Affordability

According to the Maine Hometown Locator Statistics for 2020, the following projections are available:

INCOME	
Median Household Income	\$37,923
Average Household Income	\$54,136
% of Income for Mortgage	13%
Per Capita Income	\$24,495
Wealth Index ⁴	50

HOUSING	
Total HU (Housing Units)	595 (100%)
Owner Occupied HU	211 (35.5%)
Renter Occupied HU	65 (10.9%)
Vacant Housing Units	319 (53.6%)
Median Home Value	\$120,395
Average Home Value	\$147,393
Housing Affordability Index	175

HOUSEHOLDS	
Total Households	276
Average Household Size	2.21
Family Households	160
Average Family Size	3

Affordability Index

The Housing Affordability Index base is 175 and represents a balance point where a resident with a median household income can normally qualify to purchase a median price home. Values above 100 indicate increased affordability, while values below 100 indicate decreased affordability.

Conversion of Homes from Year-Round to Seasonal and Vice-Verse

Residential conversion is not currently an issue in Monson.

Condition of Current Housing Stock

Fifty two percent (52%) of Monson’s housing stock was built prior to 1939. Thirty-seven percent (37%) of Piscataquis County’s and thirty-five percent (35%) of the State’s housing stock was built prior to 1939 as well. Thus, Monson’s housing stock is a bit older than the County and State. Older housing is more likely to be inadequately insulated and in greater need of repair and maintenance. Monson’s older, larger homes which historically housed one family are not being divided into two or more units. Monson has made available information on grants, and programs from environmental incentives such as those offered by Efficiency Maine to encourage updates in housing stock and improved efficiencies. It is anticipated that in the coming years Monson will initiate opportunity for citizen access to funds for energy efficiency, with the passage of a PACE (Property Assessed Clean Energy) Ordinance.

Conditions and Trends

Housing Units (Owner Occupied, Renter Occupied, and Household Age)

	Town of Monson		Piscataquis County		State of Maine	
	<u>2010</u>	<u>/</u>	<u>2000</u>	<u>2010</u>	<u>/</u>	<u>2000</u>
Owner Occupied	249		231	6,055	5,789	397,417
	80.8%		78.3%	77.4%	79.5%	71.3%
				71.6%		
Renter Occupied	59		64	1,770	1,489	159,802
	19.2%		21.7%	22.6%	20.5%	28.7%
				28.4%		
Total	308		295	7,825	7,278	557,219
				518,200		

Housing Units by Household Size/Renter Occupied

	Town of Monson	
	<u>2000</u>	<u>2010</u>
Housing Units	564	595
Owner Occupied	231	41%
	249	41.8%

Renter Occupied	64	11.3%	59	10 %
Seasonal	204	36%	216	43.7%
Vacant	65	11.5%	46	7.7%

Policies

To encourage and promote adequate workforce housing to support the community's and region's economic development.

To ensure that land use controls encourage the development of workforce/Affordable housing, including rental housing.

To encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

Strategies

1. Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks, and road widths, or provide incentives such as density bonuses, to encourage the development of affordable and workforce housing.

Responsible Party: Planning Board

Timeline: Ongoing

2. Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

Responsible Party: Planning Board

Timeline: Ongoing

3. Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.

Responsible Party: Planning Board

Timeline: Ongoing

4. Designate a location in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358 (3) (M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358 (2).

Responsible Party: Planning Board

Timeline: Ongoing

5. Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.

Responsible Party: Selectpersons/Planning Board

Timeline: Ongoing

6. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade will be affordable.

Responsible Party: Planning Board

Timeline: Ongoing

7. Consider the creation of minimum apartment standards in specific land use districts within the community to protect community character.

Responsible Party: Planning Board

Timeline: Ongoing

8. Explore strategies and/or incentives for the revitalization of housing stock.

Responsible Party: Selectpersons/Planning Board

Timeline: Ongoing

Chapter 11: Recreation

State Goal

To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

Town Goal

To promote outdoor recreation opportunities and water access.

Analysis

Recreation to Accommodate Projected Demographic Growth Changes

Current recreational offerings are continually being reviewed and evaluated to best serve the Monson citizens. Demographic projections do not identify any drastic need for program initiatives at this time.

Need for Upgrades to Current Recreational Facilities

The tennis courts and basketballs courts are in need of maintenance. Baseball fields need restoration and gym floors will need refinishing in the coming years. Upgrades to the facilities are not necessary.

Permanently Conserved or Publicly Owned Recreation Areas

Monson owns the town beach (Cove Beach) on the Blanchard Road; picnic area behind the town office; Playground on Water Street; and the field complex at the Monson gym. The town also owns other properties that may be viable in the future for recreational offerings.

Regulatory Approach to Conservation

The town as yet to establish a resource for recreational acquisition.

Access to Significant Water Bodies

Access to Significant Water Bodies There is no public boat landing on Monson Pond. Public has to ask land owners for permission. Lake Hebron is accessible with a Boat Launch on Hebron St. and Cove Beach. Doe Pond has a state-maintained boat launch.

Maintenance of Trails and Conflicts

The Power Line is an ATV trail in the summer and a snowmobile trail (ITS 85) after snow comes. After snow comes, the ATV's are not allowed on it. The snow trails are maintained by the Narrow Gauge Snowmobile Club. While it is an ATV trail, its maintained by local and surrounding ATV Clubs.

Restriction of Traditional Access to Private Lands

Monson works diligently to maintain access to recreational lands and opportunities.

Conditions and Trends

State Identified Recreational Resources

A portion of the Appalachian Trail is in Monson including Bore Stone Mountain. Gulf Hagas is a waterfall attraction and is referred to as the "Grand Canyon of the East" and one of 14 natural landmarks of Maine.

Public and Private Active Recreational Programs

There are no public/private recreational facilities and beyond the established municipal programs.

Water Recreation Area

There is no Monson Pond public access, however, access is accomplished with permission from landowners.

Local and Regional Trail Systems

Barrow Falls is currently for sale. Currently there is no initiative for its purchase. However, there is opportunity for the establishment of a trail system on Libra and town of Monson property.

Policies

To maintain/upgrade existing recreation facilities as necessary to meet current and future needs.

To preserve open space and recreational use as appropriate.

To seek to achieve or continue to maintain at least one major point of public access to major waterbodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

Strategies

1. Create a list of recreational needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore funding sources and way of addressing identified needs and/or implementing the policies and strategies outlined in the plan.

Responsible Party: Town Manager/Recreation Committee

Timeline: Short-Term (1-2 Years)

2. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.

Responsible Party: ATV and Snowmobile Clubs

Timeline: Ongoing

3. Work with existing local land trusts, conservation organizations and property owners to pursue opportunities to protect important open space or recreation land.

Responsible Party: Town Manager

Timeline: Ongoing

4. Provide education materials about the benefits and protections for landowners allowing public recreational access to their properties. At a minimum this will include information on Maine's Landowner Liability Law regarding recreational and harvesting use, Title 14, M.R.S.A. §159-A.

Responsible Party: Administration

Timeline: Ongoing

Chapter 12: Transportation

State Goal

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

Town Goal

To develop and maintain an efficient system of public facilities

Analysis

Local and Regional Transportation Concerns

The Town of Monson has a newly established road maintenance plan. The life of the plan is projected to be initially 16 years.

Conflicts with Road Uses

Route 15 is a major State highway that passes directly through downtown Monson. Seasonal traffic can be cumbersome and dangerous due to speed and transient nature of the traffic. The North Guilford Road is a town road that is too often used as a through-road by trucks seeking to avoid the congested Route 15, thereby posing a potential danger to Monson citizens.

Pedestrian Infrastructure

Sidewalks in downtown Monson are maintained to insure passage of pedestrian traffic to and from residential areas to downtown.

Local Roads Maintenance Budget

Road maintenance and repair typically consumes 20% of the municipal budget. In the future an increased appropriation will be necessary in order to implement road plan of Monson. The successful implementation of the Road Plan will ensure a greater level of predictability and flexibility in the towns efforts to adequately maintain its roads.

Parking

Parking is a challenge in downtown Monson due to the renewed interest in Monson as an artisan community, more frequent stopping of seasonal traffic, and indications that Monson is becoming more of a destination than the traditional flow through traffic.

Public Transit Services

Monson has no public transit. Currently there is no demand for public transportation.

Road Construction Standards

Road construction standards are incorporated in the Town of Monson Subdivision Ordinance. These standards meet the minimum guidelines as established by the Maine State Subdivision Legislation.

Conditions and Trends

State and Local Transportation Systems

Monson has the following roads and road lengths:

Barrows Falls Rd	2.14 Miles	Moosehorn Road	0.01 Miles
Center Street	0.17 Miles	North Guilford Road	4.54 Miles
Chapin Avenue	0.56 Miles	Pleasant Street	1.88 Miles
Degerstrom Road	1.03 Miles	Spring Road	0.32 Miles
Elliotsville Road	4.91 Miles	Stanton Alley	0.04 Miles
Forest Avenue	0.15 Miles	Steward Road	1.99 Miles
Garage Street	0.06 Miles	Water Street	0.51 Miles
Hebron Street	0.12 Miles	Wilkins Street	0.06 Miles
Homer Hill Road	0.31 Miles	Willimantic Road	3.17 Miles
Indian Point Loop	0.08 Miles	Total Local Roads:	22.86 Miles

Regional Transportation Infrastructure

Bus Service

There is no bus service in Monson.

Taxi Service

Greenville or Guilford is the nearest taxi service.

Penquis Community Action Program

Monson is served by this organization.

Policies

To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

To safely and efficiently preserve or improve the transportation system.

To protect public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

To meet the diverse transportation needs of residents and through travelers by providing a safe, efficient and adequate transportation network for all types of users.

To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Strategies

1. Develop or continue to update a prioritized improvement, maintenance and repair plan for the community's transportation network.

Responsible Party: Town Manager

Timeline: Ongoing

2. Initiate or actively participate in regional and state transportation efforts.

Responsible Party: Town Manager

Timeline: Ongoing

3. Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:

Policy objectives of the Sensible Transportation Act.

State Access Management Regulations

State Traffic Permitting Regulations for large developments

Responsible Party: Town Manager

Timeline: Ongoing

4. Maintain, amend or enact ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.

Responsible Party: Planning Board

Timeline: Ongoing

Chapter 13: Public Facilities and Services

State Goal

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

Town Goal

Ensure public facilities and services meet the needs of Monson citizens.

Analysis

Adequacy of Municipal Services to meet projected changes in population and demographics

The current level of municipal services is adequate to meet the current and anticipated future demands in Monson.

Community Partnerships to Share Municipal Services

Monson serves as the primary fire responding entity for the towns of Willimantic, Blanchard Township and Elliotsville Township. These towns and townships pay Monson for this service.

In addition, there is a County Mutual Aid Agreement which includes all towns and townships within Piscataquis County. This is a mutual aid agreement without costs.

Monson has utilized the Greenville Recreation Director for program implementation in Monson.

Monson serves and the Solid Waste and Recycling Center for Blanchard and Elliotsville Townships. Trash from these townships can be dropped off at the Monson facility.

Status of Public Water and/or Sewer Systems

Monson is home to the Monson Utilities District (MUD), which provides downtown Monson with municipal public sewer and water service.

Storm Drainage Systems

Route 15 is a State Road and all drainage associated with this corridor is maintained by the State of Maine.

Emergency Response System

Monson Fire Department provides first responder service for fire and medical services. In addition, Mayo and CA Dean Ambulance Service provides response and emergency transportation.

Solid Waste Disposal and Recycling

Monson Transfer Station accommodates the regions solid waste disposal and recycling disposal.

Telecommunications and Energy Infrastructure

Solar: There has been interest expressed regarding the development of a solar farm in Monson.

Fiber Optics: The Libra Foundation has funded the implementation of fiber optic services in select areas of the downtown. In addition, the town, through appropriation, has supplemented Premium Choice's investment in broadband expansion.

Open Networks Downtown WIFI: A grant was obtained from the Maine Community Foundation for the establishment of free WIFI in the immediate downtown of Monson.

Local and Regional Healthcare Facilities

The Monson Medical Center is affiliated with Northern Light Healthcare and is located at the former Monson School on Greenville Road. They also offer dental and eye care service.

Investments in Municipal Facilities in Growth Areas

The Community Center was recently remodeled, making it wheelchair accessible with 2 new restrooms and an updated kitchen area. The Libra Foundation investment/initiative has reinforced the focus of investment in the growth area, and the benefits of doing so. The former library space at the town office was recently remodeled and converted to eventually become a co-working space for use.

Conditions and Trends

Location and condition of facilities and service areas

The town of Monson facilities include a town office with attached fire station and public works garage. In addition, the town owns a gymnasium with attached kitchen and transfer station. All of these facilities are in varying states of repair.

Town Office: The building houses three departments (municipal offices, fire department and public works department). The Town office building has housed these departments since the 1960's. Over the years, as municipal services have grown to meet the demands of the public, the departments have outgrown their available space.

Capacity of Services during Planning Period

In order to maintain the current level of services of municipal departments, space restrictions will need to be addressed, during this planning period.

Capital Maintenance Costs

The Capital Improvement Plan seeks to identify long term capital needs and prioritizes and prepares for related expenditures accordingly.

Water and Sewer Supplies

The Monson Utility District serves approximately 115 water users and 36 sewer users. This represents approximately 30% of the households in Monson.

Solid Waste Disposal

Transfer station accepts all solid waste, recyclables, universal and demo debris, etc. The waste stream has remained consistent in type with increase in demand.

Power, Telecommunications and Data Service Availability

Three phased power is available where needed, and internet and broadband availability is improving annually.

Emergency Response Systems

Fire and Rescue Services meet the needs of the Town due to various mutual aid agreements and the cooperative nature of rural Piscataquis communities.

Police/Sheriff's Department

Police protection is provided by the State Police and Sheriff's Department.

Education

High School Students are tuitioned at a school of their choice.

The town of Monson is part of the RSU #68 which includes the towns of Sebec, Dover-Foxcroft, and Charleston, which includes K through 8th grade.

School Enrollment

The current enrollment is as follows:

SeDoMoCha (RSU 68 Elementary/Middle School)	21 Students
Foxcroft Academy	12 Students
Homeschooled	15 Students
Superintendent Agreements (Greenville/Guilford)	11 Students
Equivalent Instruction (Christian School)	8 Students

Healthcare

The town of Monson subsidizes the Red Cross, C.A. Dean Hospital, CHCS Homemaker Health, Eastern Area Agency on Aging, and Partners for Peace.

Municipal Government Facilities

The administrative offices of the town of Monson include:

3 Municipal Staff (Town Manager, Town Clerk, Office Assistant, CEO/LPI)

1 Public Works Full Time/ 2-Seasonal

1 P/T Transfer Station Attendant

25 Volunteer Firefighters

Street Tree Program

Monson does not participate in the Street Tree Program.

Policies

To efficiently meet identified public facility and service needs.

To provide public facilities and services in a manner that promotes and supports growth and development in identified areas.

Strategies

1. Identify capital improvements needed to maintain and upgrade public services to accommodate the community's anticipated growth and changing demographics.

Responsible Party: Town Manager and Selectboard

Timeline: Ongoing

2. Locate new public facilities comprising at least 70% of new municipal growth-related capital investments in designated growth areas.

Responsible Party: Town Manager and Selectboard

Timeline: Ongoing

3. Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.

Responsible Party: Town Manager and Selectboard

Timeline: Monson Utility District Administrator

4. If public water supply expansion is anticipated, identify and protect suitable sources.

Responsible Party: Town Manager

Timeline: Monson Utility District Administrator

5. Explore options for regional delivery of local services.

Responsible Party: Town Manager

Timeline: Ongoing

Chapter 14: Fiscal Capacity and Capital Investment Plan

State Goal:

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

Town Goal:

Ensure public facilities and services meet the needs of Monson citizens.

Analysis:

Funding of Future Capital Investments

Borrowing Capacity of Community

Participation with Neighboring Communities to Share Capital Investments

Conditions and Trends

Community Revenues and Expenditures

Municipal Budget	2019	2020	2021
Administration	117,173.75	196,278.14	133,830.11
Bond	0.00	406,149.54	2,970.78
TAP Revenue	0.00	1,721.50	0.00
LFD Grant	0.00	0.00	3,000.00
Assessing	12,600.00	25,133.08	14,267.90
ACO	951.50	1,708.48	2,346.00
Cemetery	0.00	1,400.00	375.13
CEO	500.00	500.00	600.00
Debt Service	114,760.00	199,660.00	185,863.77
Fire	32,061.34	94,618.84	44,788.27
Contingency	1,114.06	0.00	1,500.00
RSU #68	564,886.48	813,249.16	584,769.07
General Assistance	0.00	3,209.90	111.57
County Tax	91,329.00	101,023.00	105,356.00
GYM	5,871.26	9,352.40	3,815.58
Public Works	227,725.01	387,368.47	302,556.28
Overlay	13,486.17	19,050.69	30,072.72
Insurance	45,653.97	64,566.80	40,876.19
Municipal Bldg	12,571.70	20,239.42	13,419.05
A/P Correct	0.00	203.68	0.00

Reserve Tran	0.00	40,000.00	116,000.00
Planning	0.00	8,565.00	0.00
Recreation	7,825.87	14,174.27	853.44
Snowmobile	2,275.00	2,888.60	3,822.44
Streetlight	7,177.95	13,936.81	349.99
3 rd Party	1,975.00	10,875.00	15,875.00
Solid Waste	65,759.00	75,321.74	78,359.18
Capital Spending	196,979.00	90,162.93	49,470.00
Grants	0.00	22,785.00	48,934.30
	1,529,211.63	2,544,142.45	1,784,148.77

Municipal Debt Compared to Municipal Bond Bank Recommended Limits

Policies

To finance existing and future facilities and services in a cost-effective manner.

To explore grants available to assist in the funding of capital investments within the community.

To reduce Maine's Tax Burden by staying within LD1 spending limits.

Strategies

1. Explore opportunities to work with neighboring communities.

Responsible Party: Town Manager/Selectboard

Timeline: Ongoing

CAPITAL INVESTMENT PLAN

<u>Department</u>		<u>Project</u>				<u>Funding Source</u>
Administration		Update IT Infrastructure				Taxation
FY22	FY23	FY24	FY25	FY26	FY27	
\$ 12,000						
Cemeteries		Civil War Cemetery Headstones				Taxation
FY22	FY23	FY24	FY25	FY26	FY27	
\$ 5,000						
Fire		Build Storage or Station on Garage St. Property				Unknown
FY22	FY23	FY24	FY25	FY26	FY27	
		\$ 500,000				
Fire		Fire Equipment Reserve				Taxation
FY22	FY23	FY24	FY25	FY26	FY27	
\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	

Fire		1990 Engine Replacement			Reserve/Loan
FY22	FY23	FY24	FY25	FY26	FY27
				\$ 450,000	

Gym		Replace or Refurnish Basketball Court			Reserve
FY22	FY23	FY24	FY25	FY26	FY27
			\$ 100,000		

Gym		Replace or Rebuild Baseball Field and Area			Grants
FY22	FY23	FY24	FY25	FY26	FY27
	\$ 25,000				

Gym		Resurface Outside Basketball/Tennis Courts			Grants
FY22	FY23	FY24	FY25	FY26	FY27
	\$ 25,000				

Gym		Update/Rehab Bandstand			Taxation
FY22	FY23	FY24	FY25	FY26	FY27
	\$ 10,000				

Gym		Reserve			Taxation
FY22	FY23	FY24	FY25	FY26	FY27
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000

Public Works		Replace Loader			Reserve/Loan
FY22	FY23	FY24	FY25	FY26	FY27

\$ 100,000.00

Public Works		Replace F350			Reserve/Loan
FY22	FY23	FY24	FY25	FY26	FY27
		\$ 50,000.00			

Public Works		Paving Reserve			Taxation
FY22	FY23	FY24	FY25	FY26	FY27
\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000

Public Works		Equipment Reserve			Taxation
FY22	FY23	FY24	FY25	FY26	FY27
\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000

Municipal Building		Exhaust System			Taxation
FY22	FY23	FY24	FY25	FY26	FY27

Municipal Building		Municipal Building Reserve			Taxation
FY22	FY23	FY24	FY25	FY26	FY27
\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000

Streetlights		Start-up Reserve			Taxation
FY22	FY23	FY24	FY25	FY26	FY27
	\$ 5,000				

Transfer Station**Replace Compactor****Loan****FY22****FY23****FY24****FY25****FY26****FY27****\$ 25,000**

Transfer Station**Update/Repair Attendant Shed****Taxation****FY22****FY23****FY24****FY25****FY26****FY27****\$ 5,000**

Transfer Station**New Recycling Trailer****Taxation****FY22****FY23****FY24****FY25****FY26****FY27****\$ 6,000**

Chapter 15: Existing Land Use

State Goal: None Required

Analysis

Over the past few decades, Monson has experienced slow growth, predominately single-family residential development with occasional commercial ventures. The Libra Foundation's investment in rebuilding existing dwellings and restoring landmarks has proven to be a very valuable effort in helping Monson restore its character and historic imagery. Most recently, Monson has seen the development of a Redemption Center. To encourage additional commercial development, beyond home occupations, the Planning Board has revised the Industrial District to serve as an Industrial/Commercial District with appropriate additions to the Schedule of Uses. Investment has been made in both the growth and rural areas of the community. The few small subdivisions in recent years have been in the rural areas containing 5-7 lots. It is expected that Monson will continue its very slow yet steady growth over the course of this planning period.

Capacity of Local Administration to Manage Land Use Regulations

Staffing levels are limited as is typical in small communities like Monson. Seasonal demands are however experienced such as boat registration, snowmobile registration, and considerable uptick in work levels are experienced at tax collection time. The use of contractual public works employees may be worthy of a revisit in the future. The question of public works contract vs. employee should be evaluated for efficiencies that may be gained in response to especially seasonal demands.

Conditions and Trends

Existing Land Use Conditions

Monson's designated growth areas have historically served the community and it is anticipated they will continue to do so. Incentives for additional commercial growth are always considered along with strategic revisits to uses within the growth districts. The current Land Use Ordinance, District Designations and performance standards have proven successful since the last Comprehensive Plan. The Planning Board is active and response to trends and land use demands of the community.

Existing Land Use Ordinances

Current Land Use Districts

The Town of Monson is currently divided into 5 Land Use Districts. One of these established Districts is known as a "floating Industrial Zone", which has not been physically established. This District was created to comply with the original Growth Management Rules and Regulations.

In addition to the District above, Monson has established 4 Land Use Districts. Three (3) of these Districts are designated Growth Areas and one (1) is a Rural area.

Growth Districts:

Village District: The purpose of the Village District is to maintain and improve the vitality of the village area by preserving its character and encouraging future commercial development.

Mixed Residential District:

The purpose of the Mixed Residential District is to provide a growth area for additional housing units anticipated in the next 10-year period and provides for an expansion of commercial uses.

Industrial District: The purpose of the Industrial District is to recognize existing industrial activities, as well as reserve land for expansion of existing activities and location of new industries and heavy commercial activities.

Rural District: The purpose of the Rural District is to allow for conservation of natural resources and open space land, and to encourage agricultural, forestry, resources extraction and recreational activities.

Current Land Use District Specifications

District Specifications:

District Name	Lot Size	Road Frontage
Village District	20,000 Sq. Ft.	100 Feet
Mixed Residential District	30,000 Sq. Ft.	150 Feet
	40,000 Sq. Ft.	200 Feet
Industrial District	2 Acres	250 Feet
Rural District	2 Acres	200 Feet

Lots Created in the Last 10 Years

Single lot development, an occasional home occupation and small lot subdivisions have been the extent to Monson's development over the past decades. With acknowledgements of the investments made by the Libra Foundation, Monson has held its historic character quite well. Overall Monson is well positioned for future development over the course of its next planning period.

Land Needed to Accommodate Anticipated Growth

Monson anticipates no greater demand for additional land over the next planning period. The focus currently, is business and retail attraction into the existing growth districts. Anticipated residential investment has been provided for with current zoning strategy.

Land Use Regulations Description

Land Use Ordinance: The current Land Use Ordinance of the Town of Monson contains the following performance standards:

1. Accessory Uses
2. Access Requirements
3. Agricultural Management Activities
4. Air Pollution
5. Buffers
 - A. Buffers
 - B. Building Standards
 - C. Building Standards for All Districts
6. Conformance with Comprehensive Plan
7. Construction of Flood Hazard Areas
8. Conversions
9. Density Bonus Provisions
10. Dust, Fumes, Vapors, Gases, Odors, Glare, and Explosive Material
11. Erosion and Sedimentation Controls
12. Home Occupations
13. Industrial Performance Standards
14. Junkyards
15. Landscaping
16. Lighting Design Standards

17. Lot Size, Setback and Coverage Requirements
18. Manufactured Housing
19. Mineral Extraction
20. Mobile Home Park Standards
21. Off Street Parking
22. Off Street Loading
23. Oil and Chemical Storage
24. Pesticide Application
25. Prehistoric and Archaeological Resources
26. Refuse Disposal
27. Sewage Disposal
28. Signs
29. Site Conditions
30. Soils
31. Temporary Storage
32. Topsoil and Vegetation Removal
33. Transient Accommodations “Bed and Breakfast”
34. Transient Accommodations “Rental Cabins and Cottages”
35. Transient Accommodations “Inns and Hostels”
36. Camper Trailers and Recreational Vehicles
37. Transmission Towers/Telecommunications Facility
38. Wind Energy Facilities/Systems

Shoreland Zoning Ordinance

Monson’s Shoreland Zoning Ordinance is consistent with the most recently adopted “State Minimum Guidelines”.

Subdivision Ordinance

Monson’s Subdivision Ordinance is consistent with the State of Maine Subdivision Regulations.

Floodplain Management Ordinance

Monson’s Floodplain Management Ordinance is consistent with the latest model as provided by the Federal Emergency Management Agency.

Policies

None Required

Strategies

None Required

Chapter 16: Regional Coordination Plan

State Goal: A regional coordination program must be pursued with other communities to manage shared resources and facilities, including but not limited to, lakes, rivers, aquifers, and transportation facilities. The plan must identify any shared resources and facilities, describe any conflicts with neighboring communities' policies and strategies pertaining to shared resources and facilities and describe what approaches the community will take to coordinate management of shared resources and facilities.

Town Goal: To comply with the States goals.

Analysis/Conditions/Trends

Shared Resources and Facilities

Education

Solid Waste

Emergency Services

Water Resources

Natural Resources

Agricultural and Forest Resources

Economy

Housing

Recreation

Transportation

Public Facilities and Services

Chapter 17: Future Land Use Plan

State Goal:

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

Town Goal:

To comply with the State's goal.

Future Land Use Plan Overview

Town of Monson Land Use Ordinance

The current Land Use Ordinance will be amended, as necessary and appropriate, to support the following purposes:

- To implement the policies and recommendations of this Comprehensive Plan;

- To encourage growth in the identified growth areas and to limit growth in the rural areas;
- To promote the health, safety and general welfare of the residents of the community;
- To encourage the more appropriate use of land throughout the community;
- To promote traffic safety;
- To provide safety from fire and other elements;
- To provide an allotment of land area in new developments sufficient for adequate enjoyment of community life;
- To conserve natural resources.

Monson’s Land Use Ordinance will consist of three (3) Growth Districts and one (1) Rural Districts. These Districts are proposed to continue both in purpose and function as in the current Land Use Ordinance. It is the consensus of the town that these Districts have served the town well over the past decades. The “Floating Industrial District” will be eliminated in the future amendments of the current Land Use Ordinance. The Town of Monson will also continue to include Density Bonuses, Open Space Conservation and Planning Unit Development opportunities within the future Land Use Ordinance.

Monson’s Land Use Districts will continue as follows:

Growth Areas:

Village District: The purpose of the Village District is to maintain and improve the vitality of the village area by preserving its character and encouraging future commercial development.

Mixed Residential District: The purpose of the Mixed Residential District is to provide a growth area for additional housing units anticipated in the next 10-year period and provides for an expansion of commercial uses.

Industrial/Commercial District:

The purpose of the Industrial/Commercial District is to recognize existing industrial activities, as well as reserve land for expansion of existing activities and location of new industries and heavy commercial activities.

Rural Areas:

Rural District:

The purpose of the Rural Residential District is to allow for conservation of natural resources and open space land, and to encourage agricultural, forestry, resources extraction and recreational activities.

Critical, Natural and Shoreland Areas

Critical, Natural and Shoreland Areas have been identified and the appropriate mapping resources will be utilized by the Planning Board when reviewing development proposals and subdivisions.

Beyond the Shoreland Zoning Ordinance, which has been deemed consistent with the State Minimum Guidelines; knowledge and awareness of the Natural Resource Protection Act; and identification of historic and archaeological resources in Monson, the town has large parcels of open space and contiguous parcels of land for wildlife preservation.

Land Use Ordinance Site Plan/Performance Standards

Monson's Site Plan Review criteria/performance standards are extensive and encompassing. New development proposals are subject to the applicable ordinance standards that are designed to protect the public's safety, health and welfare as well as provide protection to property values and encourages the preservation and protection of natural resources. The current Performance Standards as listed in the Chapter 15: Existing Land Use will be incorporated into any update of the Land Use Ordinance that may be deemed necessary.

Analysis

Monson's Land Use Plan is consistent with the community's vision of preserving and protecting the rural community of Monson yet provides opportunity for development in appropriate areas within the community. Although Monson is somewhat limited in the availability of infrastructure found in larger communities, the Growth areas as established, support community development within these established central areas of development. Monson's slow growth has allowed the community the benefit of responsibly responding to that growth. The Libra Foundation has made substantial investment in Monson, specifically targeting that investment in the established growth areas of the community.

The Rural District represents a large tract of land and a large percentage of Monson's overall land area. The historic designation of this rural land as a Rural District has served the Town well over the past decades and it is anticipated the District as designated and managed will continue to do so into the future.

Policies

To coordinate the community's land use strategies with other local and regional land use planning efforts.

To support the location, type, scales and intensities of land uses the community desires as stated in its vision.

To support the level of financial commitment necessary to provide needed infrastructure in growth areas.

To establish efficient permitting procedures, especially in growth areas.

To protect critical rural and critical waterfront areas from the impacts of development.

Strategies

1. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.

Responsible Party: Planning Board

Timeframe: Ongoing

2. Using the descriptions provided in the Future Land Use Plan narrative, maintain enact or amend local ordinances as appropriate to:
 - a. Clearly define the desired scale, intensity, and location of future development;
 - b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
 - c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
 - d. Clearly define protective measures for any proposed critical rural areas and /or critical waterfront areas, if proposed.

Responsible Party: Planning Board

Timeframe: Ongoing

3. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.

Responsible Party: Manager/Selectpersons

Timeframe: Ongoing

4. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

Responsible Party: Planning Board

Timeframe: Ongoing

5. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S. §4451.

Responsible Party: Manager/Selectpersons

Timeframe: Ongoing

6. Track new development in the community by type and location.

Responsible Party: Planning Board

Timeframe: Ongoing

7. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.

Responsible Party: Manager/Selectpersons

Timeframe: Ongoing

8. Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.

Responsible Party: Planning Board/Code Enforcement Officer

Timeframe: Ongoing

Appendices

Maps and Resources

Historic and Archaeological Resources

- Monson
- Archaeological Sites and Areas Sensitive for Prehistoric Archaeology

Water Resources

- Watershed Map
- Sand and Gravel Aquifer Map

Natural Resources

- Department of Inland Fisheries and Wildlife Wetland Characterization Map
- Department of Inland Fisheries and Wildlife Undeveloped Habitat Blocks & Connectors/Conserved Lands Map
- Department of Inland Fisheries and Wildlife Water Resources and Riparian Habitat Map
- Department of Inland Fisheries and Wildlife High Value Plant and Animal Habitat Map

- Natural Resources Co-occurrence Map

Agriculture and Forest Resources

- Monson Agricultural Resources Map

Transportation

- Monson Infrastructure Map

Existing Land Use

- Development Constraints Map
- Shoreland Zoning Map
- Zoning Map

Future Land Use

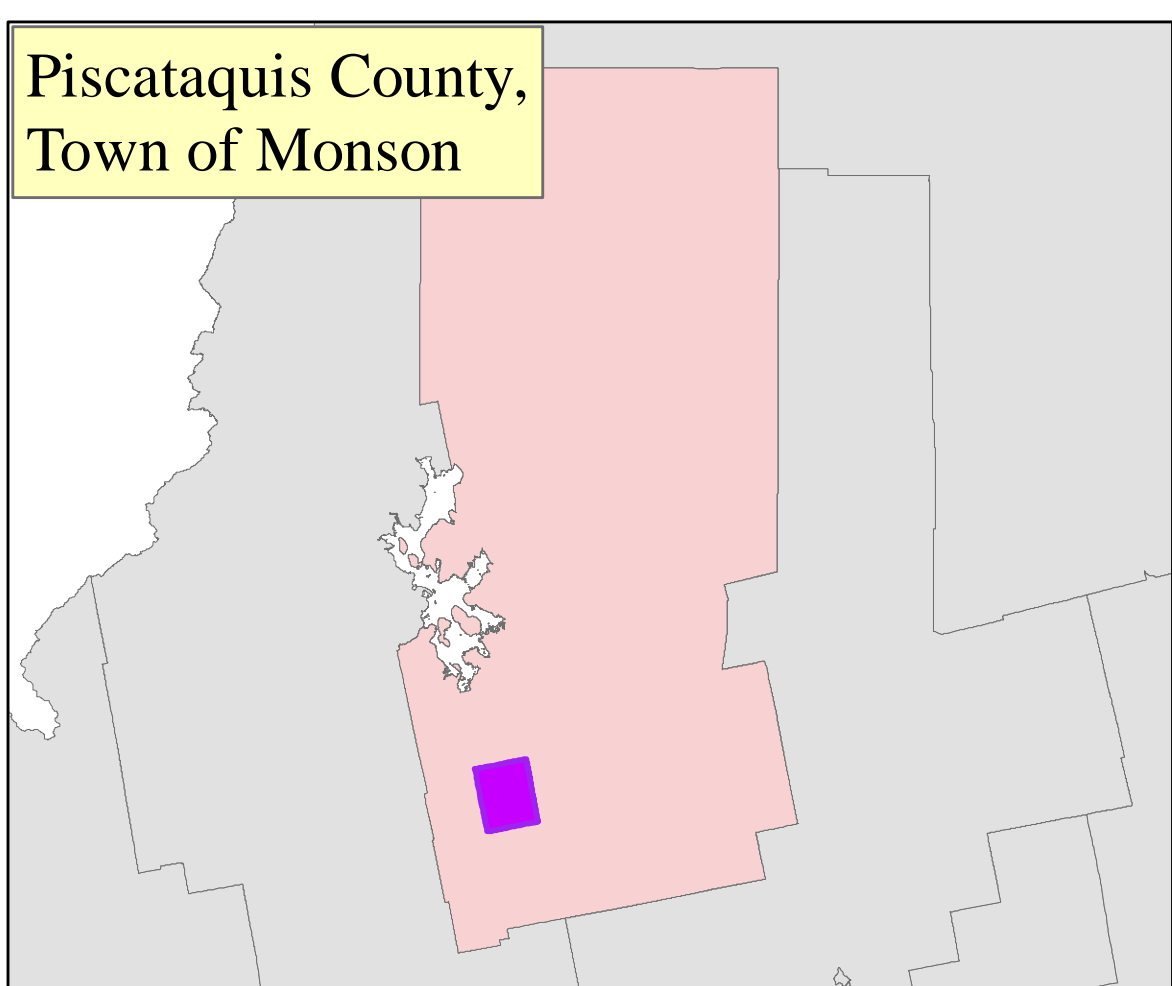
- Future Land Use Map

Historic and Archaeological Resources

- Monson
- Archaeological Sites and Areas Sensitive for Prehistoric Archaeology



USDA-NASA Aerial Photography Photo 040a



Monson Air Photo

Aerial Photo: NAIP 2015

Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2018



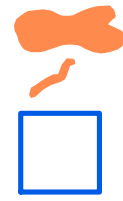
Legend

--- Municipal border

Known Archaeological Sites and Areas Sensitive for Prehistoric Archaeology* in Monson

information provided by
Maine Historic Preservation Commission
updated March 2012

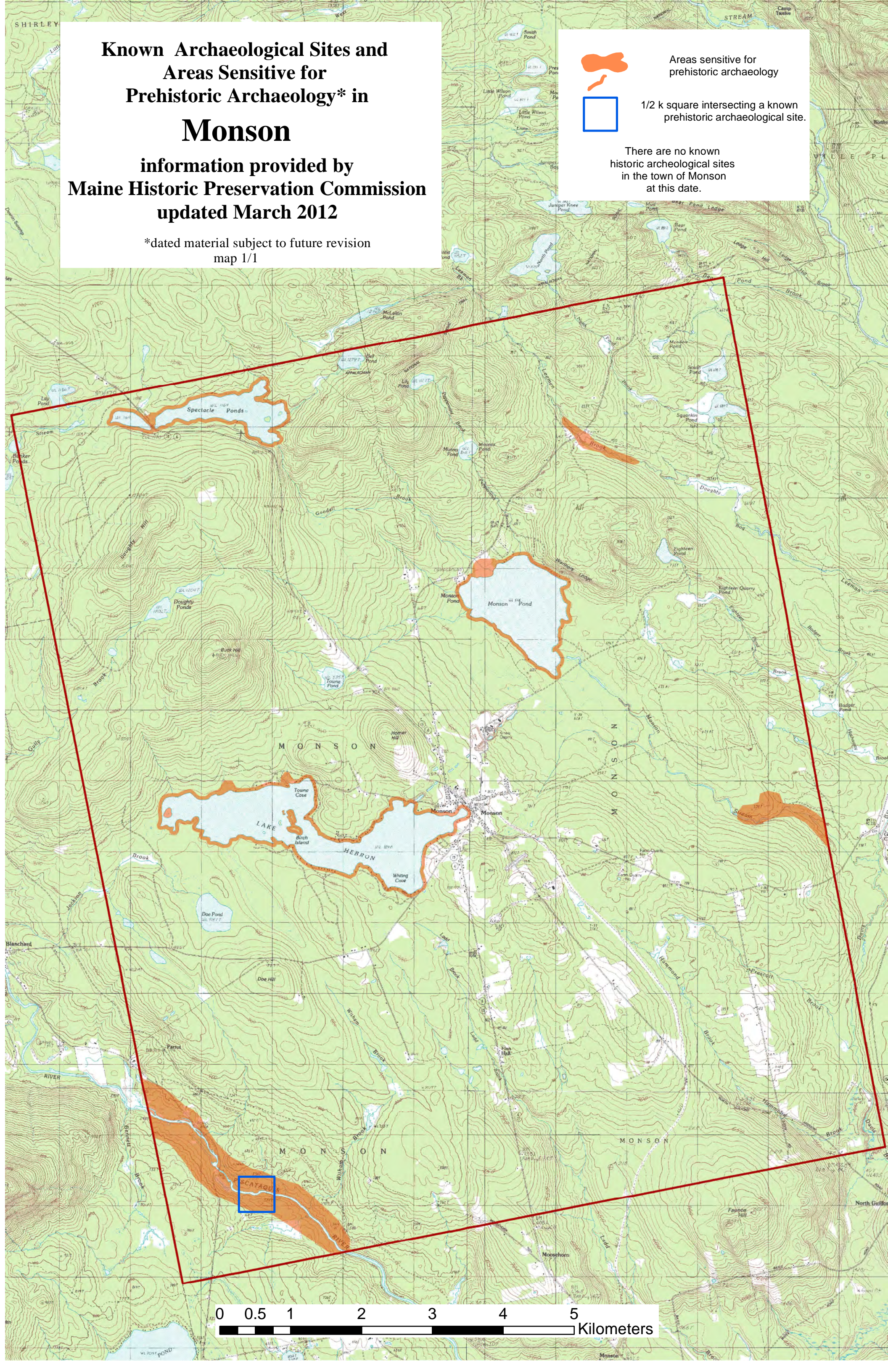
*dated material subject to future revision
map 1/1



Areas sensitive for
prehistoric archaeology

1/2 k square intersecting a known
prehistoric archaeological site.






There are no known
historic archeological sites
in the town of Monson
at this date.



Water Resources



- Watershed Map
- Sand and Gravel Aquifer Map

Monson

-  Political Boundaries
-  Lakes & Ponds
-  Watershed Boundaries
-  Wastewater Outfalls
-  Overboard Discharges



Significant Aquifers

-  10-50 gallons/min.
-  > 50 gallons/min.

Transportation Routes








-  Private & Parkways
-  State & Local Roads
-  Toll Highway

Land Use Risk on High Yield Sand & Gravel Aquifers



-  Moderate Risk
-  High Risk

Classifications

Rivers & Streams

- | | | |
|--|--------------------|--|
|  AA | Estuarine & Marine |  SA |
|  A | |  SB |
|  B | |  SC |
|  C | | |

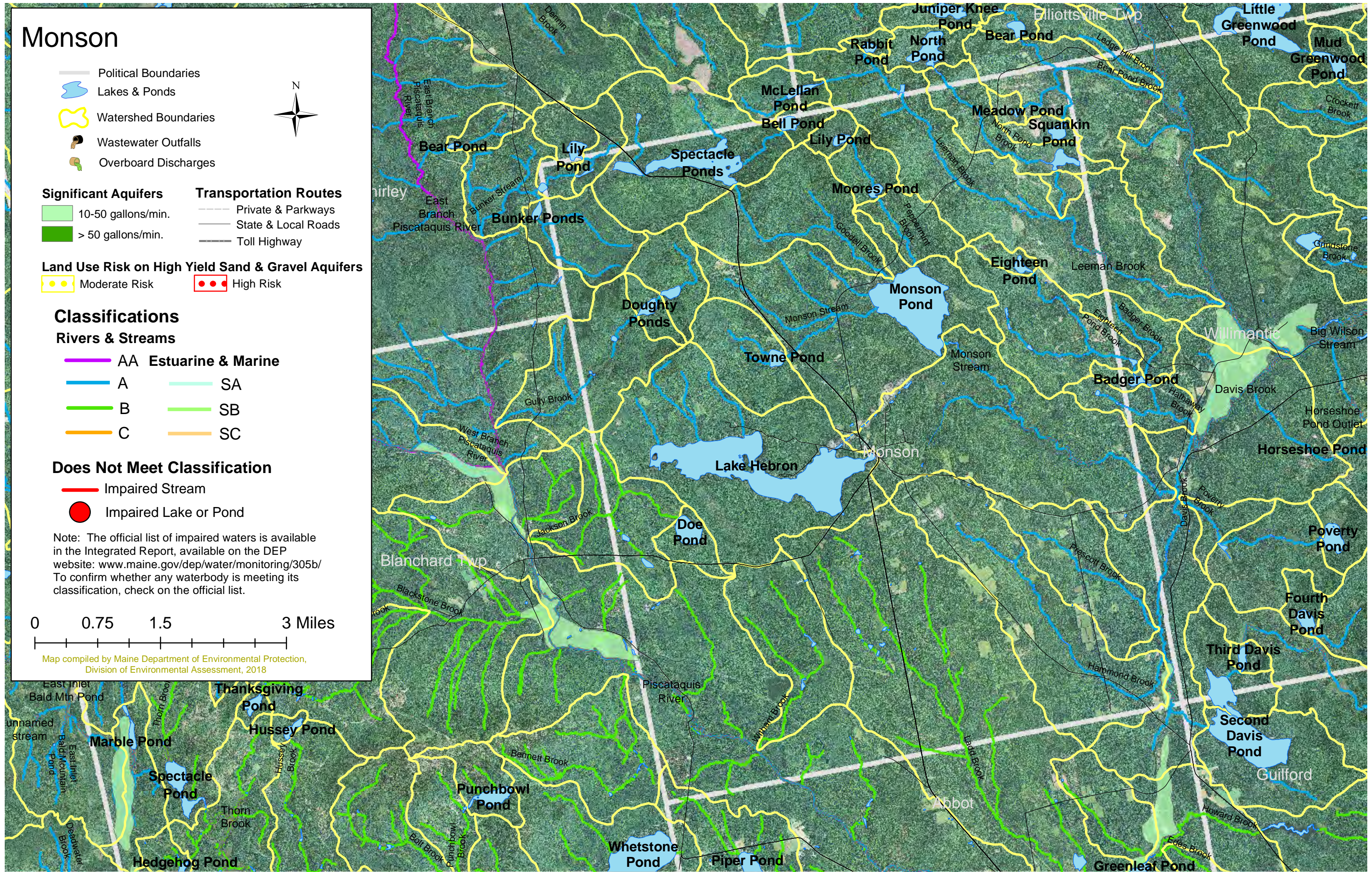
Does Not Meet Classification

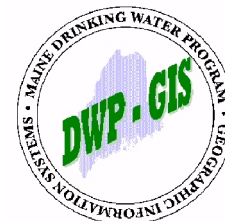
-  Impaired Stream
-  Impaired Lake or Pond

Note: The official list of impaired waters is available in the Integrated Report, available on the DEP website: www.maine.gov/dep/water/monitoring/305b/
To confirm whether any waterbody is meeting its classification, check on the official list.

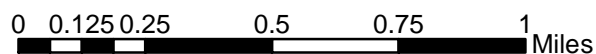
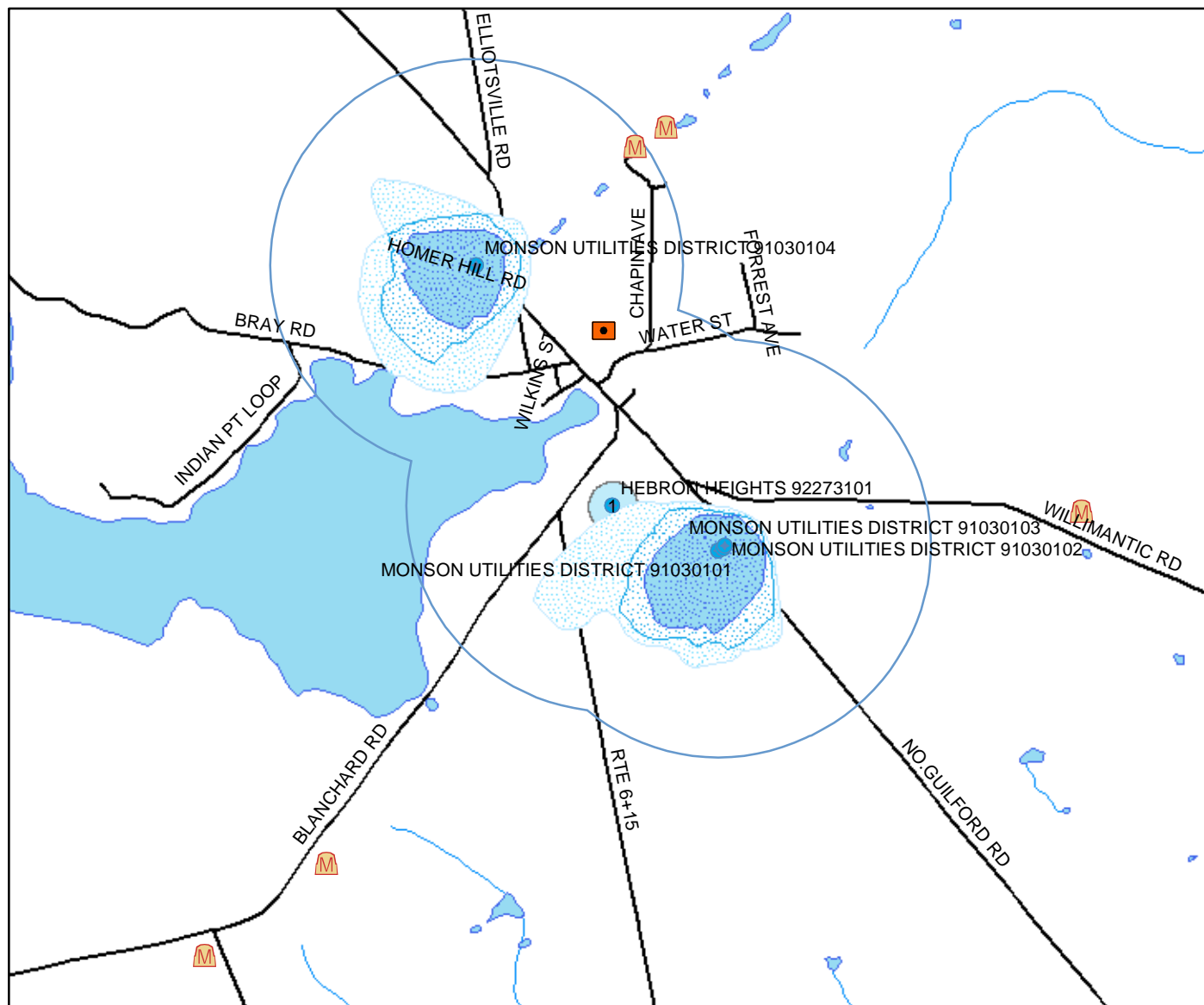
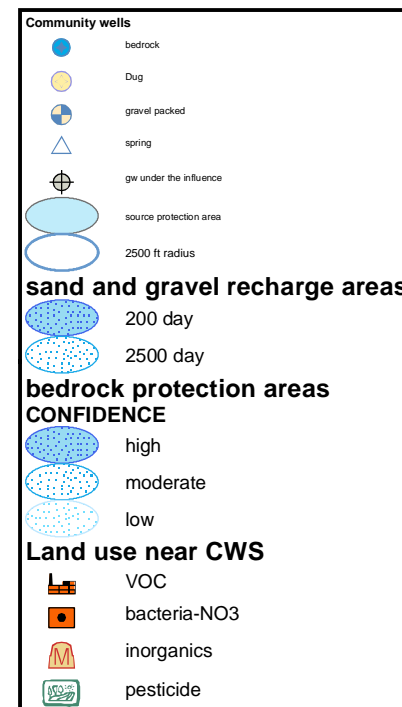
0 0.75 1.5 3 Miles

Map compiled by Maine Department of Environmental Protection,
Division of Environmental Assessment, 2018





This map accompanies the Source Water Assessment for the public water supply shown on the map. Please refer to the assessment for an explanation of the significance of the symbols on the map



ALT 10/02

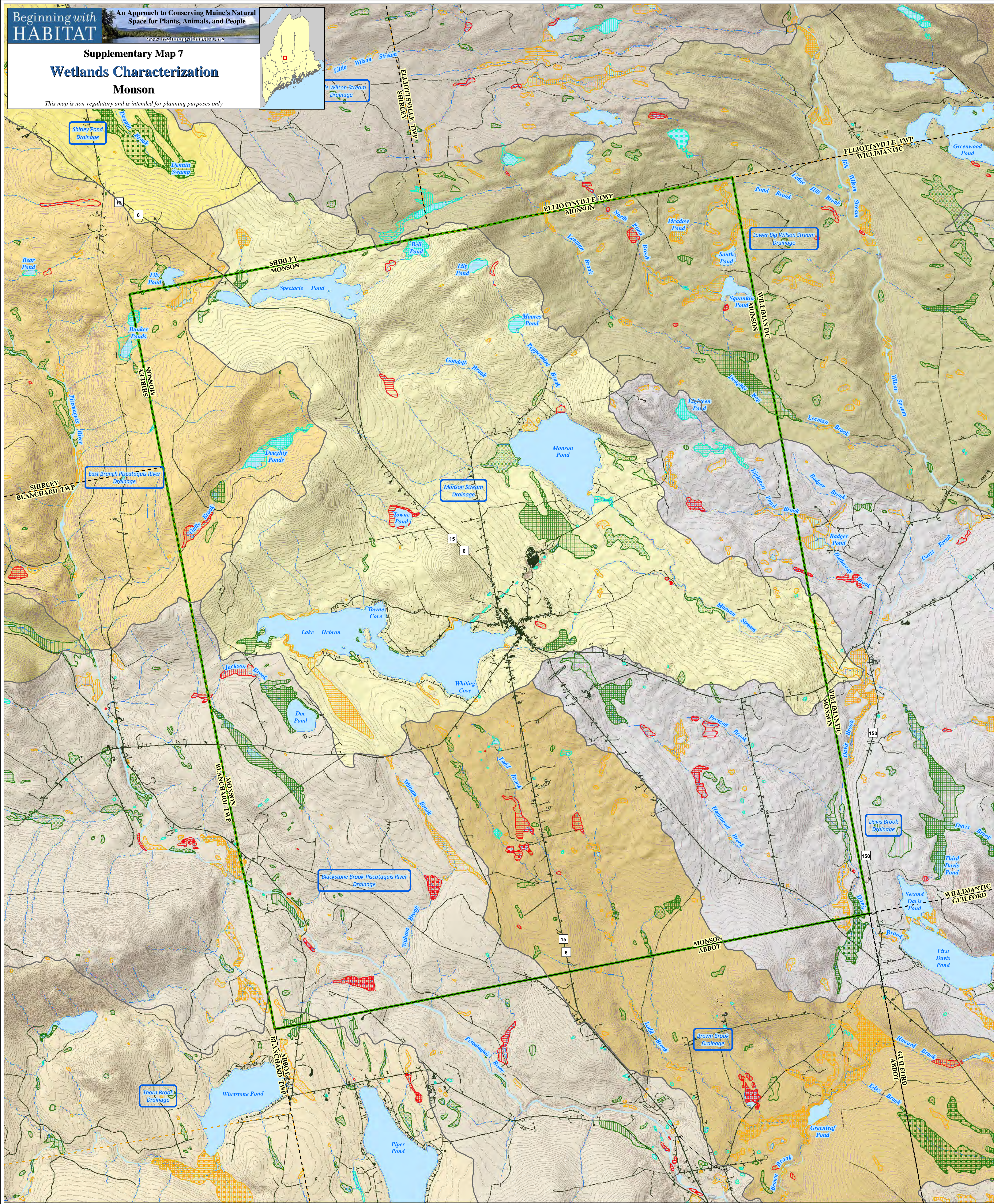
Community Source Water Protection Map

Natural Resources

- Department of Inland Fisheries and Wildlife Wetland Characterization Map
- Department of Inland Fisheries and Wildlife Undeveloped Habitat Blocks & Connectors/Conserved Lands Map
- Department of Inland Fisheries and Wildlife Water Resources and Riparian Habitat Map
- Department of Inland Fisheries and Wildlife High Value Plant and Animal Habitat Map
- Natural Resources Co-occurrence Map

Supplementary Map 7
Wetlands Characterization
Monson

This map is non-regulatory and is intended for planning purposes only



LEGEND

This map depicts all wetlands shown on National Wetland Inventory (NWI) maps, but categorized them based on a subset of wetland functions. This map and its depiction of wetland features neither substitute for nor eliminate the need to perform on-the-ground wetland delineation and functional assessment. In no way shall use of this map diminish or alter the regulatory protection that all wetlands are accorded under applicable State and Federal laws. For more information about wetlands characterization, contact Elizabeth Hertz at the Maine Department of Conservation (207-287-8061, elizabeth.hertz@maine.gov).

The Wetlands Characterization model is a planning tool intended to help identify likely wetland functions associated with significant wetland resources and adjacent uplands. Using GIS analysis, this map provides basic information regarding what ecological services various wetlands are likely to provide. These ecological services, each of which has associated economic benefits, include: floodflow control, sediment retention, finfish habitat, and/or shellfish habitat. There are other important wetland functions and values not depicted in this map. Refer to www.maine.gov/dep/water/wetlands/ipwefv2.html for additional information regarding wetland functions and values. Forested wetlands and small wetlands such as vernal pools are known to be underrepresented in the National Wetland Inventory (NWI) data used to create this map. The model developed to estimate the functions provided by each wetland could not capture every wetland function or value. Therefore, it is important to use local knowledge and other data sources when evaluating wetlands, and each wetland should be considered relative to the whole landscape/watershed when assessing wetland resources at a local level.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces including buildings and roads

Subwatersheds - The shaded, background polygons are subwatersheds (areas that drain to a particular lake, wetland, pond, river, stream, or the ocean). The subwatersheds are shaded to show topographic relief. This "hills shading" assumes the sun is shining from the northwest, so ridges and northwest-facing slopes appear light, whereas valleys and southeast-facing slopes appear dark. Because many areas of Maine are relatively flat, the topographic relief shown here has been exaggerated to make the details easier to see.

Wetland Functions: Fill Pattern

- RUNOFF / FLOODFLOW ALTERATION**
Wetlands provide natural stormwater control capabilities. As natural basins in the landscape, wetlands are able to receive, detain, and slowly release stormwater runoff. Wetland shelves along stream banks naturally regulate flood waters by providing an area for swollen stream flows to expand and slow, thereby protecting downstream properties. This map assigns Runoff/Floodflow Alteration Functions to wetlands that are (a) contained in a known flood zone, (b) associated with a surfacewater course or waterbody, and (c) with slope < 3%.
- AND/OR EROSION CONTROL / SEDIMENT RETENTION**
Wetlands act as natural sponges that can hold water, allowing suspended particles such as sediment to settle out. The dense vegetation in most wetlands helps to stabilize soil and slow water flows, thereby reducing scouring and bank erosion. This map assigns Erosion Control / Sediment Retention functions to wetlands with (a) slope < 3%; (b) emergent vegetation; and (c) close proximity to a river, stream, or lake.
- FINFISH HABITAT**
Wetlands with documented finfish populations, including wetlands adjacent to a river, stream, or lake.
- AND/OR SHELLFISH HABITAT**
Inland wetlands and streams can directly affect the status of coastal shellfish harvest areas. Fecal coliform bacteria and waterborne nutrients resulting from land use changes away from the coast can travel via surface water to harvestable flats. One failed septic system near a stream could close a mudflat several miles away. Excessive nutrients can reduce water clarity and stimulate epiphytic growth that degrades eelgrass meadows. Conservation of freshwater wetlands and stream buffers in coastal watersheds is a key component in marine resource conservation. This map assigns a Shellfish Habitat function to wetlands within 0.5 miles of (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds OR palustrine wetlands directly connected by a stream of < 0.5 mile in length to (a) identified shellfish habitat, (b) identified shellfish closure areas, or (c) mapped eelgrass beds.
- PLANT/ANIMAL HABITAT**
Nearly all wildlife species, and many of Maine's plant species, depend on wetlands during some part of their life cycle. For the purposes of this map, wetlands containing open water or emergent vegetation, 3 or more wetland vegetation classes (see below), and within 1/4 mile of a known rare, threatened, or endangered plant or animal occurrence, within 1/4 mile of a mapped significant or essential habitat, or within 1/4 mile of a rare or exemplary natural community have been assigned this function. Rare element occurrences and mapped habitats can be found on Map 2 High Value Plant & Animal Habitats.
- OTHER FUNCTIONS**
CULTURAL/EDUCATIONAL Wetlands within 1/4 mile of a boat ramp or school have been assigned this value as these wetlands are likely candidates for use as outdoor classrooms, or similar social benefits. Wetlands rated for other functions listed above may also demonstrate cultural/educational values although not expressly shown.
OR
NO DOCUMENTED FUNCTION. The basis of this characterization is high altitude aerial photos. Photo quality often limits the information that can be interpreted from small wetland features, or those with dense canopy cover. Although not assigned a function under this study, ground surveys may reveal that these wetlands have multiple functions and values.

Wetland Class: Fill Color

- Aquatic Bed (floating or submerged aquatic vegetation), Open Water
- Emergent (herbaceous vegetation), Emergent/Forested Mix (woody vegetation >20 ft tall), Emergent/Shrub-Scrub Mix (woody vegetation <20 ft tall)
- Forested, Forested/Shrub-scrub
- Shrub-scrub
- Other (rocky shore, streambed, unconsolidated shore, reef, rocky bottom)

National Wetlands Inventory (NWI) maps (the basis of wetlands shown on this map) are interpreted from high altitude photographs. NWI Wetlands are identified by vegetation, hydrology, and geography in accordance with "Classification of Wetlands and Deepwater Habitats" (FWS/OBS-79/31, Dec 1979). The aerial photographs document conditions for the year they were taken. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, State, or local government. NWI maps depict general wetland locations, boundaries, and characteristics. They are not a substitute for on-ground, site-specific wetland delineation.

Data Sources

- DATA SOURCE INFORMATION**
(note: italicized file names can be downloaded from Maine Office of GIS)
- TOWNSHIP BOUNDARIES
Maine Office of GIS (2015); *metwp24*
 - ROADS
Maine Office of GIS, Maine Department of Transportation (2015); *medatub*
 - HYDROLOGY
Maine Office of GIS, U.S. Geological Survey (2010); *NHD*
 - DEVELOPED
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015)
 - NATIONAL WETLANDS INVENTORY (NWI)
Maine Office of GIS (2015); *NWI*
 - DRAINAGE DIVIDES
Maine Office of GIS (2015); *medrdrd*
- DATA SOURCE CONTACT INFORMATION**
Maine Office of GIS: <http://www.maine.gov/megis/>
Maine Department of Transportation: <http://www.maine.gov/dot/>
Maine Department of Agriculture, Conservation and Forestry:
<http://www.maine.gov/dacf/planning/index.html>
Maine Geological Survey: <http://www.maine.gov/doc/nr/mc/mgs/mgs.htm>

DIGITAL DATA REQUEST
To request digital data for a town or organization, visit our website.
http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

Primary Map 3
Undeveloped Habitat Blocks & Connectors and Conserved Lands
Monson

This map is non-regulatory and is intended for planning purposes only



LEGEND

This map highlights undeveloped natural areas likely to provide core habitat blocks and habitat connections that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connections provide necessary opportunities for wildlife to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to moving wildlife. By maintaining a network of interconnected blocks towns and land trusts can protect a wide variety of Maine's species—both rare and common—to help ensure rich species diversity long into the future. Maintaining a network of these large rural open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest

Habitat Blocks

- Development Buffer (pale transparency)**
250-500 foot buffer around improved roads and developed areas based on development intensity.
- Undeveloped Habitat Block**
Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Approximate Road Crossing Habitat Connections

Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

Undeveloped Block Connectors

- Likely road crossing areas linking undeveloped habitat blocks greater than 100 acres. The threat of habitat fragmentation and animal mortality corresponds to traffic volume.
- Yellow lines represent habitat road crossings with daily traffic volumes less than 2000 vehicles per day.
- Red lines represent habitat road crossings with daily traffic volumes greater than 2000 vehicles per day.

Riparian Connectors

- Likely crossing locations for wetland dependent species moving between waterways and wetlands divided by roads.
- Blue lines represent riparian road crossings with daily traffic volumes less than 2000 vehicles per day.
- Purple lines represent riparian road crossings with daily traffic volumes greater than 2000 vehicles per day.

Highway Bridge Connectors

- Highway bridges along I-95 and I-295 that span riparian habitat connecting adjacent but separated habitat blocks. These are locations where species are likely to take advantage of infrastructure to move between habitat blocks.

Conserved Lands

The State of Maine's conserved lands database includes lands in federal, state, and non-profit ownership. It does not include many privately owned conservation lands, especially those protected by local land trusts, or town owned conservation lands. For the most accurate and current information about land ownership, consult with the local assessor and/or other local land management agencies. If public access potential to any of the properties displayed here is uncertain, landowners should be contacted to determine if permission is necessary.

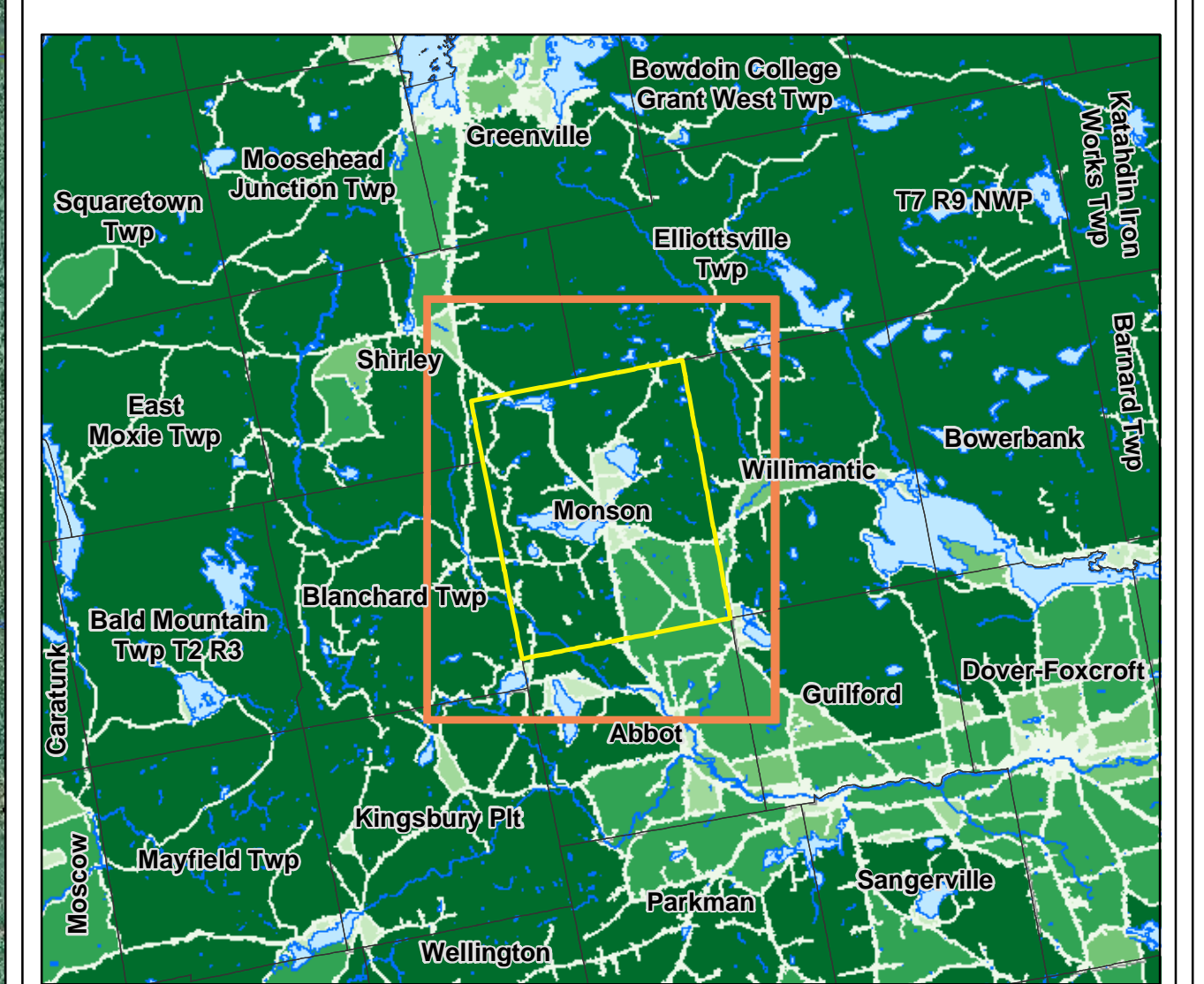
Ownership Type (transparent layers)

- Federal**
National parks, forests, and wildlife refuges. (Includes Canadian conserved lands.)
- State**
Wildlife Management Areas and other properties managed by the Department of Inland Fisheries and Wildlife, state parks, and parcels managed by the Bureau of Parks & Lands.
- Municipal**
Town parks, water district properties, community forests, etc.
- Private Conservation**
Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coast Heritage Trust, Trust for Public Land, and local land trusts.
- Easement**
Voluntary legal agreements that allow landowners to realize economic benefit by permanently restricting the amount and type of future development and other uses on all or part of their property as they continue to own and use it.

Aerial Imagery

Aerial imagery is often the best tool available to visualize existing patterns of development and resulting changes in the natural landscape. By depicting undeveloped habitat blocks, habitat connectors and conserved lands with aerial photos, the map user can more easily identify opportunities to expand the size and ecological effectiveness of local conservation efforts.

Regional Undeveloped Blocks



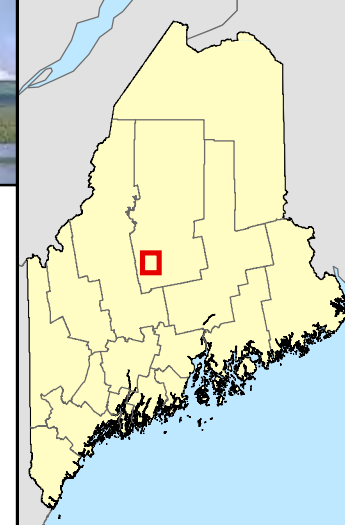
- Developed Areas
 - 0 - 250 acres
 - 250-500 acres
 - 500-1,000 acres
 - 1,000-5,000 acres
 - > 5,000 acres
- 1 : 325,000 1 inch equals 5 miles

Data Sources

- DATA SOURCE INFORMATION**
- TOWNSHIP BOUNDARIES**
Maine Office of GIS: metwp24 (2013)
- ROADS**
Maine Office of GIS, Maine Department of Transportation: medotpub (2015)
- HYDROLOGY**
U.S. Geological Survey: NHD_Maine (2012)
- UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS**
Maine Department of Inland Fisheries and Wildlife (2015)
- CONSERVATION LANDS**
Maine Department of Agriculture, Conservation, and Forestry, Land Use Planning Commission, Maine Department of Inland Fisheries and Wildlife:
Conserved Lands (2015)
- AERIAL IMAGERY**
U.S. Department of Agriculture: NAIP 2013 - state-wide 1-meter color orthoimagery
- DATA SOURCE CONTACT INFORMATION**
Maine Office of GIS - <http://www.maine.gov/imegis/catalog/>
Maine Dept. of Agriculture, Conservation and Forestry - <http://www.maine.gov/dacf/>
Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifw/>
Maine Department of Transportation - <http://www.maine.gov/mdot/>
Maine Department of Environmental Protection - <http://www.maine.gov/dep/>

DIGITAL DATA REQUEST
To request digital data for a town or organization, visit our website: http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

This map is nonregulatory and is intended for planning purposes only

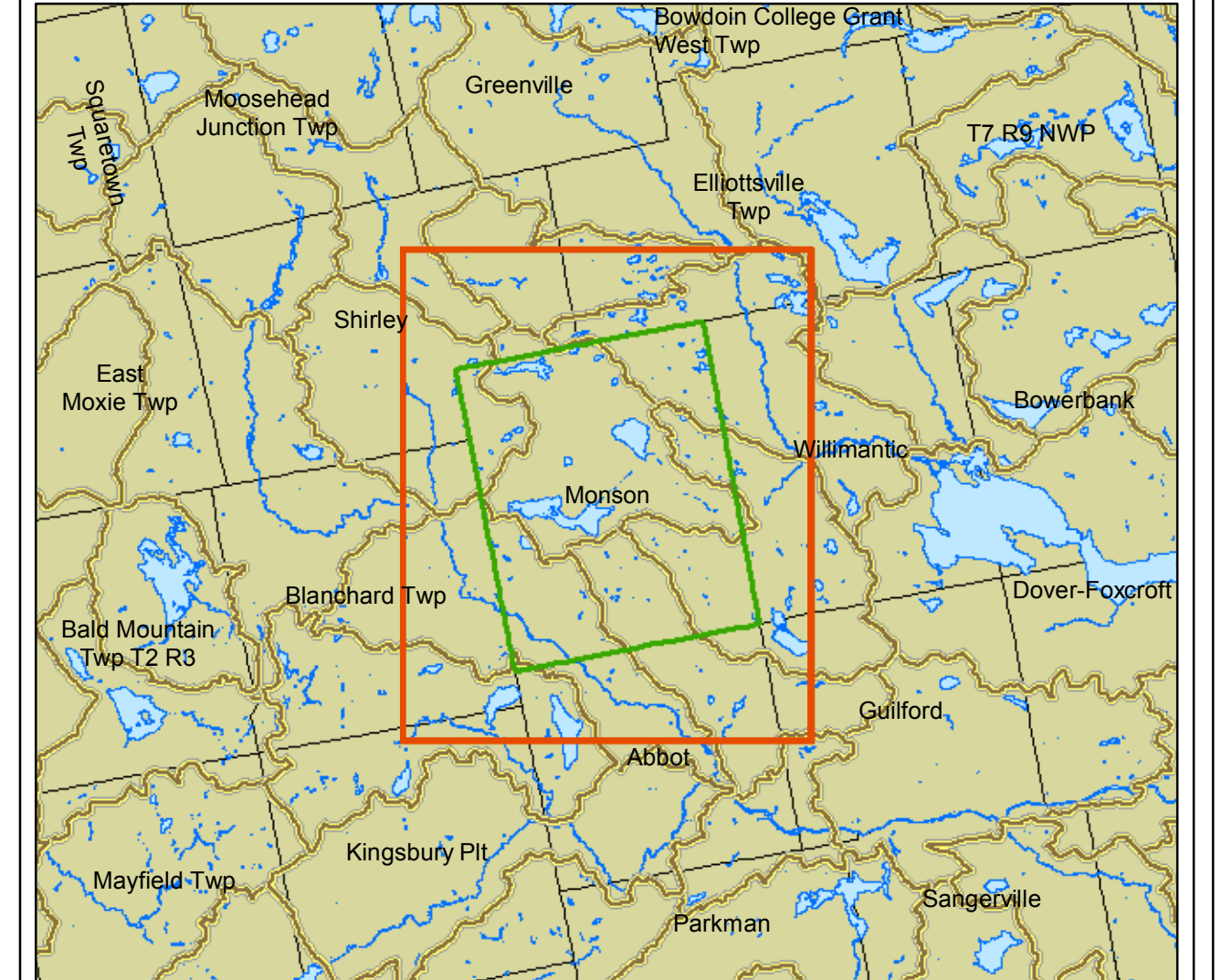


LEGEND

This map depicts riparian areas associated with major surface water features and important public water resources. This map does not depict all streams or wetlands known to occur on the landscape and should not be used as a substitute for on the ground surveys. This map should be used as a planning reference only and is intended to illustrate the natural hydrologic connection between surface water features. Protecting riparian habitats protects water quality, maintains habitat connections, and safeguards important economic resources including recreational and commercial fisheries.

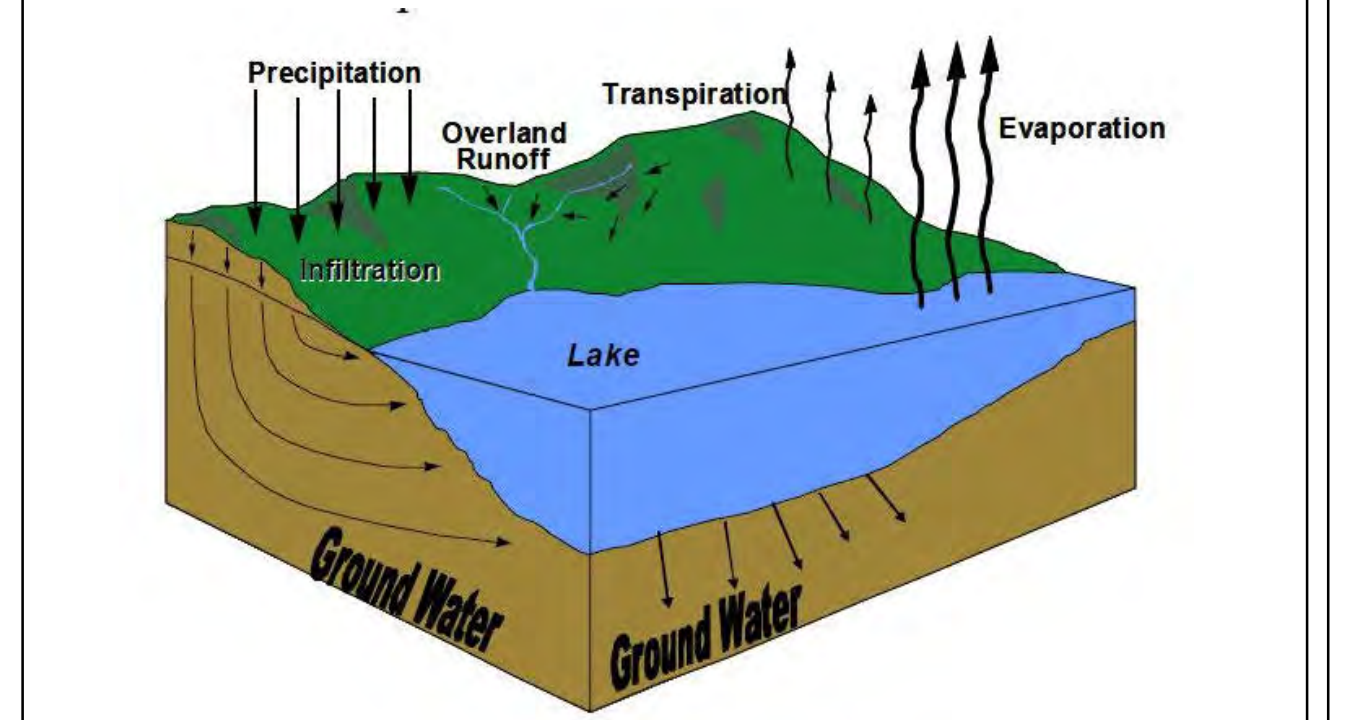
- Selected Town or Area
- Organized Township Boundary
- Unorganized Township
- Developed - Impervious surfaces including buildings and roads
- Drainage divides - These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine.
- NWI Wetlands - National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance.
- Riparian Habitat - depicted using common regulatory zones including a 250-foot-wide strip around Great Ponds (ponds > 10 acres), rivers, coastline, and wetlands > 10 acres and a 75-foot-wide strip around streams. Riparian areas depicted on this map may already be affected by existing land uses.
- Shellfish Growing Areas - The Maine Department of Marine Resources maps growing areas for economically important shellfish resources. This map depicts softshell and hard clam resources in order to illustrate the relation of these resources to streams and shoreline areas vital to their conservation.
- Brook Trout Habitat - Streams and ponds, buffered to 100 feet, where wild brook trout populations have been documented, or managed to enhance local fisheries.
- Public Water Supply Wells
- Source protection area - Buffers that represent source water protection areas for wells and surface water intakes that serve the public water supply. Their size is proportional to population served and/or by the type of water supply system. These buffers range from 300 to 2,500 feet in radius.
- Aquifers - flow of at least 10 gallons per minute

Regional View of Watersheds



A watershed includes all of the land that drains to a common waterbody. The areas within the watershed are linked ecologically by the water, sediment, nutrients, and pollutants that flow through them. For the purpose of mapping "hydrological units," watersheds are often grouped into larger drainages or divided into smaller ones depending on the map's scale. Drainage divides (shown on main map as yellow lines), are the smallest hydrological units and generally drain into small ponds, wetlands, or streams. These units are grouped into subwatersheds (HU12) and are represented on the inset map above by the yellow-brown outlines.

Relationship of Ground Water and Surface Water



Precipitation is the source of all water. Surface water and ground water are related. Drinking water can come from either source. Ground contaminants can affect both. The relationship between ground water and surface water is part of the hydrologic cycle. Precipitation that falls from the atmosphere as rain or snow reaches the land surface and recharges rivers, lakes, wetlands, and other surface bodies of water directly through overland runoff. Surface water also seeps into the ground through infiltration and eventually reaches the ground water, or through evaporation, returns to the atmosphere. Water evaporates from leaves and stems of plants through transpiration.

Shoreland Zoning

Maine's Mandatory Shoreland Zoning Act is intended to protect water quality, conserve wildlife habitat, and preserve the natural beauty of Maine's shoreline areas. Successful implementation requires local awareness of and appreciation for surface water resources and effective enforcement of setback and buffer requirements.

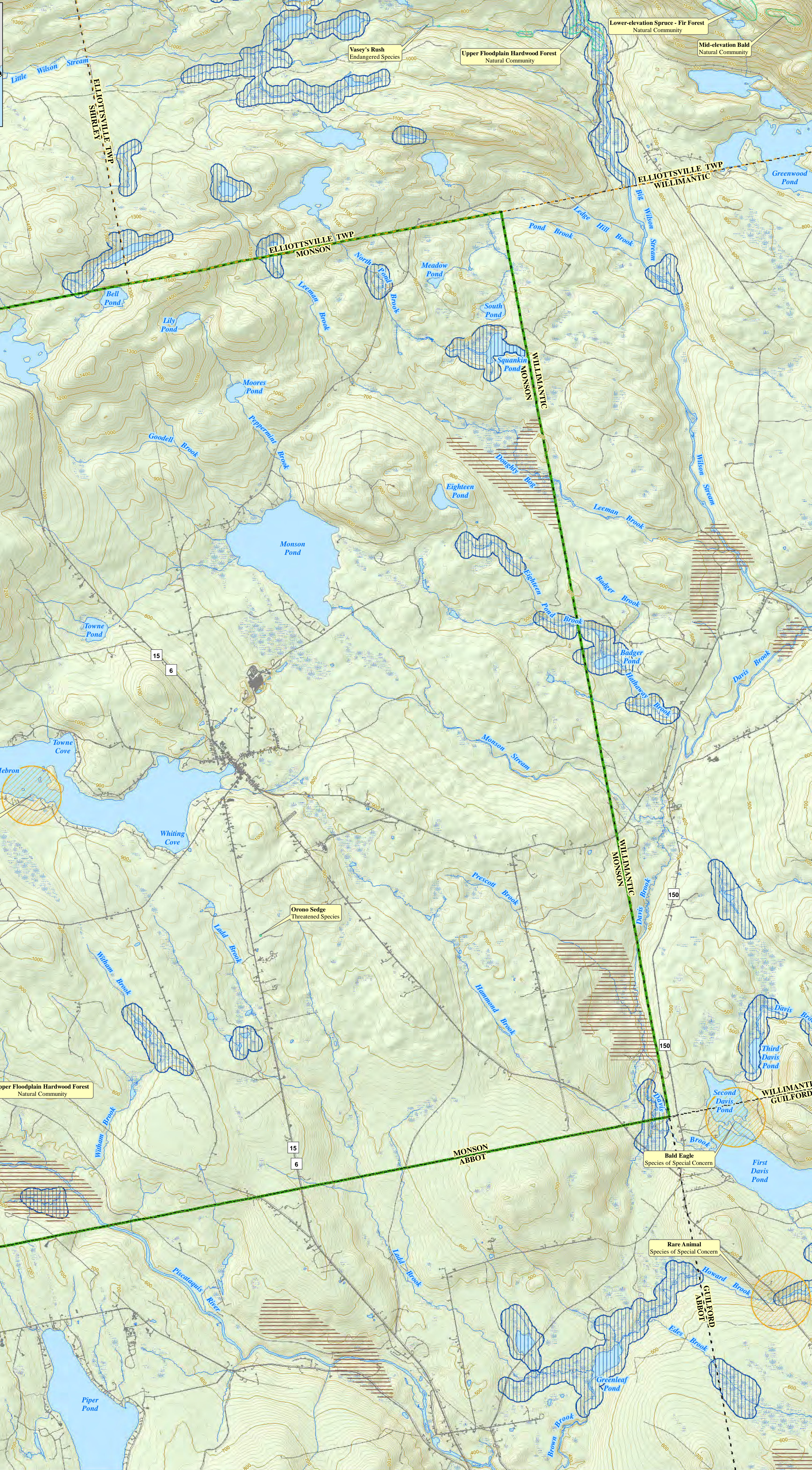
- At a minimum, Maine's shoreland zones include all land within:
- 250 feet of the high-water line of any pond over 10 acres, any river that drains at least 25 square miles, and all tidal waters and saltwater marshes;
 - 250 feet of a freshwater wetland over 10 acres (except "forested" wetlands); and
 - 75 feet of a stream that is either an outlet stream of a great pond, or located below the confluence of two perennial streams as depicted on a USGS topographic map.

Shoreland zoning encourages towns to provide greater protection to their local water resources by applying shoreland zone protections to additional resource types such as smaller streams and wetlands, and rare terrestrial features. For specific guidance regarding Maine's Mandatory Shoreland Zoning Act contact the Dept. of Environmental Protection Shoreland Zoning Unit: 207-287-3901 (Augusta), 207-822-6300 (Portland), 207-941-4116 (Bangor), www.maine.gov/dep/biwd/docstand/zipage.htm

Data Sources

DATA SOURCE INFORMATION	SHELLFISH
TOWNSHIP BOUNDARIES Maine Office of GIS (2013); metwp24	Maine Department of Marine Resources; softshell_claims, hard_claims
ROADS Maine Office of GIS, Maine Department of Transportation (2015); medotpub	RIPIANIAN BUFFERS Maine Office of GIS, Maine Natural Areas Program (2011)
HYDROLOGY USGS National Hydrography Dataset (NHD) Maine (2012)	WELLS, WELL BUFFERS Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2011); wells, wellbuf
DEVELOPERS Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015); espeweb_change_2015	AQUIFERS Maine Office of GIS, Maine Geological Survey (2011); aquifer_polygons
NATIONAL WETLANDS INVENTORY U.S. Fish & Wildlife Service (2015); NWI	DRAINAGE DIVIDES Maine Office of GIS (1994); medrdrvd
	BROOK TROUT HABITAT Maine Department of Inland Fisheries & Wildlife (2011)
DATA SOURCE CONTACT INFORMATION	
Maine Office of GIS: http://www.maine.gov/mgis/	
Maine Department of Marine Resources: http://www.maine.gov/dmr/	
Maine Department of Transportation: http://www.maine.gov/dot/	
Maine Geological Survey: http://www.maine.gov/doc/mr/mr/mr/mr.htm	
Maine Department of Inland Fisheries & Wildlife: http://www.maine.gov/wildlife/index.html	

DIGITAL DATA REQUEST
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LEGEND

Beginning with Habitat (BwH) is a voluntary tool intended to assist landowners, resource managers, planners, and municipalities in identifying and making informed decisions about areas of potential natural resource concern. This data includes the best available information provided through BwH's coalition partners as of the map date, and is intended for information purposes only. It should not be interpreted as a comprehensive analysis of plant and animal occurrences or other local resources, but rather as an initial screen to flag areas where agency consultation may be appropriate. Habitat data sets are updated continuously as more accurate and current data becomes available. However, as many areas have not been completely surveyed, features may be present that are not yet mapped, and the boundaries of some depicted features may need to be revised. Local knowledge is critical in providing accurate data. If errors are noted in the current depiction of resources, please contact our office. Some habitat features depicted on this map are regulated by the State of Maine through the Maine Endangered Species Act (Essential Habitats and Threatened and Endangered Species Occurrences) and Natural Resources Protection Act (Significant Wildlife Habitat). We recommend consultation with MDIFW Regional Biologists or MNAF Ecologists if activities are proposed within resource areas depicted on this map. Consultation early in the planning process usually helps to resolve regulatory concerns and minimize agency review time. For MDIFW and MNAF contact information, visit <http://www.beginningwithhabitat.org/contacts/index.html>.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads

Rare, Threatened, or Endangered Wildlife

Known rare, threatened, or endangered species occurrence and/or the associated habitats based on species sightings.

Consult with an MDIFW regional biologist to determine the relative importance and conservation needs of the specific location and supporting habitat. The names of some species have been masked with a "Rare Animal" designation on the map for further protection. Consult with a Maine Natural Areas Program (MNAF) Ecologist to determine conservation needs of particular species. For more information regarding rare plants, the complete list of tracked species and fact sheets for those species can be found at: http://www.maine.gov/fw/wildlife/endangered/known_species_mn.htm, for species specific fact sheets.

The Federal Endangered Species Act requires actions authorized, funded, or carried out by federal agencies be reviewed by the U. S. Fish and Wildlife Service. If your project occurs near an occurrence of the Atlantic Salmon, Roseate Tern, Piping Plover, Canada Lynx, New England Cottontail, Furbish's Lousewort, or Small-whorled Pagnonia contact the Maine Field Office, USFWS, 1168 Main St., Old Town, ME 04468.

Rare or Exemplary Plants and Natural Communities

Rare Plant Locations

Known rare, threatened, or endangered plant occurrences are based on field observations. The names of some species have been masked with a "Rare Plant" designation on the map for further protection. Consult with a Maine Natural Areas Program (MNAF) Ecologist to determine conservation needs of particular species. For more information regarding rare plants, the complete list of tracked species and fact sheets for those species can be found at: <http://www.maine.gov/doc/nrc/mnap/features/plantlist.htm>

Rare or Exemplary Natural Community Locations

The MNAF has classified and distinguished 98 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (rare) through 5 (common). Mapped rare natural communities or ecosystems, or exemplary examples of common natural communities or ecosystems, are based on field surveys and aerial photo interpretation. Consult with an MNAF Ecologist to determine conservation needs of particular communities or ecosystems.

Essential Wildlife Habitats

Roseate Tern Nesting Area or Piping Plover-Least Tern Nesting, Feeding, & Brood-Rearing Area

Maine's Department of Inland Fisheries & Wildlife (MDIFW, www.state.me.us/fw) maps areas currently or historically providing habitat essential to the conservation of endangered or threatened species as directed by the Maine Endangered Species Act (12 M.R.S.A., Chapter 925, Subchapter 3, Sections 12804 and 12806) and regulations (MDIFW Rules, Chapter 8.05). Identification of Essential Habitat areas is based on species observations and confirmed habitat use. If a project occurs partly or wholly within an Essential Habitat, it must be evaluated by MDIFW before state and/or municipal permits can be approved or project activities can take place.

Significant Wildlife Habitats

Candidate Deer Wintering Area
 Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures. Assessing the current value of a deer wintering area requires on-site investigation and verification by IF&W staff. Locations depicted should be considered as approximate only.

Inland Waterfowl / Wading Bird
 Freshwater breeding, migration/staging, and wintering habitats for inland waterfowl or breeding, feeding, loafing, migration, or roosting habitats for inland wading birds.

Seabird Nesting Island
 An island, ledge, or portion thereof in tidal waters with documented, nesting seabirds or suitable nesting habitat for endangered seabirds.

Shorebird Areas
 Coastal staging areas that provide feeding habitat like tidal mud flats or roosting habitat like gravel bars or sand spits for migrating shorebirds

Tidal Waterfowl / Wading Bird
 Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migrating, or roosting areas for coastal wading birds. Tidal Waterfowl/Wading Bird habitats include aquatic beds, eelgrass, emergent wetlands, mudflats, seaweed communities, and reefs.

Significant Vernal Pools
 A pool depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark. A vernal pool must have the following characteristics: natural origin, nonpermanent hydroperiod, lack permanently flowing inlet or outlet, and lack predatory fish.

Maine's Natural Resources Protection Act

Maine's Natural Resources Protection Act (NRPA, 1988) is administered by the Maine Department of Environmental Protection (MDEP; <http://www.maine.gov/dep/blwq/docstand/nrpape.htm>) and is intended to prevent further degradation and loss of natural resources in the state, including the above Significant Wildlife Habitats that have been mapped by MDIFW. MDEP has regulatory authority over most Significant Wildlife Habitat types. The regional MDEP office should be consulted when considering a project in these areas.

Atlantic Salmon Spawning/Rearing Habitat

Atlantic Salmon Rearing Habitat
 Atlantic Salmon Spawning Habitat
 Atlantic Salmon Limited Spawning Habitat

Mapped by Atlantic Salmon Commission (ASC) and US Fish & Wildlife Service (USFWS) from field surveys on selected Penobscot and Kennebec River tributaries and the Dennys, Ducktrap, East Machias, Machias, Pleasant, Narragagus, and Sheepsfoot Rivers.

Data Sources

DATA SOURCE INFORMATION
 TOWNSHIP BOUNDARIES
 Maine Office of GIS: *Metwp24* (2013)
 ROADS
 Maine Office of GIS, Maine Department of Transportation: *Medotpub* (2015)
 HYDROLOGY
 U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)
 DEVELOPED
 Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2015)
 ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS
 Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: *DWA, ETSC, Eplvrm, Ehltrm, IWWH, Sm, Shorebird, TWWH* (2003-2015)
 RARE NATURAL COMMUNITIES & PLANTS
 Maine Natural Areas Program: *MNAF_ess* (2015)
 ATLANTIC SALMON HABITAT
 Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Asha63* (2013)

DATA SOURCE CONTACT INFORMATION
 Maine Office of GIS: <http://www.maine.gov/mgis/catalog/>
 Maine Natural Areas Program: <http://www.maine.gov/doc/nrc/mnap/index.html>
 Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/fw/>
 U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfofmaine.fws.gov>
 Maine Atlantic Salmon Commission: <http://www.maine.gov/asc/>
 Maine Department of Transportation: <http://www.maine.gov/mdot/>

DIGITAL DATA REQUEST
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Supplementary Map
Natural Resource Co-occurrence

Monson

This map is non-regulatory and is intended for planning purposes only



Legend

This map represents the concentration of selected environmental asset data layers overlaid on the landscape. Its purpose is to highlight a given area's relative conservation values as an aid in planning. It offers a generalized and subjective view and should be considered as a starting point for discussion. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, areas of undeveloped land, and conserved properties. Listed plant and animal species attributes have been weighted based on qualitative features, such as rarity or size, and are noted below. Co-occurrence modeling is extremely flexible, allowing for the addition, substitution, and relative weighting of data and attributes that best reflect the particularities and priorities of a given area or community. This map draws on data that is depicted on the standard Beginning with Habitat map set, but should still be considered as both supplementary and as work in development.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads
- Conservation Land

Selected Resource Layers and Assigned Values

Geographic Information System (GIS) software provides a ready means to help identify areas of high resource co-occurrence. The selected data layers of interest are assigned a relative weight, or value, and then overlaid on one another. The values are then summed, classified, and symbolized, revealing the concentration of attributes in a given landscape. (Some of the layers listed may not apply to, or be present on, the area represented by this map.)

Rare and Exemplary Natural Communities

- S1 (Critically Imperiled), Value of 4
- S2 (Imperiled), Value of 4
- S3 (Rare), Value of 3
- S4 and S5 with A or B viability (Exemplary), Value of 3

Rare Plants

- S1 (Endangered), Value of 3
- S1S2 - S2 (Threatened), Value of 2
- S2S3 - S3 (Special Concern), Value of 1

Listed Animals

- Endangered Species (with buffer), Value of 3
- Threatened Species (with buffer), Value of 2
- Species of Special Concern (with buffer), Value of 1

Significant Wildlife Habitats

- Shorebird Habitat, Value of 3
- Seabird Nesting Islands, Value of 3
- Essential Wildlife Habitat, Value of 3
- Wading Bird and Waterfowl Habitats (inland and tidal), Value of 2
- Deer Wintering Areas, Value of 1
- Significant Vernal Pools (with 500' buffer), Value of 1
- Atlantic Salmon Habitat, Value of 2
- Heritage Brook/Trout Waters, Value of 2
- Shellfish Beds, Value of 1

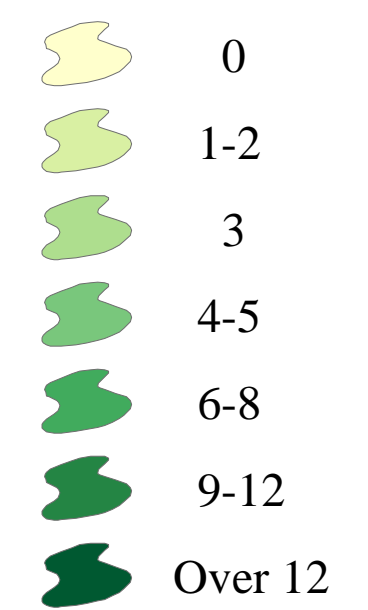
Riparian Zones and Water Resources

- Tidal waters 250' buffer, Value of 2
- Great Ponds 250' buffer, Value of 1
- Rivers 250' buffer, Value of 1
- Streams 75' buffer, Value of 1
- Wetlands greater than 10 acres plus 250' buffer, Value of 1
- Wetlands less than 10 acres plus 75' buffer, Value of 1
- Groundwater Aquifers, Value of 1

Undeveloped Habitat Blocks

- Areas over 1200 acres, Value of 3
- Areas of 600 to 1200 acres, Value of 2
- Areas of 200 to 600 acres, Value of 1

Sum of Attribute Values



Focus Areas

Focus Areas of Statewide Ecological Significance

(note: not present in all regions)
Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Maps 1-3). Focus area boundaries were drawn by MNAP and MDIFW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: <http://www.maine.gov/dacf/mapfocusarea/index.htm>

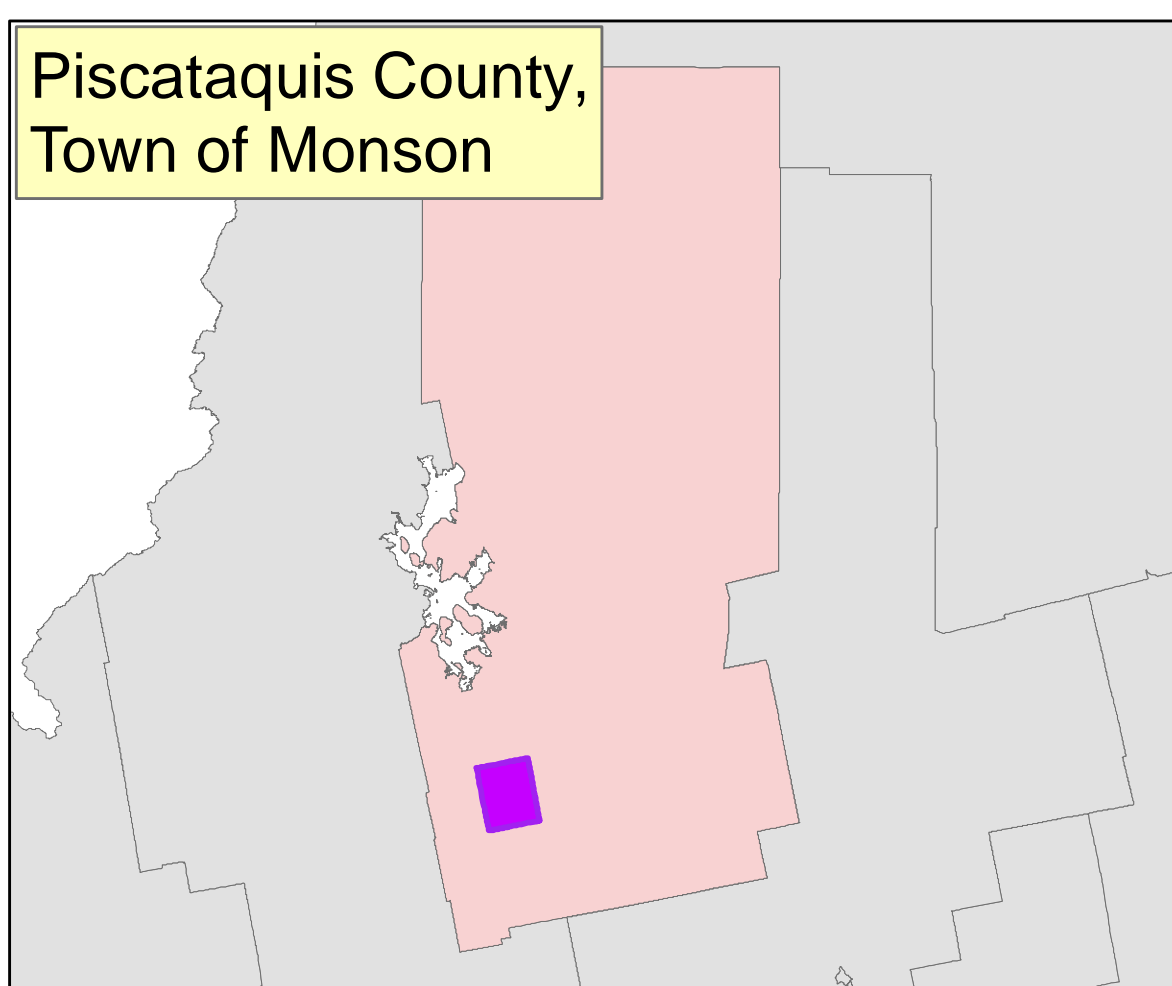
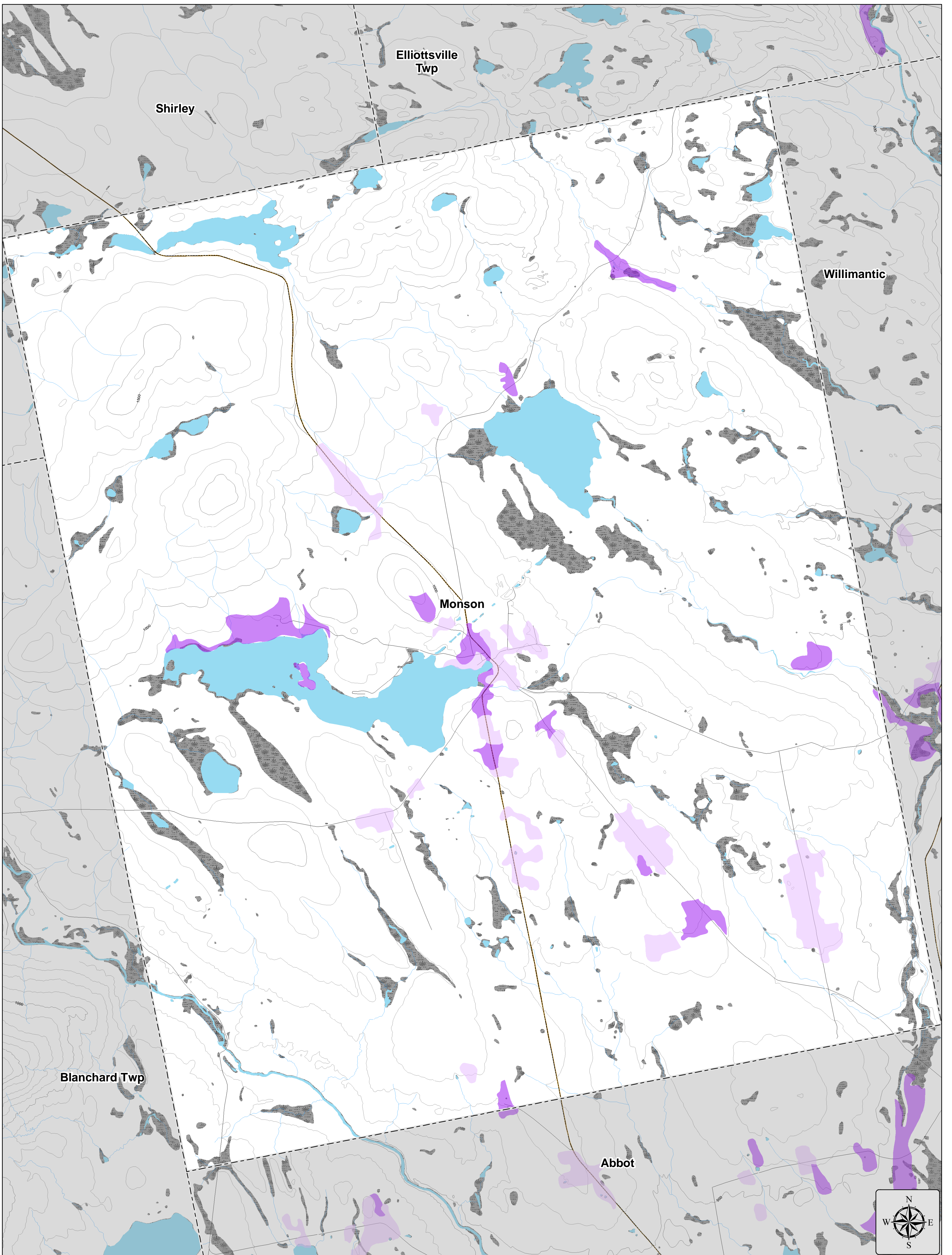
Data and Information Sources

- DATA SOURCES**
- TOWNSHIP BOUNDARIES**
 - Maine Office of GIS: *Metwp24* (2013)
 - ROADS**
 - Maine Office of GIS, Maine Department of Transportation: *Medotpub* (2015)
 - HYDROLOGY**
 - U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)
 - DEVELOPED**
 - Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: *Imperv* (2015)
 - ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS**
 - Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: *DWA, ETSC, EPTW, EPTW, IWWH, SSI, Shorebird, TWWH* (2003-2015)
 - RARE NATURAL COMMUNITIES & PLANTS**
 - Maine Natural Areas Program: *MINAP_eos* (2015)
 - ATLANTIC SALMON HABITAT**
 - Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: *Ashab3* (2013)
- DATA SOURCE CONTACTS**
- Maine Office of GIS: <http://www.maine.gov/megis/catalog/>
 - Maine Natural Areas Program: <http://www.maine.gov/dacf/mnap/index.html>
 - Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/ifw/>
 - U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfofmaine.fws.gov>
 - Maine Atlantic Salmon Commission: <http://www.maine.gov/asco>
 - Maine Department of Transportation: <http://www.maine.gov/dot/>

DIGITAL DATA REQUEST
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Agriculture and Forest Resources

- Monson Agricultural Resources Map



Monson Agricultural Resources

Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2018

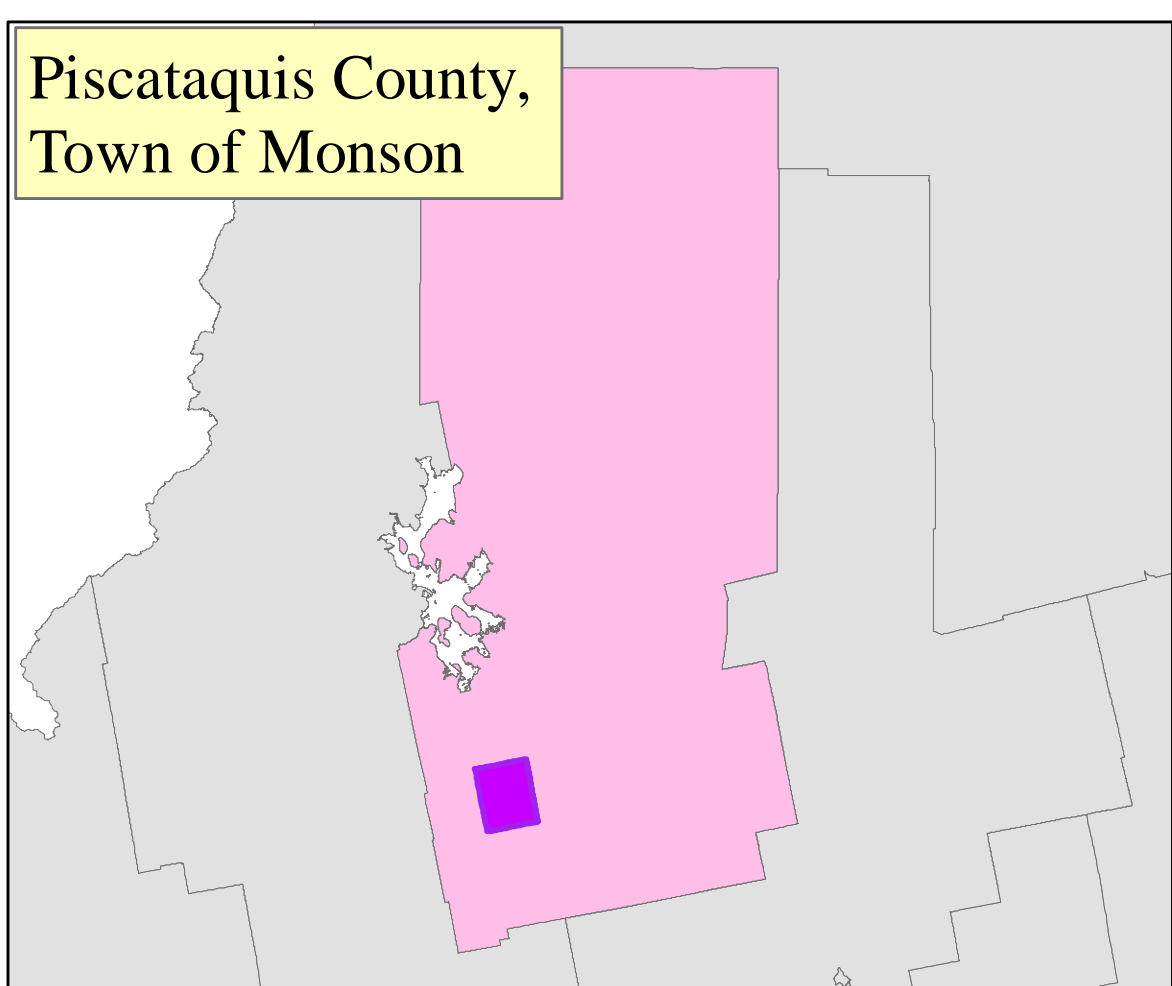
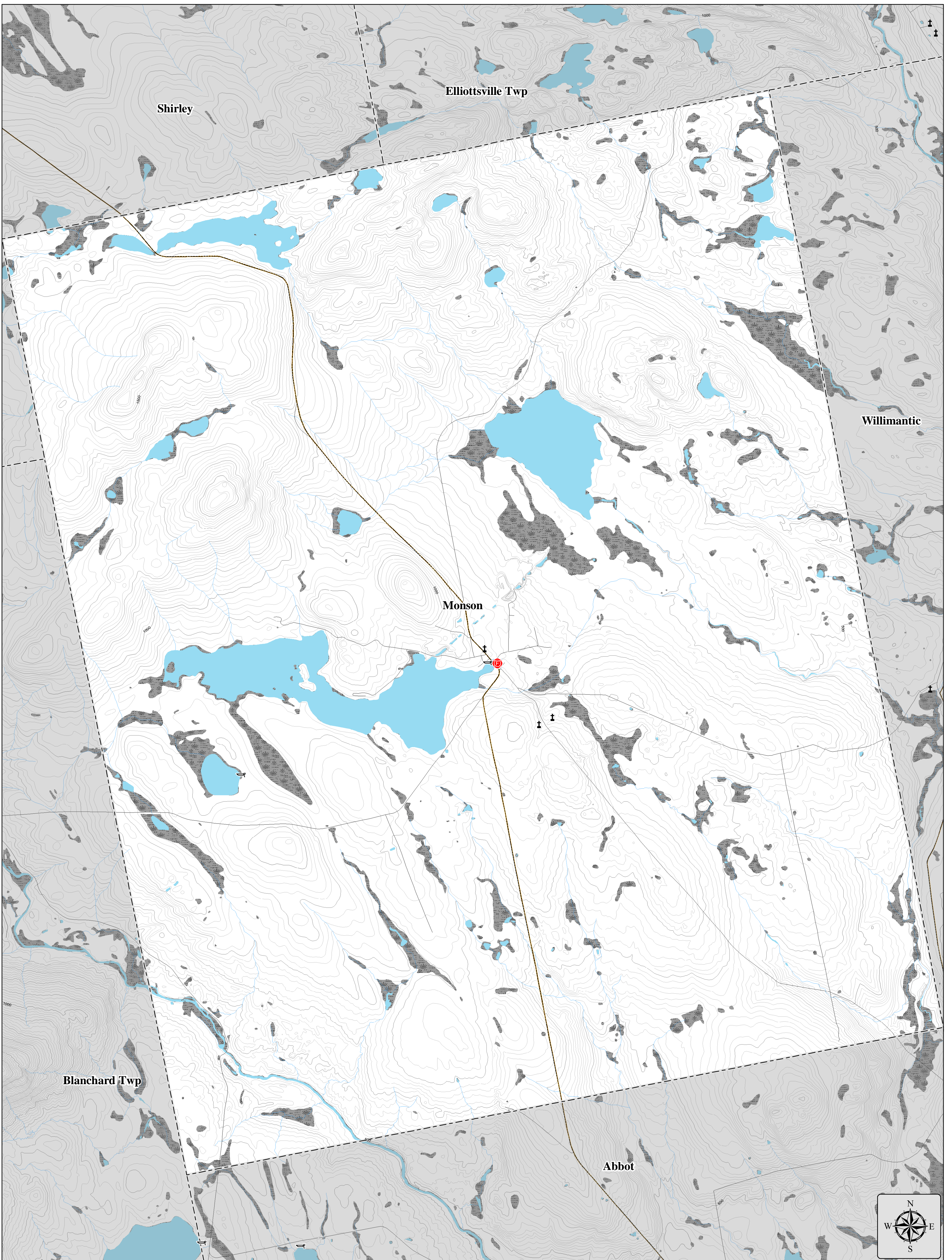


Legend

- Municipal border
- Farmland of statewide importance
- Prime farmland
- Rivers/Streams
- Waterbody
- Wetlands

Transportation

- Monson Infrastructure Map



Monson Infrastructure

Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning Assistance Program, DACF
 October 2018



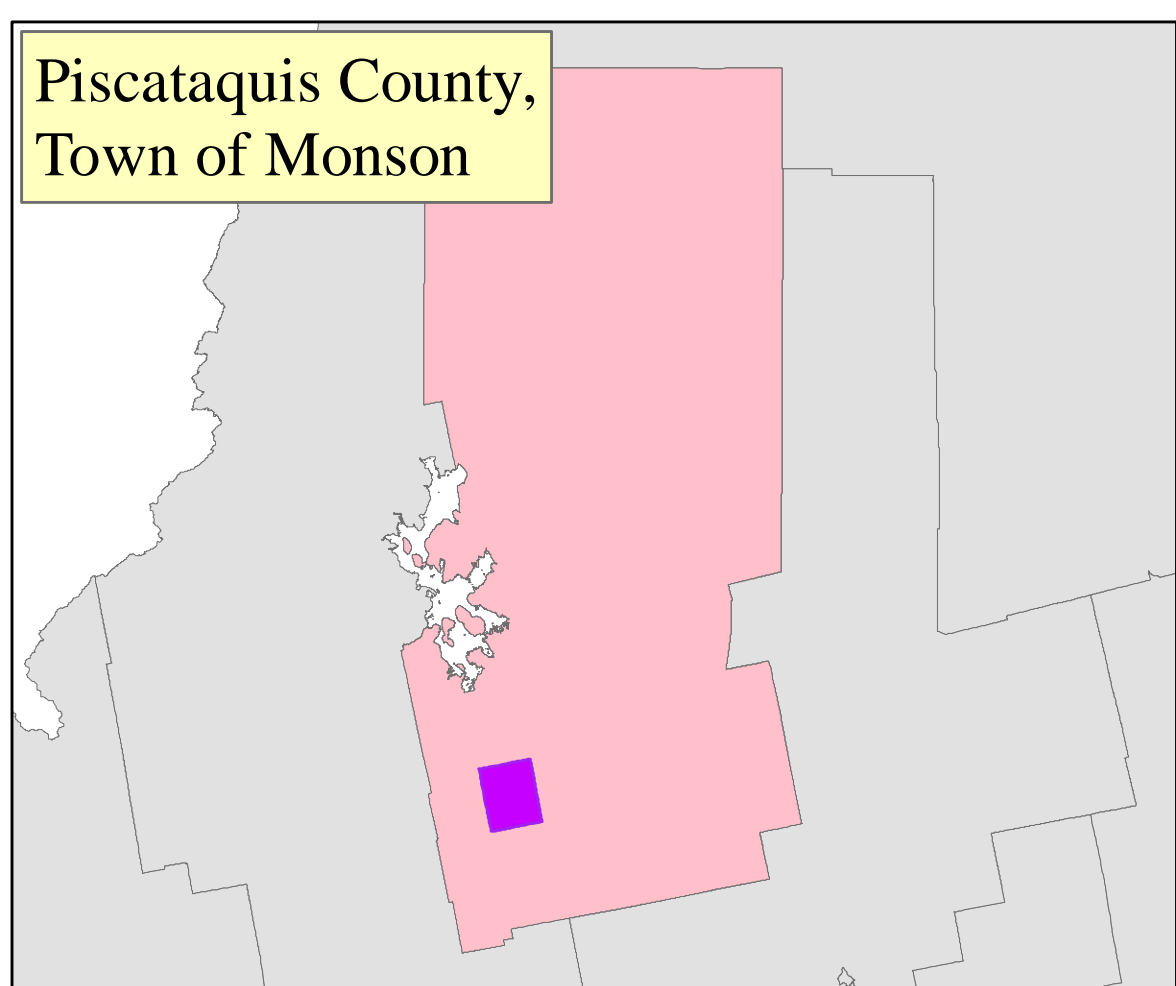
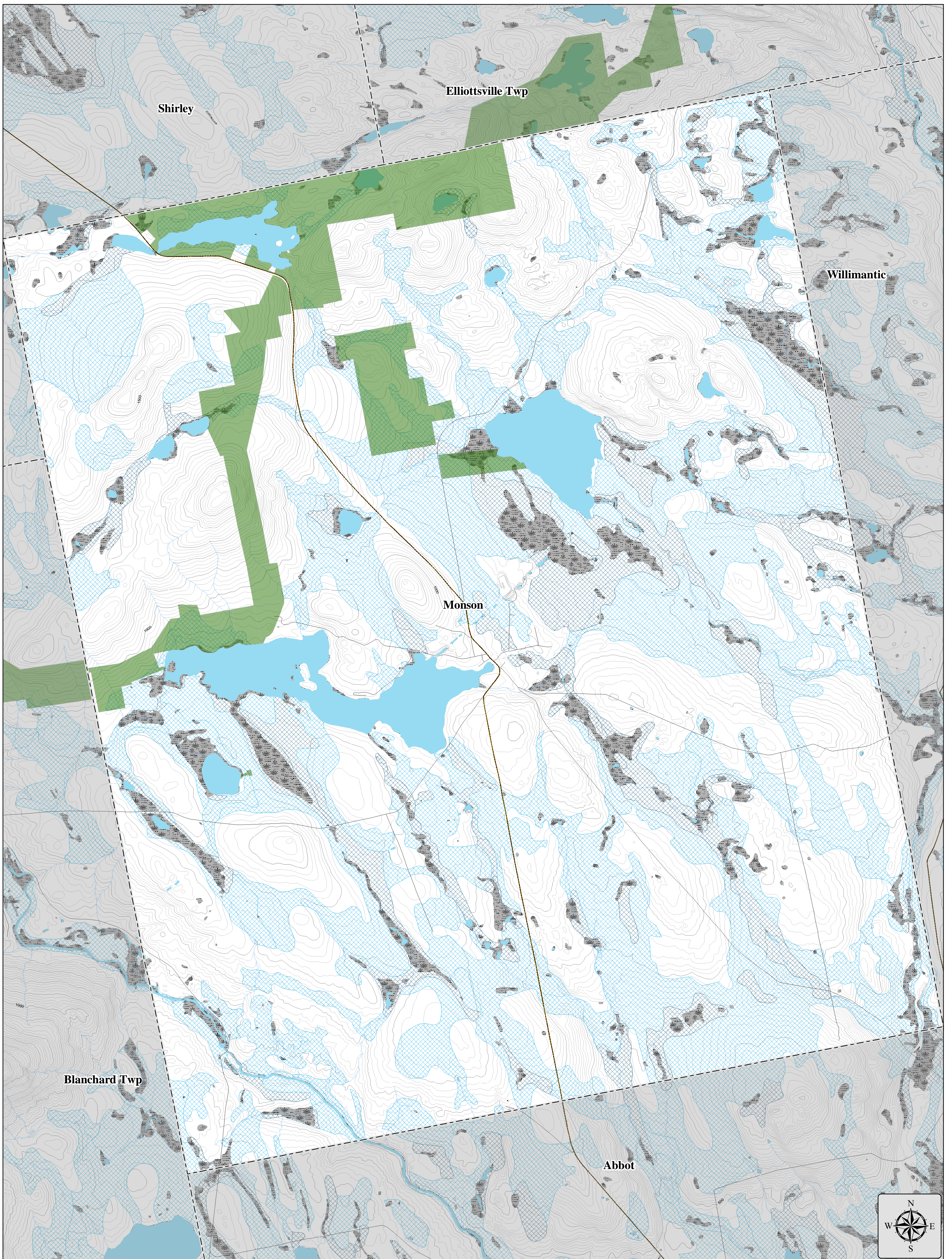
Legend

- Fire Station
- Library
- Cemetery
- Boat Launches
- Municipal border
- State Routes
- Local Roads
- Waterbody
- Rivers/Streams
- Wetlands

0 1 2 Miles

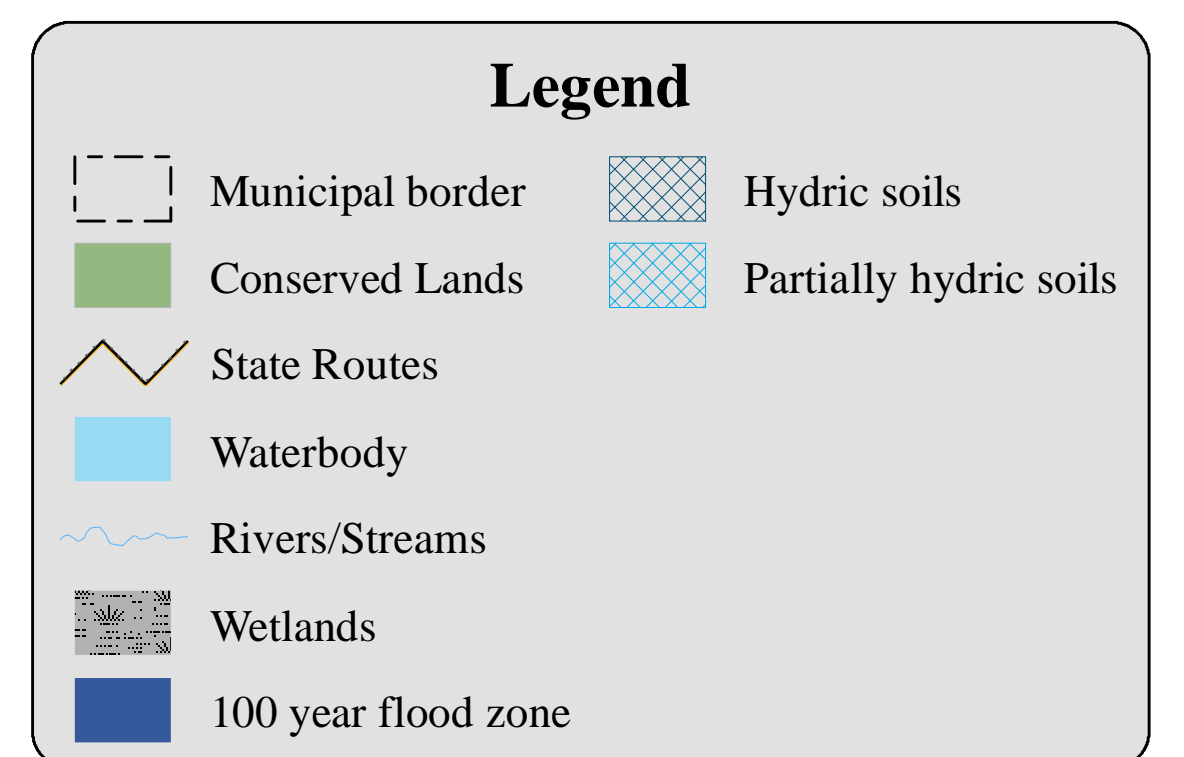
Existing Land Use

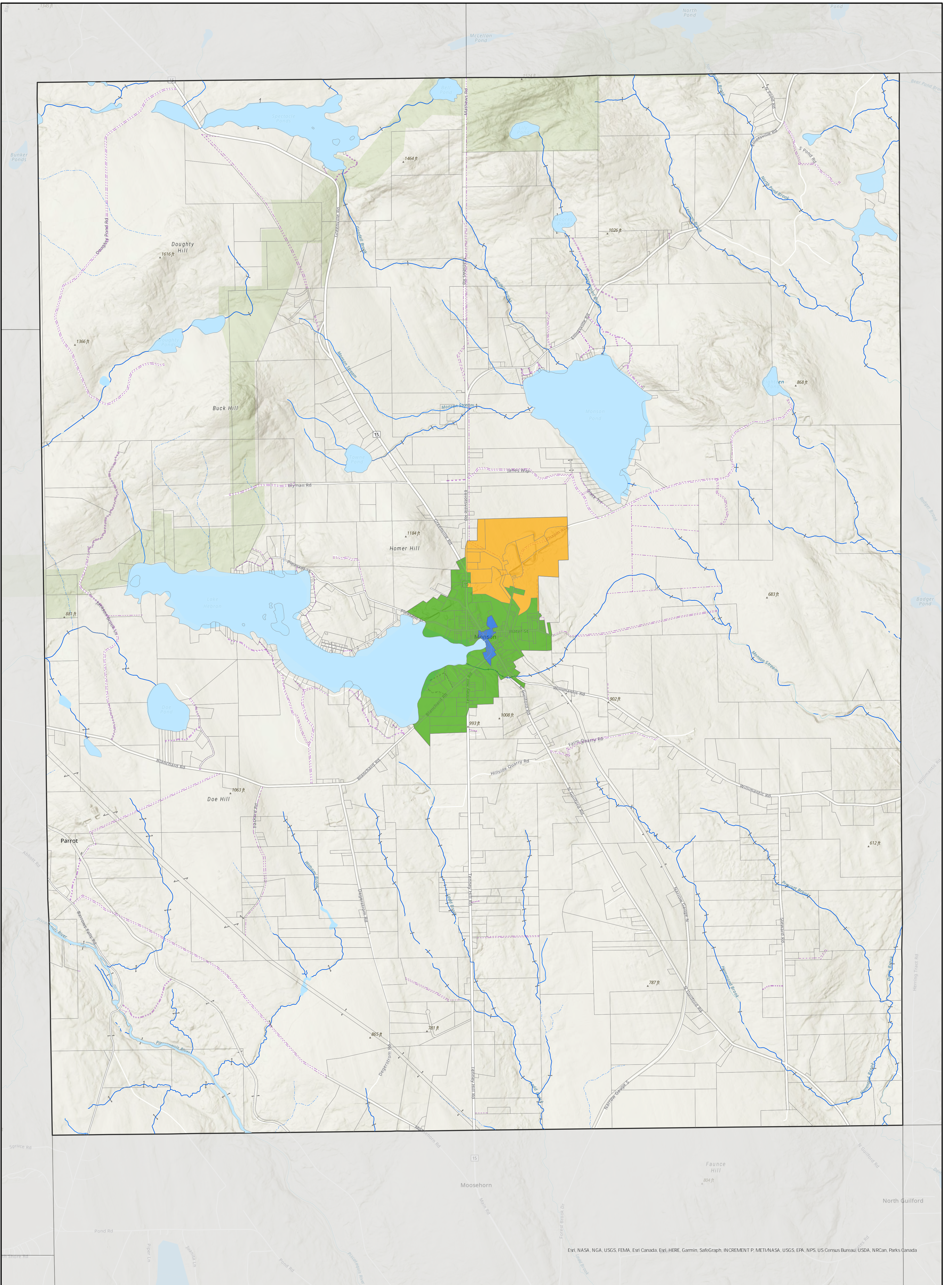
- Development Constraints Map
- Shoreland Zoning Map
- Zoning Map



Monson Development Constraints

Source Data: USDA, MEGIS, Maine DACF
 Projection: UTM, NAD83, Zone 19, Meters
 Produced by: Municipal Planning
 Assistance Program, DACF
 October 2018





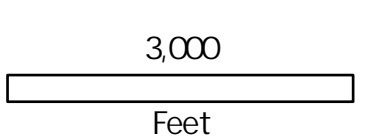
Zoning Boundaries are accurate as of August, 2021. Zones should be checked with town of Monson for most current information.

Map Prepared by:



Town of Monson Piscataquis County, Maine Zoning Map

- Zoning
- Mixed Residential District
 - Village District
 - Industrial/Commercial District
 - Rural Residential District

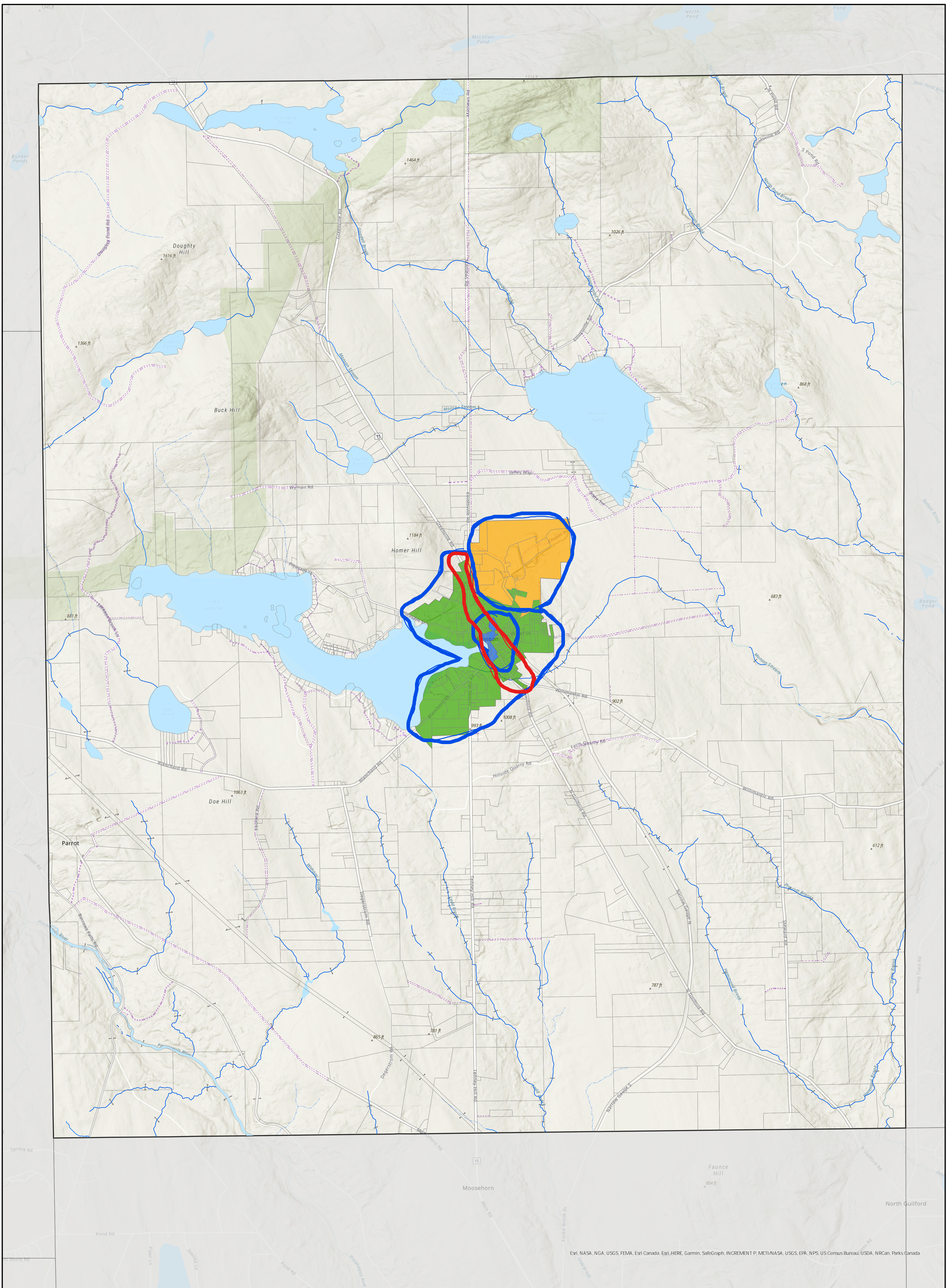


Map Printed: August 03, 2021

Esri, NASA, NGA, USGS, FEMA, Esri Canada, Esri, HERE, Garmin, SwireGraph, INCREMENT P, METI/AIASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada

Future Land Use

- Future Land Use Map





Zoning Boundaries are accurate as of August, 2021. Zones should be checked with town of Monson for most current information.

Map Prepared by:



Map Printed: August 03, 2021

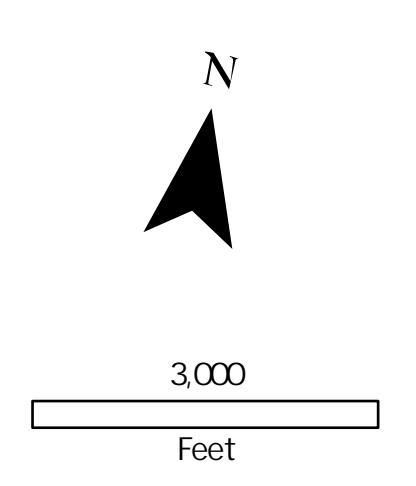


 Promote Traffic Safety
 Growth Area

Town of Monson Piscataquis County, Maine Zoning Map

FUTURE LAND USE

-  Mixed Residential District
-  Village District
-  Industrial/Commercial District
-  Rural Residential District



Esri, NASA, NGA, USGS, FEMA, Esri Canada, Esri, HERE, Garmin, SwireGraph, INCREMENT P, METI/AISA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada