

TOWN OF UNITY
COMPREHENSIVE PLAN
1993

Prepared by

the Unity Comprehensive Plan Committee

assisted by

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COMPREHENSIVE PLAN

MARCH 1993

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The following index indicates where the proposed plan addresses requirements of the Comprehensive Planning and Land Use Regulation Act (30-A, M.R.S.A., Section 4326).

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**Town Of Unity
Comprehensive Plan Committee**

March, 1993

People involved with the Unity Comprehensive Plan spent a great deal of time and energy in the past year working on the Plan. Thanks to this effort, we have a plan which will keep Unity's future a product of the town's efforts rather than a result of state regulations.

The group managed: monthly meetings, a public opinion survey, several public hearings, and preparation of the 'Comprehensive Plan'. The result is a Plan which meets State requirements, and is a product of the people of Unity. It concentrates on:

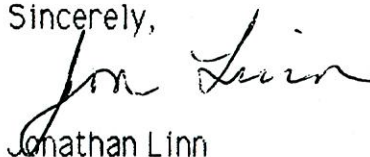
1. Preserving Downtown Character,
2. Protecting Rural Character, and
3. Improving Water Quality.

The 'Committee' membership has been fleeting, however I would like to thank the people who made the Plan a success:

Jon Carman	Don Newell	Andy Reed
Bob Elwell	Gary Parsons	Joan Roming
Max Gillette	Dick Perkins	Doug Sabal
Mary Ann Hayes	John Piotti	Caroline Schneidmiller
Lainie Kertesz	Charley Porter	Nancy Smith
Tom Knobloch	Judy Porter	Andy Wendell

The Implementation Strategy section of the Plan is in this report. Please look it over and bring your questions and concerns to the Town Meeting. Let's vote to accept the Plan, and keep Unity's development under the Town's control.

Sincerely,



Jonathan Linn
Plan Committee Chair

PLAN SUMMARY

RECENT DEVELOPMENT TRENDS

Unity, like much of Maine, experienced a rapid increase in population growth during the 1960's and again in the 1980's. Unity College, Unity Pond and the convenience of a central location all serve as draws for newcomers. The number of children to educate in coming years is on the rise; the town had 50% more children aged 0-4 in 1990 than it had in 1970. Although the demand for municipal services is slowly increasing, Unity's residents have relatively low incomes, limiting the ability to pay for these services.

Fortunately, the most dramatic growth in housing and commercial development has been concentrated along School Street in the downtown area. Although some of the growth might have been designed differently had a plan been in place, most development has been felt to be compatible with and enhance the town's character. New single-family site-built and mobile homes have been scattered throughout town, while apartment units, many of them subsidized, have been built along School Street. A diversity of housing options exist, offering affordable housing opportunities for Unity residents. Residents of neighboring towns, also take advantage of the subsidized apartments available in Unity.

Unity serves as a commercial center for surrounding towns and will further become a hub of recreational activity with the addition of the Unity Athletic Complex. The College is a major economic and cultural stimulator for the community, and increased cooperative ventures with the Town have improved that relationship. This has helped to minimize the common "town-gown" dichotomy that often develops in college towns.

Unity's residents have agreed that while the new development is welcome, the town's character largely depends on its agricultural base and undeveloped land. As such, the interface between new development and the protection of these existing resources is a priority area of concern.

Unity Pond's water quality, as measured by transparency, has been declining in recent years. A watershed-wide study is currently underway, hoping to improve the scientific understanding of causal factors.

Another of the town's potentially threatened valuable resources is the sand and gravel aquifer associated with Sandy Stream. Unfortunately the landfill was located over the aquifer years ago, upstream from the village. The landfill is now closed and plans to cap it with clay are awaiting approval by DEP. Test monitoring wells have been installed with no pollutants found in the leachate as yet.

Although the continued encouragement of growth in the downtown area makes sense, there is a limitation of the capacity of the Unity Utilities District. Current projections suggest that nearly 100 new residential or light commercial units could be accommodated until the lagoons are dredged. The cost of sludge removal will create a hardship on the current small user base. The need for dredging has been postponed with the move to twice-per-year discharging.

The Town has been frugal fiscally, but the mil rate has unavoidably increased in recent years due to the rising cost of education. Capital funds have been set up to pay over time for the State-mandated costs of closing/capping the landfill and building a salt/sand storage shed. Community activists have been opportunistic and successful over the years in securing federal funds for a number of civic improvements, including subsidized housing, the utilities district, and most recently the athletic complex.

COMMUNITY ATTITUDES

The growth of the 1980's has encouraged Unity residents to feel favorably toward land use planning, as long as flexibility, common sense and respect for property owners are utilized. There remains a healthy skepticism among many toward land use regulation, however, predominated by fears of growing government bureaucracy and unreasonable limitations on private property rights. This proposed comprehensive plan seeks to address Unity's planning needs without becoming trapped in the pitfall of needless and burdensome regulation.

PLAN HIGHLIGHTS

With these concerns in mind, flexibility and diversity have been chosen as the guiding themes for Unity's approach to land use design and regulation. The general orientation of this plan is that educational, advisory and incentive-driven actions to meet public objectives are the first strategies to be tried. These will be evaluated after three years as to their effectiveness. If the desired objectives remain important to the Town and incentives are not working, stricter regulations will be considered.

The Plan emphasizes strategies aimed at three main objectives: preserving the downtown character, protecting the rural character, and improving water quality.

Preserving the Downtown Character:

The downtown area is distinguished by its predominant architectural style, its concentration of commercial and community activities, higher density and service by the Utilities District. The plan seeks to build upon this base in a number of ways:

- D1) To maximize utilization of the existing sewer district land area, new single-family dwellings will be limited to a maximum lot size of 60,000 square feet. Exceptions may be made for special family or lot-related circumstances as well as agricultural preservation strategies.
- D2) New development within the historic, residential section of Depot Street (from the Unity Union Church to the railroad tracks) will be limited to residential and public/community uses, with some allowance developed for compatible home occupations. Existing commercial activities are to be grandfathered.
- D3) To encourage the maintenance of the historic and attractive aspects of the downtown area without imposing unreasonable burdens on property owners, a Unity Design Committee will be established to review the design of any proposed construction in the downtown district. Guidelines regarding architecture, materials, landscaping and signage will be developed and presented to the Town for adoption. Compliance with the guidelines will be voluntary but incentives will be developed to encourage cooperation.
- D4) New commercial, industrial, public and multi-family residential activity will be encouraged to locate in the downtown area. To situate in the rural area, applicants will have to demonstrate why they cannot locate in the downtown area. Acceptable reasons will include lack of available land, expansion to existing business, etc.

Protecting the Rural Character:

- R1) Commercial agricultural is officially supported by the Town and is to be granted preferential land use status. Means of accomplishing this include supporting the Department of Agriculture's determination of best management practices if conflicts occur, and requiring a 100' setback of wells and principal structures for new development adjacent to farmland. Within its ordinances, the Town will treat agricultural land preservation as a higher-order objective than others, should a conflict arise in land use regulations.
- R2) To minimize loss of productive farmland, the Town will require that a subdivider or other relevant developer demonstrate that the design of any development will have a minimal adverse impact on farming. In addition, the Town will insist that the continued farming of productive fields left within a development be considered before planning board approval is granted.

- R3) To maximize land use opportunities, the Town will allow for creative designs in developments to maximize preservation of agricultural land, open space and other elements of rural character. Dimensional standards for individual lots may be reduced to achieve public objectives, provided that overall densities do not exceed one unit per 80,000 square feet.
- R4) It is in the best interest of both private landowners and the Town as a whole to plan for long-term land use. Single lot development, while rarely significant alone, can have very dramatic cumulative impacts over time. To discourage piecemeal development, landowners will be required to design a tentative long-term development plan and review it with the planning board before a second new lot is created from the same parcel of record within a ten year period.
- R5) Upon review of any development permit application potentially impacting the public's view of a scenic vista, the planning board will discuss this aspect of the proposal and suggest ways of minimizing negative impact. The applicant's acceptance of these suggestions will be voluntary.

Improving Water Quality:

- W1) The Unity Conservation Commission will develop educational programs and explore avenues for improving water quality, particularly of Unity Pond. The Commission will work with other agencies and towns to develop a watershed-wide approach, reporting back to the Town annually as to its impact on water quality, in cooperation with the lake association and plumbing inspector.
- W2) The planning board, plumbing inspector and conservation commission should develop a method for inspecting septic systems and a procedure for requiring improvements if needed, presenting their recommendation to the Town as a proposed ordinance.
- W3) New activities locating over the sand and gravel aquifer associated with Sandy Stream will have to demonstrate that they will not negatively impact the aquifer. Existing activities will be monitored to ensure that the aquifer is not adversely impacted.

HISTORY

INTRODUCTION

Several common themes are discernible from reading Unity's history. The most evident is the amount of active participation there has been toward achieving Unity's goals. The economic stability and eventual growth of the town has been a concern of many citizens since the middle of the 1800's. Most agreed that Unity's well-being rested in its agriculture. Therefore, this was the basis for many organizations such as The North Waldo Agricultural Society (1861), The Unity Farmers Club (1869), the Unity Park Association (1875), and the Grange (1875). Civic improvement and growth were on the minds of those who started the Unity Lake, Land and Improvement Association (1892), the Unity Civic Association (1946), and the Friends of Unity (1985). Recreation and conservation were the goals of the Kanokolus Club Fish and Game Association (1937).

Today many residents are noticing a conflict between economic growth and preserving Unity's historic character. With careful planning we can strike a balance between the two. To do this we need to identify significant historic sites and establish guidelines to protect them. The purpose of this section is to identify those sites (a map has been provided to help readers locate the sites.) To accomplish this, a chronology of historic events and recognition of people that made contributions has been outlined. The outline looks back over more than 200 years. This is not intended to be a complete account of our history. For this, one should consult published versions of the town's history written by James B. Vickery III., James R. Taber, and Edmund Murch. These were the primary sources used to compile this outline.

CHRONOLOGY OF MAJOR EVENTS IN UNITY'S HISTORY

** NOTE: numbers in () refer to their location on Map 1 on page II-8.*

- 1770 This area comprising what is now Unity was part of the Kennebec [AA] Grant of the Commonwealth of Massachusetts and was called Twenty-five Mile Pond. It was a tract of primeval forest mostly of huge pines, spruce, and hemlock. A few Indians and many wild animals were the only inhabitants.
- 1774 Two white men came -- Thaddeus Carter and David Ware. They built a cabin near the outlet of the Pond near Sandy Stream. Then they returned to Winslow. It is said that the cabin was torn down and made into a raft by Revolutionary War Soldiers who after the defeat at Castine (1779) were on their way to the Kennebec. It's also said that probably Paul Revere was in command of the group.
- 1781 The War for Independence ended and settlement began in earnest.
- 1782 The first sawmill (1)* was built by John Mitchell just above Moulton Mills on Sandy Stream. The water was conducted through a hollow log onto an overshot wheel. By 1796 he had cleared 100 acres.
- 1783 Stephen Chase arrived with his wife and four children to become the town's first permanent settlers. He probably built a cabin the year before at the lower end of Pond Cemetery.
- 1785 Two brothers trekked through the woods, Lemuel and Benjamin Bartlett. Their only possessions were an ox chain and an axe. Benjamin took up land on the east side of Sandy Stream while Lemuel occupied the land on the upper or west side of the stream.
- 1790 ## Census, 119

Thomas Fowler (2) settled in the south end of town and built a mill on the stream which now bears his name. Henry Farwell settled on Quaker Hill. He, with Ebenezer Pattee, built a saw mill on the stream (near Farwell Cemetery). Stephen Chase built the first framed barn (burned in the 1860's by boys playing with fire). Also, sometime before 1800 he built the first framed house near the top of Quaker Hill (later moved and added to brick house built by Hezekiah Chase).

- 1795 Lemuel Bartlett probably built the brick house (3) on Depot Street. The huge fireplace of this old house with its closed-in oven is a typical example of the first fireplaces. This house is probably Unity's oldest still-standing structure and is on the State list of Historical Houses.
- 1797 A mast for the ship "Constitution" was taken from Fowler's forest and hauled to the Kennebec River by 9 yoke of oxen. Another yoke hauled the rum for the ten tailsmen.
- 1799 Sarah Carter Philbrook died - hers is the oldest gravestone in the Pond Cemetery.
- 1800 ## Census, 441
- This was an especially hard year, sometimes called "1800-and froze-to-death", as there was a kill-frost every month of the year. And only "a rich man could afford pork in his beans every single day". Benjamin Rackliff built his house on Quaker Hill and set up a tavern and store. Benjamin Bartlett built his house (4), a large two story frame building. This is the oldest still-standing frame house in town.
- 1802 1st plantation meeting, held at Lemuel Bartlett's House. (Unity was Twenty-five Mile Plantation before 1804).
- 1804 Unity is incorporated as the 153rd town in the District of Maine of the Commonwealth of Massachusetts. Town meetings began, often held in dwellings or barns.
- 1805 1st town meeting, held at Benjamin Rackliff's "Tavern", officers elected. Selectman were Lemuel Bartlett, John Perley, and Nathan Parkhurst. 1st school house built in District 1, town voted \$100 for schooling.
- 1807 The town raised two hundred dollars to defray school expenses. Each head of family was assessed a specific amount, depending on the number of scholars of eligible age. As hard money was scarce, it was a custom during the first two decades of the nineteenth century to pay this school tax in produce.
- 1810 ## Census, 793
- About this time, people began to settle in what was then called "Antioch," now the village.
- 1812 War of 1812
- Mrs. Samuel Kelly with her musket stood off a group of British food-foragers.
- 1813 Lemuel Bartlett built the two story brick house (5) at the corner of the Post Road and the Road to Thorndike (presently the Unity Historical Society Museum.)
- 1814 Grist Mill (6) was built on Sandy Stream by James Connor; three stones ground 8,000 bu. of grain into grist. Connor also had a carding and fulling mill.
- Unity had 63 of its men in the Militia on duty at Wiscasset.
- 1817 David Vickery, Jr. built a 1-1/2 story frame house and two barns (7).
- 1819 July 6, the vote to become an independent state stood 98 in favor, five against.
- 1820 Census, 978
- Josiah Murch built a brick house (8).
- 1821 Stage Line between Augusta and Bangor (fare was \$4.75).
- 1826 Unity's first church was a Methodist church, built in South Unity (9) (near Boulter's Cemetery).

- 1827 Hezekiah Chase built the brick house (10) in the village. This is listed in the National Historical Register. Friends Church (11) (now the So. Unity Community Church), a "large" schoolhouse known as the "Red Schoolhouse", and Unity's first Town Hall were all built on Quaker Hill, now called the "Settlement". In the 30's the "Settlement" gave way to the village, then called "Antioch".
- 1830 Census, 1299
- Another brick house (12), built by Ephraim Murch. By now Unity had two churches, five brick houses, four grist mills, two carding and fulling mills, a brick yard where bricks were made (on Bacon Brook), four inns [Dr. Burnham's, later called the Taber House; Rackliff's Tavern; Chandler's "Temperance House" and Parkhurst's "Halfway House"], eight or ten stores and shops, a Post Office and Post Road, a potash plant, and a manufacturing plant (clocks and oilcloth).
- 1831 A tannery was built (13) on Sandy Stream with its bark sheds along the highway. Thousands of cords of hemlock bark was used in the tanning of 10,000 hides made into 150 tons of shoe and boot soles.
- 1837 A Congregational Church was built in the Murch neighborhood, later moved to the village about opposite the Masonic Hall and eventually used for a potato house.
- 1838 Hussey's Iron Foundry was built (14) at So. Unity where he turned 25 tons of iron into plows and other farm tools and machinery. In 1860, he made 250 cookstoves and sold them for \$25 each. A brick schoolhouse was built on the site of the present Masonic Hall.
- 1840 Census, 1467
- Unity Census states: Hannah Chase, resident of Unity Village, aged 101, has 10 children, 66 grandchildren, 140 great-grandchildren; five of the fifth generation. Her mental faculties unimpaired. There were 13 school districts and 602 students. As early as this year, Sunday School was started in Unity churches. At a meeting held in 1841, it was voted that the "official members exert themselves in the promotion of Sabbath Schools."
- 1841 The Free Meeting House (15) opened its doors. This church was built on Depot Street and is now the Unity Union Church. Seventy-five harnesses were made at Luther Mitchell's harness shop. In So. Unity, 2500 pr. of children's shoes and 700 pr. of boots were made at Randlett's shoe shop.
- 1850 Census, 1557
- Many left for the Gold of California and the green pastures of Ohio and Montana. Unity was a flourishing town with its two tanneries, an iron foundry, three shoe shops employing eleven shoemakers, five carriage shops, three saw and grist mills, a carding and fulling mill that made 10,000 lbs. of wool into bolts of cloth, three churches, three doctors, two tailors, a landlord, three painters and paper hangers, two hostlers, twelve teachers, two ship joiners and seven regular joiners, a laundress, six merchants, three hundred twenty-five farmers, four millers, three peddlers, three cabinet makers, a cooper, five masons (all in one family), five carriage makers, eleven blacksmiths, five students, three engineers, a manufacturer of clocks and oilcloth, and one gentleman.
- As late as this, an Indian lived on "Swan Hill just below Frank Kelley's in a hollow pine stump with his son..."
- 1851 A private "free" high school was in session under the principalship of J.B. Merservey who was assisted by Erastus Johnson, a teacher of drawing and painting. The school offered three courses of study; the primary, "high English Department", and the "Classical Department". Some of the subjects offered were: Navigation, Natural Philosophy, Astronomy, Chemistry, Mental Philosophy, Botany, Modern History, and Ovid, Virgil and Cicero.

1860 Census, 1320

Unity had 132 men in the Civil War; 17 died or were missing in action. Of those who came back several were wounded and broken in health. Lee's surrender was celebrated by burning the old tannery bark sheds.

- 1861 The first Unity Fair - Oct. 16 - a show of farm produce and animals, on Main Street. The next year horse racing and oxen drawing were introduced, still on Main Street. In 1866 the Fair was moved to Stevens Trotting Park (16), where it continued as the annual event into the 1930's. The exhibition hall was filled with the best of garden produce, fancy-work etc; men, women, and children vied for the prizes. Many of Unity Fair "old-timers" must remember their first ride on the Merry-go-round, cotton candy, their first ice cream cone, hot dog, and soused clams.

- 1867 A Town Farm (17) was purchased to house the local "paupers"; (its residents worked there until 1912 when selectmen retained custody of them again.)

1870 Census, 1201

Belfast and Moosehead Lake Railroad opened, complete with Station (18), and station agent (Alfred Berry).

- 1871 "Grasshopper Year". Millions of them destroyed crops.

A fire swept out the stores and a dwelling on west side of Main St.

- 1872 Newell's Mill produced material for 25,000 cheese boxes, several dragrakes, and spools.

- 1874 Unity's second Town Hall was built (19).

A cheese factory was built on Sandy Stream. Thomas B. Cook superintended the cheese-making. Yearly production was 4 to 5 tons of cheese: finally upped to 13 tons. It took 9 1/2 lbs. of milk for 1 lb. of cheese that sold for 12 cents a lb.

- 1878 Another fire swept Main St. of the stores rebuilt after the '71 fire. Still the businessmen built again on the same site; among them Fred Whithouse. His pants factory had 15 sewing machines run by women. Ready-made clothes was shipped to the Boston stores.

1880 Census, 1092

Gold discovered in Unity? Unity Mining Co. was formed but the stuff turned out to be iron pyrite, "Fool's Gold". Unity Pond had the bluest and best ice in Maine. One hundred-fifty men worked day and night from Mar. 13 to Apr. 14 to produce 3,000 tons of ice a day. It was sent by rail to Belfast and loaded onto ships. Unity had a band comprised of approximately a dozen men.

- 1887 Portland Packing Co. built a cannery (20) for corn on the site of the old cheese factory; canned 343,255 cans from 248 acres of corn. Farmers received 1 1/2 cents a lb. for green corn.

1890 Census, 922

Ice production was expanded - 200 men and 100 horses. Ice was packed into an ice-house, 200 ft. x 150 ft., built along the R.R. tracks, and then shipped by rail.

- 1892 A group of homemakers organized the Ladies' Improvement Society; the aims of this group were to improve the appearance of the village. Numerous pie socials and evening entertainments the ladies raised enough money to build a wooden sidewalk extending from the Connor to the Berry house.

- 1893 Unity got its first creamery, Crystal Spring Creamery was built (21) This was later sold to H.P. Hood. An apothecary shop opened in the village. The Ladies Improvement Society sponsored the laying of a wooden sidewalk on the west side of Main Street in front of stores past the Taber House. Also kerosene lamps on whitewashed posts to make the Main Street alive.

Unity Lake Land Improvement Association was formed to develop a park on the lake. They bought land and named it Windemere (22). Cottage lots were sold for \$10. Windemere Hotel was built and took guests for \$1 a day including board and lodging.

- 1895 Veterans Association built a Hall (now Am. Legion) at the Park, and dedicated it Aug. 13, 1896. "August 13th" became an annual event marked by band music, veterans marching, patriotic speeches, baseball games, and rides on the lake in Pendleton's boat 'Olympia'.

- 1898 The Village Grade Schoolhouse was built (23) (now used by S.A.D. 3 for storage).

- 1900 Census, 877

- 1902 October 1, the rural free delivery was established with Gurney A. Stevens as carrier. Unity Telephone was founded by 8 men who firmly believed a rural community should have good communications. Telephone lines from Unity to Dixmont. By '05 there were 63 telephones between Unity and Troy Corner, but off the main road folks had to wait.

- 1903 A peculiar chug-chug, sputter, sput interrupted the peaceful domain of the village as the first automobile ever seen in Unity was in by lawyer Hussey of Waterville. Camp Winnecook for boys was established.

- 1904 Happy Birthday, Unity! July 4th, The Centennial, was a great celebration, a long parade, speeches, fireworks, and thousands of people.

- 1905 The I.O.O.F. Hall was built (25) on Main Street. Used for Odd Fellows lodge meetings and community activities.

- 1908 Turner Center Creamery was built (now Thorndike Press). Sold out to H.P. Hood in 1929 and was continued as a receiving station into the late '50's. Fred Whitehouse was the first car owner in Unity - a Rambler.

- 1910 Census, 899

The decade was marked by a sharp increase in farming on a large scale. Unity also had a dentist, a druggist, eleven stores including a tinware and plumbing store, and two millinery shops.

- 1916 Everyone went to the silent movies at Adam's Hall (26) (later at the Odd Fellows Hall). Waldo Trust Co. built a brick bank (27) on Depot Street. Electricity lighted up Main Street.

- 1917 Unity men left their home town to serve in World War I -- 44 in all.

- 1920 Census, 916

American Legion Benjamin Berry Post chartered, hall located in Windemere Park.

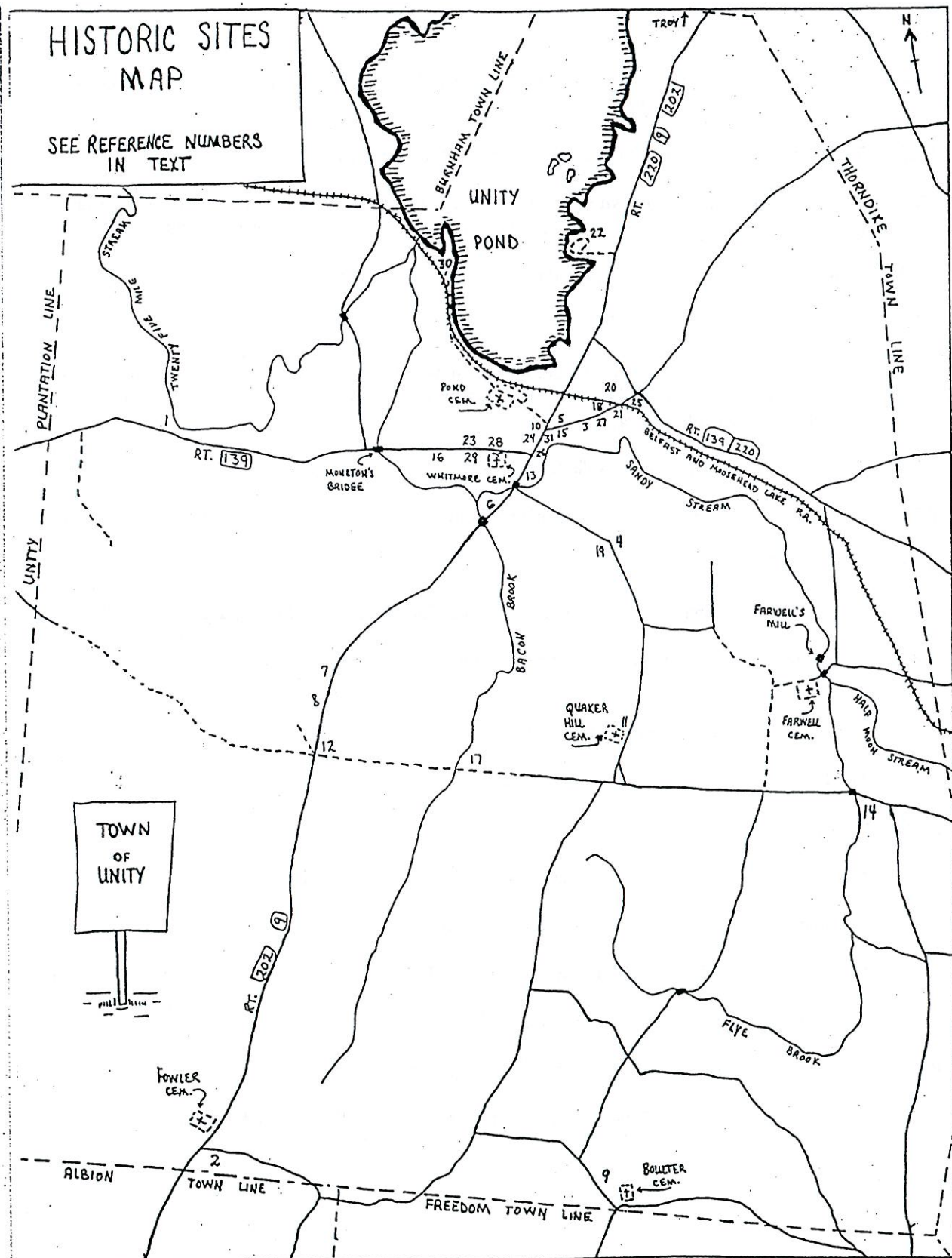
- 1921 The Church of Christ building was dismantled in Albion and rebuilt on its present site (28) on School Street.

- 1922 A new High School building (29) (now S.A.D. 3 office building).

- 1923 Unity is startled by its Bank Robbery -- thugs pried open the vault and got away with \$1,840 - but not enough, so back again and cleaned out the deposit boxes. Also a fire on the west side of Main Street (Dr. E. M. Soule and Rodney Whitaker's House damaged). And a tragic train and car collision took the lives of six persons.
- 1925 Unity High School girls win championship in basketball.
- 1927 Bank failure. Waldo Trust closed its doors, later sold out to Dr. Soule, Dentist.
- 1928 Fire again - all the stores and the barber shop destroyed (where the brick block is now). Unity High School boys won County and State Championship in baseball (did it again in '51-52).
- The twenties are also marked by new inventions -- the radio, gasoline powered washing machines (or electric ones if you lived on the Main Road), tractors and other machinery, and tarred roads for the ever increasing number of automobiles, and an air beacon to light the way for airplanes.
- 1930 Census, 892
- 1934 Farm prices slumped and Unity felt the Depression, but 'a New Deal is on the way'.
- 1935 Sound movies at Adam's Theater. The "talkies".
- 1937 Kanokolus Fish and Game Association formed. The association purchased land (30) on Unity Pond in 1939.
- 1940 Census, 935
- "All able bodied men over 21 must register for the draft."
- 1941 Pearl Harbor invaded by the Japanese, Dec. 7. Enlistments and draft -- 87 males and 3 females enter the Armed Services. Three lost their lives overseas.
- 1942 Rationing begins with rationing booklets and tokens.
- 1943 Labor shortage, eased by importation of Jamaicans and German Prisoners of War from Dow Air Force Base to work in the cannery and potato fields.
- 1945 Until May 12, 1945, fires in Unity had been fought by bucket brigade and inadequate equipment. A fire on that date destroyed Adam's Store (which also housed a movie theater and a bowling alley), the post office, Max's Cafe and the hotel garage. This fire prompted the town to vote to buy a fire truck (a 1929 American LaFrance). The selectmen appointed Max Fortier as fire chief (he served 25 years), and a drive was made to get volunteers.
- V.J. Day, Sept. 2. Welcome home veterans!
- 1947 Mr. Irving Judson bought the Central House (31) and once more turned it into a summer hotel. The Judson House was well known for its fine dining. Bing Crosby visited there in '48 and '49. In the '20's Warren G. Harding and William Jennings Bryan had made campaign speeches from the front veranda while seeking Unity's vote for the Presidency. This building was torn down in 1965.
- 1950 Census, 1,014
- 1953 A new Elementary School opened, across the street from the original school.
- 1957 Unity Telephone went from the magneto system to dial.

- 1958 W. T. Vickery purchased the Taber Estate from the Society of Friends. He had the land surveyed for house lots and built a street. The town voted to name the street Vickery Lane.
- Unity School System became a part of M.S.A.D. 3.
- 1960 Census, 983
- 1964 With the opening of Mt. View H.S., the Old Unity High School building was converted to house the S.A.D. 3 administrative office.
- 1965 The Unity Post Office was built on the former site of the Judson House (hotel).
- 1966 Unity Institute opened (now known as Unity College). A gift of land from George Constable provided the land for the site. Local businessmen were among the original incorporators.
- 1968 Unity Ambulance Corp. began providing service.
- 1970 Census, 1280
- 1973 Unity Utilities District waste treatment system went into operation. The U.U.D. is a non-profit corporation independent of the town. The system provides service to residences and businesses in the "village" and Unity College.
- 1974 Unity College receives full accreditation from the New England Association of Schools and Colleges.
- 1975 Unity Leisure Homes, Inc. a Senior Citizens Housing project, was formally opened on April 27.
- 1980 Census, 1431
- 1988 Town approves formation of Comprehensive Plan Committee at its March, 1988 Annual Meeting.
- 1989 A new fire truck was purchased for the town and a dry fire hydrant and fire pond were dug behind the fire house.
- Door-to-door trash pick-up was initiated.
- The bridge over Sandy Stream on Routes 202 & 9 was widened.
- 1990 Census, 1817
- A dentist, Dr. Farrell, opened a practice on the Bangor Road just beyond the railroad tracks.
- The town got a new computer system for the town office.
- The grocery store, formerly B&D Market, reopened under new ownership as Dick's Yankee Grocer.
- 1991 The town dump was in the process of closing down.
- 1992 Groundbreaking for Town of Unity/Unity College Athletic Complex.
- The 1989 Comprehensive Plan was updated to present to the 1993 Town Meeting.

Map 1 - Historic Sites



SOCIO-ECONOMIC PROFILE

POPULATION SIZE AND TRENDS

As one can see clearly from Figure 1 below, the number of people living in the Town of Unity increased dramatically (by 85%) in the thirty-year period from 1960 to 1990. The rate of growth was moderate until the 1940's, when the early end of the "baby boom" was supplemented by the importation of Jamaicans and German POW's to ease a labor shortage. The population increased by 8.4% and then fell 3.1% during the 1950's. The 1960's, featuring the establishment of Unity College in 1966 as well as the "back to the land movement", encompassed a whopping increase of 30.2%. From 1970-1980, the Town grew at a brisk but less dramatic rate of 11.8%, while the 1980's brought another growth spurt that increased the Town's population by over a quarter. In 1990, the Census count stood at 1817, with 940 male and 877 female.

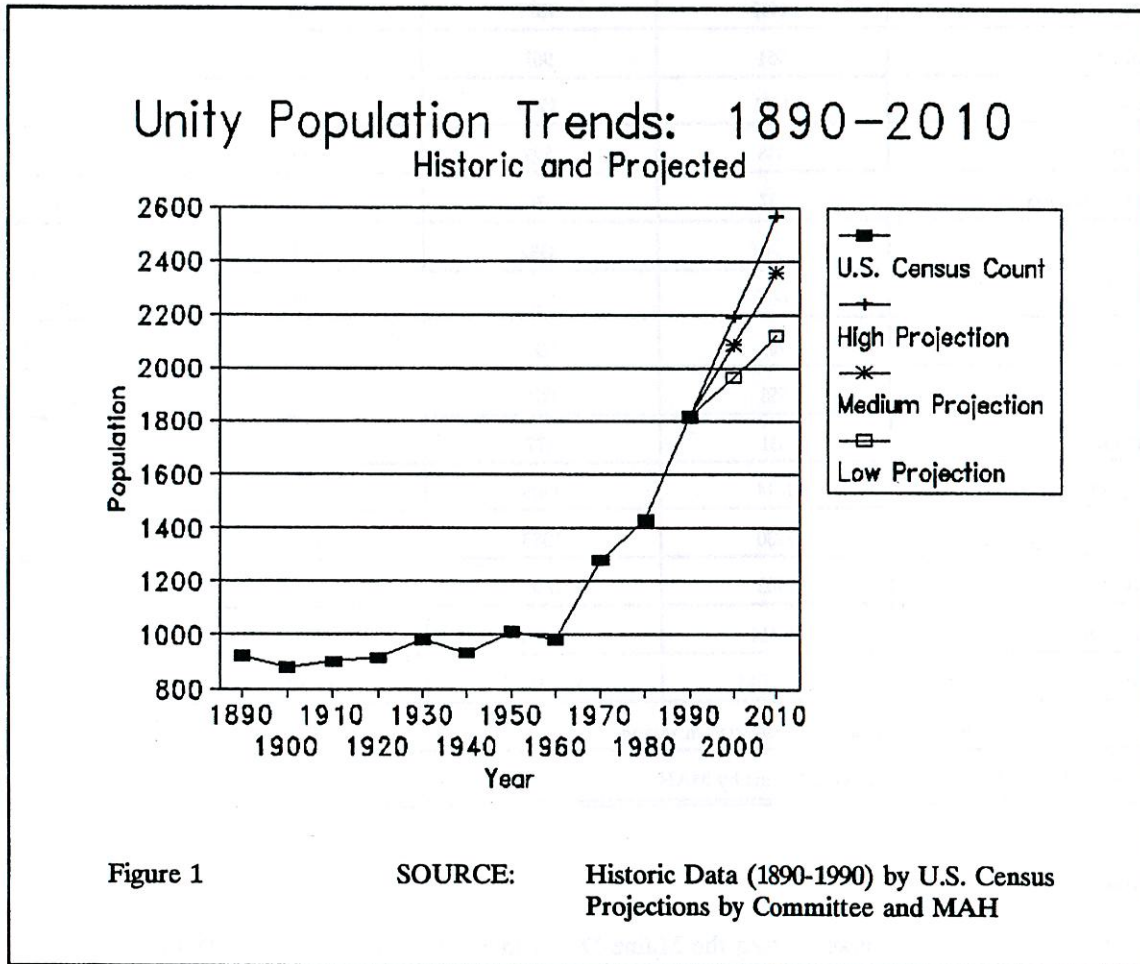


Table 1 UNITY POPULATION TRENDS 1890 - 1990											
YEAR	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990
Population	922	877	899	916	982	935	1014	983	1280	1431	1817
Percent Change Over Decade	n/a	(4.9)	2.5	1.9	(2.6)	4.8	8.4	(3.1)	30.2	11.8	27.0
SOURCE: 1890 - 1980: U.S. Census as compiled by NKRPC; calculations by NKRPC 1990: U.S. Census; calculations by MAH											

Unity's degree of population growth during the 1980's was high relative to most surrounding communities, although Freedom, Montville and Lincolnville grew by even greater proportions. Unity's rate of growth was 60% higher than that of Waldo County as a whole and almost three times that of the State. Table 2 compares Unity's growth with that of its border communities and others of approximately the same size in the region.

Table 2 COMPARATIVE POPULATION CHANGE: 1980 - 1990 Unity, Waldo County, Maine and Reference Communities*				
COMMUNITY	1980	1990	POPULATION CHANGE	
			NUMBER	PERCENT
Unity	1431	1817	386	27.0
Burnham	951	961	10	1.0
Albion	1551	1736	185	11.9
Freedom	458	593	135	29.5
Unity Plantation	37	36	1	(2.7)
Clinton	2918	3332	414	14.2
Thorndike	603	702	99	16.4
Troy	701	802	101	14.4
Knox	558	681	123	22.0
Montville	631	877	246	39.0
Lincolnville	1414	1809	395	28.0
Stockton Springs	1230	1383	153	12.4
Windsor	1702	1895	193	11.3
Waldo County	28,414	33,018	4640	16.2
Maine	1,125,043	1,227,928	102,885	9.1
*Border towns and others of same approximate size in region				
SOURCE: 1980, 1990 U.S. Census; calculations by MAH				

Projections:

Unity's 1989 Comprehensive Plan utilized the Maine Department of Human Services' (DHS) population estimates for 1986 and projections for 1987-97. With the 1990 Census figures now in hand, these estimates were clearly too low. The latest projections available (1989-1998) are still based on 1980 Census figures and are now known to be rather low also. The population projected for 1998 was virtually the same as the 1990 Census figure. As of Fall 1992, DHS still had not prepared new projections based on the 1990 Census data. Thus, this plan will not rely upon DHS for projections. Rather, historical data will be used to forecast possible future scenarios.

The College has plans to expand to 500 students during the 1990's, and then to hold at that level. This is expected to trigger some degree of associated population growth, with the direct spin-offs of additional faculty and support staff. Although new dormitories are planned for housing, an increase in the demand for rental units is likely as well. (Note: In the Census counts, dormitories are not counted as housing units, but as "group quarters".) Still, it seems improbable that the rate of growth would exceed that of the last thirty years.

The Committee is proposing three possible scenarios for growth from 1990-2010 (see Figure 1):

- (A) a Low Projection of 15 more persons/year, based upon the experience of the slowest decade, the 1970's;
- (B) a Medium Projection of 27 more persons/year, based upon the experience of the 1970-1990 period;
- (C) a High Projection of 37.5 more persons/year based upon the experience of the 1980's.

If the College's plans come to fruition, the rate of growth would peak in the mid 1990's, and level off somewhat. The scenarios as represented in Figure 1 (page II-9) do not account for yearly fluctuations; they are portrayed as average annual growth rates extending over a 20-year span.

With a relatively constant average household size of 2.5 persons (slightly below the 1990 figure for Unity of 2.59), these projections translate into accompanying housing unit projections:

- (A) Low = 6 units/year
- (B) Medium = 11 units/year
- (C) High = 15 units/year (equivalent to rate of 1970's and 1980's).

After discussion, the Committee felt it appropriate to plan for the high scenario, as it is supported by the experience of the last 20 years.

Age Composition:

The age composition of the population must also be considered so that the community may properly plan for services such as schools and elderly housing. Tracking of age grouping information from the 1970 - 1990 censuses shows general stability in Unity's age group proportions, with an approximately 2% increase in those 65 years of age and over. This 2% increase proportionately represents an additional 82 persons over the 1970 figure, a 74% increase in the number of older community residents. While the absolute numbers of people of each age group has increased during the twenty year period, no other age group has shown nearly the degree of increase as the older folks. Some may have moved to Unity to take advantage of the availability of Leisure Homes, the senior citizen housing complex located in the center of town.

Table 3 POPULATION BY AGE GROUPS (1970 - 1990)											
AGE GROUP YEAR	TOTAL	0-4		5-17		18-44		45-64		65+	
	#	#	%	#	%	#	%	#	%	#	%
1970	1280	86	6.7	306	23.9	580	45.3	197	15.4	111	8.7
1980	1431	92	6.4	307	21.5	658	46.0	243	17.0	131	9.2
1990	1817	123	6.8	335	18.4	866	47.7	300	16.5	193	10.6
SOURCE: 1970 - 1980: U.S. Census as reported in Economic Trends Analysis, North Kennebec Region; prepared for NKRPC by Economic Consulting Services, February 27, 1987; calculations by NKRPC 1990: U.S. Census; calculations by MAH											

In spite of the rising number of older residents, Unity is an overall younger community than the State or County as a whole. The College is presumed to be the major causal factor here. Within the 18-44 age group, the Census counted 249 people between the ages of 18-20 and 154 between the ages of 21-24, 61.2% of the child-bearing adult age group.

The median age is that at which half the population is older and half is younger. Table 4 displays evidence of the general aging of the population, with the Waldo County median age increasing by 4 years just since 1980. In Unity, the median increased by less -- 2 years over the ten-year period.

Table 4 MEDIAN AGE IN YEARS		
PLACE	1980	1990
Unity	25.2	27.2
Waldo County	30.2	34.7
Maine	30.4	33.9
SOURCE: U.S. Census		

The Census also estimated that 58.7% of the family households in Unity have school-aged children living at home, which is higher than the State average of 49.3% and the County average of 50.3%. Unity's figures remain higher than those of the State and County in female-headed households with school-aged children; Unity has 51 households meeting this description, representing 72.5% of the female-headed households in town. The State and County figures are 62.1% and 60.3% respectively. Of married couple families, 56.8% have children at home, higher again than the State and County estimates of 47.1% and 48.4%. Although an aging community and a college town, Unity is also very much a place with a higher than average concentration of child rearing. This trend supports the move to develop the Unity Athletic Complex.

Regardless of proportionate representation within the population, larger numbers of people of all age groups represent an increased demand for services. Although constant in proportion to the townspeople as a whole, there were 31 more school-aged children in 1990 than in 1980, and they have had to be accommodated. While the proportion in the 45-64 year age group was lower in 1990 than in 1980, the actual number of people was 57 greater. Within 20 years, if these people remain alive and in Unity, they will all move to the older age group, increasing the likely demand for elderly housing and services. Additional people of all ages are sure to generate more solid waste, cause wear-and-tear on Town roads and use land and water. By all measures, Unity is a popular town that continues to grow. This plan attempts to help raise the Town's consciousness of the positive and negative impacts of growth, and suggest approaches for guiding growth in directions compatible with stated community preferences.

Place of Birth:

The 1990 Census estimated that 62.8% of Unity's residents were born in Maine, down from 65.4% in 1980. The estimate of those born outside the U.S. also decreased from 2.4% in 1980 to 1.5% in 1990, or approximately seven fewer foreign-born residents. The data examined do not segregate the effect the College population has on these overall statistics, but it is likely to boost the proportion of residents born outside of Maine.

EDUCATION

If the Census is essentially correct, Unity made noteworthy progress during the 1980's in boosting the proportions of those that completed high school. According to Census figures, the proportion of graduates rose from 72.7% in 1980 to 80.4% in 1990. In both years, the Town did better than the State and County averages. It is not evident from these figures, however, if the increase is reflective of those growing up locally or those who moved in as adults during the 1980's. The increase in College students, to the extent that they were reported as Unity residents, acts to skew the figures of the general population.

Table 5 EDUCATIONAL ATTAINMENT - 1990 (Percent of those aged 25 and older)			
ATTAINMENT LEVEL	UNITY	WALDO COUNTY	MAINE
Less than 9th grade	8.6%	9.0%	8.8%
9th to 12th grade, no diploma	11.0%	13.6%	12.4%
High School Graduate	38.2%	40.5%	37.1%
Some college, no degree	16.0%	14.0%	16.1%
Associate's degree	6.1%	6.1%	6.9%
Bachelor's degree	14.2%	11.4%	12.7%
Graduate or professional degree	6.2%	5.4%	6.1%
High School Diploma (or higher)	80.4%	77.4%	78.8%
Bachelor's Degree (or higher)	20.2%	16.8%	18.8%
SOURCE: 1990 U.S. Census			

According to the 1990 Census, Unity had a slightly lower proportion of children aged 16-19 who were neither graduated from nor enrolled in high school. Of 201 persons that age in town, fifteen (7.5%) were unenrolled. Of these, seven were employed. The figures were 8.6% for Waldo County and 8.3% for the State.

Of those aged three or over enrolled in school, Unity's students were more than 3 times as likely to be attending private school than were their Waldo County neighbors. In 1990, the Census reports that of 358 children enrolled in primary or secondary school, 9% (32 students) were in private school. In Waldo County and the State, 2.8% and 5.4% attended private school. The Census estimated that 297 Unity residents were attending a college that year. We do not know how many of these were Unity College students, although it is safe to assume that they account for the vast majority of those counted.

In general, it appears that Unity's population as a whole possesses more formal education than does the County or the State. Both the Town and State figures for high school graduates increased by about 8% from 1980 to 1990, hopefully indicative of an improvement in the public school system.

INCOME AND EMPLOYMENT TRENDS

According to 1990 Census estimates, over 70% of Unity's households have wage and salary income (see Table 6); this is the greatest publicized source of income, although the data do not include investment income other than as "self-employment income." Fifteen percent were reported to have non-farm self-employment income, while just under 5% had farm self-employment income. Almost 30% had income from Social Security, while just over 11% each were supported by public assistance and retirement income. Interestingly, those reporting farm self-employment income earned more, on the average, than other self-employed households.

Table 6 INCOME TYPE IN 1989			
TYPE OF INCOME	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS	MEAN INCOME
With wage and salary income	433	70.5	\$24,941
With non-farm self-employment income	92	15.0	\$11,620
With farm self-employment income	29	4.7	\$14,897
With Social Security income	177	28.8	\$6,448
With public assistance income	69	11.2	\$3,353
With retirement income	70	11.4	\$12,212
SOURCE: 1990 Census; calculations by MAH			

Even disregarding the College students living on campus, Unity has a higher percentage of families, unrelated individuals and persons overall living below the poverty line than do the County or State as a whole. As Table 9 demonstrates, Unity's poverty statistics are higher than those of the County or State, often by significant margins.

Table 7 PERCENT LIVING BELOW POVERTY STATUS IN 1989			
POPULATION	UNITY	WALDO COUNTY	MAINE
Families	16.4	12.6	8.0
Female Householder Families	51.0	34.1	29.9
with related children under 18 years	61.5	45.2	41.6
Unrelated Individuals	36.5	33.3	24.5
All Persons	20.4	16.0	10.8
Persons 18 years and over	18.8	14.8	9.8
Persons 65 years and over	22.8	20.1	14.0
Related children under 18 years	23.6	18.6	13.2
SOURCE: 1990 Census			
NOTE: Poverty status was determined for all persons except institutionalized persons, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old. These groups were excluded from the denominator when calculating poverty rates. Poverty statistics were based on a formula prescribed by the Office of Management and Budget. Income cutoffs used by the Census Bureau included a set of 48 thresholds. The average poverty threshold for a family of four persons nationwide in 1989 was \$12,674.			

Compared with neighboring communities, Unity's income levels are slightly below average (see Table 8 on the following page). Unity Plantation has consistently fallen far below other communities. Freedom has the most interesting statistics, with a per capita income growth of 246% from 1979-1989, approximately double that of most other communities. While Unity's population is poorer than the County or State overall, then, it is not so far outside the characteristics of western Waldo County. Whereas Freedom climbed far greater than other communities during the 1980's, Albion is the most well-to-do abutting community, reflecting its location in and orientation toward Kennebec County.

Table 8 COMPARATIVE INCOME TRENDS				
	1989	1979	1989	% Change
	Median Household Income	Per Capita Income	Per Capita Income	Per Capita Income 1979-1989
Unity	\$19,783	\$ 4,305	\$ 9,668	125%
Albion	\$28,616	\$ 4,593	\$10,584	130%
Burnham	\$19,511	\$ 3,829	\$ 8,253	116%
Troy	\$21,548	\$ 3,856	\$ 9,390	144%
Thorndike	\$19,773	\$ 4,107	\$ 8,950	118%
Freedom	\$20,694	\$ 3,948	\$13,673	246%
Unity Plantation	\$ 9,458	\$ 1,602	\$ 9,186	473%
Lincolnton	\$25,526	\$ 5,370	\$13,161	145%
Stockton Springs	\$29,769	\$ 5,551	\$12,579	127%
Montville	\$24,219	\$ 3,865	\$ 9,396	143%
Clinton	\$29,667	\$ 5,556	\$11,694	110%
Knox	\$20,000	\$ 3,627	\$ 8,031	121%
Waldo County	\$23,148	\$ 4,689	\$11,047	136%
Kennebec County	\$28,616	\$ 5,966	\$12,885	116%
Maine	\$27,854	\$ 5,766	\$12,957	125%
SOURCE: 1979 income: 1980 U.S. Census 1989 income: 1990 U.S. Census Calculations by MAH				

EMPLOYMENT PATTERNS

As of Fall 1992, there is more information available in some areas from the 1980, rather than 1990 Census. For instance, as of 1980, 53.2% of the Town's residents worked right in Unity. This was 133% of the Waldo County rate for working in one's town of residence, and 120% of the Statewide rate. Waterville, followed by Thorndike and Belfast, attracted the next highest number of Unity residents to work. Many of the surrounding towns employed members of Unity's workforce, indicating that the area, in addition to Unity itself, is more than a bedroom community.

A comparison of the 1980 and 1990 Censuses reflect the high price of oil and interest in saving energy that was prevalent in the late 1970's and early 1980's. At that time, 18.2% of Unity's workforce carpooled to work. By 1990 this figure had dropped to 10.9% (see Table 9). Another contributing factor to this trend may be the shifts in industrial sector employment during the period (see Table 11). Although service and retail trade jobs showed significant increases over the 1980's, durable goods manufacturing jobs declined. Many of these jobs are oriented around shift-work that lends itself to carpooling more readily than some others. Layoffs at the S.D. Warren and Keyes Fibre paper mills, as well as the closing of the Ethan Allen Furniture factory in Burnham may partially account for this drop as well.

The 1990 Census reported that 11.1% of Unity's households had no vehicle. While many of these may represent elderly households, it is not known how many working-age households lack transportation.

Table 9 MEANS OF TRANSPORTATION TO WORK			
MEANS OF TRANSPORTATION	PERCENT OF WORKERS IN 1980	PERCENT OF WORKERS IN 1990	PERCENT CHANGE 1980 - 1990
Car/truck/van: Drive alone	52.2%	64.2%	23.0%
Car/truck/van: Car Pool	18.2%	10.9%	(40.1%)
Public transportation	2.6%	0.3%	(88.5%)
Walk or Work at Home	24.7%	23.7%	(4.0%)
Other	2.2%	0.9%	(59.1%)
Mean Travel Time to Work in 1990: 21.6 minutes			
SOURCE: U.S. Census; calculations by MAH			

Table 10 VEHICLES AVAILABLE PER HOUSEHOLD IN 1990			
NUMBER OF VEHICLES	UNITY	WALDO COUNTY	MAINE
None	11.1%	8.2%	8.7%
One	33.6%	31.0%	34.2%
Two	38.0%	42.1%	41.4%
Three or more	17.2%	18.6%	15.7%
SOURCE: U.S. Census, 1990; calculations by MAH			

Overall, 213 people were added to Unity's workforce during the decade. The industrial sector areas that grew the most were educational services and retail trade (see Table 12). As is displayed in Table 13, the most notable occupational increases were in administrative support and service jobs. Numbers were down by more than 50% in transportation and material moving occupations. Farming, forestry and fishing remained stable, indicating that proportionately their share of the workforce declined. According to projections of both the Maine Department of Labor (DOL) and the State Planning Office (SPO), administrative support and service jobs are expected to be growing occupations in the coming years. This is a promising sign for Unity's workforce. Fortunately, Unity's residents are not overly dependent upon declining industries for an employment base.

Maine Department of Labor statistics portray the seriousness of the worsening economy regionally between 1990 and 1991. Unemployment in the Unity area increased dramatically. Unity itself kept a greater proportion of its labor force employed than did neighboring Waldo County communities (see Table 11). Unity's workforce grew from 683 (with 50 unemployed) in 1990 to 709 (with 85 unemployed) in 1991.

Table 11 COMPARATIVE UNEMPLOYMENT RATES: 1990-91		
TOWN	1990	1991
Unity	7.32%	11.98%
Burnham	11.93%	20.24%
Troy	9.09%	11.18%
Thorndike	11.43%	16.05%
SOURCE: Maine Department of Labor		

Table 12 INDUSTRIAL SECTOR COUNT OF EMPLOYED PERSONS 16 YEARS & OVER

INDUSTRIAL SECTOR	1980	1990
Agricultural, Forestry, Fisheries and Mining	54	58
Construction	30	57
Manufacturing:		
Non-durable Goods	49	63
Durable Goods	46	36
Transportation	24	29
Communications and other Public Utilities	9	19
Wholesale Trade	38	21
Retail Trade	57	135
Finance, Insurance and Real Estate	22	19
Business and Repair Services	0	18
Personal, Entertainment and Recreation Services	15	22
Professional and Related Services:		
Health Services	31	44
Educational Services	150	195
Other Services	9	21
Public Administration	17	27
Total	551	764

SOURCE: 1980, 1990 U.S. Census

Table 13 OCCUPATION OF EMPLOYED PERSONS 16 YEARS & OVER

OCCUPATION	1980	1990
Managerial and Professional Specialty Occupation:		
Executive, Administrative and Managerial	30	58
Professional Specialty Occupations	96	110
Technical, Sales and Administrative Supports:		
Technicians and Related Support Occupations	7	14
Sales Occupations	44	62
Administrative Support, including Clerical	59	107
Service Occupations:		
Private Household Occupations	5	5
Protective Service Occupations	9	13
Service, Except Protective and Household	82	141
Farming, Forestry and Fishing Occupations:	53	55
Precision Production, Craft and Repair:	62	88
Operators, Fabricators and Laborers:		
Machine Operators, Assemblers and Inspectors	43	45
Transportation and Material Moving Occupations	47	21
Handlers, Equipment Cleaners, Helpers, Laborers	14	45
Total	551	764

SOURCE: 1980, 1990 U.S. Census

HOUSING CHARACTERISTICS

OVERVIEW

Unity has a healthy mix of housing stock, offering available affordable housing options to a range of tastes and needs. The village area has a number of well-preserved colonial homes, many with recorded historical significance. Some of these have been made into rental apartments, while others have been adapted for light commercial use. A number remain as single family homes.

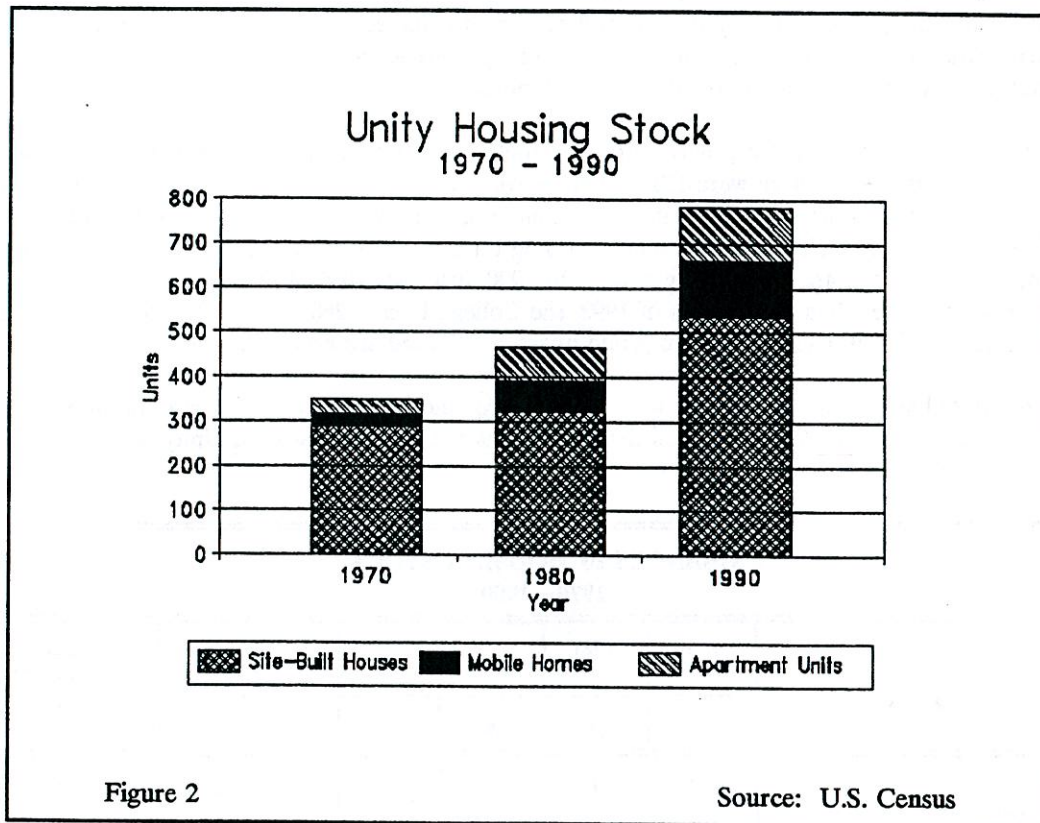
The U.S. Census found that in 1990, there were 533 single-family site-built houses in town, representing 68.1% of all housing units. There were 121 structures with two or more units and 129 mobile homes. The relative increase in popularity of apartments and mobile homes is evident in Figure 2 on the following page. Unity offers an unusually high amount of rental housing for a town of its size, due both to the College market and the subsidized apartments downtown. In 1990, just over 30% of the occupied housing units in town were rented, rather than owned. As of 1992, the College houses 280 of its 450 students on campus (the 1990 Census reported 239 persons living in group quarters). There are no condominium units in town.

In addition, Unity has a seasonal element with both hunting and lakeside camps. Seasonal units represented 16% of the housing units in 1990. Seasonal development is not a growth issue in Unity, with only 12 units built from 1970-1990.

Table 14 CHANGES IN HOUSING STOCK 1970 - 1990								
Type of Unit	1970	1980	1990		Change 1970-1980		Change 1980-1990	
	#	#	#	%	#	%	#	%
All Housing Units	492	641	783	100.0	149	30.3	142	22.2
1-unit site-built			533	68.1				
2+ units site-built			121	15.5				
Mobile home			129	16.5				
Year-Round Housing Units	379	528	658	84.0	149	39.3	130	24.6
Occupied Year-Round	350	466	610	77.9	116	33.1	144	30.9
1-unit site-built	287	322						
2+ units site-built	33	73						
Mobile home	30	71						
Seasonal Units	113	113	125	16.0	0	0.0	12	10.6
Vacant Units	29	62	48	6.1	33	113.8	(14)	(22.6)
Owner-Occupied Units	261	347	423	69.3	86	33.0	76	21.9
Renter-Occupied Units	60	119	187	30.7	59	98.3	68	36.4
Persons per Household		2.89	2.59				(0.3)	(10.4)
Single-person Households		97	174	28.5			77	79.3
SOURCE: U.S. Census; calculations by MAH								

In reviewing changes in Unity's housing stock over the last 20 years as reported by the U.S. Census, some caution must be exercised. Characteristics of the housing stock were reported on the basis of total units in 1990, while only year-round units were counted in 1980. This makes some comparisons difficult. The use of a sample, rather than total count, also leaves all figures qualified by a range of error. While one would expect relatively constant information to remain stable (e.g., the number of homes built prior to 1940) the two Census counts are at times quite far apart. Some figures used in the 1989 Comprehensive Plan differ widely from those referenced in this 1993 update. When housing characteristics are reviewed, there are a

number of discrepancies with local counts of items such as rental units and costs. This analysis will present the Census data, qualified when facts are known locally to be otherwise.



AGE AND CONDITION OF HOUSING

According to the 1990 Census, almost one-third of Unity's housing units were built prior to 1940. Less than 10 percent were built during the 1940's and 1950's, leaving approximately 60% as newer homes, built since 1960 (see Table 15).

Table 15 AGE OF HOUSING BY DECADE BUILT		
DECADE BUILT	NUMBER OF UNITS	PERCENT OF TOTAL UNITS
1980 - March 1990	169	21.6
1970 - 1979	196	25.0
1960 - 1969	101	12.9
1950 - 1959	50	6.4
1940 - 1949	22	2.8
1939 and earlier	245	31.2
SOURCE: 1990 Census		

Observations during a windshield survey conducted during 1988 included very few structural deficiencies in the Town's housing. Older homes in Unity have generally been well taken care of. Some concern was expressed by the Committee that the quality of much of the recent building construction, although attractive to the eye, was poor, in that it would not stand up over time. Unless and until the Town adopts a building

standard code, it is unlikely that the rising cost of housing and recessionary economy will encourage the use of better (i.e. more expensive) construction materials and techniques. Given the lack of detailed local housing surveys, we turn to the U.S. Census for the best available information on housing standards.

One of the most utilized indicators of substandard housing is "lacking complete plumbing facilities for exclusive use". According to the U.S. Census, this consists of hot and cold piped water, a flush toilet and either a bathtub or shower, all used by one household only. If any one of these features is missing, the Census classifies the unit as lacking complete plumbing. Two other factors worth examining are complete kitchen facilities (a sink with piped water, a range or cookstove, and a refrigerator), and the presence of a telephone.

According to the U.S. Census, 22.7% of the occupied year-round units were without complete plumbing in 1970. Over one-quarter (26.0%) of these homes either installed facilities or were vacated during the decade. In 1980, Unity compared favorably to Waldo County in regard to homes without complete plumbing, but did not fare so well in the other categories. 8.4% of the occupied year-round homes were without complete kitchen facilities while 12.9% were without a telephone (the reader is reminded that these figures do not include seasonal homes, which might be expected to lack these features).

During the 1980's the Census data suggests that substantial improvements were made in these indicators. This is especially notable considering the 1990 data cover all housing units, while the 1970 and 1980 data did not include seasonal units (where one might expect to find incomplete plumbing, kitchens and telephone service). Forty-six units were estimated to be without plumbing, representing 5.9% of all units. For a comparison, estimates for Waldo County were 8.0% and for the State were 3.5%. Thirty-nine units (5.0%) lacked complete kitchen facilities and 6.3% had no telephone. It should be noted here that these are based upon a sample of questionnaire responses, making the inclusion of seasonal units at all rather unlikely. In any event, there is no reason to suspect that housing condition is a significant problem in Unity.

TRENDS OF THE 1970'S AND 1980'S

There are at least two sources of "official" information regarding housing development in Unity other than through the decennial U.S. Census: (1) the Planning Board's records of building permits granted, and (2) the Municipal Valuation Reports submitted annually by the Town to the State Bureau of Taxation, which is based on assessors' records. As the Planning Board records permits granted, the number tends to be higher than the number of actual buildings constructed. There is also a time lag, as much as several years in a few cases, between the granting of a building permit and the construction of a home. This makes the two sources of information almost impossible to reconcile, but offers at least two viable measures of development activity.

Table 16 displays the Planning Board's permit activity since 1974. As one can see, the Planning Board processed a far greater number of permits during 1987 and 1988 than ever before. The assessors' records will catch up with these when and if they are actually built. The evidence supports the uneasiness expressed by many residents during the 1988-89 comprehensive planning process about the rapid growth taking place in Unity during the latter part of the 1980's, and the appropriation of \$5,000 in local funds to help pay for the development of a plan for managing the Town's rapid growth.

The number of occupied year-round housing units increased by a third from 1970-1980, while the number of seasonal homes remained constant at 113. This represented a decrease in the proportion of seasonal housing in Town from 23% to 17.6%, reflecting the fact that there is not a great deal of developable land remaining around Unity Pond.

According to the U.S. Census, the number of vacant units in Town nearly doubled during the 1970's. One partial explanation might be the relocation of elderly homeowners to Leisure Homes during this period. Another is that 1980 was a period when home financing was virtually non-existent, with the Prime Rate at 21.5%. Many would-be homeowners were waiting for the interest rates to drop. The Planning Board's experience in issuing building permits correlates with this interpretation, as records show that while only one permit was issued in 1980, twelve were issued in 1981 (see Table 16).

Table 16

**NEW HOUSING PERMITS ISSUED
1974 - 1991**

YEAR	# OF PERMITS	YEAR	# OF PERMITS	YEAR	# OF PERMITS
1974	3	1980	1	1986	16
1975	5	1981	12	1987	44
1976	14	1982	9	1988	64
1977	8	1983	13	1989	22
1978	11	1984	3	1990	16
1979	14	1985	12	1991	13
Total Permits Issued: 280			Average Annual Permits: 15.6		
SOURCE: Unity Planning Board Records					

Table 17

**NEW HOUSING UNITS BUILT
1981 - 1991**

YEAR	SINGLE FAMILY	DUPLEX	3+ UNITS	MOBILE HOMES	LOST TO FIRE/DEMO	NET NEW UNITS
1981	4	0	0	5	3/1	5
1982	4	0	0	2	1/0	5
1983	3	0	0	1	0/0	4
1984	3	0	0	4	0/0	7
1985	8	2	0	2	0/0	12
1986	3	0	0	9	0/0	12
1987	5	0	0	3	0/1	7
1988	14	0	0	11	0/0	25
1989	13	2	20	5	2/0	38
1990	10	0	0	8	0/0	18
1991	4	0	0	6	1/0	9
Total	71	4	20 ^{1/} (44)	56	7/2	142 (166)
Average Annual	6.5	0.36	1.8 ^{1/} (4)	5.1	0.8	12.9 (15.1)
Percent of 175 New Units	40.6%	2.3%	25.1%	32.0%	N/A	N/A

SOURCE: Maine State Housing Authority, compiled from Municipal Valuation Returns to Bureau of Taxation (based on assessors' records); calculations & adjustments by MAH

^{1/} There appears to be an error in these figures, as 44 units should have been permitted during the 1980's. The adjusted totals are represented in parentheses.

While the number of owner-occupied units increased by one-third during this decade, the number of rental units nearly doubled. Out of the occupied year-round housing units in 1970, 82% were single-family houses, 8.6% were mobile homes and 9.4% were part of multi-unit structures. By 1980, the proportion of both

mobile homes and multi-unit housing had each increased to over 15% of Unity's occupied year-round units, reducing the proportion of single-family houses to under 70% of the Town's housing stock.

During the 1980's, two new apartment complexes were developed, each offering subsidies to qualified tenants. Sandy Stream Village, like Leisure Homes, is for elderly residents. School Street Village is open to tenants of any age. This added 44 rental units to the housing stock. Table 17 displays the record of new housing units built from 1981-1991 as recorded by the assessors and forwarded to the State Bureau of Taxation. There appears to be an error, with the 24 apartment units from Sandy Stream Village missing. The adjusted totals appear in parentheses and will be used as a basis for projections.

FACTORS INFLUENCING NEW HOUSING CONSTRUCTION

Not all of the new housing growth in Unity is attributable to in-migration. The trend of smaller households, combined with the generally increased mobility of the population, serves to drive the construction of new housing units. Between 1970 and 1980, for example, Unity's population increased just 11.8%, while the number of housing units increased 30.3%. There were only two more new people (151) than new housing units (149)! Clearly those already living in town spread out into more separate living space.

One of the single greatest changes in Unity during the 1980's was the dramatic increase in the number of single-person households. As displayed at the bottom of Table 14 (page II-19), there were 97 single-person households in 1980. By 1990, this had increased by 80% to 174, representing 28.5% of the households in Unity. Of these, 76 were elderly people living alone (aged 65 and over), 53 of them female.

Beyond this significant phenomenon, the average household size decreased by 10% from 1980 to 1990, shrinking from 2.89 to 2.59 persons per household. This is a consistent nationwide trend, reflecting changed societal trends and attitudes towards marriage, divorce, child-rearing and elder care. This factor alone creates a need for additional housing units to serve the same number of residents.

Consistent with the high incidence of single-person households and the significant student population, Unity has a smaller proportion of "family" households than do the County or the State overall. According to the Census Bureau, A "family household" includes a householder and one or more persons living there who are related to him or her by birth, marriage or adoption.

Table 18 HOUSEHOLD/FAMILY CHARACTERISTICS, 1990				
	UNITY		WALDO COUNTY	MAINE
	#	%	%	%
Total Households	610	100	100	100
Family Household ^{1/}	402	65.9	72.9	70.6
Married-Couple Families	328	53.8	60.1	58.1
Other Family, Male Householder	14	2.3	3.5	3.0
Other Family, Female Householder	60	9.8	9.3	9.5
Non-Family Households	208	34.1	27	29
Householder living alone	174	28.5	22	22
65 years and older	76	12.5	10	10
Persons Per Household	2.59		2.63	2.56
Persons per Family Household	3.20		3.06	3.03
SOURCE: 1990 U.S. Census; calculations by MAH				
^{1/} A "family household" includes a householder and one or more persons living there that are related to the householder by birth, marriage or adoption.				

The 1980 Census estimated that while 47.6% of Unity's homes were built prior to 1950, only 15.2% of householders from this era were still living in the same units during 1980. This may be an indicator of two trends: (1) young adults moving into "fix-up" older houses, and (2) the conversion of older homes to rental apartments. In alignment with the population decline during the 1950's, only 5.8% of the Town's 1980 households had moved into their home during the 1950's.

It would appear that the 1970's, along with in-migration, included a period of "shifting and settling" into housing. As of 1980, over 50% of Unity's households had moved into their current housing unit since 1975. Of these, approximately 43% were rental units, many attributable to the construction of the subsidized apartments downtown and the annual transition at Unity College. As of the 1990 Census, this trend had continued -- exactly half had moved into their unit since 1985. While this mobility trend does not necessarily require the construction of new housing, it very likely encourages it.

PROJECTIONS

Interestingly enough through the 1970's and 1980's, the number of new units added during each period was almost identical. Each decade had its slumps and spurts, but overall between 140-150 were added to the housing stock decennially. The 1960's, featuring the opening of Unity College, hosted a whopping 30% population increase. There is no reason to expect any growth of that magnitude in the next 10-20 years. The 1970's included the opening of Leisure Homes, and the 1987-89 building boom, experienced statewide, bolstered the figures for that period. Although no major growth event is forecast for the coming years, the new Athletic Complex and possibly the development of a Town beach are likely to increase the attractiveness of Unity as a place to live and raise a family.

While a crystal ball would be greatly preferred to guesswork, it seems reasonable to plan for a continued rate of growth of approximately 15 housing units per year. If the 1980's trend were continued, 40% of the new units would be single-family site-built homes, about 32% would be mobile homes, and about 25% would be multi-unit apartments. At a very slightly reduced average household size of 2.5 persons, the population would be increased by 375 persons every ten years.

The rental vacancy rate, as reported by local realtors, is rather low, even with the significant increase in rental units. (The figures developed from Census data, suggesting an 11.4% vacancy rate, are suspected to include housing that is not suitable for habitation or offered for rent.) There is a demand especially for more subsidized elderly apartments. The small household sizes suggest that energy-efficient small homes, 1- and 2-bedroom apartment units, and possibly condominiums might be appropriate for the future housing needs in Unity. There are currently no condominiums in town and their desirability in this largely rural area is untested.

AFFORDABILITY

Unity is unusual in that there are a high number of rental units available at relatively affordable rates. This includes a range of houses and apartments earmarked for the college student market, Leisure Homes (20 units) and Sandy Stream Village (24 units) for the elderly, and School Street Village (20 units) for families of all ages. According to the Maine State Housing Authority, there was also one HUD/MSHA-sponsored scattered-site subsidized family rental unit in Unity as of March 1991.

The recently-built Sandy Stream Mobile Home Park has 35 lots, costing \$125/month to rent. Tenants must purchase a new mobile home from the park owner, which narrows the market for these lots considerably. As of October 1992, there were 29 remaining lots available to rent. There is one other older mobile home park located at Unity Marina that offers a less expensive alternative.

In the 1970's, the Town, together with local citizens and businesses, organized the non-profit housing corporation of Leisure Homes, Inc. and raised the initial down payment for the project. The construction of the units was financed with a loan from the Farmer's Home Administration (FmHA), which also makes the subsidized rents available. FmHA also supports the subsidies for School Street Village. FmHA and the

Maine State Housing Authority (MSHA) have combined their resources to make subsidies available for tenants of Sandy Stream Village.

The Institute for Real Estate Research and Information at the University of Southern Maine determined that median-income home purchasers in Waldo County only earned 83.51% of what was needed to purchase a median priced home in 1991. This affordability index presumes that a home would be purchased with a 10% downpayment and a 30-year mortgage at 9.5% interest, including a tax rate of .0131 and insurance. The Waldo County median income was calculated to be \$25,300. The median purchase price of a home was \$70,000, requiring a qualifying income (to obtain a mortgage) of \$30,296.

The U.S. Department of Housing and Urban Development (HUD) released the following figures for affordable housing prices in Waldo County for 1990, based on approximately 30% of household income dedicated toward shelter costs. These figures would be somewhat high for Unity, as incomes are lower in Town than in the County overall. Following the table is an analysis of available information for the income and housing costs in Unity.

Table 19 AFFORDABLE HOUSING RENTS AND SELLING PRICES IN 1990 FOR WALDO COUNTY				
HOUSEHOLD INCOME GROUP	ANNUAL INCOME RANGE	% OF TOTAL HOUSEHOLDS	AFFORDABLE MONTHLY RENT	AFFORDABLE SELLING PRICE
Very Low Income	up to \$11,750	25.0	up to \$230	up to \$20,900
Low Income	\$11,750 to \$18,800	18.0	up to \$410	up to \$38,200
Moderate Income	\$18,800 to \$32,500	34.0	up to \$790	up to \$74,800
SOURCE: U.S. Department of Housing and Urban Development				

Income Distribution and Trends:

According to the 1990 Census, Unity has a significantly poorer population than the balance of Waldo County, which is in turn one of the poorest counties of the State. Distributionally, Unity has slightly more households in each of the income categories (see Table 20) under \$25,000 than do either Waldo County or the State as a whole. The median and per capita incomes are significantly below County, and in turn far below the State levels. It is not known what proportion of the low income households represent college students.

Table 20 COMPARATIVE HOUSEHOLD INCOME DISTRIBUTION - 1989				
Unity, Waldo County, and Maine				
ANNUAL HOUSEHOLD ^{1/} INCOME	1989			
	UNITY		WALDO COUNTY	MAINE
	#	%	%	%
Less than \$5,000	48	7.8	7.0	5.0
\$ 5,000 to \$9,999	94	15.3	13.4	10.3
\$10,000 to \$14,999	80	13.0	12.7	9.5
\$15,000 to \$24,999	134	21.8	20.3	19.7
\$25,000 to \$34,999	96	15.6	18.7	17.8
\$35,000 to \$49,999	92	15.0	14.8	19.3
\$50,000 to \$74,999	47	7.7	9.3	12.8
\$75,000 to \$99,999	9	1.5	1.9	3.1
\$100,000 to \$149,999	12	2.0	1.3	1.5
\$150,000 or more	2	0.3	0.6	0.9
Median Household Income	\$19,783		\$23,148	\$27,854
Per Capita Income	\$9,668		\$11,047	\$12,957
SOURCE: U.S. Census, 1990				
^{1/} A "household" includes all individuals, related and unrelated, living in a single housing unit.				

Rental Housing Opportunities and Costs:

Census data suggest that on the housing front there may be a reasonably suitable match. In reviewing the figures displayed in Tables 21 and 22, it appears that rents reported were at the subsidized level paid by qualifying low-income tenants. The market rents of the subsidized units is \$500-\$650/month, far from affordable without the government subsidies.

Given these caveats, the data indicate that Unity has a large number of lower-priced rental units available in comparison to Waldo County as a whole. However measured, the majority of units rented in Unity at that time (83 out of 154) had a cash rent of less than \$250 (see Table 21); it is estimated that 62 of these were subsidized units. Gross rent, which includes utilities and fuel, was of course higher (see Table 22). Even including these costs, 48 units were still available at under \$200. As a percentage of household income spent on gross rent, however, Unity people were still relatively burdened compared with the County tenants as a whole, with almost 40% spending 35% or more of their household income on housing costs.

It is probably safe to conclude that while the presence of subsidized units offers welcome relief to those who qualify and get in, others have difficulty. While Unity has done a great deal to obtain quality affordable housing options, there is additional demand for subsidized elderly units and low-cost market rate rental units.

Table 21 COSTS OF RENTER-OCCUPIED HOUSING UNITS, 1990			
	UNITY	WALDO COUNTY	MAINE
All Renter-Occupied Housing Units	187		
Specified Units ^{1/}	154		
Number of Units With Cash Rent of:			
Less Than \$250	83		
\$250 - \$499	66		
\$500 - \$749	5		
\$750 and over	0		
Quartile Distribution:			
Lower Quartile (25% rented at or below)	\$128	\$184	\$252
Median (50% rented higher; 50% rented lower)	\$230	\$283	\$358
Upper Quartile (25% rented at or above)	\$334	\$363	\$468
Rental Vacancy Rate	11.4%	7.4%	8.4%
SOURCE: U.S. Census, 1990			
^{1/} "Specified" units exclude one-family houses on ten acres or more.			

Table 22 GROSS RENT ^{1/} AS PERCENTAGE OF HOUSEHOLD INCOME IN 1989				
	UNITY		WALDO COUNTY %	MAINE %
	#	%		
Specified Renter-Occupied Housing Units ^{2/}	166	100.0		
Percentage of Household Income:				
Less than 20%	19	11.4	24.4	27.0
20-24%	26	15.7	10.2	14.3
25-29%	31	18.7	10.9	13.5
30-34%	9	5.4	8.8	8.6
35% or more	65	39.2	33.3	28.6
Not computed	16	9.6	12.4	8.0
Distribution of Gross Rent:				
Less than \$200	48	28.9	15.2	11.6
\$200 - \$299	24	14.5	15.7	10.6
\$300 - \$499	66	39.8	41.7	39.9
\$500 - \$749	14	8.4	14.0	25.0
\$750 or more	0	0.0	1.4	5.6
No cash rent	14	8.4	12.0	7.3
Median Gross Rent	\$312		\$354	\$419
SOURCE: U.S. Census, 1990; calculations by MAH				
1/ "Gross" rent consists of monthly contract rent plus estimated average monthly cost of utilities and fuels, if these are paid by the renter.				
2/ "Specified" units exclude one-family houses on ten acres or more.				

Purchased Housing Opportunities and Costs:

Tables 23 and 24 outline the value (expected price) and monthly owner costs as provided by the 1990 Census. As might be expected, they generally run higher than the rental costs, but are still quite reasonable. Costs of taxes, insurance, utilities and fuels are included. Half the mortgaged homes cost less than \$500 per month, while all of the non-mortgaged homes cost less than \$400 and half cost less than \$168 to sustain. Only 20 households are spending more than 35% of their household income on basic housing costs.

Table 23 VALUE^{1/} OF OWNER-OCCUPIED HOUSING UNITS, 1990			
	UNITY	WALDO COUNTY	MAINE
All Owner Occupied housing units	423		
Specified Units ^{2/}	190		
Number of Units Valued:			
Less Than \$50,000	58		
\$50,000 - \$99,999	106		
\$100,000 - \$149,999	20		
\$150,000 and over	6		
Quartile Distribution:			
Lower Quartile (25% valued at or below)	\$43,100	\$48,200	\$60,100
Median (50% valued higher; 50% valued lower)	\$64,800	\$71,500	\$87,400
Upper Quartile (25% valued at or above)	\$86,200	\$98,600	\$123,300
Homeowner Vacancy Rate	2.3%	2.3%	1.8%
SOURCE: U.S. Census, 1990			
1/ "Value" is the census respondent's estimate of how much the property would sell for if it were for sale.			
2/ "Specified" units exclude one-family houses on ten or more acres, units with a commercial establishment on the premises, and mobile homes.			

Table 24

SELECTED MONTHLY OWNER COSTS, 1990

MONTHLY COST	UNITY	
	# OF UNITS	% OF UNITS
Units with a Mortgage:	93	53.1
Less than \$300	8	4.6
\$300 to \$499	39	22.3
\$500 to \$699	35	20.0
\$700 to \$999	9	5.1
\$1000 and up	2	1.1
Median	\$497	
Units not Mortgaged:	82	46.9
Less than \$100	7	4.0
\$100 to \$199	46	26.3
\$200 to \$299	21	12.0
\$300 to \$399	8	4.6
\$400 or more	0	0.0
Median	\$168	
Percentage of Household Income:		
Less than 20 percent	119	68.0
20 to 24 percent	18	10.3
25 to 29 percent	6	3.4
30 to 34 percent	12	6.9
35 percent or more	20	11.4

SOURCE: 1990 U.S. Census; calculations by MAH

Relevant Land Use Policies

Unity has minimum lot sizes of 25,000 square feet in the area served by the Utilities District, 40,000 square feet in the shoreland zoning district, and 80,000 square feet in the balance of town. Clustering of units is allowed as long as consistent overall densities are maintained. Lot sizes tend to range from 25,000 square feet to 20 acres. Five acres is an average sized house lot, although there is wide fluctuation. There is no observable difference between the sizes of lots chosen for site-built houses rather than mobile home placements (with the exception of mobile home park lots, which generally run under 10,000 square feet).

There are no specific lot requirements for multi-unit dwellings. The Minimum Lot Size Ordinance limits buildings by structures rather than units. Siting is limited only by meeting the requirements of either a Utilities District or plumbing permit. Buildings with three or more units qualify as a subdivision and would be reviewed as such. Apartments are allowed throughout town.

Mobile home parks are currently allowed throughout Unity, and Sandy Stream Park has 35 lots permitted within the Utilities District on School Street. As of late 1992, only 6 of the lots were rented, leaving an 83% vacancy rate. The requirement to purchase a new home and/or the location across from Unity Raceway may be acting to deter tenants. Many people with their own mobile homes seem to have access to land to buy or rent to site their unit.

Current land use policies do not appear to be a deterrent to the availability of diverse affordable housing options in Unity.

Summary

Unity has a healthy mix of housing options, with official Town encouragement for the installation of subsidized units for low-income residents. Land use policies do not interfere with the availability of affordable housing.

Although Unity has a higher degree of lower-income residents than does the County as a whole, there are also a higher proportionate number of lower-priced housing options in Town than in most other communities. Unity's subsidized and market-rate rental units are a regional asset, helping to fill affordable housing needs of surrounding towns.

Single-person and small households have been on the rise, creating a demand for more housing units. During the 1980's, the new housing built was composed 40% of site-built single-family houses, 32% of mobile homes and 25% of apartment units. About 8% of the new units were seasonal.

There is no reason to project other than a continuation of this trend. While the College is not expecting to grow by more than another 50 students, its presence, together with the development of the Athletic Complex, Kanokolus Beach and the surrounding communities, will continue to attract people to move here. Although the recession has caused more people to live together than might otherwise occur, there is also no indication that household sizes overall are likely to increase.

With this trend continuing, the Town may expect an average of 15 new units each year between 1993 and 2003. Of these 150 units, 60 are likely to be site-built houses, 48 are likely to be mobile homes, and 38 are likely to be apartments. The seasonal proportion of new development in Unity is expected to be minimal, with few shorefront development options remaining. The trend toward smaller households might open the market for condominiums in Unity, although their desirability is unknown.

LAND USE

INTRODUCTION

According to the U.S. Census, Unity's geographic scope consists of 39.6 square miles, or 25,344 acres. IN 1990 the population density was 45.9 persons per square mile. The town is surrounded by Unity Township and Albion on the west and southwest, Burnham and Troy on the north, Thorndike and Knox on the east and Freedom and Albion on the south. Unity is crossed by a major U.S. highway from the southwest to northeast, and by a State highway from west to east. At the intersection of these highways is the central, or downtown part of Unity.

While not large enough to be segmented into neighborhoods as such, the Town does have a diversity of geographic areas with their own characteristics. Unity Pond, covering 2523 acres (not all in Unity), is the major feature of the north-central part of town. Its shoreline is covered with numerous year-round homes and seasonal camps that are accessed by 18 fire roads. The western third of Unity is largely composed of wetlands, making the area largely unsuitable for development. The northeast corner of the town, along the Troy border, is primarily wetland as well. The eastern half of town, particularly the south-central portion, is mostly hilly ground and features much of the town's farmland and rural road network. Kanokolus Bog, offering rich wildlife habitat, separates Routes 202 & 9 from the hills of southeast Unity.

The downtown area is quite distinct, marked by greater density, commercial activity, converging traffic and visual appeal. It is laid out over an area disperse enough to be unsuitable for pedestrian traffic in other than pieces, although those living in the downtown area can comfortably walk to the grocery store, pharmacy, restaurant, bank and post office if they so desire. Other services, such as phone and cable, insurance, hair salons, hardware and convenience stores, the food co-op and medical offices are also readily available.

Small commercial enterprises are scattered along primarily the major roads, particularly Routes 202 & 9. Historical land ownership serves as the greatest single influence over where various businesses locate outside the downtown area. People develop businesses on land that they own; several, of course, are home businesses. As such, craft shops, greenhouses, snack bars and other entrepreneurial efforts have sprung up outside the downtown area.

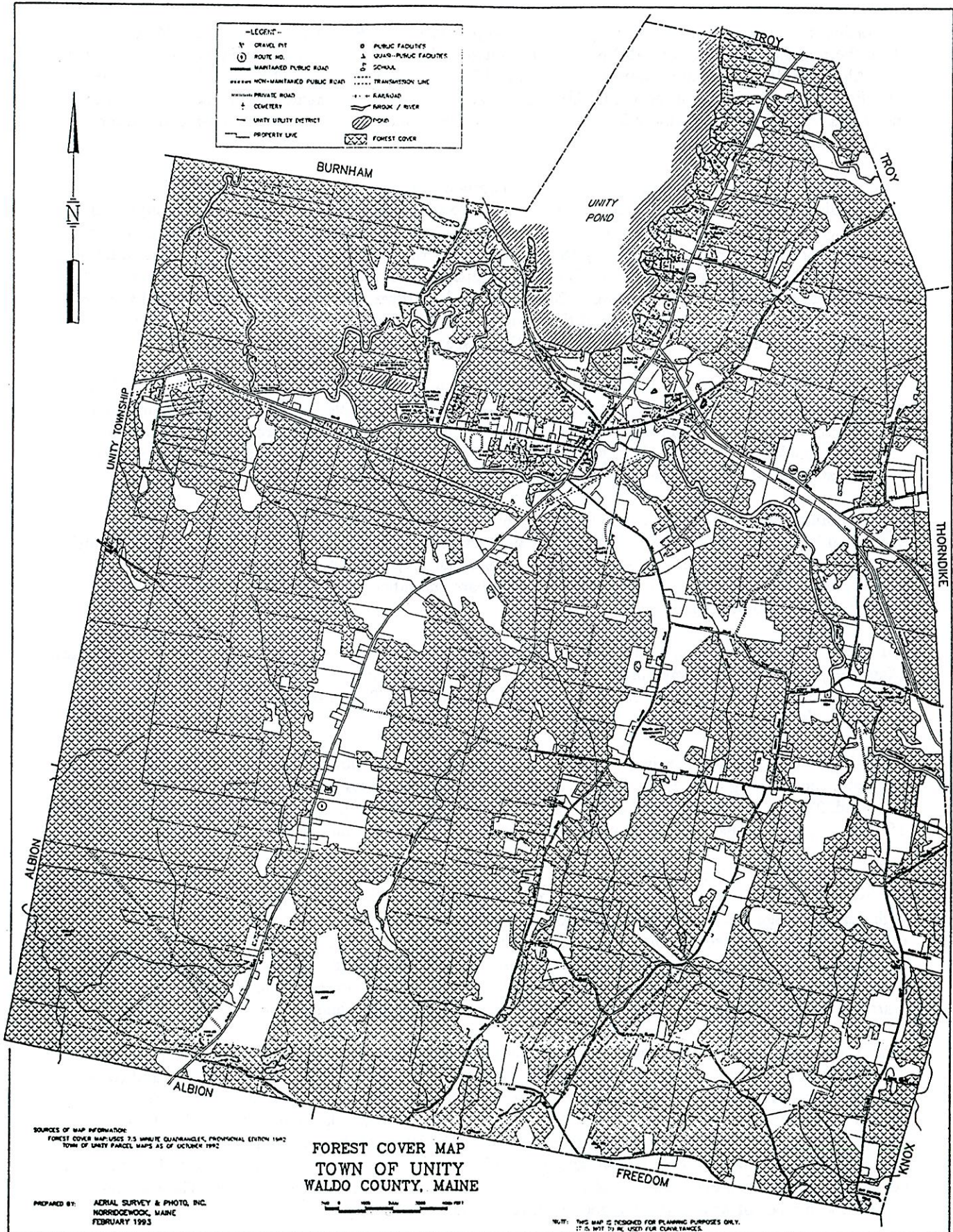
Although an agricultural community, Unity is still mostly forested (see Forest Cover Map on following page). Many people keep small to medium-sized woodlots either for their own use or harvested by local woodworkers. Most Committee members felt that in general the Town's forests were well-managed and minimally disturbed by harvesting practices.

Assessing records indicate that in 1991 there were 38 parcels of land enrolled in the Tree Growth Tax Program, representing 4315 acres, or 1.7% of the Town's land area. Of this, 1289 were classified as softwood, 2357 as mixed wood and 669 as hardwood. One twelve-acre parcel had been withdrawn, levying a \$548 penalty on the landowner. No parcels were enrolled in the Farm and Open Space Tax program.

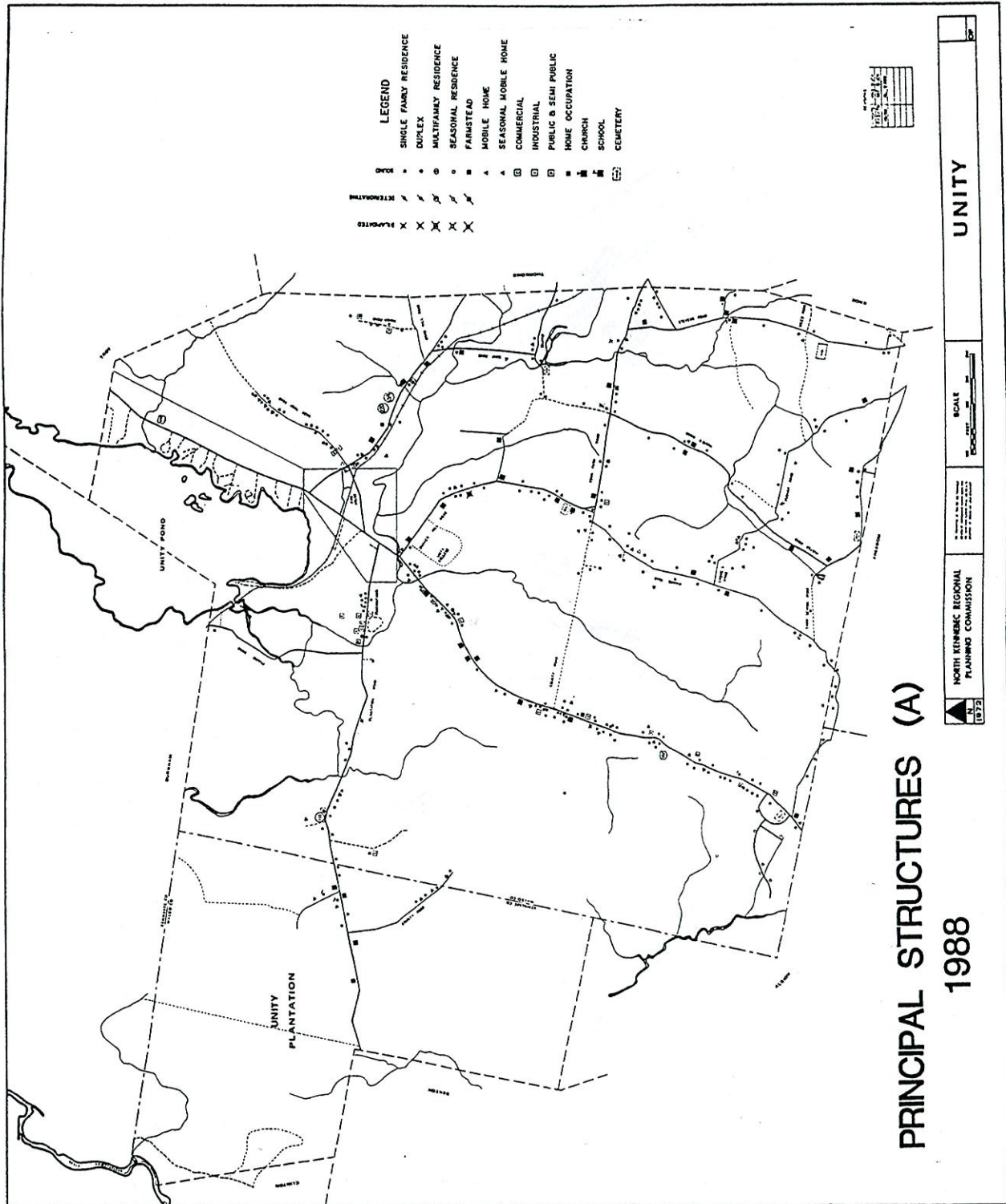
Maps of the Town's principal structures as of 1988 appear on pages II-33 and II-34 (the full-size versions can be reviewed at the Town Office). Map 3-A covers the bulk of Unity, while Map 3-B includes the high-density village and Unity Pond areas. Single-family homes are distinguished from mobile homes, (active) farmsteads, seasonal homes and multi-family buildings. Strictly commercial buildings are separate from homes operating a small business. The Town's churches, schools and other community buildings can be identified, as well as its cemeteries and gravel pits. Structures that appear to be vacant are so noted. Garages, barns and other accessory buildings are not included on these maps.

In an initial attempt at inventorying housing condition, residential structures judged to be in deteriorating condition (needing some structural repair) are marked with one slash; those considered dilapidated (probably beyond repair) are given two slashes. (Please note that these are only subjective judgments made from behind a windshield -- not official opinions!). Very few residences were deemed to be in other than sound condition, which includes homes needing minor repairs. The intent of these maps is to give the reader a general idea of the location of principal structures in Town, and a quick sense of their layout. Locations are not meant to be absolutely accurate and these maps should not be used for that purpose. These maps are useful in a number of ways and are a good start on a land use inventory.

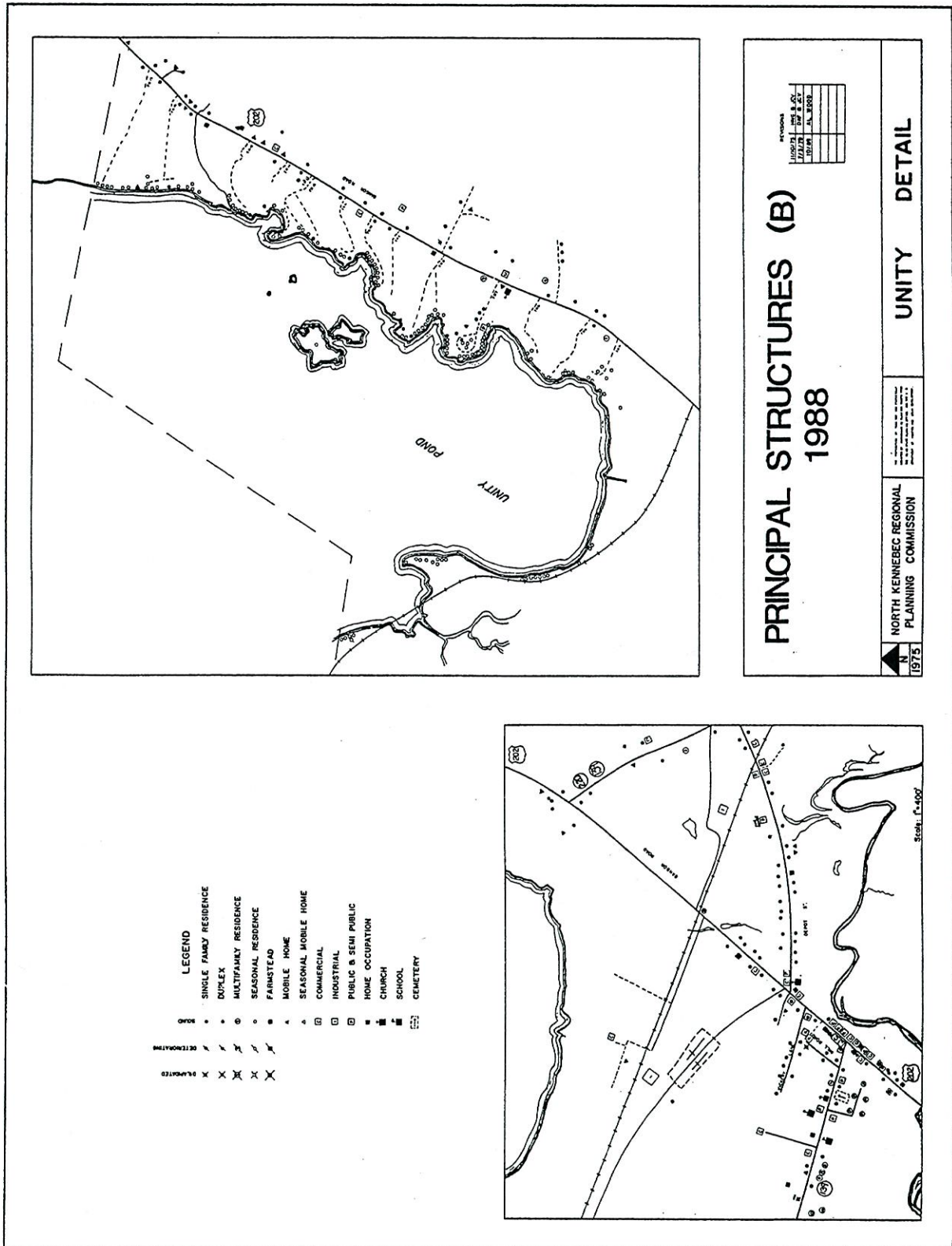
Map 2 - Forest Cover



Map 3A - Principal Structures



Map 3B - Principal Structures Detail



RECENT LAND USE TRENDS

During the 1970's and 1980's, the biggest change in Unity's land use pattern was the downtown growth. Both commercial and residential development occurred, with School Street showing the most activity. Three subsidized housing complexes and a mobile home park offer higher density, less expensive housing options in the downtown area. The primary constituents to date have been elderly people still able to live independently. Other residential land use characteristics are discussed in the Housing chapter.

School Street now features medium density, mixed-use development, with more land available. The sewer system is estimated to be able to handle about 100 additional housing or commercial units until it is dredged, after which more will be able to be accommodated.

Seasonal development takes the form of either lakeside camps or hunting camps. No new units were built during the 1970's and only 12 were added during the 1980's. The shoreland around the Pond is pretty well built out.

The federal government purchased a piece of property within the Twentyfive Mile Stream wetland area as a National Wildlife Refuge in the early 1990's.

Cooperation between the Town and Unity College has brought about increased public access to recreational facilities. Land owned by the College bounded by Unity Pond and Route 202 was donated for the use of the Unity Athletic Complex, built during 1992 with federal assistance. The Complex is composed primarily of athletic fields, although a playground, picnic area, concession stand and walking/exercise path are on the near-term drawing board. This will act as a major draw to Unity from neighboring communities, and additional commercial activity is likely to spring up around it. Kanokolus Beach has also been turned over to the Town and plans are underway to develop a public beach.

The College itself may or may not enlarge its enrollment significantly. Most people expect it to remain close to its current size, which will not require the acquisition of additional land or construction of more dormitories.

There have been no significant changes in farming and forestry, although farms that have ceased operations were out of the price range of other farmers during the late 1980's. Existing dairy farms have found it necessary to increase herd size to keep pace with the declining price paid for milk. This in turn requires the availability of additional land within reasonable distances to raise sufficient feed and recycle manure.

COMMERCIAL ACTIVITY

Unity's thriving business center and economic base are considered among the Town's most valuable assets. Unity is an economic center for the surrounding smaller communities. The College, while not itself a contributor to the property tax rolls, has a tremendous spillover effect on the local economy, providing jobs and consumers. Commercial and industrial growth could bolster the tax base even further, helping to offset the governmental cost of additional residential development. Agriculture in Unity makes a considerable contribution to the local economy, creating direct jobs and feeding numerous area support services such as equipment dealerships, fuel dealers, vehicle mechanics, hardware stores and veterinarians.

The mid-1980's was an overall growth period for Unity, as well as economic growth period for Maine and New England. According to State sales tax figures (see Table 25), consumer sales rose steadily in Unity through 1989, with the biggest jump of 141.7% occurring between 1987 and 1988. This coincides with the commercial growth that developed along School Street during that period. Consistent with the national and regional economic slowdown of the early 1990's, Unity's consumer sales fell from peak 1989 levels. The fall was not dramatic, remaining higher than 1988 levels in nominal dollars (unadjusted for inflation).

Table 25 CONSUMER SALES ACTIVITY (1984-91)		
YEAR	TOTAL CONSUMER SALES	PERCENT CHANGE FROM PRIOR YEAR
1984	\$2,330,000	—
1985	\$2,610,000	12.0%
1986	\$3,020,000	15.7%
1987	\$3,380,000	11.9%
1988	\$4,790,000	141.7%
1989	\$5,630,000	117.5%
1990	\$5,390,000	(4.3%)
1991	\$5,290,000	(1.9%)
SOURCE: Maine State Bureau of Taxation		

LOCAL BUSINESSES

Unity has a healthy mix of commercial, retail and professional services, as well as a few manufacturing firms, which make a significant contribution to the tax base. The following is an edited version of a list of Unity's businesses which was compiled by private initiative in 1987.

Adam & Eve (beauty salon)	Joe Fernald (excavation contractor)	Pat Newell (accountant)
Harrison Aldrich, D.O.	Fleet Bank	Jack Sanders (upholsterer)
Back Troy Lumber Company	G&J Market	Thorndike Press
Kamlesh Bajpai, D.O.	Hair Flair	Town & Country Beauty Salon
B&D Market	Hodges Trucking	Turbo Properties
Bradeen, Leroy (electric & plumbing)	Homestead Restaurant	Unity Auto Repair
Century 21 (real estate)	Hunter Farms	Unity Auto Supply
Champlin Agency (insurance)	Jim's Salad Company	Unity College
Chase's Home Furnishings	Lawry Bros. Funeral Home	Unity Financial Service
Custom Cedar Log Homes, Inc.	Clair Lewis (wood broker)	Unity Hardware
Dick Chase (small equipment)	Craig Lowe (woodworking)	Unity Leather Shop
Clean Scene (laundromat & car wash)	Lowry Engineering	Unity Pharmacy
Cool Spring Farms (equestrian center)	Northeast Music	Unity Phone Shop (sales & service)
Country Green Florists	Maine Street Antiques	Unity Play Skool
Crowe Rope	Main Street Co-op Market	Unity Raceway
Davidson Body Shop	Mary's Drive-in	Unity Service Company (computers)
Depot Country Store	Carl McCue (attorney)	Unity Telephone Company
Distance Racing Products	Katherine Morrison (accountant)	Vital Insurance
Down Home Pictures	Murch Brothers (potatoes)	Percy Willette (attorney)
	Myrick Electric & Refrigeration	

In addition, a September 1988 printout of business telephone listings from Unity Telephone Company adds the following enterprises:

Bragg's Cavalier Homes	Resource Conservation Services	Unity Marina Campground/Trailer Park
Cornish Drywall	The Discount Den	Unity Manufacturing
Country Green Florist	The Elms	Unity Pond Pottery & Tile Works
Dixie's Bargain Emporium	The Height of Fashion	William Wade (Morgan horses)
Ed's Hardware & Lumber Supplies	The Knitting Basket	Spruce Whited
Edgerly Farms	Thorndike Vest's	Windswept Designs, Inc.
C.B. Mattson	John Traverse	
McGilly Realty	Unity Craft Supplies	

NATURAL RESOURCES

INTRODUCTION

The original portion of this inventory was developed by a subcommittee of the 1989 Comprehensive Plan Committee under the direction of Eric Anderson, a Unity College professor. There are a full set of overlaying maps from that inventory available for review at the Town Office. The scale of the base map is different from those developed during the 1993 planning process, but the following maps were retained as adequate at the 1989 plan scale of approximately 1"=1500' (scale of document-sized reductions unknown): 100-year floodplain, sand and gravel aquifers, critical habitats, watershed boundaries, and hydric and prime agricultural soils. Natural resource information displayed on the new base map includes wetlands, wildlife habitat and land cover. Soil suitability for development has been interpreted on Waldo County Soil Survey maps, at a scale of approximately 1"=1667' (1:20,000).

SURFACE WATER

Unity's surface water resources include Unity Pond, numerous wetlands, two rivers (defined by the State as draining 25 square miles or more -- Sandy Stream and Twenty-five Mile Stream) and several brooks. These are clearly displayed on the Shoreland Zoning Map. Freshwater wetlands of over 10 acres in size are outlined, with the appropriate shoreland zones designated. Watershed boundaries for the various brooks and Unity Pond are marked on the map on page II-41.

Unity Pond:

Unity Pond, also known as Lake Winnecook, forms the northwest border of town. It is a lake of 2523 acres, with a direct drainage area of 28.61 square miles. This land base is shared among four towns as displayed in Table 26.

Table 26 UNITY POND DRAINAGE AREA		
TOWN	DRAINAGE AREA (acres)	PERCENT OF TOTAL DRAINAGE AREA
Troy	8,422	46%
Burnham	6,409	35%
Unity	2,196	12%
Thorndike	1,282	7%
Total	18,309	100%
SOURCE: Town of Burnham Comprehensive Plan, March 1992 (adopted September 1992)		

The lake's maximum depth is 41 feet, with a mean depth of 22 feet. Data compiled by the Maine Department of Environmental Protection (DEP) suggests that the pond has moderate water quality and is "sensitive" to phosphorus loading increases. This means that a small increase in phosphorus concentration can cause a significant decrease in water quality (evidenced through algal blooms), due to seasonal oxygen depletion and/or increased nutrient concentrations.

The most frequently sampled measure of water quality is transparency data, measured as the depth that a black-and-white sectioned "secchi disk" can be read in meters. Overall, transparency in Unity Pond has been slowly decreasing, from 4 meters in 1977 to just over 2 meters since 1989 (see DEP graph on next page). The mean reading has been lessened by the very low readings of approximately 1 meter taken during late summer and fall.

SECCHI DISK TRANSPARENCY GRAPHS:

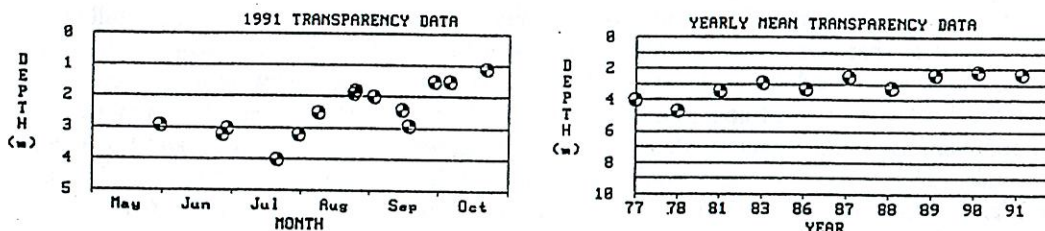


Figure 3

Source: Maine Department of Environmental Protection

Unity is considered a colored lake, with an average color of 36 Standard Platinum Units (SPU). The DEP has calculated a Trophic State Index (TSI) with an average chlorophyll value of 80 in recent years. The value has risen notably, however, from 74 in 1986 to 89 in 1989. These values indicate a high level of algal production, which reduce transparency late in the summer and into the fall.

The Committee held a special meeting dedicated to water quality issues in December 1992. Presentations were made by local academics conducting research on the Unity Pond Watershed, a summary of which appears below:

Mark Hutchinson, advanced biology teacher at Mount View High School, gave a history and overview of water quality studies being conducted on the Twentyfive Mile Stream and Unity Pond watersheds. A challenge grant was awarded to Mount View in 1986 in association with the Soil Conservation Service. Its purpose was to study the relationship between agriculture and water quality of the Twenty-five Mile watershed. In 1988-89, the advanced biology class at Mount View studied phosphorus sources in the small tributaries by monitoring storm events with over 1" of rainfall. The study found that there were limited impacts of agriculture on water quality, but there was some from cropland runoff.

To help address this concern, the Agricultural Conservation and Stabilization Service (ASCS) approved a special projects grant to improve manure storage and crop nutrient management plans. Unity farmers that participated in this particular grant program were Bob Elwell, Kent Mitchell, Harold Ross and Dick Perkins.

In 1990-91, Randy Doak of Waldo County SCS wrote a successful grant application to EPA under its "319 project" involving a cooperative effort between Mount View, Unity College, ASCS, SCS and Cooperative Extension Service. Its goal is to develop a nutrient management program that can be used statewide to improve water quality, improve the management of recyclable resources and monitor non-point sources of phosphorus. The advanced biology class is working with the professional assistance of LOTIC, Inc., a Unity-based consulting firm, to conduct a Macro Aquatic Invertebrate Study. At this point it appears that agriculture is not exporting significant phosphorus within the watershed.

Dave Potter, in his fifth year of teaching at Unity College, made an informative presentation on the status of Unity Pond's water quality. The pH is variable and ranges from 6.4 to 7.8. Its alkalinity, or buffering capacity against acid rain, is relatively low at 19-46 mg/l. Oxygen levels vary from 3-10.5 mg/l, which is low; fish need at least 5 mg/l for survival.

Secchi disk readings, measuring lake transparency, were better in 1992 than in 1991 because there was no high water drawing sediment and phosphorus into the pond. Readings vary a great deal depending upon the time of day they are taken. Blue/green algae, a major threat to lake transparency, rise to the surface as the temperature warms. Max Gillette, who is Unity Pond's volunteer water quality monitor for the DEP, usually takes his readings in the mornings, twice a month, from May to October, over the deepest hole in the lake. In May of 1992, his readings were 11-12', while in October they were half of that.

Potter explained distinctions between the nutrient needs and characteristics of blue/green versus brown algae. The blue/green algae that clump, live near the surface and reduce water clarity, can convert atmospheric nitrogen into biologic nitrogen. With nitrogen unlimited, then, they are very much impacted by the amount of phosphorus that becomes available to them. Brown algae are not generally visible and must get their nitrogen from the lake. This keeps their rate of growth slower than that of blue/green algae, particularly in relation to phosphorus availability. Unity Pond does have a green algae problem, but their shading helps prevent weed growth, which is a serious problem in many lakes.

Although the studies underway are not completed, initial data suggest that of the various sources of phosphorus entering the lake (including agriculture, forestry, roads and septic systems), the most serious component may be septic systems. This is due to the timing of the worst algae blooms as well as to the fact that high water in the lake oftentimes submerges shoreland containing leachfields of camp septic systems. The lake association has worked on water quality protection education for its membership through educational meetings, pamphlets, newspaper articles and word-of-mouth.

The Utilities District effluent into Twenty-five Mile Stream has been found to be free of phosphorus. There is currently no permanent measuring device for flowage either into or out of the pond. Potter has received preliminary approval from State officials to install a simple staff by the Utilities District pumping station to help estimate flowage data. Jon Carman of the District suggested they coordinate efforts.

The hydrology of the lake and major stream input and output has always created some problems. Sandy Stream enters the lake just adjacent to Twenty-five Mile Stream's departure. With only minor other streams feeding the lake, this creates a poor flushing route. To make matters worse, when lake levels are high, there is no flushing at all; Sandy Stream becomes Twenty-five Mile Stream without entering the pond.

It has been estimated to cost \$1.5 million to dredge the inflow/outflow area. At one time (1975?) the Town had a chance to accept a federal grant to perform the work but voted it down. There used to be a dam at the Prairie Road bridge, but individuals tampering with the water levels to catch eels caused the owners to destroy it. It is possible that another dam at that location could serve to regulate pond water levels and assist with sewage lagoon discharge opportunities.

Asked why the towns within the watershed had not been notified of these studies, the researchers suggested that town officials generally weren't responsive. The group impressed upon them that the planning boards or committees should be involved, as they can recommend and, if adopted, implement actual regulatory steps should they be appropriate.

Fisheries Value:

According to Bill Woodward, Fisheries Biologist for the Department of Inland Fisheries and Wildlife (IF&W), Unity Pond is a high value fishery, with natural brown and black trout, bass, pickerel, yellow and white perch, black crappie, bullheads, eels and minnows. It also is stocked with 2500 brown trout yearlings each fall.

Dave Potter reported that three species of fish have been introduced to the lake within the last five years: black crappie, emerald shiner and alewife. Alewives were stocked by the Department of Marine Resources, that are interested in testing its success in reaching the Atlantic and returning to spawn up the Kennebec. Negotiations regarding the Edwards Dam in Augusta and the Waterville-Winslow dam are still underway, but in the meantime 2500 adult fish were stocked. The 1200 females are capable of laying 60,000 eggs apiece, potentially producing 72,000,000 juveniles that grow to be 6 inches long by October. They serve as food for bass, trout and pickerel, but there is a limited amount of oxygen in the lake for all fish. It is estimated that 6-10 million alewives are likely to head from Unity Pond to the Atlantic. The cumulative impact of this change on the lake's food chain is not understood.

Brooks and Streams:

Unity has a number of brooks and streams. Their length within town and known fisheries value are displayed in Table 27 below:

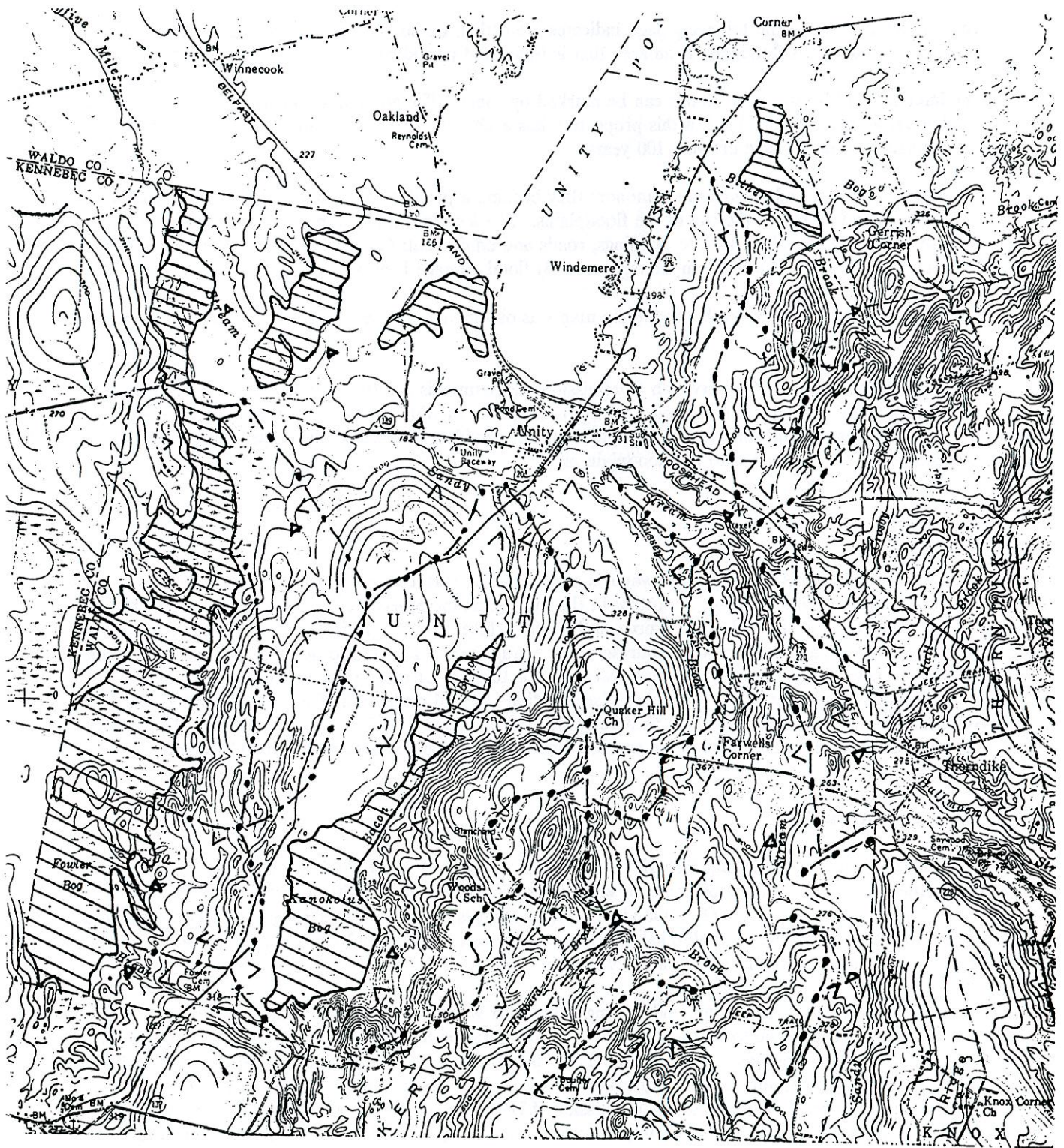
Table 27 UNITY BROOK AND STREAM FISHERIES DATA			
BROOK	MILES IN UNITY	FISHERIES VALUE	SPECIES
Bog Brook	0.1	Moderate	
Crosby Brook	1.6	Moderate	
Hubbard Brook	1.1	Moderate	
Fowler Brook	6.3	Moderate	Brook trout, warmwater species ^{1/}
25 Mile Stream	6.5	Moderate	
Sandy Stream	10.4	High	Brook trout, warmwater species ^{1/} , possibly bass
Bacon Brook	5.0	Moderate	Brook trout
Bither Brook	2.6	Moderate	Brook and brown trout
Mussey Brook	2.5	Moderate	
Fly Brook	3.9	Moderate	
Halfmoon Stream		Moderate	
^{1/} Sunfish, perch, pickerel, minnows			
SOURCE: Bill Woodward, Maine Department of Inland Fisheries and Wildlife, September 1992			

The runoff from rain water is directed by slopes and water channels. When all the runoff from an area drains to one point, the area above that point is known as a watershed. Each brook has a watershed area that is bounded by ridges or divides. As a brook becomes a tributary to a larger stream, the watershed enlarges. Because of the downstream connections, a chain impact is created. A change in water quality in the brook will affect the water quality in the stream and further down the stream. Once a brook drains a 25 square mile area, the State classifies it as a river.

The watershed boundaries are delineated on the map on the following page. The direction of water flow in the watershed are shown by the large arrows. The watershed boundaries were drawn from topographic maps of the area by supervised Unity College students in 1988.

Unity added protection for its brooks and streams through the adoption of its revised Shoreland Zoning Ordinance in March 1992. The Ordinance, based on the State guidelines, prohibits structural development within 75 feet of streams, from the point at which two perennial streams meet downstream. In addition to the shoreland required to be zoned by the State, Unity regulates the shoreland around Bacon Brook, as a recognized water body of local significance on its own and in association with Kanokolus Bog.

Map 4 - Watershed Delineations



TOWN of UNITY



WETLANDS



WATERSHED
BOUNDARIES

Floodplains:

The floodplain map on the following page indicates areas that are susceptible to flooding when a stream overflows its banks. A floodplain is an area that is inundated periodically, usually during spring runoff.

The intensity and frequency of floods can be marked by zones. The zone used in this map is the 100 year flood zone, meaning that a flood of this proportion has a 1% chance of occurring every year but in the past has occurred on the average of every 100 years.

Floods are a natural and normal phenomenon; they become a problem to humans only when they compete with streams and rivers for the use of the floodplains. The locations and extent of floodplains is important because of: (1) potential damage to buildings, roads and equipment; (2) the effect on further development; (3) water pollution and downstream damage; and (4) flood damage insurance.

The information transferred to the floodplain map was obtained from the Federal Emergency Management Agency.

The Maine Association of Conservation Commissions recommends a 250 foot buffer zone from the high water mark along all major flowing and standing waterways. In addition to protecting the flood plain, this zone also provides habitat for wildlife and wildlife travel corridors between undeveloped areas. This buffer zone has been incorporated onto the floodplain map.

Wetlands:

Wetlands are land areas where ground water is at or near the surface for enough time every year to produce wetland vegetation. Wetlands are important in the hydrologic cycle because they slow down and store runoff, which is then released slowly to feed brooks and other surface waters. Wetlands also provide habitat for plants and animals, and serve as water purifiers and storage areas that reduce flooding by absorbing excessive rainfall. An inventory of Unity's freshwater wetlands of 10 acres or more in extent are marked on the Shoreland Zoning and Land Use Plan Maps (see Section III) and outlined in Table 28 on page II-44. Wetlands known to provide significant wildlife habitat are included in Table 29 on page II-45. The 250' of shoreland around freshwater wetlands is regulated under the Town's Shoreland Zoning Ordinance.

CRITICAL HABITATS

The Maine Department of Inland Fisheries and Wildlife (MDIFW) has identified 4 habitat types that, due to their limited distribution and importance to wildlife, are considered to be critical wildlife habitats. Specifically, those habitats are: (1) wetlands, (2) water courses, (3) deer winter range, and (4) other unique or critical habitat. Significant wildlife habitats that have been identified by MDIFW are marked on a map on file at the Town Office and listed in Table 29 on page II-45.

Wetlands provide breeding, nesting, and feeding habitat for waterfowl and other aquatic and semiaquatic birds. They are also crucial to the survival of beaver, muskrat, mink, otter, raccoon, deer, and moose, as well as dozens of species of nongame wildlife. All these species are in turn dependent on the general "health" of the plants, invertebrates, and microorganisms of the wetland or water course. In 1982, a study done for MDIFW and the Land Use Regulation Commission (LURC) placed Kanokolus Bog fourth out of 27 peat bogs examined in Maine in terms of its importance for wildlife species. In addition, a record of 8-10 blue heron nests was made there in 1985.

Map 5 - Floodplains



TOWN of UNITY

 100-YEAR FLOODPLAIN

Table 28

FRESHWATER WETLANDS INVENTORY

MGS WETLAND #	MDIFW WETLAND TYPE	SOIL TYPE(S)
214	Shrub Swamp	Rifle mucky peat Biddeford mucky peat
219		Borosapristis, ponded
220		Monarda very stony silt loam, 0-3% slopes
221		Borosapristis, ponded
222		Borosapristis, ponded
223		Borosapristis, ponded
224		Borosapristis, ponded
264		Borosapristis, ponded
265		Borosapristis, ponded Limerick and Rumney soils
266		Borosapristis, ponded
267		Borosapristis, ponded
268	Inland Fresh Meadow	Borosapristis, ponded
269	Inland Deep Fresh Marsh	Borosapristis, ponded
270		Borosapristis, ponded
285		Brayton very stony fine sandy loam, 0-8% slopes
286		Saco very fine sandy loam
287		Brayton very stony fine sandy loam, 0-8% slopes
288		Borosapristis, ponded
289		Borosapristis, ponded
290		Borosapristis, ponded
291		Borosapristis, ponded
292		Monarda very stony silt loam, 0-3% slopes
293		Brayton very stony fine sandy loam, 0-8% slopes
294		Monarda very stony silt loam, 0-3% slopes
295		Podunk fine sandy loam Limerick and Rumney soils
296		Searsport mucky peat
297		Saco very fine sandy loam Podunk fine sandy loam
298		Limerick and Rumney soils
299		Borosapristis, ponded
300		Borosapristis, ponded
301	Inland Fresh Meadow	Borosapristis, ponded
SOURCE: Maine Geological Survey, Open File No. 85-30, Freshwater Wetlands Map #30, 1984		

Table 29 SIGNIFICANT WILDLIFE HABITAT			
LOCATION	MDIFW #	MGS/DEP #	RATING
DEER WINTERING AREAS			
25-Mile Stream, north of Route 139	020323	N/A	Indeterminate
Bog Brook / Fowler Bog	030320	N/A	Indeterminate
Bacon Brook / Kanokolus Bog	020315	N/A	Indeterminate
Southwest of Farwells Corner	020313	N/A	Indeterminate
Southeast of Farwells Corner	020312	N/A	Indeterminate
East of Unity Pond	020310	N/A	Indeterminate
WATERFOWL AND WADING BIRD HABITAT			
Fowler Bog	030386	214	Indeterminate
25-Mile Stream, west of Winnecook, south to Route 139	030362	N/A	Indeterminate
Bacon Brook	030387	268	Indeterminate
Kanokolus Bog ^{1/}	030388	269	High
Bithers Brook	030389	301	Indeterminate
West of 25-Mile Stream	030390	264	Indeterminate in 1990; Medium in 1972
Bog Brook	030391	266	Indeterminate
Southwest of Unity Pond	030395	265	Indeterminate
Crosby Brook	030400	296	Indeterminate
South of Farwells Corner	030404	293	Indeterminate
Fly Brook	030405	286 & 287	Indeterminate
Northeast side of Quaker Hill	030408	289	Indeterminate
^{1/} In 1985 a record was made of 8-10 great blue heron nests. SOURCE: Maine Department of Inland Fisheries and Wildlife, map and report dated 10/30/91 Town of Unity Freshwater Wetlands Map, Prepared by Maine Department of Environmental Protection, 1989; interpretation by MAH			

The 250' of shoreland surrounding freshwater wetlands is regulated under Unity's Shoreland Zoning Ordinance. The Planning Board, in developing the 1992 Ordinance, considered the characteristics, historical and projected land use, ownership patterns and other relevant issues in proposing appropriate land use districts. Based on all considerations, many were placed in Resource Protection, allowing no structural development in the entire 250' zone.

Deer Management Unit 12, of which Unity is a part, contains the highest density of deer in the state. Deep snow often forces the deer into areas where wind, temperature, and snow depth are moderated. Although summer range rarely limits the size of a deer population, the availability of food and cover in their wintering areas often does. Protection of these areas is crucial to maintaining a healthy deer population.

The approximate boundaries of the deer wintering areas were identified by the Maine Department of Inland Fisheries and Wildlife (see map in Town Office and Table 29 above). Traditional deer "yards" are used year after year, but may vary in size, shape, and exact location depending on the severity of the winter, the size of the deer herd, and other factors. Therefore, the boundaries of the wintering areas are approximate and may vary considerably from year to year.

Map 6 - Critical Habitat



TOWN of UNITY



DEER WINTERING AREAS



BUR OAK FOREST

- 1 - Lampsilis cariosa
- 2 - Leptodea ochracea
- 3 - Heteranthera dubia
- 4 - Littorella americana

The Bur Oak (*Quercus macrocarpa*) Forest, while not an officially threatened or endangered plant community, is sufficiently unique in Maine to constitute a critical habitat. The approximate boundaries of the Bur Oak forest association were mapped based on a ground survey conducted by a Unity College student under contract to the State's Critical Areas Program and are portrayed on Map 6.

The Heritage Program of the Maine Chapter of the Nature Conservancy has identified 4 species in the Unity Pond area that are of special concern (see Map 6). Two fresh water mussels, Yellow Lampmussel (*Lampsilis cariosa*) and Delicate Lamp-mussel (*Leptodea ochracea*) (probably the second and third most rare of Maine's ten known species) have been found in Sandy Stream near the outlet to Unity Pond, and probably occur in several shoreline areas around the lake. Water Stargrass (*Heteranthera dubia*), an aquatic plant with pale yellow flowers, was reported just south of Kanokolus Beach in the 1960's. It prefers ponds, streams, or muddy shores, and is currently listed by the State of Maine as an endangered plant species. Another aquatic plant species, Littorella (*Littorella americana*), is on the State list of special concern plants. It was located in 1984 along the southern edge of Unity Pond, and requires undisturbed, sandy, shallow bottom ponds to survive.

There are no officially designated critical areas in Unity according to the Critical Natural Areas Program of the State Planning Office. This does not imply that they do not exist, but they have not examined the Unity area thoroughly enough to have identified such regions.

GROUNDWATER

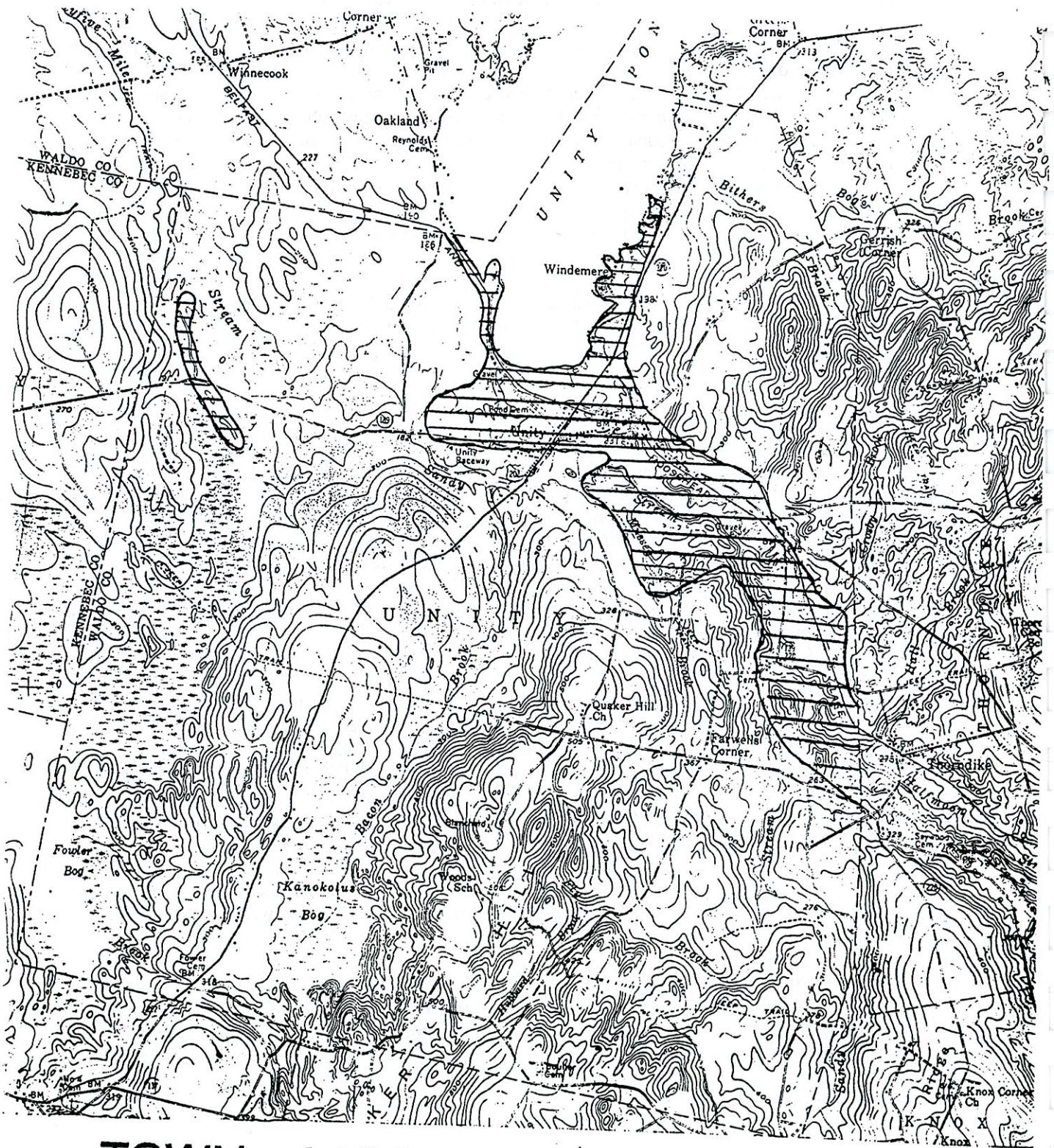
An aquifer is rock, gravel or sand that is sufficiently porous and permeable to be useful as an underground source of water. Most of the water supplying private wells is drawn from bedrock aquifers, which are not mapped. The Maine Geological Survey has mapped significant sand and gravel aquifers. Unity has two that are from 3-55 feet deep and yield approximately 5 gallons/minute (not an outstanding rate). The larger of the two underlies Halfmoon and Sandy Streams, running under the village and the southeast corner of Unity Pond. The second is on the western end of town, crossing Route 139. No further information is available on that small aquifer, and there is no priority public need to protect it more than all groundwater. The aquifer boundaries are generalized and subject to modification based on more detailed investigation. Their locations are marked on Map 7 on the following page.

The larger aquifer, unfortunately, has been threatened by historical land uses, most now corrected to the degree possible. The now-closed Unity landfill is situated over the aquifer, as is the salt/sand pile. Monitoring wells have been installed around the landfill to sample leachate. As of late 1992, no contaminants had been discovered. The Town is awaiting approval from DEP to cap the landfill with a thick layer of clay, which will reduce the leachate threat to the aquifer. Given the enormous expense involved, the Town is waiting on constructing a salt/sand storage facility until the State either renews its mandate or relaxes standards that make it more expensive than local officials feel is necessary.

A number of hydrocarbon storage tanks are still located over the aquifer, although safe operating standards appear to be in place. If reckless or accidental activities occur in the 11 porous gravel pits, the aquifer may well be impacted.

As of September 1990, the DEP's master list reported 28 active underground tanks in Unity. From 1986 to September 1990, DEP records show that 24 tanks were removed. The removal of inactive tanks is a major precaution against potential groundwater contamination. At the public hearing on this plan in February 1993, concerns were raised about very old tanks that may never have been registered and may be in the ground and leaking. The code enforcement officer will need to interview long-time residents to determine the likely locations of such tanks.

Map 7 - Significant Sand and Gravel Aquifers



TOWN of UNITY



SAND AND GRAVEL
AQUIFER

SOILS

Suitability for Development:

The Soil Conservation Service has developed a composite formula for rating various soils as to their overall suitability for development. Each soil group is rated according to its suitability for septic systems, dwellings with basements and building local roads. Absolute soil performance is considered, along with the estimated costs of correcting for deficiencies both initially and over the life of the development. These are then indexed separately and as a composite (based 45% on septic, 20% on basements and 35% on road building).

Unity's soils have been mapped and categorized, most readily viewed on the Soil Suitability Map in the Town Office. This map was colored by Unity College students, who utilized the analysis in Waldo County's "Soil Potential Ratings for Low Density Development" of the Soil Conservation Service. Soils have been colored in four groupings according to four composite overall development suitability classifications (see map). Those rated with "high" (red on map) development potential have minimal costs of overcoming shortcomings. Those rated as "medium" (blue on map) have significant but not prohibitive costs. Those rated as "low" (brown on map) have very high costs but may be overcome. Those rated as "very low" (yellow on map) are virtually undevelopable. These are only rough indicators, but do provide some guidance looking at the town as a whole. This medium-intensity soils map is only accurate to +/- 4 acres and not appropriate for site-specific analysis.

What does the map demonstrate? Consistent with the Wetlands and Shoreland Zoning Map, the western part of Unity, from the southwest end of the pond to the Albion border, is mostly bogland and unsuitable for development. The other major section of the town that is poor or very poor for development is the Kanokolus Bog area. The section of Unity east of the Quaker Hill and Waning Roads has a mix of soil suitabilities. In low areas, around brooks, soils tend to be rated as poor overall for development. Most soils are rated as medium, while areas with Peru and Tunbridge-Lyman complex soils, on mild 3-8% slopes, are rated as high for development potential. In the central part of town and in patches along the Albion Road, there are Bangor and Dixmont soils, rated high for development. The balance of the town consists largely of Thorndike-Winnecook complex and steeper Tunbridge-Lyman complex soils, that are rated as medium for development.

Hydric and Prime Agricultural Soils:

As part of the 1989 Comprehensive Plan's development, Unity College students interpreted County soils maps to identify both hydric and prime agricultural soils in Unity. They are displayed on Map 8 on page II-50.

The soils included as hydric are those which meet the hydric criteria as defined by the U.S. Soil Conservation Service (see Map 8). In Waldo County, those include: Biddeford mucky peat, Borosapristis, Brayton fine sandy loam (0-8% slopes), Brayton very stony fine sandy loam (0-8% slopes), Brayton extremely stony fine sandy loam (0-8% slopes), Limerick, Monarda silt loam (0-8% slopes), Monarda very stony silt loam (0-8% slopes), Saco very fine sandy loam, Searsport mucky peat, Sulfaquents, and Swanville silt loam. Although these soils have different components, they all have the common property of being somewhat poorly drained to very poorly drained. This also generally indicates the presence of a high water table. These soils are poorly suited for farming, intensive development, leach fields or most other non-farm developments.

Prime agricultural land was identified from Soil Conservation Service maps as land that is considered prime for agricultural development (see Map 8). These soils included: Bangor (3-8% slopes), Marlow (3-8% slopes), Thorndike Winnecook (3-8% slopes), Tunbridge-Lyman (3-8% slopes), Hermon (0-8% slopes), Masardis (0-8% slopes), Boothbay (3-8% slopes), Dixmont (0-8% slopes), Eldridge (0-8% slopes), Madawaska (0-8% slopes), Peru (0-8% slopes), Podunk (0-3% slopes), Adams (0-8% slopes), Masardis Variant (3-8% slopes), and Limerick (0-8% slopes). Conflicts over use of these lands may frequently arise, since many of these soils are also highly suitable for other nonfarming uses.

Map 8 - Hydric & Prime Agricultural Soils



TOWN of UNITY



HYDRIC SOILS



PRIME AGRICULTURAL
SOILS

COMMUNITY FACILITIES AND SERVICES

UNITY COLLEGE

According to its mission statement, "Unity College is a small independent college, in a rural setting, that exists to: (1) educate students in a liberal arts context for professional preparation in fields of environmental management, wilderness-based outdoor recreation leadership, and related fields; and (2) educate students who represent all strata of high school experience and who show promise in experience, ability, and learning capacity."

Unity College, formerly the Unity Institute of Liberal Arts and Sciences, was founded in 1965 by a group of local citizens seeking a project to benefit the community. It was established on a 185-acre poultry farm donated by George Edward Constable, and opened its doors in 1966 to 39 students.

The College currently offers both associate's and bachelor's degrees, with 30 full-time and 22 adjunct faculty. Non-matriculated students can attend as Unity College Associates, paying \$25 per course. A Summer Institute is offered for 60 pre-college students.

According to its president, Wilson Hess, the College has a \$5.6 million 1992-93 budget, and provides 100 jobs as one of the largest employers in Waldo County. The Chamber of Commerce estimates that the multiplier effect, exclusive of student spending, is \$12-14 million, clearly having a major impact in the town and region. Local businesses estimate that about 10% of their earnings is related to student and faculty spending.

President Hess says that the College is in the first year of a 5-year, \$3/4 million campus renovation project. \$170,000 is budgeted to be spent during the 1992-93 school year. The last major construction project was in 1987 with the addition of dormitory space. The 1992-93 enrollment is 450, up from 300 in the 1988-89 school year. The College does not plan an increase in enrollment to more than 500 students in the next 10 years. More than half (280) of Unity's students reside on campus in three traditional residence halls, five manufactured homes housing six to eight students each, and two cottages.

Several programs and facilities are open to the public. Programs include soccer and basketball camps, and elder hostel. Facilities include the art gallery, recreational amenities ranging from the gym to cross-country ski trails, and the 40,000 volume library, to which the Town contributes money each year. The kitchen facilities are also available to town groups.

In 1992 the Town and College entered into a cooperative agreement to construct a multi-purpose recreation field on College-owned lake shore property. The College has also offered administrative assistance to SAD#3 in the acquisition of a Maine Mathematics and Science Alliance "Beacon School" grant. They are also active participants in the school district's Aspirations Program, designed to raise the aspirations of students by fostering community involvement in the educational process.

The Unity Comprehensive Plan Committee (1988-89) was assisted in the Natural Resource Inventory by college students under the supervision of Eric Anderson and Suzanne Kibler-Hacker.

In 1990 the Town acted as administrator of a Maine Department of Economic and Community Development \$100,000 loan to Unity College for working capital. This money, along with donations, was badly needed by the College during a period of fiscal crisis, saving it from loss of accreditation and the possibility of closing permanently.

The Comprehensive Plan Committee has determined that the College is an extremely important asset for Unity. Beyond its key role in economic stimulation, the College provides unique opportunities for cultural and recreational activity. It also supplies a unique community atmosphere that residents generally like. Although the property is tax-exempt and requires some Town services, the Committee feels that the Town should continue to support Unity College to the extent that it is able, recognizing that local resources are already stretched. College growth and development plans are critical to the Town's overall comprehensive plan, given the sizable spillover effects. One priority area of concern is additional input into the sewage treatment system. With limited additional capacity, downtown growth must be carefully monitored.

FIRE PROTECTION

For its part in Unity's comprehensive planning process, the Fire Department went through the type of participatory self-analysis that forms the basis for quality planning. The work of its members in evaluating its needs and making recommendations for action has established a model for future contributions to Unity's growth management program.

The Unity Fire Department has 22 active members and five trucks ranging in size from a pickup to the newest pumper. The Fire Department is looking for some kind of vehicle that is capable of hauling no less than two thousand gallons of water. As a rural department, away from hydrants, it is organized and equipped to haul water to a fire scene from the closest water source. Cooperation with other Departments provides access to more equipment and manpower as needed. This mutual aid arrangement has allowed the Department to control major fires such as those at Coolen's and Bajpai's. Participating towns are Albion, Belfast, Brooks, Burnham, China, Clinton, Fairfield, Freedom, Thorndike, Troy, Waterville and Winslow. The Department supplies fire protection to Unity Plantation on a charge basis, by contract signed by the Kennebec County Commissioners.

The Department has two priority areas for improving fire protection in the town: safer structures and better water supply.

Structures can be made safer by the following measures:

1. Adoption of the NFPA Life Safety Code by Town ordinance, which sets standards for entrances and exits.
2. Presence of working smoke alarms in all occupied structures. Bob Jones, Fire Chief in 1992, recommends requiring hard wired smoke alarms with battery backup and sprinkler systems in new businesses, remodeled structures, nursing homes, boarding homes, schools, and, if possible, new homes.
3. Establishment of a two story height limit for occupied structures, to avoid the need to purchase a ladder truck. There are already a number of height problems in town.
4. Submission of building plans to the Department for review and comment, or appointing a member of the Fire Department to represent it on the Planning Board, so that potential problems may be spotted. (For example, the elementary school has legally adequate exits, but the Department feels that at least one central exit door should have been retained.)
5. Provision of floor plans to the Department, so that files would be available when responding to a fire. This could facilitate the rescue of occupants and increase firefighter safety.
6. Requirement by ordinance of nailed gusset plates on prefab floor and roof trusses. Testing and experience have shown that trusses constructed with metal gussets can fail after 5-10 minutes of flame contact. This creates the hazard of structural collapse, endangering occupants and firefighters. Nailing these plates or putting plywood over them would reduce this problem.
7. Maintenance of access roads suitable for fire trucks, especially in winter.

The Department realizes that such rules could represent a nuisance and/or additional expense to residents. They may pose problems for enforcement, as the volunteers have neither the time nor training to conduct building inspections. The new requirements for Code Enforcement Officers (CEO's) issued by the State may take care of this problem. Otherwise, enforcement could be shared between the CEO and the fire chief. If nothing is done, however, the Department is afraid that buildings may be constructed that they could not protect.

The Department reports that they are currently in good shape for fire extinguishment. The firefighters receive training on a regular basis. The trucks are in good condition, although starting to need body work.

Recruiting continues to be a problem, with only one or two members joining each year, and some for only a short time. Also, many of the firefighters are working out of town during the daytime, making it difficult for them to respond when needed. The State is adding new responsibilities and requirements which add to the work which needs to be done. The trend is to make volunteers conform to full-time standards. This demands additional time from the volunteers and makes it more difficult to attract new people. Population growth may give the Department a larger pool from which to draw, but will also increase the number of calls and the burden on the firefighters. It is too early to tell whether the Town will gain or lose between the two.

There were an increased number of calls during 1991, but they were in the areas of vehicle accidents and brush/grass fires. The Fire Department Men's Fund found and purchased a used 1967 Ford 750 gpm, 500 gallon tanker truck from New York to supplement the Town's equipment. The Department is looking for a pond in South Unity in which to install a dry hydrant.

The Department is working to improve its water delivery system. This includes additional dry hydrants and faster water handling systems, such as dump tanks and large diameter hose. If at some point groundwater deficiencies require a town water system, hydrants should be planned as a part of it. The Department is working closely with Thorndike, so that each can supply equipment the other can use. The intent is to be able to deliver water at a high rate so that fires can be knocked down quickly with less damage to the structure. This should also enable the Town to obtain a better insurance rating.

There are serious structural problems with the fire house. Ideally, it would be replaced. At a minimum, the roof needs to be replaced and a 2-3 foot wall constructed to divert water from the slab construction. The current asphalt shingles were affixed with steel nails that have rusted and fostered rot. If the Belfast & Moosehead Railroad should consider selling the Depot and triangle-shaped lot adjacent to the fire house, the Town should explore purchasing that land. In addition to the benefit of having the additional room for expansion, firefighters need to cross part of that parcel to access the fire pond behind the fire house. A very long-run look would favor a combined town office/fire house complex, with rental space available for the post office when it outgrows its current space.

The Fire Department has been very effective in the past and is constantly improving. Chief Wade feels that it will be equally effective in dealing with future situations as Unity grows. The Legislature and State agencies may prove to be the greatest problems the Department will have in the near future. If their demands increase, the work load could become too great for part-time personnel.

HEALTH CARE

Health care services for the Unity area are provided by a number of private and independent sources. There are doctors on staff at the Unity Osteopathic Health Center, which is run by the Waterville Osteopathic Hospital. Eventually the Center would like to have a pediatrician, obstetrician and gynecologist each in one day a week. There is also another private practice in town. The Town hosts an independently owned pharmacy and a recently-opened dental practice as well.

There are three hospitals within twenty minutes of Unity. The Osteopathic, Thayer and Seton Emergency Units are all located in Waterville.

Many residents use the Lovejoy Health Center in Albion, which is less than 15 minutes away. It is a non-profit organization run by the Kennebec Valley Regional Health Agency. It provides substance abuse counseling and educational services, home health nursing services, community mental health services, prenatal care, well child exams, childbirth education classes, and primary health care. There are two doctors on staff that deliver babies.

A free well-baby clinic is held in Unity every third Wednesday at the Church of Christ. Kno-Wal-Lin and Diocesan Human Relation Services offer home help. The Town votes at town meeting on amounts of money to help support these organizations.

Waldo County Hospice offers help for terminally ill patients who wish to stay at home. The County also has a sexual abuse counselor and a victim's advocate. Waldo County AIDS Coalition offers AIDS counseling. There are local Alcoholics Anonymous and Al Anon meetings available in Unity.

Unity is fortunate to be served by a well-run volunteer ambulance service described in detail below.

Unity Volunteer Ambulance Corps:

In the spring of 1968, the Unity Fire Department set up a committee to look into getting an ambulance for the Town, as most of the funeral homes in the area were going out of the ambulance business. The committee became known as the Unity Ambulance Corps and was given a 1955 Cadillac ambulance for \$1/year from the Regional Health Agency. Beverly Murdock submitted a thorough report, from which the following information was extracted.

The Unity Ambulance Corps, now in its 21st year (as of 1988), is still independent, non-profit, and self-supporting. The Corps owns two ambulances, one modular high-rise and a van for back-up. In 1987 the Corps responded to 366 runs; in 1988 this rose to 375. In January 1989, there were 45 runs. The 1988 officers were Mildred Jones (chair), Bruce Cook (vice-chair), Beverly Murdock (treasurer & accounts manager) and Ann Builey (secretary).

The Corps has been able to manage with little financial support from towns serviced due to the dedicated, well-trained and educated people who strive constantly to pull together as a group. There are four volunteers who cover the phones; they must check daily on who will be "on-call". There are 16 licensed Emergency Medical Technicians (EMT's) with advanced life support education, and one paramedic. One person is a dedicated driver, with a regular back-up and help from the EMT's when necessary. The treasurer handles all monies, including patients' accounts and records. There is considerable time and effort spent to maintain and service the two vehicles, as well as to keep an accurate inventory of supplies. Few services in the state are totally volunteer; most others in this area have not been able to generate this degree of dedication.

The State education requirements are very demanding for volunteers. In order to become and remain an EMT, one must take:

- (1) 120 hours of initial EMT training;
- (2) 12 hours of cardio-pulmonary resuscitation (CPR);
- (3) Continuing Education Training; and
- (4) 4 hours per month of special training.

In addition, the Regional Medical Director must be furnished with proof that these requirements have been fulfilled on a quarterly basis. Full recertification courses for both Basic and Intermediate EMT licenses are required every 3 years.

Operating costs have greatly increased over the years. In 1973, with one ambulance, annual costs were only \$1,800. Ten years later in 1983, with two vehicles, costs had risen to \$11,800. By 1988, operating costs jumped to \$35,000, somewhat increased by a high number of calls, but largely due to the costs of insurance. These figures do not reflect capital investments such as ambulances and major equipment, nor the building put up in 1988 to garage the vehicles, store medical supplies, and hold instructional meetings.

The Corps undertook long hours and tedious study in 1987 to upgrade its service to advanced life support with an intermediate license. This enables the group to offer the seven towns serviced with heart monitors, defibrillator, and intravenous (IV) hookup, important strides in life-saving techniques.

The Corps' financial base is patient accounts, as well as pre-paid subscriptions. Families may choose to pay \$25/year by which they are insured for 3 free trips to the nearest hospital in emergency situations. All special supplies and services are charged. There are 59 family members in Unity. In addition, each of the 7 towns (Albion, Burnham, Freedom, Knox, Thorndike, Troy and Unity) contributes \$500/year.

The building and much of the equipment has been purchased through vigorous fundraising efforts. A auxiliary was formed in 1986 to aid primarily in fundraising. The 1988 project was for a second heart monitor, the first bought as a gift from supporting towns.

While the Corps has much of which to be very proud, there are some very real needs and concerns that will take help from area residents to solve. The problem foremost of concern to the Ambulance Corps is the increased demand for service due to the steady population growth occurring in the seven towns. The Corps projects an increase to 500 runs/year and an operating budget of \$60,000, with a need to recruit 10-15 additional EMT's, as well as another bookkeeper, more paramedics, more drivers and more phone coverage. It is critical that more residents volunteer in order to keep this life-saving service active and reasonable for everyone. If a full-time paid employee service becomes required, the costs to the patient will be quadrupled.

Within the next 5 years, both ambulances will need to be replaced. The 1972 ambulance was given to the Town of Unity recently with the condition that it be used to transport the Jaws of Life extrication equipment when needed. In 3-4 years the service can expect to pay \$65,000 for a modular ambulance and about \$10,000-12,000 for a used back-up van.

Another problem of the Corps is collection of delinquent accounts, which reflect total irresponsibility by many for a service that probably saved a life. Other services have resorted to billing the town where the patient resides after 90 days. This may have to be done here if things don't improve.

Finally, the State's mandated education requirements are becoming unduly burdensome to a volunteer service, both in time and money. In the past, the service could conduct many of its own classes. Students would then have to pass the State exams in order to be licensed. Now the Kennebec Valley Vocational Training Institute (KVVTI) is insisting that the courses be taken through them, which will more than double the 1987 education costs of \$3,000, and make it more difficult for new volunteers to become trained.

In addition to more volunteering, residents can help by doing the following:

- (1) Keep access roads suitable for ambulances and pathways cleared for entry.
- (2) Become trained in CPR.
- (3) Keep an updated Vial of Life in homes where people live alone.
- (4) Give the ambulance service information on patients with terminal illnesses.
- (5) Help recruit volunteers from all 7 towns so that response time can be shortened.

The aim of every member of the Unity Volunteer Ambulance Corps will always be to have the best emergency aid that can be offered to our neighbors.

RECREATION

Recreation is an area that represents a great success story of the 1989 Comprehensive Plan. At that time, there were several identified desires of residents with an inactive Committee in place to work towards the realization of any stated priorities. The Plan stated that:

"Unity's residents are longing for additional recreational facilities and programs to use by all age groups. It is critical to revitalize the Town Recreation Committee to work on examining various options and organizing a strategy for services from the public and private sectors, including Unity College. The highest priority areas identified by the public opinion survey were: (1) a Town park; (2) playgrounds; (3) an athletic field; (4) a public beach; (5) children's library programs; and (6) a preteen/teen activities.

"The existing Recreation Committee should solicit new members to help with the goals outlined in the Comprehensive Plan. While looking into recreational options, the Committee should consider working cooperatively with existing institutions that have recreational resources -- specifically SAD#3 and Unity College."

The implementation plan called for the Recreation Committee to address the needs for a recreational facility and public beach by 1994. Due to the development of an active Committee and the public-spiritedness of Unity College, both objectives are being accomplished for use in 1993, ahead of schedule. The Unity Athletic Complex will host athletic fields, a playground and at least an exercise path. Kanokolus Beach is now available for public access to swimming in Unity Pond.

Unity Athletic Complex:

According to an informational letter addressed to all residents of Unity, the Unity Athletic Complex is a joint venture between the College and the Town, who each appoint three persons to the Board of the non-profit corporation called Unity Athletic Complex, Inc. The College, which owns the land, has the right to hire the facility coordinator, who also has a vote on the Board. The land is protected through a conservation easement, with both the College and the Town equally responsible for maintenance costs of the facility (estimated at \$20,000/year).

The construction of the initial Babe Ruth baseball field was financed through a \$20,714 grant from the Department of Economic and Community Development that had to be matched locally. To attempt to spare local taxpayer expense, the Unity Rotary Club pledged to raise the required match of the same amount. Fundraisers and donations of all kinds are underway. An anonymous donor paid for the initial construction of a driveway and two parking lots, which was necessary before the fields could be accessed for loam deliveries. Two Little League baseball/softball fields and a soccer/multipurpose field were also prepared for use in Spring 1993, if the grass grows well. A second parking lot was also built, bringing capacity to 175 vehicles. The Town is likely to spend \$2,000 for fencing.

Near-term plans include a picnic area, playground, concession stand, drilled well, underground electricity and a walking/exercise path around the facility. On the wish list for the long term are an outdoor ice skating rink, two tennis courts, basketball courts, volleyball courts, horse shoe pitching pits, an amphitheatre, flag poles and a building for concessions and bathrooms. The complex is designed to offer activities for all ages and will be open to the public. Private parties will be able to arrange to rent the facility as well.

Outdoor Recreation:

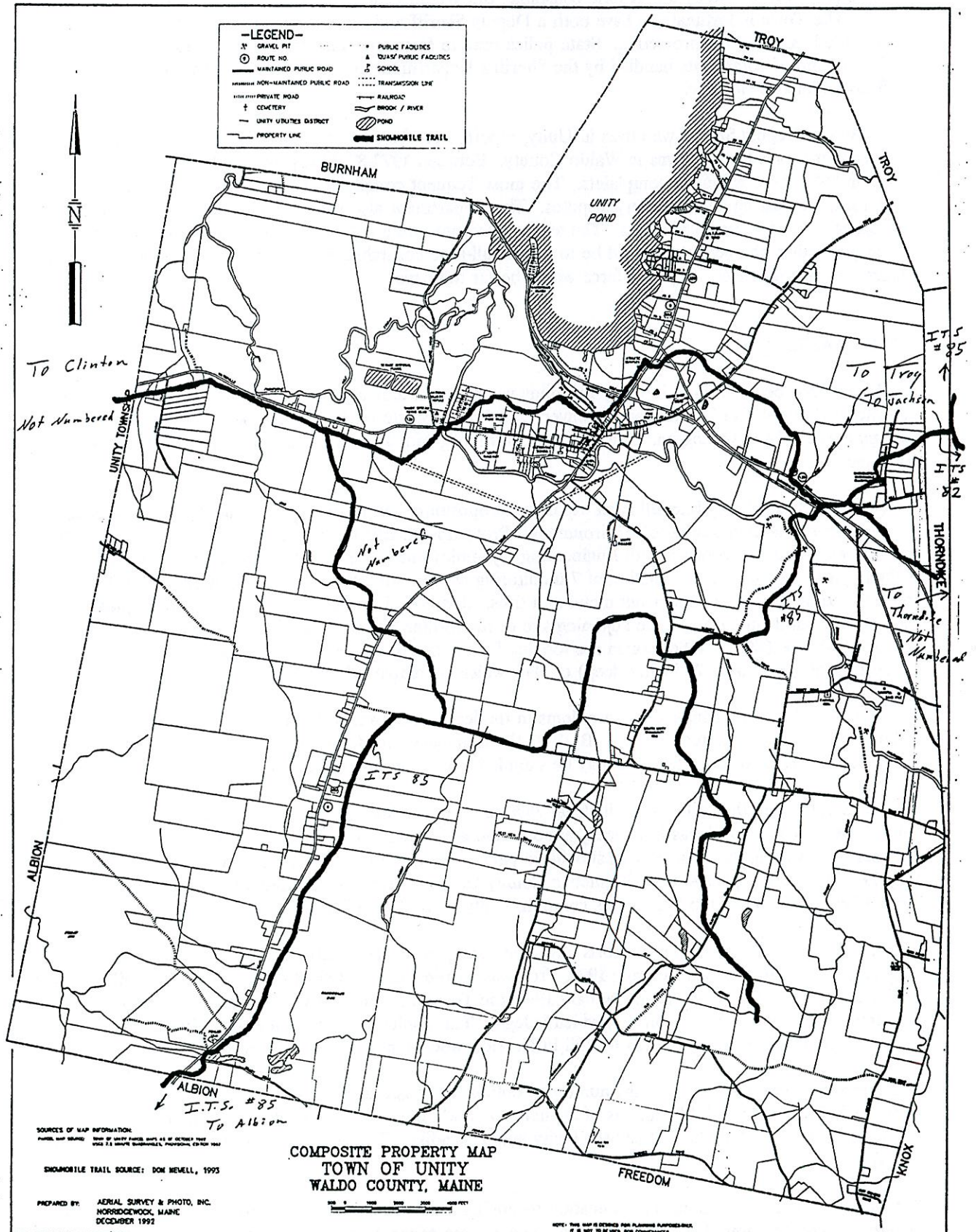
Outdoor recreation is one of Unity's most valued and readily available assets. The Pond offers swimming, boating and fishing opportunities in the warm weather months, with ice fishing, snowmobiling and skating during the winter. The many brooks offer a variety of fishing spots, while Sandy and Twentyfive Mile Streams can be enjoyed in a canoe or kayak. With the addition of Kanokolus Beach for swimming access to Unity Pond, the public access to all water-related activities is excellent.

The Snow Dusters Snowmobile Club of Unity currently maintains approximately 40 miles of corridor trails for winter recreation (see map on next page). These trails are from six to ten feet wide. Each year they are cleared of brush and blow-downs to get them ready for winter grooming. They are also marked so that people unfamiliar with this area can find their way from one town to another. The 40 miles of trails provide connections with the towns of Benton, Clinton, Albion, Freedom, Knox, Brooks, Jackson, Dixmont and Troy. Signs include: diamond-shaped signs and grade stakes to confirm to the users that they are on the trail; informational signs to help users travel from one place to another and find appropriate services along the way; and trail characteristics signs that help the user use the trails safely and enjoyably.

Each year club members review changes in land use and ownership along the trail and resolve possible conflicts or find new trail locations. Although there are frequent changes in the trails, the club has found that landowners in general are very supportive of the trail system; there do not seem to be any major threats to the trail system over the next few years. The well-organized and responsible approach taken by the Snow Dusters has much to do with the positive landowner relations. Over the past 10 years the Snow Dusters Snowmobile Club has represented from 40 to 135 families, amounting to as many as 300 individuals. The clubhouse, located on the Fisher Road, provides a center for activities, meals, a rest stop and parking for trail users during the winter season. Skiers, hunters and horseback riders use many of the same trails.

Hunting is very popular in and around Unity. Although many landowners now require hunters to ask for permission to hunt on their land, there do not appear to be serious threats to public access.

Map 9 - Snowmobile Trails



POLICE PROTECTION

Unity is presently served by a part-time constable, the Waldo County Sheriff's Department and the State Police. The Town is fortunate to have both a Deputy Sheriff and State Trooper as residents, giving the town some added assurance of protection. State police tend to focus on transportation violations and accidents, while the kind of complaints handled by the Sheriff's Department are criminal activities such as burglary, theft and domestic violence.

Bob Jones, a Deputy Sheriff who lives in Unity, reported on the service provided by his office. The Sheriff's Department serves the 25 towns in Waldo County. Between 1977-87, Unity averaged 173 complaints per year. In 1987 there were 192 complaints. The most frequent complaints involve domestic disputes, vandalism, trespassing and boundary disputes. The Department also provides assistance to College security and other law enforcement agencies. The average response time is 15-25 minutes. If Unity wanted more police protection, the next step would be to hire a full-time constable, who would be trained and certified to enforce town ordinances. A police force would be far too expensive.

SOLID WASTE

Solid waste has been an issue in Unity for many years. As of January 1989, the Town had begun its 30-year contract with Sawyer's of Hampden to deliver Unity's solid waste to the Penobscot Energy Recovery Company (PERC) in Orrington. The Town is contracting with Jerry Sullivan for 5 years of door-to-door trash pick-up.

Capping the closed Unity Landfill is an expensive proposition, and as of late 1992 the Town was awaiting approval from the Department of Environmental Protection (DEP) to proceed with engineering plans that were developed under contract with Engineering Dynamics, Inc. The closure plan has cost \$60,000 to date, including a design and the installation of 7 monitoring wells around the site. An additional \$20,000 was spent to clean the landfill site and sort out metal and tires. It is hoped that DEP will require the capping of only the newer landfill site, and not the adjoining site of the former burning dump. The capping is estimated to cost \$60,000-\$100,000. The Selectmen are looking for the best possible deal, which will include the acquisition of 7000 yards (26 inches deep) of clay, which is compacted into 2 nine-inch layers.

The test wells have not signalled any problems in the leachate as yet, with only manganese and iron detected. Initially the wells were tested monthly. By 1992 the frequency was dropped to quarterly; as no contaminants have been detected to date, the wells may be sampled only semi-annually in the future.

Unity has petitioned the State to pay its legal 75% share of the landfill closing costs. So far the State has paid \$20,000. The landfill was historically apportioned as follows: 50% Unity, 25% Troy and 25% Thorndike. As such, the closure costs should be paid in the same proportion. So far Thorndike has paid \$16,979 and Troy has paid \$7,000. Kennebec County has paid \$1,000 toward landfill closure on behalf of Unity Plantation. When the State funds come in, Unity sends Thorndike and Troy their respective shares.

Metal, white goods and demolition debris have been accepted at the landfill site for Unity, Thorndike and Troy since the landfill closed. During 1992, Troy was barred from participating any longer for failing to pay its share of the closure costs. As of January 1993, the Town has had to stop accepting demolition debris and encourages residents to bury it on site, which is legal. The tipping fee for demolition debris at the Consolidated Waste Services (CWS) landfill in Norridgewock is now rather expensive at \$60/ton.

The Selectmen have been researching numerous options for waste disposal with neighboring communities, particularly Thorndike and Albion. As of January 1993, white goods and metal are still picked up and hauled for \$5/ton from the Unity landfill site for Unity and Thorndike. This is a better deal than a former hauler gave the Town.

The Town has made a preliminary application to FmHA for a grant and/or loan to help pay for the landfill closure and construction of a transfer station. The 25-acre Mitchell site across the road from the landfill site that may be appropriate for such a use. The estimated costs for a transfer station range widely from \$100,000 to \$1 million.

Unity Regional Recycling Center:

The Town of Unity is a member of the Regional Recycling Center in Thorndike, which serves eleven towns in the Unity area. The Town has been involved in this project from its inception.

The Regional Recycling Program evolved from the Unity Solid Waste Committee's efforts during the summer of 1988. During this summer the members of this committee began collecting recyclable glass, newsprint and cardboard from Unity residences and delivering them to Pittsfield's recycling program. This volunteer effort continued for a year. The Committee put forth considerable effort to research recycling and waste reduction options for the Town. At this time the Town landfill was closing and rubbish was beginning to be sent to the Penobscot Energy Recovery Center (PERC) in Orrington. The most economical solution for the Town seemed to be a regional processing center, as the cost of a building, equipment, labor and transportation could be shared.

In a referendum vote of November 1989, voters approved the funding for the formation of the Waste Management Agency (WMA) and the approval of funds to establish regional recycling programs. At this time the Unity Solid Waste Committee began meeting with members from other towns to write an interlocal agreement to incorporate the region and a grant for funding.

In April of 1990 the Unity Area Regional Recycling Committee received a grant for approximately \$47,000 from the WMA; an additional \$15,000 was raised by the towns at town meeting to match those funds. After an extended search for an appropriate site, land was purchased in Thorndike and a 40'x52' building was constructed. A five foot vertical baler was purchased, as well as a forklift and a glass crusher. The land, building and machinery are all property of the regional association. Unity's cost for the capital expenses was \$3194.

As of August 1992, the facility serves 11 towns and a population of 11,303. As the participation rate increases among all of the towns, the building may be too small. To account for this, arrangements are being made to store some materials outdoors and to participate in a cooperative marketing association, making it possible to ship out partial loads of materials.

During the first year of operation, 1991-92, the recycling center shipped 110 tons of material. It is difficult to determine what portion of this was from Unity, although over half of the individuals dropping off material were Unity residents or businesspersons. A large volume of the cardboard generated by businesses in Unity is collected by a waste disposal service and delivered to Pittsfield.

Unity has instituted an ordinance to encourage recycling in town. Starting in January of 1992, residents are allowed to throw away only one bag of trash each week at no charge. Any additional bags must have a sticker on them that may be purchased for a dollar at the Town Office. Since the institution of this plan, the Town has achieved a reduction of about one quarter of the tonnage sent to PERC.

From January to August 1992, the regional recycling center had shipped 76 tons of material; therefore, it is expected to double or triple the tonnage collected from the previous year. The center collects and processes the following materials for market: newsprint, cardboard, glass, steel cans, high grade office paper, #1 and #2 plastic, and aluminum. Beginning in January 1993, the center is accepting glossy papers such as magazines.

SCHOOLS

Pre Kindergarten:

Unity Play School is a privately-run, licensed nursery school. It is operated by Gail Reed on Main Street in Unity. Ms. Reed can accommodate twelve children per session. She offers two separate sessions per week, to serve a total of twenty-four children each school year. One session is held one morning per week and the other is offered two mornings per week. All sessions last two-and-a-half hours. Unity Play School follows the public school calendar. The Play School used to turn away 20-24 children each year. Now demand

exceeds supply by only 2-3 children per year. Ms. Reed and others postulate that this is related to the need of working parents for full-time day care, with nursery school only an option for families with at least one parent employed less than full time.

Head Start is available for qualified Unity residents; it is located in Freedom. Chickadee Day Care is operated by Mary Reed on Route 139.

School Administrative District #3:

Unity is the largest of eleven towns belonging to School Administrative District (SAD) #3, which encompasses approximately 400 square miles. The others are Brooks, Jackson, Monroe, Waldo, Knox, Thorndike, Montville, Liberty, Freedom and Troy. Nine of these towns use the Unity Elementary School. The Superintendent of the District in 1992 is Dr. Gerald (Jake) Clockedile. Unity's School Board representative is Lynn French; members serve elected three-year terms.

The School Board is set up with one member from each town, regardless of size, although towns are billed on the basis of valuation. With its greater proportion of commercial property relative to other District towns, Unity's fiscal vulnerability is disproportionate to its representation on the Board or population in the school. The Town was assessed \$367,871 for 1992-93, representing 17.46% of the town contributions. Unity's students represented 15.7% of the SAD population in 1992.

The District's valuation collectively is well below the State average, so that it has historically drawn upon significant State support. From 1991-92 to 1992-93, however, the State reduced its subsidy to SAD#3 by \$190,477. The District Board made a number of cuts rather than make up the difference by more than a marginal amount in increased local assessments. School funding generally and the difficulty of developing participatory budgets at the District level continue to be controversial subjects at the local level.

The District provides busing to all of its schools. There are presently 20 buses with spares available. The District usually purchases a new bus every two years. The condition of the buses is reportedly good. Every school day, 38 routes are covered.

Most Unity children attend Unity Elementary School for Kindergarten through sixth grade. The school is situated adjacent to the SAD Administrative Office on School Street. Students from eight of the other District towns attend school in Unity as well, accounting for one-third of those in the school. The other District elementary school options are Troy and Mount View. The District is applying for State assistance in expanding the Troy School. If successful, Unity could experience less pressure. On the other hand, projections anticipate continued increases at Mount View, which will call for greater use of Unity and possibly Troy.

Unity had a total of 263 students in the SAD system in 1982-83. By 1990-91, this had increased by 10.3%, or 27 students, to 290. SAD#3 projections, prepared in May 1990 by the New England School Development Council (NESDEC), call for a continued addition of 10 students by 1995, representing a 3.4% increase in Unity schoolchildren over the five-year period. Enrollment at Unity Elementary School is expected to decrease from 253 to 202, as the bulge of fourth graders enrolled in 1990 move on to junior high school. The District overall is expected to be 9.1% over capacity (1836 students enrolled with 1669 student capacity), with the biggest problems at Mount View Junior and Senior High Schools (14.75% and 19.42% over-capacity respectively). If State funds are available, the Troy School is the highest priority.

The Unity school is in excellent physical condition but overcrowded; its capacity is 204 students. The school was built in 1953 with additions constructed in 1969 and 1986. All of the most recent building projects, however, have been for required facility and program space (e.g. gymnasium, art and music rooms) and did not increase classroom space which is currently very tight. The school housed more students in 1975, but 35-40 students were allowed per classroom and other specialized program space (e.g. library, gym, music, special needs) was not required. Now state law requires a maximum of 25 students in each classroom. As of 1991, there is one portable classroom set up for the sixth grade.

The junior high school serving all SAD#3 students is part of the Mount View complex in neighboring Thorndike. Its principal is Mike McGuire.

The Waldo County Vocational Center is jointly administered by SAD's #3, #34 and #56. It has programs for junior high and high school students. The District supplies transportation to and from the vocational center, which is located in Waldo.

As of September 1988, 1709 students were enrolled in the District, of which 262 were from Unity. Enrollment was fairly stable from 1978-1986 at an average of 1665 pupils. 100 new students enrolled in 1987, pressing classroom space to its limit. The Superintendent in 1988, Bill Pagnano, felt that the relatively affordable land in the area would continue to attract more families from southern Maine for the foreseeable future, and that the school district would have to plan for expansion within the next 5 years.

Superintendent Clockedile, responding to a Committee inquiry in February 1991, reported that the District expected 100 additional students over the next five years. NESDEC projected an additional 85 students from 1990-91 to 1995-96, with the biggest increase at Mount View Elementary (29.3% growth rate in 5 years).

Higher Education:

For those who wish to pursue post-secondary education from home, there are a number of options within commuting distance of Unity. First, of course, is Unity College, described earlier in this chapter. The non-matriculating option for attending courses is very affordable at only \$25. The main campus of the University of Maine is forty minutes away in Orono, and the Augusta campus is fifty minutes away. Businesses colleges within community distance include Thomas College in Waterville and Husson College in Bangor. Bangor Community College is also available for commuters. Post-secondary vocational schools are within reach in Fairfield at Kennebec Valley Vocational College and Bangor at Eastern Maine Vocational College. For more specialized interests, the Maine Criminal Justice Academy is located in Waterville and Bangor hosts a Theological Seminary. Waterville is also home to Colby College.

CEMETERIES

In theory, Unity has a cemetery committee appointed by the selectmen to oversee cemetery maintenance. In recent years, interest has not been sufficient to maintain such a committee, leaving this task to the selectmen. There is sufficient burial space available in Unity for the planning period. The greatest problem that has emerged of late is the difficulty of obtaining reliable volunteer or low-cost student labor to mow lawns.

Unity has eight Town-owned and maintained cemeteries with public roadside access. A number of trust funds have been established to hold cemetery funds and yield interest for maintenance. The low interest rates of recent years and rising maintenance costs suggest that the current fee of \$35 per lot should be re-examined.

Table 30 UNITY CEMETERY INVENTORY			
Cemetery Name	Location	Available # of Lots	Condition and Comments
Boulter	Bridges Road	66	Added soil and pruned trees in 1990
Douglas	Stevens Road	72	Generally good but needs work
Farwell	Berry Road	0	Serious condition; graves sunken
Fowler	Albion Road	60	Generally good but needs work
Pond East	Kanokolus Beach Road	Some?	Good; stones have been straightened and cleaned
Pond West	Kanokolus Beach Road	60	Good; stones have been straightened and cleaned
Quaker Hill Road	Quaker Hill Road	30	Good condition
Ward	School Street	unclear	One side open but it is believed that it is not to be sold
SOURCE: Dick Whitney and Jim Murch, January 1993			

UNITY UTILITIES DISTRICT

The Unity Utilities District is a non-profit corporation completely independent of (although sanctioned by) the Town. It was created by an act of the Maine State Legislature, authorizing the District to provide sewage service and supply water within the downtown Unity area. The legal boundaries of the District extend further than the sewer lines are yet located, allowing for expansion from a legal standpoint. Incorporated in 1967, its governing body is a three-member Board of Trustees who are elected at Town Meetings as their terms expire. The Trustees employ an operator, who primarily is responsible for maintaining the pumps (currently Gary Parsons of Unity). Due to financial constraints and grant opportunities, it was determined that a sewer system was more urgently needed than a water system. Construction contracts were signed in April 1972; the District is approximately half-way through paying off a 40-year mortgage. The base cost of construction was \$450,000, which was financed by the Farmers Home Administration.

The following description of the system is quoted from the District Operating Manual:

"The Sewage Collection System consists of the main lines in the streets, the branches which run to each building, and a pumping station at the junction of Quaker Hill Road and Albion Road. The streets which have sewer lines are School, Main, Depot, Vickery Lane, Murdock Lane, Quaker Hill Road up to the college, and Albion Road for about 1400 feet.

"The Sewage Treatment Facilities consist of a pumping station on School Street near Sandy Stream, two stabilization ponds on the west side of Prairie Road, a force main between the pumping station and the stabilization ponds, and chlorination facilities at the outfall of the ponds."

The two stabilization ponds, or lagoons, each have an area of 12.5 acres. As a rule of thumb, one acre of lagoon surface area can purify the wastes of 100 people. When the ponds are full, the average depth of liquid is 5 feet and the total volume is approximately 41 million gallons. The water level in the ponds can be maintained from 2'6" to 5'6" above the floor of the outlet structures. As a general rule, the ponds are kept at a low level in the summer and the maximum level in the winter. Bacterial action is much faster in warm weather, speeding up the treatment process and reducing retention time. Much of the winter storage is discharged into the stream during spring run-off. The two-lagoon system which went into operation in 1973 services all of the downtown area with approximately 150 connections. The second lagoon discharges into Twenty-five Mile Stream.

Eventually sludge accumulates at the bottom of the ponds, particularly at the inlets, and has to be dredged out. Fortunately the inlet to the easterly pond, the normal entry point, was dug out 8-10 feet below the design elevation and can therefore handle a good deal of sediment, relative to the ponds overall. The inlet and outlet piping is arranged so either lagoon can be retained in service while the other is drained for cleaning.

The pond effluent would normally be disinfected with chlorine as a safety precaution. At the outlet of the ponds there is a small building which houses a hypochlorite solution filter and flow measuring equipment. The effluent flows through a chlorine contact chamber, designed to maintain a residual of 0.5 to 1 milligram chlorine per liter. As it has turned out, this system is not used as Unity's effluent meets fecal coliform standards without additional treatment.

Until 1991, the ponds held wastewater for a up to a year, as effluent was discharged only for two weeks each spring. Now the system discharges during the fall as well. The treatment system can discharge 250,000 gallons per day whenever Twenty-five Mile Stream is flowing at a rate of over 15 cubic feet per second. There are no combined sewer overflows to deal with stormwater.

Dredging of the built-up lagoon sludge needs to be done sometime within the next few years, although moving to twice-per-year discharging has bought the District some additional time. The dredging is expected to cost from \$250,000 to \$400,000, very expensive relative to the small number of users that would have to pay for it, absent outside assistance (possibly \$2500 per customer). The four pumps owned by the District need upgrading soon, but the ground system pipes will last for a long time. Expanding service to new areas would almost certainly require building additional pump houses.

As of April 1991, the District served 153 customers. Of these, 60 were businesses and 93 were residences. The rate charged was \$200 per year, subject to change based on the District's budget. Most customers pay on time.

Jon Carman, one of the District Trustees, presented a treatment system capacity status report to the Comprehensive Plan Committee in October 1992. The following analysis was given:

Lagoon Capacity at 5 feet of water depth	41,000,000 gallons (683,333 gallons/inch)
Calculated Sludge Depth = +/- 15 inches	<u>10,000,000 gallons</u>
Remaining Lagoon Capacity	31,000,000 gallons

Maximum storage time needed = 150 days (December to May)

Current Estimated Daily Flow	60,000 gallons/day
Current Flow as Inflow and Infiltration	<u>12,000 gallons/day</u>
Total Daily Flow	72,000 gallons/day

Generated Flow for 150 days	10,800,000 gallons
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Lagoon Capacity Required for Precipitation = 20 inches (December to May)	13,666,660 gallons
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Total Capacity needed for 150 days	24,466,660 gallons
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Total Capacity left at end of 150 days	4,233,326 gallons
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Daily Capacity Remaining	28,222 gallons
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Additional Units Allowed @ 300 gallons/day	94 units
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The current estimated daily flow includes that which would be utilized by an additional 30 units that have been permitted but are not yet built in the Maplewood and Connor Mill Subdivisions and Sandy Stream Park. Allowing for an average of 300 gallons/day per dwelling or small business, this analysis suggests that there is enough capacity remaining for another 94 units to be connected to the system with the current amount of sludge in the lagoons.

TOWN GOVERNMENT

Unity operates under the Town Meeting form of government, with a three-member Board of Selectmen and Overseers of the Poor. Selectmen are elected on an annual basis, with the First Selectman serving as the chief municipal official for the year. One person serves as a combined Clerk, Treasurer and Tax Collector, who is assisted by a Deputy Clerk. Selectmen are only authorized to act on the direction of Town residents as expressed at Town Meetings. Proposals for a Town Meeting are prepared in a warrant. Each March there is a regular Town Meeting, for which an Annual Report is developed. Ballots are cast for Town officials on Friday and the public meeting is held on Saturday, where all monies are raised and appropriated. Unity's fiscal year runs from February 16 - February 15.

For the year ending on February 15, 1992, the following salaries were paid to municipal officials:

Table 31 SALARIES PAID TO MUNICIPAL OFFICIALS - 1991/92	
First Selectman and Overseer	\$4,500
Second Selectman and Overseer	\$1,450
Third Selectman and Overseer	\$1,450
Clerk, Treasurer and Tax Collector	\$10,256
Deputy Clerk	\$876
Chairman of Board of Assessors	\$2,066
Assessor	\$2,066
Assessor	\$2,066
Registrar of Voters	\$100
Fire Chief	\$750
Assistant Fire Chief	\$250
Constable	\$500
Civil Emergency Preparedness Director	\$125
Health Officer	\$50
Tree Warden	\$50
Plumbing Inspector	\$0
Road Commissioner	\$0
Moderator	\$100
Code Enforcement Officer	\$300
SOURCE: Melissa Packard, Town Clerk, 1992	

The Selectmen, particularly the First Selectman, are expected to do a great deal for very little compensation. The business of running a town of Unity's size is considerable.

The Town now employs a part-time code enforcement officer (CEO), who is responsible for enforcement of the Town's land use ordinances. As of January 1, 1993, all code enforcement officer have to be State-certified or in training. Unity's CEO is in the process of becoming certified, which involves attending numerous workshops and completing many tests. Having a skilled and qualified person in this position takes some of the burden off the Board of Selectmen, who held this position previously, and provides better service to the Town's citizens.

The Town has five standing committees, for which volunteer members are appointed by the Selectmen to serve specified terms. These are: (1) the Cemetery Committee, (2) the Recreation Committee, (3) the Budget Committee, (4) the Planning Board and (5) the Board of Appeals. At Town Meeting, trustees are elected to the Unity Utilities District, which is independent of the Town. In general, it seems that the Town does not provide much support or guidance for these committees, leaving the degree of success up to strong leadership in any of the areas. As there is no overall coordination, communication between and among these committees is weak.

The Budget Committee members are appointed to three-year terms. The group has been meeting each winter to prepare recommendations for Town Meeting appropriations, and otherwise as necessary. At a Committee meeting on Town facilities, members of the Committee and Selectmen present agreed that a scheduled quarterly meeting schedule would provide better assistance to the Selectmen and the Town.

The Board of Appeals currently has no clear mandate or set of procedures, leaving Board members unsure of their duties. The Board of Appeals has an important role of interpreting land use ordinances. Since its actions (or lack thereof) could result in legal action against the Town, the Committee feels that this should receive a high priority on the Town's agenda.

The Town Office is rather small, with no meeting room for the Selectmen or other groups. It functions well for routine Town Clerk and Treasurer business. Town records have been computerized, making transactions appear very professional and efficient. The greatest problem on a daily basis is the lack of parking. The Town Office has only one parking space. The Town Committees have always been able to find meeting space at public and private locations including Fleet Bank, Unity Telephone Company, Unity Union Church, the school, the Historical Society and the College. All are free for the Town's use, although donations are often made to compensate for heating and cleaning costs.

The current location of the Town Office makes expansion impossible. Other locations have been considered, including the old grammar school, but renovations were estimated to be quite costly. If Mount View High School is expanded, the SAD#3 Administrative Office may move there, making that building on School Street potentially available to the Town. Dick Whitney, First Selectman, feels that in taking the long view it would be ideal to build a new municipal building with combined town office/fire house capabilities, and rent space to the postal service, which will outgrow its current facility fairly soon.

PUBLIC TRANSPORTATION

The Belfast and Moosehead Railroad owns tracks passing through Unity, as well as a small parcel of land adjacent to the fire house upon which the old depot sits. As the bond issue for public purchase failed in November 1992, the future of the track is insecure. There is an occasional tourist run to Burnham through Unity, but otherwise the tracks are not utilized.

Subsidized public transportation is available to anyone for shopping trips to Waterville on the first and third Mondays of the month. One makes a reservation with the Waldo County Committee for Social Action (WCCSA) 24 hours in advance and is picked up right at home; the round trip costs \$3. Individual medical trips cost \$5 for those not Medicaid-eligible; volunteers drive riders to appointments as far away as Portland. This service is heavily used by Unity residents, at the rate of 1-2 per day. The senior citizens group often rents WCCSA's 20-rider van for excursion trips. There is no private taxi service in Unity. This service appears to satisfy the basic needs of those in town without transportation, although it is not known if any workers have a problem in obtaining employment due to lack of transportation.

Unity residents utilize the Bangor International Airport for major travel, 30 miles away. Commercial bus service is available via Waterville.

ROADS

Bob Elwell and Dennis Jones, Road Commissioners during 1988 and 1992, respectively, explained Unity's process for taking care of roads and gave a status report of current road conditions. As of 1992, the Town budgeted approximately \$140,000 for road work: \$65,000 for winter roads (plowing and sanding) and \$75,000 for summer road maintenance. This covers 33.5 miles of Town roads; the State covers 18 miles.

The Town contracts for both its winter plowing and sanding. The Road Commissioner is expected to do summer road maintenance with his own equipment. The Town owns one sander. Other than finances, the Road Commissioner's job is limited by the approval of the Selectmen. There have been times when part-time summer labor to perform maintenance work has been difficult to obtain, but that has not been the case of late.

Routes 9 and 202 are maintained by the State, as are Depot Street and Prairie Road. The State requires that its roads be 18' wide, consist of 2" of pavement depth resting on 18" of good gravel base, and have 2-3' shoulders on each side. Such roads cost about \$1 million per mile to construct. Unity has local responsibility for just one bridge, the double planked bridge over Sandy Stream on the Berry Road, that is posted for a 5-ton weight limit.

The Town does road work on an as-needed basis. Gravel roads require a 3-rod right of way. Many roads in Unity need shoulder work. Among roads that currently need resurfacing are Douglas, Weed and Clark. About half the Back Troy Roads need work. Among roads considered in good condition are Quaker Hill, Bailey, Town Farm, Bacon, Dump, Whitney, Mussey, Waning, Cemetery, Grady and Crowell Hill. Road composition and general condition are displayed in Table 32 beginning on page II-68.

The Town has not done any long-term planning regarding its roads and has no method for setting budget priorities. The Selectmen and Road Commissioner attempt to spread available monies around Unity geographically. The 1989 Comprehensive Plan found that the Town had no written standards for existing or new roads, making it difficult to set requirements for new developments. In response to that finding, the Town adopted a Road Standards Ordinance in 1990. This Ordinance authorizes the Board of Selectmen, with the advice of the Planning Board and Road Commissioner, to approve new or expanded roads. Construction and safety standards are set, with gravel surfaces normally allowed for roads with less than 50 vehicle trips per day. Sidewalks may be required if the Selectmen feel they are necessary; there are provisions for variances if conditions cannot be met but the Ordinance's objectives can still be achieved.

The Town received accident summary information from the DOT for 1987-89. There were a total of 48 reported accidents with 22 injuries and no deaths. Three areas seemed to have critical rate factors (ratio of actual occurrences to projected likelihood of accidents) that suggest a possible need for improvement. One was on the Prairie Road from the Burnham town line to the Twentyfive Mile Stream bridge, where there were seven accidents during the two-year period. There were five accidents at the light in the middle of town and three at the intersection of Main and Depot Streets. The safety of the intersection in the center of town has since been improved upon recommendation of the 1989 Comprehensive Plan by removing diagonal parking spaces adjacent to the intersection, improving visibility considerably. The Committee felt, after reviewing this information, that traffic safety was not a concern. No desired improvements were identified in road or traffic flow design.

Unity stores its road salt and sand in an uncovered pile on a five acre area adjacent to the landfill on the Old Thorndike Road. As of 1992, \$20,000 had been raised towards construction of a storage shed. As State requirements have been for a structure far more expensive than local officials feel is needed, the Town is waiting for either the mandate to return or at least standards relaxed to make the investment more affordable. The State's cost-sharing aspect is held suspect, given that the State is so far behind on its commitments to landfill closures, including what is owed to Unity.

The Maine Department of Transportation (MDOT) does periodic traffic counts at significant intersections throughout the State. Data provided from 1983 through 1989 for Unity are displayed on Table 33. There are only a few locations where comparison counts are available and there appear to be some contradictions among the data (e.g. Thorndike Road near Depot Street should have more, not far less traffic than Thorndike Road near Ward Hill Road). The data suggest that traffic on School Street dropped by 42%

from 1983-1989. This seems highly unlikely. Route 9, Route 139 east and Quaker Hill Road all show approximately a 50% increase in traffic over this time period.

After reviewing this information, the Committee felt that there was no problem with traffic that needed to be addressed in this Plan. The improvement made to visibility at the downtown intersection as called for in the 1989 Plan has improved safety and traffic flow considerably. Care will have to be taken in mixing local and pass-through traffic alongside the new Athletic Complex, particularly if development east of Route 9 draws pedestrian traffic from the recreation area.

Table 32

UNITY ROAD INVENTORY

ROAD NAME	STATE ID#	MAINTENANCE RESPONSIBILITY	COMPOSITION	CONDITION	LENGTH IN MILES	FUNCTIONAL CLASSIFICATION
Albion Road, Main Street, Bangor Road	9X	State	Paved	Good	8.6	Collector
Prairie Road	305	State	Paved	Fair	1.66	Collector
Back Troy Road	336	Town	Paved/Gravel	1/2 Good 1/2 Poor	2.03	Local
Ward Hill Road	342	Town	Paved	Needs resurfacing; Fair/Good	.66	Local
Libby Bridges Road & Tripp School Road	348	Town	Paved	Good	1.84	Local
Quaker Hill Road	351 Loveland Rd.	Town	Paved	Good	5.47 with Waning	Local
Waning Road	351 Loveland Rd.	Town	Paved	Needs resurfacing	5.47 with Quaker Hill	Local
Berry Road (Town Farm to Elwell's)	357 Gary Parsons Rd.	Town	Gravel	Poor	1.27	Local
Mussey Road (Quaker Hill to Elwell's)	357 Town Farm Rd.	Town	Gravel	Poor	.49	Local
Hunter Road	359	Town	Paved	Some new; some old	2.85	Local
Stevens Road	361	Town	Paved	Needs resurfacing	2.90	Local
Clark Road	369 Nicklass Rd.	Town	Most gravel; one part paved	Poor/Fair	2.98	Local
Town Farm Road	370 E End Seaver Rd.	Town	Paved	Good	2.38 with Seaver Road	Local
Seaver Road	370	Town	Gravel	Good	2.38 with Town Farm Road	Local
Guy Stevens Road	372 Freedom line to 348	Town	Gravel	Poor	.01	Local
Bailey Road	1054 Douglas Rd.	Town	Gravel	Fair	.53	Local
Corn Shop Road	1056	Town	Paved	Good	.53	Local
Quaker Hill/Town Farm Corner	1062	Town	Paved	Good	.11	Local

Table 32

UNITY ROAD INVENTORY

ROAD NAME	STATE ID#	MAINTENANCE RESPONSIBILITY	COMPOSITION	CONDITION	LENGTH IN MILES	FUNCTIONAL CLASSIFICATION
Grady Road	1066	Town	Paved	Good	.77	Local
Kanokolus Beach Road	1068	Town	Paved	Good	.68	Local
Murdock Road	1070	Town	Paved	Good	.06	Local
Rich Road	1092 Douglas Rd.	Town	Gravel	Good	.23	Local
Wood Road	1097 Village Mill	Town	Paved	Good	.10	Local
Bacon Road	1099	Town	Gravel	Good	.75	Local
Reynolds Road	1220	Town	Gravel	Fair	.09	Local
Old Thorndike Road	1231 Dump	Town	Paved	Good west of landfill; poor east of landfill	1.74	Local
Fisher Road	1248	Town	Paved to Snowmobile Clubhouse; rest gravel	Fair; needs grading	.42	Local
Thorndike Road	139X	State	Paved	Good	2.95 with Depot St	Collector
Depot Street	139X	State	Paved	Good	2.95 with Thorndike Rd	Collector
School Street	139X	State	Paved	Good	3.29 with Waterville Rd	Collector
Waterville Road	139X	State	Paved	Good	3.29 with School St	Collector
Berry Road	1442	Town	Gravel	Part good; part poor	.49	Local
Weed Road	1444	Town	Gravel	Poor	.27	Local
Stevens Road	1621	Town	Gravel	Fair	.20	Local
Seaver Road	1622	Town	Gravel	Good	.50	Local
Vickery Lane	1696	Town	Paved	Good	.17	Local
Millmac Road (also FR2)	1697	Town	Paved	Good	.30	Local
Thorndike Road (west end)	220X	State	Paved	Good	.45	Collector

SOURCE: Maine Department of Transportation & Committee Research

Table 33

ANNUAL AVERAGE DAILY TRAFFIC COUNT DATA

LOCATION	1983	1985	1986	1987	1989
Route 139 at Unity Township line	1115				
Albion Road at Albion town line	950				
Stevens Road at Freedom town line	120				
Route 139 just west of Prairie Road	1240				
School Street at Sandy Stream bridge	1620				
Prairie Road	610				
Albion Road just south of Quaker Hill Road	1265		1120	1460	
Quaker Hill Road at Albion Road	1265				1840
Quaker Hill Road just north of Mussey Road					790
Quaker Hill Road just north of Town Farm Road					720
Waning Road just south of Town Farm Road					230
Town Farm Road just west of Hunter/Mussey Roads	400				430
Mussey Road just north of Town Farm Road	20				
Hunter Road just south of Town Farm Road	200				
Town Farm Road just east of Hunter/Mussey Roads				330	
Old Thorndike Road at Thorndike Town line	80				
Old Thorndike Road just south of Thorndike Road	90				
Berry Road at Sandy Stream bridge		36			
Thorndike Road just east of Ward Hill Road	4260				
Ward Hill Road	335				
Thorndike Road just east of Depot Street	1655				2510
Back Troy Road	495				
Depot Street just southwest of Route 220	1290		1900	1890	
Route 220 just east of Route 9	830				
Route 9 just northeast of Route 220	1990				
Route 9 just southwest of Route 220	1550				2260
Kanokolus Beach Road	105				
Main Street at Kanokolus Beach Road					5160
School Street just west of Main Street	4140		3250	2730	2360

SOURCE: Maine Department of Transportation, 1990

FISCAL CAPACITY

Analyzing municipal revenues over time is often difficult, given that accounting procedures often change with personnel. Over a five year span, it is unusual to find consistency among categorization. This analysis is hampered by this normal occurrence. Prior to 1990-91, the Town separated property tax revenues from others. Beginning in 1991-92, the Town separated out licenses and permits and charges for services, but other taxes remained together. An in-depth study could of course isolate these items, but that endeavor was beyond the scope of this analysis. A summary based annual financial statements is presented in Table 34 on the following pages.

While categorical assignments might be a little off, the overall trend of increases local taxes is nonetheless intact. Combining the category of taxes with non-property taxes and penalties for comparability, the total increased from \$361,349 in 1987-88 to \$618,598 in 1991-92. This \$256,249 difference represents a 71% increase. After discounting the difference in dollar value (\$618,598 = \$515,911 in 1987 dollars), the increase is a substantial 42.8%. If the 1991-92 categories of licenses and permits and charges for services are added, the difference is \$306,418 or 84.8% (\$195,569 or 54.1% in constant 1987 dollars) over a four-year period. It appears that collections of local tax dollars, by whatever category, may have more than doubled in four years. The charges for services category probably includes some out-of-town funds, such as landfill cost sharing from Thorndike and/or Troy.

Unity has not ignored opportunities to take advantage of state and federal grants and loans. Many are pursued; the Town voters tend to be selective about which ones they approve. Unlike many towns whose intergovernmental revenues have fallen way off, Unity has maintained a stream of income from other sources. Efforts are regularly made, for example, to obtain whatever is available from DEP's landfill closure cost-share fund.

On the expenditure side, the total cost of running local government more than doubled in nominal dollars in four years. In constant 1987 dollars, the increase was 88.9%. School spending, while still by far the greatest single category of spending, represented 44.5% of the 1991-92 budget, down from 62.1% in 1988. Costs for general government, health and sanitation, public works and social services have all increased tremendously. Increased solid waste costs have swelled the sanitation category from 2.2% to 17.4% of the Town's budget. Given that Unity's residents are relatively poor, the dramatic increases in the cost of running local government represent a significant burden.

Table 35 reviews the change in Unity's valuation, tax rate and assessment over the period from 1988 to 1991. The total amount of local assessment increased by 24.1% from 1988-89 and from 40.4% from 1990-91. One sign of the increased burden represented by this trend is the corresponding rise in the amount of taxes that were not paid on time. In 1988, only 6.8% of the taxes were unpaid by the due date. By 1991, this had risen to 12.2%.

Table 36 compares Unity's 1991 tax burden with those of surrounding communities. Unity's per capita valuation of \$23,528 was second lowest, next to Troy. This indicator, reviewed together with income data, provides a reasonable measure of a community's wealth. As much as Unity's property taxes have increased since 1988, the per capita assessment of \$293.51 is relatively low as compared to those of surrounding towns. Freedom's is slightly lower and the rest are higher. Burnham's is particularly high. It appears that Unity has been run relatively frugally. The Town's aggressive posture toward state and federal funding opportunities has most likely kept the need for increased property tax revenues to a minimum.

As of 2/15/92 Unity had a general obligation note owing approximately \$33,000 in payments as of 1995. This is well within the statutory limitations. Fund equity has remained fairly stable over the study period, at close to \$250,000. Unity is fiscally healthy and maintains the constant vigilance needed to minimize the burden of local government on its residents.

Table 34 REVENUE AND EXPENDITURE HISTORY (1987/88 - 1991/92)										
REVENUES BY CATEGORY	1987-88		1988-89		1989-90		1990-91		1991-92	
	Amount (\$)	%	Amount (\$)	%	Amount (\$)	%	Amount (\$)	%	Amount (\$)	%
Taxes	281,097	64.0	292,121	56.6	362,654	65.2	534,584	71.1	618,598	75.2
Non-property Taxes and Penalties	80,252	18.3	102,442	19.8	106,441	19.1				
Licenses and Permits									6,691	0.8
Charges for Services									42,478	5.2
Intergovernmental Revenues	61,605	14.0	102,527	19.9	70,955	12.7	198,974	26.5	134,845	16.4
New Principal	0	0.0	1,150	0.2	750	0.0	0	0.0	0	0.0
Interest	10,747	2.4	14,627	2.8	15,275	2.7	12,196	1.6	13,420	1.6
Miscellaneous	(434)	(0.0)	3,531	0.7	478	0.0	6,515	0.9	6,315	0.9
TOTAL REVENUES	439,168	100	516,397	100	556,554	100	752,248	100	822,349	100

Table 34 REVENUE AND EXPENDITURE HISTORY (1987/88 - 1991/92)

EXPENDITURES BY CATEGORY	1987-88		1988-89		1989-90		1990-91		1991-92	
	Amount (\$)	%	Amount (\$)	%	Amount (\$)	%	Amount (\$)	%	Amount (\$)	%
General Government	28,226	7.7	47,042	9.6	43,150	8.3	170,962	22.3	57,291	6.9
Public Safety	30,293	8.2	34,013	9.6	65,424	12.6	94,875	12.4	63,813	7.7
Health and Sanitation	8,247	2.2	4,816	1.0	21,620	4.2	58,334	7.6	144,952	17.4
Public Works	54,670	14.9	128,811	26.2	100,308	19.3	129,460	16.9	137,359	16.5
Social Services	1,058	0.3	2,493	0.5	4,151	0.8	20,382	2.7	25,826	3.1
Leisure Services	1,973	0.5	2,628	0.5	2,837	0.5	1,464	0.2	20,433	2.5
Cemeteries	1,562	0.4	3,614	0.7	3,162	0.6	636	0.0	4,211	0.5
Special Assessment	227,917	62.1	262,126	53.4	272,381	52.5	287,799	37.6	370,368	44.5
Unclassified	13,342	3.6	5,237	1.0	5,780	1.1	2,109	0.3	7,555	0.9
TOTAL EXPENDITURES	367,289	100	490,779	100	518,815	100	766,021	100	831,809	100
EXCESS/DEFICIENCY	69,202		25,619		37,739		7,058		3,621	
END OF YEAR FUND EQUITY	258,417		254,119		283,759		263,340		241,308	
SOURCE: Audits as presented in Town Reports; calculations by MAH										

TABLE 35 VALUATION & TAX RATE HISTORY							
YEAR	1988	1989		1990		1991	
	Amount	Amount	% Change from prior Year	Amount	% Change from prior Year	Amount	% Change from prior Year
Valuation (\$)	27,558,600	29,725,708	7.9	33,758,688	13.6	34,407,033	1.9
Tax Rate (\$/\$1000)	10.60	12.20	15.1	12.50	2.5	15.50	24.0
Total Assessed (\$)	292,121	362,654	24.1	379,810	4.7	533,309	40.4
Unpaid Taxes (\$)	19,958	37,207	86.4	50,174	34.9	65,046	29.6
% of Assessed	6.8	10.3	51.5	13.2	28.2	12.2	(7.6)
Adjusted Revenues ('88 \$)	516,397	510,360	(1.2)	654,456	28.2	685,839	4.8
Adjusted Expenditures ('88 \$)	490,779	475,753	(3.1)	666,438	40.1	693,729	4.1
SOURCE: Town Reports Calculations and adjustments by MAH							

TABLE 36 RELATIVE TAX BURDEN						
MUNICIPALITY	1990 POPULATION	1991 STATE VALUATION (\$)	PER CAPITA VALUATION (\$)	1991 ASSESSMENT (\$)	FULL VALUE TAX RATE (\$/\$1000)	PER CAPITA ASSESSMENT (\$)
Unity	1,817	42,750,000	23,528	533,309	12.48	293.51
Albion	1,736	52,800,000	30,415	535,785	10.15	308.63
Freedom	593	14,750,000	24,874	173,059	11.73	291.84
Burnham	961	35,000,000	36,420	495,683	14.16	515.80
Thorndike	702	17,950,000	25,570	225,851	12.58	321.73
Troy	802	17,550,000	21,883	283,695	16.16	353.73
North Kennebec Region	106,926	3,941,000,000	36,857		12.44	
Waldo County Portion of Region (6 towns)	5,896	175,000,000	29,681		10.97	
SOURCE: 1990 Census: Population Bureau of Taxation, 1991 Municipal Valuation Return Summary: Valuations and Assessments NKRPC: Regional data and calculations MAH: Town level calculations						

FINDINGS AND ISSUE DELIBERATIONS

UNITY'S CHARACTER AND COMMUNITY OBJECTIVES

In determining resource allocation for the 1993 comprehensive planning effort, the Comprehensive Plan Committee established the following priority objective for the project: formulating a land use plan to manage growth with three major directional themes:

- 1) allowing for maximum flexibility;
- 2) protecting Unity's agricultural viability and open space; and
- 3) enhancing the vitality and attractiveness of the downtown.

A discussion of Unity's positive attributes produced the following list of desirable characteristics that the Plan aspires to preserve and promote:

Unity's diversity as a small town with both rural character and thriving business center, featuring:

- Unity College;
- a healthy agricultural base;
- an attractive downtown with numerous services;
- a central location;
- an attractive natural setting;
- Unity Pond;
- recreational opportunities (college, racetrack, pond, athletic complex, open space);
- a diversity of people and civic organizations; and
- a small town atmosphere and minimal government bureaucracy.

In coming to grips with the essential elements of Unity's rural character, the following descriptive traits were generated:

- feeling of being in the country;
- low density;
- open space;
- volunteer vs. paid public safety (fire, ambulance);
- natural recreation;
- small town atmosphere;
- agricultural base;
- local control;
- using local cooperation to solve problems;
- people picking themselves up, not expecting government to solve everything;
- fresh, clean air;
- attractive views and vistas;
- rich history; and
- Main Street is special.

Two major public forums were conducted in October of 1992 to ascertain community desires regarding the three stated directional themes of the plan. With the goal of maximizing flexibility as an overall guiding principle, the forums were concentrated around the other two major directional subjects: protecting Unity's agricultural viability and open space and enhancing the vitality and attractiveness of the downtown.

In addition to the two major forums, focused discussions were held with appropriate key persons and interest groups represented on the subjects of water quality, public facilities and development of the land use plan. Other plan topics were given lower priority status and were discussed less thoroughly. From these major deliberations emerged the following findings, policy decisions and action steps that encompass the recommended 1993 Comprehensive Plan.

GROWTH PROJECTIONS

Land Use Development Projections:

Planning Period: 10 years (1993-2003)

Residential: Average of 15 units/year = 150 units
Distribution similar to 1980's:
60 site-built homes (average lot of 5 acres = 300 acres)
48 mobile homes (average lot of 3 acres = 144 acres)
38 apartment units (average density of 1 acre/unit = 38 acres)
4 duplex units (average lot of 3 acres/building = 6 acres)
Likely acreage required = 488

Commercial: Quantity unknown, but high-traffic retail-oriented would be well-suited along School Street, Main Street, and near Athletic Complex, requiring road frontage (estimate 50 acres)

Industrial: None anticipated without Town recruitment, but desired

Public/Institutional: None anticipated beyond current public/College holdings

Total: Not including industrial park, approximately 538 acres

Population Projections:

Based upon the experience of the 1980's, an average rate of 37.5 more persons/year at an average household size of 2.5 persons (just slightly below 1990 figure of 2.59) matches the housing growth projection of 15 units/year. Beginning from the 1990 census count of 1817, thirteen years at this rate brings Unity to a population of 2305 in the year 2003. Incomes in Unity tend to be low and consideration must constantly be given to the costs of housing, services and taxes.

SUMMARY OF EXISTING LAND USE REGULATIONS

There are currently three land use districts in Unity. They are outlined below with their respective dimensional standards.

- 1) Sewer District: minimum lot size = 25,000 sq.ft.; minimum road frontage of 125 linear feet on both public and private ways
- 2) Shoreland Zone: minimum lot size = 40,000 sq.ft. residential; 60,000 sq.ft. commercial; minimum shore frontage = 200' residential; 300' commercial
- 3) Remainder of Town: minimum lot size = 80,000 sq.ft.; minimum road frontage of 200 linear feet

More than one structure may be placed on a lot if overall dimensional standards are met. Such a "cluster" development is reviewed as a subdivision.

The Shoreland Zoning Ordinance and Floodplain Management Ordinance each have additional land use restrictions for these sensitive areas.

The Town follows the State subdivision law without local interpretation.

There is no site review ordinance for larger developments (those 20+ acres in extent are reviewed by DEP).

There is a Street Construction Ordinance setting standards for new roads that the Town would accept.

PROPOSED LAND USE PLAN

- 1) Flexibility and diversity are key attitudinal aspects of Unity's approach to land use design and regulation. The general orientation of this plan is that educational, advisory and incentive-driven actions to meet public objectives are the first strategies to be tried. These will be evaluated within an appropriate time frame as to their effectiveness. If the desired objectives remain important to the Town and incentives are not working, stricter regulations will be considered.
- 2) The downtown area is distinct from the rest of town, all of which is considered rural.

Downtown Characteristics and Objectives:

- a) The downtown area has a visual appeal and character that should be maintained without being overly restrictive.
- b) Additional trees and landscaping should be encouraged.
- c) The residential section of Depot Street should be preserved and protected from incompatible development.
- d) The investment in the Utilities District should be used as wisely as possible, with user costs kept affordable.

Downtown Area Defined:

The downtown area is proposed at this time to be roughly equivalent to that authorized for service of the Unity Utilities District by the Maine State Legislature. It includes School Street to Sandy Stream, the Albion Road to the transmission line, Quaker Hill Road to the College, along the Bangor Road to Route 220, back approximately 1000' from Route 220 east to encompass both sides of the Back Troy Road and Depot Street back to Main Street.

Strategies:

- a) To encourage the availability of land served by the Utilities District for uses that need it most, large-lot single family residences will be discouraged in most of the downtown area. To accomplish this, a maximum lot size of 60,000 square feet for single-family residential use will be established. It is hoped that commercial, public and multi-family development will choose to locate in this area. Exceptions to this guideline include currently approved residential subdivisions, the section of Depot Street from the Unity Union Church to the railroad tracks, any tilled land that could largely be maintained for agricultural use with limited development of any type, and cases in which family-held land is needed for family member housing.
- b) To encourage the development of the downtown as a business district and discourage development sprawl, commercial, industrial and public land use activities that wish to locate in the rural area will have to demonstrate why they cannot locate in the downtown. Acceptable reasons will include the availability/affordability of suitable land and any significant investment made prior to the date of the ordinance (to allow, for instance, expansions of existing commercial businesses in the rural area).

On the incentive side, the Town will work with a prospective developer to solicit grants or provide other forms of assistance to locate in the downtown area. Conversely, to discourage the location of higher-impact uses outside the downtown area, impact fees will be considered for road improvements and other identifiable costs associated with intensified rural development.

- c) To preserve the historic characteristics and visual appeal of the downtown, anyone proposing land or building development (including re-development) will have to meet with an Advisory

Committee regarding building and landscaping design. The recommendations will be voluntary, but if found ineffective by 1996, may be required.

- 3) Unity's rural character is largely dependent upon retaining a healthy agricultural base and reasonable tax rate.

Rural Characteristics, Objectives and Strategies:

- a) The Town supports agricultural activities and endorses accepted farming practices as determined by the Maine Department of Agriculture. Town residents should expect to live with the normal noise, odor and vehicular traffic associated with farming activities. Future land use policies should not have the effect of making farming more difficult or expensive. A greater setback for residences and wells will be required of new development on land abutting active farmland for additional protection.
- b) Tillable land is a limited resource. Maintaining the viability of farmland for potential future use for food production is a Town objective. This requires finding ways to minimize the use of tillable land for other purposes without exacting a significant financial sacrifice from individual landowners.
- c) Future subdivisions of farmland should be done in such a manner as to retain current and/or future use of tillable land to the extent possible. The following steps will help:
 - i) Density bonuses and other incentives should be offered to encourage farmland retention.
 - ii) The Planning Board should ask the subdivider whether continued farming of tilled fields has been explored and assist in making arrangements if appropriate.
 - iii) The subdivider will have to demonstrate that the design of future development will have a minimal disturbance of farmland.
- d) To encourage the retention of open land, particularly along roadsides, the Town should continue its current policy of assessing road frontage without a premium.

(Note: The remaining proposed land use plan strategies would apply throughout town.)

- 4) It is in the best interest of both private landowners and the Town as a whole to plan for long-term land use. Single lot development, while rarely significant alone, can have very dramatic cumulative impacts over time. To discourage piecemeal development, landowners will be required to design a tentative long-term development plan and review it with the Planning Board before a second new lot is created from the same parcel of record within a ten year period.
- 5) Unity's Budget Committee will investigate the potential for developing an industrial, business and/or office park, attracting one or more clean enterprises to help the tax base.
- 6) Most land use activities will be regulated throughout town based on measurable impacts on people, property and resources (e.g. noise, odor, traffic, visual, social, and/or ecological impacts) rather than by listing specific activities that are allowed or disallowed in each area regardless of definable impacts. The policies encouraging commercial and multi-family residential development to locate in the downtown area are the only such general guidelines envisioned.
- 7) A site review ordinance with appropriate performance standards will be developed to determine acceptable impacts of larger developments.
- 8) Incentives will be developed to encourage voluntary cooperation in preserving scenic views. As with the downtown building and landscape design, the Planning Board would recommend (but not require) ways to minimize adverse impacts.

- 9) New activities over the Sandy Stream aquifer will be required to demonstrate that they will not impact the aquifer. Existing activities, including the two gas stations, will be monitored.

WATER QUALITY

Findings:

- 1) The Town's policy should be to protect and enhance the Pond's water quality for the following reasons:
 - a) The people in the Unity Pond watershed have a moral obligation to pass on the Pond in at least as good a condition as they found it.
 - b) The quality of life of many of Unity's residents is directly related to the Pond's water quality.
 - c) The economic value of Unity's real estate is directly related to the Pond's water quality.
- 2) The Lake Association is a key player in developing a multi-town approach toward improving water quality, but does not have the authority to force change. The Town can direct and hold accountable its own boards and committees, but not those of neighboring towns.
- 3) Education is critical to making the public aware of how their actions impact water quality. Regulation may be necessary, but should only be developed as a last resort.
- 4) It was agreed that the sand and gravel aquifer associated with Sandy Stream should be maintained in the best condition possible as a potential community water supply.
- 5) The Committee reviewed the existing Shoreland Zoning Ordinance, Floodplain Management Ordinance and the State's role in permitting activity on wetlands. It was felt that these existing regulations adequately protected the other surface water resources in town.

Action Steps:

- 1) After discussing several approaches, the following proposal was adopted: The Plan will call for the Town to direct the Unity Conservation Commission to contact the Lake Association, other towns in the watershed, Unity College, agencies and other interested groups to develop educational programs and explore avenues for improving water quality. The Commission will submit an annual report to the Town, in conjunction with the Lake Association and the Plumbing Inspector, regarding its work and any impact on water quality. By 1996, the Commission will recommend whether current strategies are working or whether the Town should adopt a more rigorous regulatory program.
- 2) Faulty septic systems are a threat to both ground and surface waters in town and any attempt to police or upgrade them should be applied to everyone. The Planning Board, with the advice of the Plumbing Inspector, should consider developing a regular inspection mechanism, occupancy permit system or other method of discovering problems. It was recognized that many homeowners, however willing, might have financial problems in rectifying a faulty system and the Board should consider how to deal with that situation.
- 3) New activities to be located over the aquifer will be required to demonstrate that they will not impact the aquifer. The existing activities, including the two gas stations, will be monitored.

FORESTRY

Unity's forests are generally in good condition. They are valued for open space, wildlife habitat, recreation, water filtration, economic opportunity, scenic beauty and intrinsic natural value. It is recognized that responsible forest management and harvesting practices must be utilized to maintain the health of Unity's forests. It is felt that most landowners and harvesters utilize best management practices, although some do not. The Committee discussed the relative value of regulating cutting operations at the local level. Consistent with the theme of this Comprehensive Plan, the Committee decided to begin by enhancing the informational and educational approaches available and avoid duplication of State regulation. The resulting decision was to request the State to forward copies of harvesting information to the Unity Code Enforcement Officer. In addition, to assist landowners in knowing what the current laws are, the Code Enforcement Officer or designee would prepare a composite of laws regulating land uses in forested areas (including wetland restrictions, harvesting requirements, etc.) and make it available in the Town Office.

AFFORDABLE HOUSING

Unity has a variety of affordable housing available to not only its residents, but those of surrounding communities. The numerous subsidized apartment units, smaller lot sizes as allowed in the sewer district, large number of rental units, and lack of restrictions on mobile homes and mobile home parks all contribute to the opportunities in town. This official Town-level support for future affordable housing will be continued by establishing a maximum lot size in the downtown area, encouraging additional multi-family housing, and supporting applications by private developers for federal rent subsidies. The Town will continue its current minimum lot sizes and develop appropriate standards for larger developments. The location for mobile home parks will not be restricted more than any other forms of housing. The restrictions in current ordinances, including road frontage, will be reviewed to determine their necessity.

HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Unity's architecture and history are celebrated resources. The Unity Historical Society has a visible presence in town, and provides a focal point for preserving the Town's heritage. The Town's bicentennial and the 100 Year Anniversary of Unity Telephone Company are examples of recent events that have raised community awareness of Unity's history and progress. The proposed policy of requiring building and landscape design in the downtown area to be reviewed by an advisory committee is a culturally acceptable way of preserving more of the Town's heritage without overburdening private property owners.

Although primarily recommended on behalf of the Fire Department, the Town should attempt to acquire the land and old railroad depot from the Belfast and Moosehead Railroad. Perhaps the Historical Society could arrange for its care.

There are no known archaeological sites of importance in Unity. It is the recommended policy for the Town to contact the Maine Historic Preservation Commission for advice if any possible evidence is found.

OUTDOOR RECREATION

Unity has a wealth of outdoor recreation opportunities. With the building of the Unity Athletic Complex and acquisition of a public beach, all of the basic needs of the community are being met. The snowmobile club does a great job of maintaining a rural trail network and positive landowner relations. The ongoing financial support for the athletic complex will hopefully be supported by Unity and perhaps neighboring communities. The efforts to improve Unity Pond's water quality are probably the most needed actions to augment the quality of outdoor recreation in Unity. There are some problems with all-terrain vehicles, particularly on farmland, but this was not seen as a widespread enough issue to warrant Town action.

PUBLIC FACILITIES AND FISCAL CAPACITY

Unity has all of the struggles characteristic of Maine municipalities. One of the greatest headaches for local officials is dealing with State mandated deadlines for dealing with solid waste and salt/sand sheds. The lack of municipal control over education policies and budgets is also frustrating. Much of this is dictated at the State level.

Unity is complying with State mandates as cost-effectively as possible. The landfill closure plan has been developed and is awaiting DEP approval; the Selectmen are negotiating for the most inexpensive option. Recycling is encouraged by a policy limiting the amount of trash that will be picked up without an additional charge and the Town's support of the Unity Area Recycling Committee. The Selectmen continue to seek out mutually beneficial arrangements with neighboring communities and stay abreast of the constantly changing marketing environment. The Town is saving some money should the requirement to build a salt/sand storage facility become imminent; hopefully the standards will be relaxed to allow for a more affordable municipal option that would still protect the environment.

The proposed land use plan recommends ways to maximize use of the Utilities District, encourage industrial and commercial development to augment the tax base, and broaden the user base to pay for major fixed costs, such as dredging the sewage lagoons.

The road network is an important aspect of the Town, both functionally and financially. The only policy to arrive out of discussions in the planning effort is to make official the working policy of minimizing new paving. Most roads in town can be maintained in better condition at less expense through grading and ditching rather than resurfacing. It is hoped that this will act as a deterrent to those who want fancy roads to move to Unity's rural areas.

The Town should contact the Belfast and Moosehead Railroad to request first refusal on the land and depot owned on Depot Street. It would be best for the Town to own this parcel, if made available at a reasonable price, so that the Fire Department can access the fire pond without crossing private property. The Town also could act to preserve the historic depot building.

The Town Office lacks parking and meeting space, but is otherwise adequate for the Town's needs. The Budget Committee and Selectmen should continue to seek out opportunities for a better arrangement, keeping the needs of the Fire Department, School District and Post Office in mind for any mutually beneficial arrangements.

The Budget Committee only meets to prepare recommendations for annual Town Meeting appropriations and occasionally if requested by the Selectmen. The Committee works well together and this Plan recommends that the Budget Committee meet quarterly throughout the year to assist the Board of Selectmen with the ongoing financial challenges and changing circumstances that require additional research and/or interim decisions.

CRITICAL NATURAL RESOURCES

Unity has two relatively rare freshwater mussel species as well as two aquatic plant species deemed worthy of special concern by the Heritage Program of the Nature Conservancy. As these plants and animals live within Sandy Stream and Unity Pond, the Town does not have direct jurisdiction over their habitat. It is hoped that the setbacks and timber harvesting restrictions of the Town's Shoreland Zoning Ordinance adds a level of protection to the stability of this environment. The Bur Oak forest is considered a critical habitat. Its location within the wetland associated with Twenty-five Mile Stream offers it protection, as land use within these wetlands is regulated by the Natural Resources Protection Act. Again, the Town's Shoreland Zoning Ordinance affords an additional buffer from human activity. No additional measures are proposed in this Plan. Deer wintering areas are plentiful in Unity. Their frequent association with regulated wetland areas offers a good degree of protection and no additional ones are proposed in the Plan.

Table 37

CAPITAL INVESTMENT PLAN **1993 - 1997**

PROJECT	ESTIMATED TOTAL COST (\$)	PRIORITY LEVEL *	AMOUNT ALREADY RAISED (\$)	POTENTIAL NON-TOWN FUNDING SOURCES	FIVE YEAR BUDGET (\$)				
					1993	1994	1995	1996	1997
Fire Department Tanker	50,000	2	15,000	Department fundraising	10,000	10,000	10,000	10,000	10,000
Salt/Sand Shed	40,000-100,000, depending on DEP mandates	3 unless 1	20,000	DEP cost-share of 75% if available	5,000	5,000	5,000	5,000	5,000
Landfill Capping	60,000-100,000, depending on DEP mandates	1	0	DEP cost-share of 75% if available	6,000	6,000	6,000	6,000	6,000
Kanokolus Beach	7,500	3	0	State Land and Water Conservation Fund	1,500	1,500	1,500	1,500	1,500
Industrial/Business Park	unknown but major	4 but looking for opportunities	0	EDA, CDBG	0	0	0	0	0
Firehouse, ideally combined with future town office	unknown but major	4 but looking for opportunities	0	CDBG	0	0	0	0	0

*Priority Level 1 = Must Do (Mandated)
 2 = High Priority
 3 = Medium Priority
 4 = Low Priority

POLICY AND STRATEGY TIMETABLE

POLICY	IMPLEMENTATION STRATEGY		
	ACTION STEP	RESPONSIBILITY	DATE
DOWNTOWN CHARACTER: HISTORY AND COMMERCE			
<p>1) It is the policy of the Town to encourage the maintenance of the historic and attractive aspects of the downtown area without imposing unreasonable burdens on property owners. Aspects such as the material, design and layout of new and expanded structures, landscaping plans and signage all contribute to the aesthetics of the downtown area. Consultation with a Design Committee will be required, although compliance with the Committee's recommendations will be voluntary. This approach will be evaluated for its effectiveness by 1996 Town Meeting, with stricter measures considered at that time if felt to be necessary.</p>	a) The Town will establish the Unity Design Committee and appoint members to staggered, renewable three-year terms. The Unity Historical Society should be contacted for representation on the Committee. The Committee's first task is to develop design guidelines for the downtown area. To the extent practicable, the guidelines should be incorporated into the land use ordinance and approved by the Town even though compliance with them is voluntary.	Selectmen make appointments	1993
		Design Committee develop guidelines	1993
		Town Meeting approve guidelines as part of land use ordinance	1994
	b) Require through land use ordinance that the design of proposed building and/or expansion of structures in the downtown district will trigger review by and discussion with the Unity Design Committee. The Committee will analyze the proposed development for consistency with its guidelines and suggest changes to any proposal found to detract from the downtown character. Cost to the property owner will be considered in all recommendations.	Land Use Ordinance Committee, in cooperation with Design Committee	1993
	c) Develop incentives to encourage property owners to comply with the Committee's recommendations. Possibilities include donation of trees and/or shrubbery, density bonuses, assistance with the cost of sewage hook-up, etc.	Design Committee, working with Land Use Ordinance Committee	1993
<p>2) It is the policy of the Town that the residential section of Depot Street, from the Unity Union Church parsonage and Unity Historical Society to the railroad tracks, be preserved as a primarily residential neighborhood. Parcels upon which existing commercial activity is located will be grandfathered.</p>	d) Evaluate effectiveness of program and report to 1996 Town Meeting through 1995 Town Report.	Design Committee	
	a) Limit use and development in this area to those of a residential and public/quasi-public nature. Limited home occupations may be allowed, with suitable performance standards to be developed. The appropriateness of multi-family residences and mobile homes in this special district will be given further consideration; this plan supports whatever outcome is enacted in ordinance form on this issue. Existing commercial uses within the district are to be grandfathered, including future similar uses in the same structures. Include in land use ordinance.	Land Use Ordinance Committee	1993

IMPLEMENTATION STRATEGY			
POLICY	ACTION STEP	RESPONSIBILITY	DATE
3) It is the policy of the Town to maximize the efficient use of the Unity Utilities District and support opportunities to keep the costs to users as fair and affordable as possible.	a) Maximize the use of land within reach of the existing sewer line by establishing a maximum lot size in downtown area for single family residences of 60,000 square feet. Include in land use ordinance.	Land Use Ordinance Committee	1993
	b) Conduct a cost/benefit analysis for new large system users to establish an appropriate impact fee structure.	Utilities District Trustees and Town Budget Committee	by 1994
	c) Maintain awareness of possible grant/loan programs to facilitate lagoon maintenance and/or system expansion.	Budget Committee, District Trustees and Selectmen	by 1994
4) It is the policy of the Town to attract additional commercial and clean industrial development to the downtown area and to encourage the use of remaining developable land for that purpose. This will serve combined purposes of nurturing the viability of the downtown business district, making a positive contribution to the tax base, and preventing development sprawl.	a) Discourage construction of large lot single-family residential development in the downtown district by establishing a maximum lot size of 60,000 square feet. Exceptions for family member housing on family land, agricultural preservation strategies, unusual lots, etc. will be developed. Include in land use ordinance.	Land Use Ordinance Committee	1993
	b) Require commercial, industrial, multi-family residential and public land uses proposed for the rural area to demonstrate why they cannot locate in the downtown area. Acceptable reasons would include lack of available land, expansion to existing business, etc.	Land Use Ordinance Committee	1993
	c) Develop incentives to encourage the location of commercial and industrial development in the downtown district, including tax breaks, low-interest development loans, etc.	Budget Committee, in cooperation with Land Use Ordinance Committee	1993, ongoing
	d) Require high-impact traffic developments that locate in the rural area to pay impact fees for necessary road improvements, sewer line extensions, and other identified costs in public facilities improvements.	Budget Committee, in cooperation with Land Use Ordinance Committee	1993
5) It is the policy of the Town to support the creation of an industrial and/or business/office park within the downtown area, offering utilities, land and other amenities at an attractive price.	a) Explore feasibility of available locations; research grants or loans available for park development.	Budget Committee	Begin by 1994

POLICY AND STRATEGY TIMETABLE			
POLICY	IMPLEMENTATION STRATEGY		
	ACTION STEP	RESPONSIBILITY	DATE
RURAL CHARACTER: AGRICULTURE AND OPEN SPACE			
6) It is the policy of the Town to support commercial agriculture and accepted farming practices as determined by the Maine Department of Agriculture. Unity residents should expect to encounter the normal noise, odor and traffic interruptions associated with commercial farming. New land use development abutting active or recent farm operations should be set back at least 100' whenever possible to minimize likely land use conflicts or well water threats from inadvertent over-application of fertilizers or pesticides.	<p>a) Publicize official support for commercial agriculture in any promotional materials developed about Unity.</p> <p>b) Require new structures and/or wells built on parcels adjacent to actively or recently farmed land to be set back at least 100' from that property line to minimize the chance of conflicts. Exceptions may be developed for lots upon which this is not feasible. Include in land use ordinance.</p>	<p>Selectmen or any group preparing material</p> <p>Land Use Ordinance Committee</p>	<p>1993, ongoing</p> <p>1993</p>
7) It is the policy of the Town to encourage the maintenance of tillable land for current and potential future food production. This will require a cooperative effort between landowners, developers, new homeowners and the Town. Development proposals that result in current or future farmland protection will be given higher priority than other land use objectives, such as the 60,000 square foot maximum single-family lot size in the downtown area.	<p>a) Develop incentives, such as density bonuses, to encourage farmland retention in subdivisions and other relevant developments. Include in land use ordinance.</p> <p>b) Require any subdivider or other relevant developer to demonstrate that the design of any development will have a minimal adverse impact on farmland. Include in land use ordinance.</p> <p>c) Require any subdivider or other relevant developer to consider the continued farming of productive fields within the proposed development before granting approval. Assist in making arrangements with neighboring farmers if appropriate. Include in land use ordinance.</p> <p>d) Include agricultural pre-emption in land use ordinance.</p>	<p>Land Use Ordinance Committee</p> <p>Land Use Ordinance Committee</p> <p>Land Use Ordinance Committee; Planning Board</p> <p>Land Use Ordinance Committee</p>	<p>1993</p> <p>1993</p> <p>1993, ongoing</p> <p>1993</p>
8) It is the policy of the Town to provide flexibility in development options where the preservation of open space or other stated public objective may be achieved. Dimensional requirements (e.g. minimum lot size, frontage) may be waived, although overall densities should be maintained.	a) Make specific provisions in land use ordinance to allow for clustering of homes on less than the minimum lot size as long as overall densities for the district are maintained. Include in land use ordinance.	Land Use Ordinance Committee	1993

Table 38

POLICY AND STRATEGY TIMETABLE

POLICY	IMPLEMENTATION STRATEGY		
	ACTION STEP	RESPONSIBILITY	DATE
9) It is the policy of the Town to assess property values of large parcels in the rural district at the lowest legal level, including road frontage, to encourage their retention as open space. The Town supports efforts to increase municipal authority over property taxation policy.	<p>a) Continue traditional assessing practice of minimizing premium for rural road frontage.</p> <p>b) Support legislation, if proposed, that would allow more local control over property taxation policy to reflect community values and/or costs of providing services.</p>	<p>Assessors</p> <p>Assessors, Selectmen, Budget Committee</p>	<p>Ongoing</p> <p>Ongoing</p>
TOWN-WIDE LAND USE			
10) It is the policy of the Town that long-term land use planning take place for the mutual interest of private landowners and the Town as a whole. Random, cumulative, single-lot development generally results in an inefficient use of land and should be prevented.	<p>a) Require landowners to design a tentative long-term development plan and review it with the Planning Board before a second new lot is created from the same parcel of record within a ten-year period. Include in land use ordinance.</p>	Land Use Ordinance Committee	1993
11) It is the policy of the Town to limit land use activities based upon their measurable impacts rather than presumptions of inherent incompatibility.	<p>a) Develop performance standards for various types of land use activities in areas such as noise, traffic, odor, and visual, social or ecological impact. Include in land use ordinance.</p> <p>b) Develop a site review component of the land use ordinance to include provisions for larger developments.</p>	<p>Land Use Ordinance Committee</p> <p>Land Use Ordinance Committee</p>	<p>1993</p> <p>1993</p>
12) It is the policy of the Town to preserve access to scenic views from public viewpoints whenever possible through voluntary means. By 1996, the effectiveness of voluntary means will be reviewed and required approaches considered if appropriate.	<p>a) Upon review of any development permit application potentially impacting the public's view of a scenic vista, the Planning Board will discuss this aspect of the proposal and suggest ways of minimizing negative impact. The applicant's acceptance of these suggestions is voluntary.</p> <p>b) The Planning Board will assess the effectiveness of the voluntary approach and report its findings in the 1995 Town Report. If other measures are recommended, the Board will prepare an article for the 1996 Town Meeting for consideration by the voters.</p>	<p>Planning Board</p> <p>Planning Board</p>	<p>Begin in 1993, ongoing</p> <p>1995-96</p>

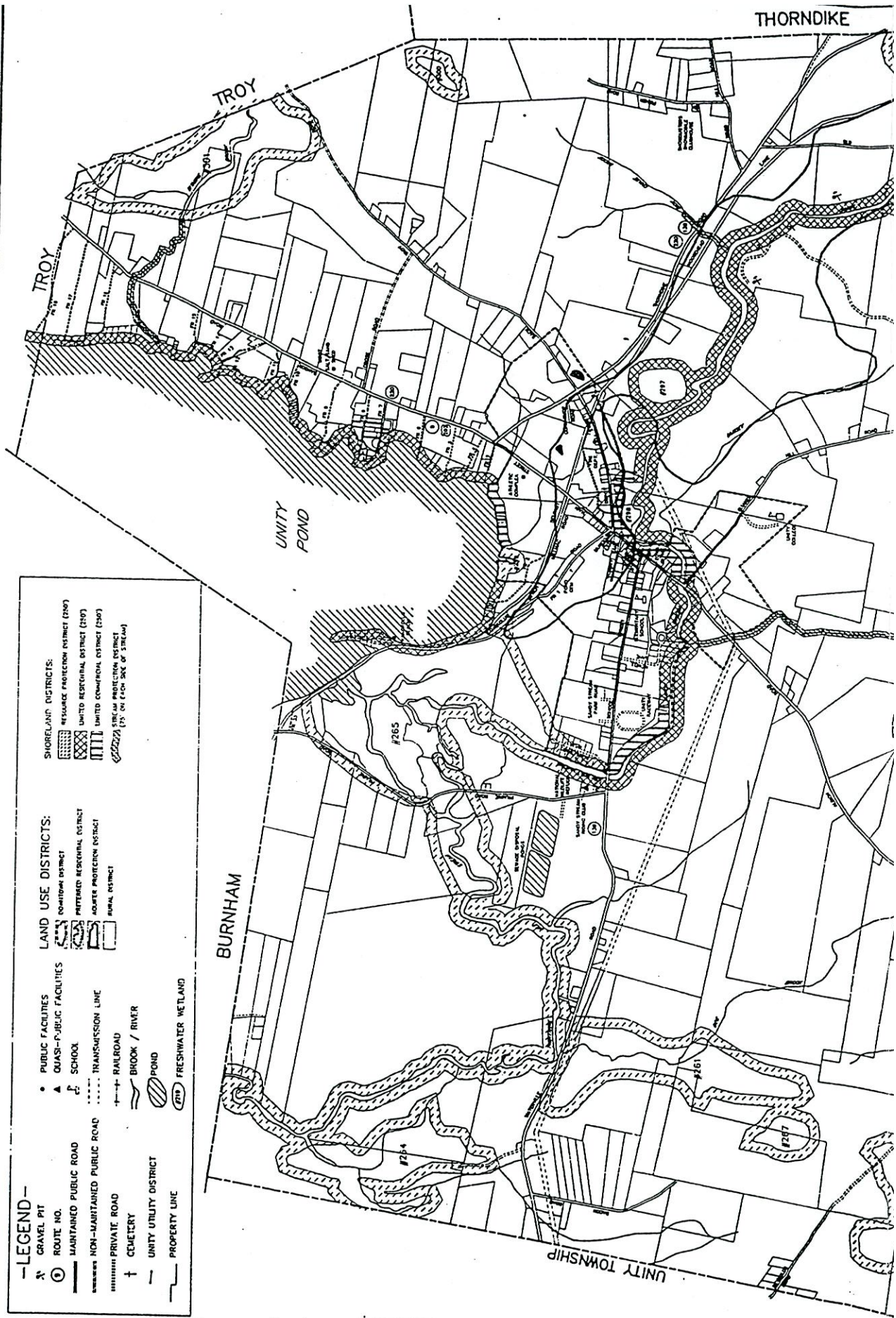
POLICY AND STRATEGY TIMETABLE				
Table 38	POLICY	IMPLEMENTATION STRATEGY		
		ACTION STEP	RESPONSIBILITY	DATE
WATER QUALITY				
13) It is the policy of the Town to protect and enhance the water quality of Unity Pond. Education is critical to making citizens aware of how their actions impact water quality. Regulation may be necessary, but should only be developed as a last resort.	a) The Unity Conservation Commission will develop educational programs and explore avenues for improving water quality, particularly of Unity Pond. The Commission will work with the Lake Association, Unity College, interested agencies and other towns in the Unity Pond watershed to participate collectively in this effort. The Commission shall submit an annual report to the Town, in conjunction with the Lake Association and Plumbing Inspector, regarding its work and any impact on water quality. By 1996 Town Meeting, the Commission will recommend whether current strategies are working or whether the Town should adopt a more rigorous regulatory program.	Conservation Commission	Begin in 1993, ongoing	
14) It is the policy of the Town to regulate shoreland development according to the State of Maine's Shoreland Zoning Guidelines in order to protect water quality, shoreline aesthetics and wildlife habitat.	a) Maintain and enforce the current Shoreland Zoning Ordinance.	Planning Board and Code Enforcement Officer	Ongoing	
15) It is the policy of the Town to discourage inappropriate development on floodplains and comply with federal insurance regulations.	a) Review the current Floodplain Management Ordinance for adequacy and consistency with other land use regulations and revise if necessary.	Land Use Ordinance Committee	1993	
16) It is the policy of the Town to support the State's role in regulating activity on freshwater wetlands and water bodies.	a) Whenever appropriate, make landowners aware of State laws and regulations.	Code Enforcement Officer and Planning Board	Ongoing	
17) It is the policy of the Town to require that septic systems be kept in working order to protect ground and surface water quality.	a) The Planning Board, Plumbing Inspector and Conservation Commission should develop a method for inspecting septic systems (e.g. occupancy permits, regular inspections) and a procedure for requiring improvements if needed. A procedure shall be developed for dealing with financial hardship cases. This will require an ordinance that may or may not be part of an overall land use ordinance.	Planning Board, Plumbing Inspector, Conservation Commission	Make proposal to Town Meeting by March 1995	

POLICY AND STRATEGY TIMETABLE			
POLICY	IMPLEMENTATION STRATEGY		
	ACTION STEP	RESPONSIBILITY	DATE
18) It is the policy of the Town to require new activities locating over the aquifer associated with Sandy Stream to demonstrate that they will not negatively impact the aquifer. Existing activities will be monitored to ensure that the aquifer is not adversely impacted.	a) Establish Aquifer Protection District over mapped aquifer and include language in land use ordinance as condition of approval for new use permits and expansions.	Land Use Ordinance Committee	1993
	b) Research State oversight of gas stations and develop appropriate monitoring approach to complement, not duplicate State role. Include in land use ordinance.	Code Enforcement Officer, reporting to Land Use Ordinance Committee	1993
	c) Research removal of registered and unregistered underground storage tanks and pursue compliance with State law.	Code Enforcement Officer	by 1994
FORESTRY AND WILDLIFE PROTECTION			
19) It is the policy of the Town to encourage the use of responsible forest management and harvesting practices, as determined by the State Bureau of Forestry, without adding unnecessary red tape at the local level. The Town will endeavor to make relevant information available to landowners to assist them in complying with State laws. Healthy forests provide quality wildlife habitat.	a) Request Bureau of Forestry to send copies of all permit requests, harvesting reports, etc. relevant to Unity to the Code Enforcement Officer.	Code Enforcement Officer	1993
	b) Compile summary of various State regulations applicable to land use in forested areas and make available in Town Office. If affordable, consider mailing out with tax bills.	Code Enforcement Officer	1993
	c) The Code Enforcement Officer will monitor harvesting activities informally and make a report to the 1996 Town Meeting as to the adequacy of existing education programs and regulations in promoting best management practices.	Code Enforcement Officer	Include in 1995 Annual Report

POLICY AND STRATEGY TIMETABLE			
POLICY	IMPLEMENTATION STRATEGY		
	ACTION STEP	RESPONSIBILITY	DATE
AFFORDABLE HOUSING			
20) It is the policy of the Town to encourage the provision of diverse housing opportunities that meet the various needs of its residents at affordable cost.	a) The Town will continue its tradition of supporting private efforts to build quality, subsidized rental housing units in the downtown area.	Selectmen	Ongoing
	b) The Town will set a maximum lot size of 60,000 square feet in the downtown area for single-family residential units. Include in land use ordinance.	Land Use Ordinance Committee	1993
	c) The Town will allow mobile home parks throughout town. Include in land use ordinance.	Land Use Ordinance Committee	1993
	d) The Town will review and possibly revise its road frontage and lot size requirements to ensure that they serve Town objectives. This should enable multi-unit housing to be developed using no more land than necessary and odd-shaped lots to be fully utilized.	Land Use Ordinance Committee	1993
HISTORICAL AND ARCHAEOLOGICAL RESOURCES			
21) It is the policy of the Town to encourage the retention of colonial architecture in the downtown area through voluntary compliance with a required consultation with the Design Committee. The effectiveness of this approach will be evaluated by 1996 Town Meeting.	a) Establish Design Committee, develop structural and landscaping guidelines and require consultation on advisory basis (see Downtown policies above).	Selectmen and Design Committee	1993
	a) Contact Unity Historical Society to gauge its interest in maintaining the depot. b) Contact Belfast and Moosehead Railroad or subsequent owner for possible donation of property and depot with arrangements for coordinated use in the future.	Selectmen Selectmen, with possible help of Historical Society	1993 1993
	a) Publish policy in any relevant land use documents.	Land Use Ordinance Committee	1993, ongoing
22) The Town should explore the possibilities for acquiring the old depot and its parcel of land primarily for the fire department but also for historic preservation.			
23) It is the policy of the Town that anyone discovering what might prove to be an archaeological resource should contact the Maine Historical Preservation Commission for advice on how to proceed before disturbing the site.			

POLICY AND STRATEGY TIMETABLE			
POLICY	IMPLEMENTATION STRATEGY		DATE
	ACTION STEP	RESPONSIBILITY	
OUTDOOR RECREATION			
24) It is the policy of the Town to coordinate efforts with private organizations to serve the community's needs as cost-effectively as possible.	a) Continue cooperative efforts with Unity College regarding the Athletic Complex.	Recreation Committee and Selectmen	ongoing
	b) Further develop plans for use of Kanokolus Beach.	Selectmen	ongoing
	c) Continue policy of turning Town share of snowmobile registration fees to Snow Dusters Snowmobile Club for trail maintenance.	Town Meeting	ongoing
PUBLIC FACILITIES AND FISCAL CAPACITY			
25) It is the policy of the Town to cooperate with neighboring communities in providing the most efficient delivery of appropriate services, such as solid waste management.	a) Continue regular communication with neighboring communities regarding solid waste management options, including membership in Unity Area Solid Waste Committee and the Regional Recycling Committee.	Selectmen	ongoing
26) It is the policy of the Town to plan to cover its salt/sand pile in a cost-effective, environmentally sound manner.	a) Hold existing funds that have been raised for salt/sand shed, awaiting State decision on mandated facilities.	Selectmen	ongoing
27) It is the policy of the Town to cooperate with the Department of Environmental Protection in capping the former landfill in the most cost-effective, environmentally sound manner.	a) Continue ongoing negotiations with DEP and potential contractors.	Selectmen	ongoing
28) It is the policy of the Town to maintain road surfaces as cost-effectively as possible. This implies that roads will be upgraded to the point at which they are most efficiently maintained.	a) Continue traditional informal decision-making process regarding road maintenance priorities.	Selectmen and Road Commissioner	ongoing
29) The Town should pursue acquisition of the old depot parcel or easement rights to ensure contiguous access to the Town fire pond.	a) Contact Belfast and Moosehead Railroad or subsequent owner for possible donation of property or easement rights to the fire pond.	Selectmen	1993

POLICY AND STRATEGY TIMETABLE			
POLICY	IMPLEMENTATION STRATEGY		
	ACTION STEP	RESPONSIBILITY	DATE
30) It is the policy of the Town to eventually move the Town Office to a location with better parking and meeting space, once an extremely cost-effective opportunity presents itself. An ideal long-term solution would be a combined Town Office and Fire Station, with rented space to the Post Office when it outgrows its current space.	a) Continue current practice of pursuing opportunities as they arise, both in changing land uses downtown and state/federal funding. b) Maintain regular communication with the Fire Department and Postal Service to coordinate efforts.	Selectmen and Budget Committee Selectmen and Budget Committee	ongoing ongoing
31) It is the policy of the Town to make regular use of the Budget Committee to assist the Selectmen with the ongoing financial challenges and changing circumstances that require additional research and/or interim decisions throughout the year.	a) Hold quarterly Budget Committee meetings with the Selectmen.	Selectmen schedule meetings; Budget Committee attend	begin in 1993, ongoing



—LEGEND—

- GRAVEL PIT
- ROUTE NO.
- MAINTAINED PUBLIC ROAD
- NON-MAINTAINED PUBLIC ROAD
- PRIVATE ROAD
- CEMETERY
- UTILITY DISTRICT
- PROPERTY LINE
- PUBLIC FACILITIES
- QUASI-PUBLIC FACILITIES
- SCHOOL
- TRANSMISSION LINE
- RAILROAD
- BRIDGE / RIVER
- POND
- FRESHWATER WETLAND
- LAND USE DISTRICTS:
- QUADRA DISTRICT
- RESTORED RESIDENTIAL DISTRICT
- AGRICULTURAL DISTRICT
- RURAL DISTRICT
- SHORELAND DISTRICTS:
- RESOURCE PROTECTION DISTRICT (200')
- UNITED RESIDENTIAL DISTRICT (200')
- UNITED COMMERCIAL DISTRICT (200')
- UNITED STREAM PROTECTION DISTRICT (75' ON EACH SIDE OF STREAM)