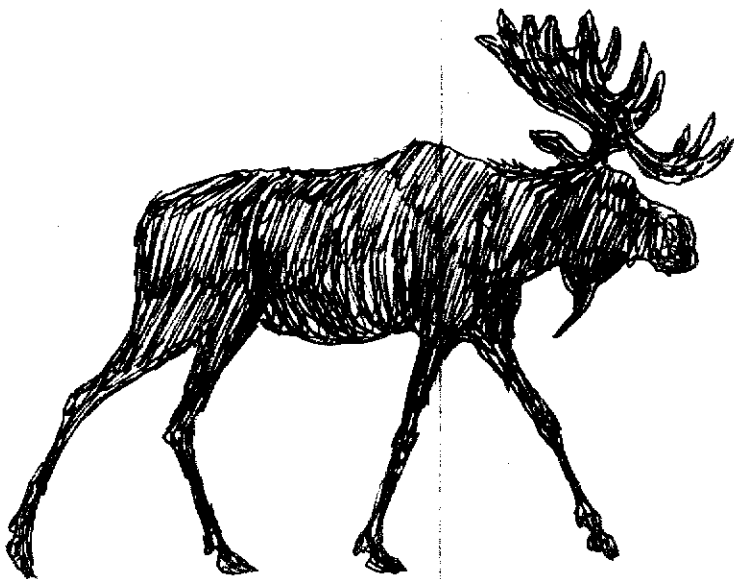


APPLETON MAINE

COMPREHENSIVE PLAN of NOVEMBER 1984
Presented to the town by the Appleton Planning Board



TOWN OF APPLETON, MAINE
COMPREHENSIVE PLAN

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To the Citizens of Appleton:

Throughout this year, your Planning Board has been updating a comprehensive plan for the future development of the community of Appleton, examining its problems and needs, and in doing so, meeting a responsibility imposed by state law on all municipal planning boards.

The prime goal of town planning is to guide a community to development that secures for each citizen the maximum of convenience, health, safety, general welfare, prosperity, comfort, and pleasure possible without denying the same benefits to any of his neighbors. In order to achieve this objective, the Planning Board agrees upon the following goals as a basis for developing the plan:

- (1) The major portion of the town should remain in year-round and seasonal residential use, as the town should continue to keep its appeal as a rural, agricultural, recreational community.
- (2) Continued use of all arable areas by those actively engaged in farming should be encouraged, and environmental regulations protecting such activities should be observed by all.
- (3) Some municipally approved industrial development should be permitted in a designated area to benefit the community's tax base, and to provide employment opportunities so as to aid against out migration of citizens.
- (4) Development of a Town Common is desirable to enhance the appeal of Appleton, both to citizens and visitors. This Common, or Town Green, should afford a focal point for community outdoor affairs, recreation, etc.

To help implement these goals the town should:

- (1) Pass subdivision ordinances to ensure proper residential development and protection from ground and water pollution.
 - (A) Due to obvious ledge conditions throughout the locality which tend toward surface drainage, the planning board recommends a zoning law be passed restricting new home construction to one acre size lots or better.

(B) The planning board will consider the development of ordinances relating to the following things:

- (b) *Dumps and hazardous wastes
- *Clean rivers, streams, water fronts and wetlands
- *Open pit mining or quarrying
- *Forest activities-lumbering, pulp wood, slash cutting, clean-up
- *Open fires and smoke emission

(2) Pass new zoning laws that shall recognize our ongoing commitment to the agricultural nature of our community.

(3) Pass new zoning laws that shall empower the town planning board to review and approve applications for the location of light industries.

(4) The town should receive recommendations from the planning board for the location of a town common which will have room for community events, a youth recreational area, and parking space.

This plan has been updated after considerable study by your Planning Board of local needs now and for the future. In order for these goals to be achieved, the understanding and support of the entire community is needed.

The Appleton Planning Board

Harold Rose, Chairman
Kal Winer, Vice-Chairman
Arthur Clark
Mary Clark
Kate Barnes
Ellen Newton

This revised 1984 Comprehensive Plan repeals and replaces the 1973 Comprehensive Plan for the Town of Appleton.

INTRODUCTION

The Town of Appleton dates back to pre-Revolutionary days, and many descendants of the early settlers are still recognizable by family name. On January 28, 1829, Appleton became an incorporated township.

Greater Appleton comprises four main areas: Appleton Village, North Appleton, West Appleton, Burkettsville. The town is fortunate in being one of the most picturesque of the "typical" rural communities in the central coastal area of Maine situated, as the crow flies, less than 15 miles in from Penobscot Bay. Broad and spectacular panoramas viewed from Appleton Ridge draw visitors from far distances. The Ridge rises to 652 feet above sea level and looks down over the St. George River and Sennebec Pond which, at point of observation, are still 100 feet above the sea. Cedar Swamp, with stands of prime white cedar and other natural wildlife, lies behind the Ridge to the west and is becoming nationally prominent through the services of the Nature Conservancy of Maine.

Soil conditions in the local regions of Appleton range from arable loam to glacial boulders and granite ledge outcroppings. With the passing of time, many of the open fields of the smaller farms have returned to forest state.

The climate can generally be considered marine because of the location close to the coast. The average number of frost free days is approximately 120, commencing early in June and lasting until mid-October. Average rainfall is in the neighborhood of 43 inches and the region enjoys fairly mild winters and moderately cool summers.

Appleton has a town form of government with a town clerk, three selectmen, a treasurer, a tax collector and one constable. Town meetings are held annually.

By the numbers, a study of the population figures shows little in the way of any immediate trend. In 1960 the population of Appleton was 672. In 1983 the population is 861.

DATA AND SUMMARY

LAND USE:

Primarily Farming----with use of Pasture Lands for grazing cattle for dairy products and beef stocks----Open Fields used for raising animal feeds and for assorted market vegetable gardening----plus----vast use of open areas for the production of blueberries----Wooded Lands contain varieties of hard and soft woods suitable for building materials and pulp for the paper industry----Buildings devoted to production of poultry and eggs----Camp and Cottage sites bordering Sennebec Pond.

RESOURCES:

Forests----for continued development of uses for wood products----Water----for further development of recreational facilities, and clean un-polluted ground water for home supply. Minerals----semi-precious minerals such as nickel and copper deposits in the Appleton area are considered not to be in sufficient quantity to make mining of same economically practical.

*Continued attention of the Planning Board to all natural resources is vital.

ECONOMY:

The economy of Appleton is closely related to use of the land via the various farming endeavors as previously listed, with considerable emphasis placed on development of the famous Maine Blueberry as both a pay crop and payroll for pickers. Dairy farming and Poultry raising appear to be on a downward trend. Timber sized trees and pulpwood growths suitable for cutting bring income to some in the community. Rental of cottages, camp sites and recreational facilities brings seasonal income.

Appleton has merchants, tradesmen and contractors, artists, antique dealers, etc. who sell their goods and services locally, but the majority of working adults commute daily to Camden, Rockland, Belfast, Augusta, and other larger communities to pursue their employment.

*It is the firm desire of your Planning Board in this comprehensive plan to devote every effort to protect and increase the economy of the community. In this interest it is deemed important that suitable industry be permitted in the area and that agricultural opportunities be enhanced and encouraged.

HOUSING:

As stated, Appleton is a rural, residential community---- comprised of farm residences, village residences, and some homes situated or being built on smaller parcels of land released from larger farms. With few exceptions, homes in Appleton are attractive, well kept up, and represent good value. At present there are no so-called multiple dwellings such as apartment houses or condominiums. There are many mobile homes scattered throughout the community.

*It would be considered in the town's best interest that any new applicants desiring to set up a mobile home be required to meet all zoning requirements and regulations as for ordinary home construction.

PUBLIC SAFETY:

Appleton has an active Volunteer Fire Department which operates out of centrally located fire house which houses its equipment. The community is also served by the 24 hour Red Network Alert system. Street Lights are located throughout the village proper and at strategic inter-sections on the main thorofares. Stop signs and Driver warning signs are properly located where necessary on the roads and highways. There is one constable to maintain it in peace and order and state police make scheduled trips on the main artery of the town.

HEALTH:

A Health Officer is appointed each year by the board of selectmen. Ambulance service is provided by the modern vehicle shared by the neighboring communities of Appleton, Union, Washington. Doctors - Medical, Surgical, Dental specialists are easily reached in nearby towns of Union, Camden, Rockport, Belfast. Hospital facilities are found in Pen-Bay Hospital in Rockland; Waldo-County General in Belfast. Under the Walker Fund, qualifying residents of Appleton can obtain free medical service at Waldo-County General and at Thayer Hospital in Waterville. KNO-WAL-LIN Home Health Agency with offices in Rockland and Belfast provides in-home health services. Nursing home services are available in Rockland, Camden, Waldoboro, Belfast, Augusta, and Cooper's Mills.

WATER SUPPLY:

Residents of Appleton depend upon dug wells, springs, or drilled wells for their supply of potable water. In general, it can be claimed that all water brought up from beneath the surface in Appleton is excellent as concerns taste, clarity, quality.

WATER DISPOSAL:

Since Appleton has no sewer system, household waste water and sewage materials are disposed of via a septic tank - field line dispersal system located on the owners' property. For solid waste, rubbish, garbage, etc. the town maintains a landfill type dump which is open for use on Saturday afternoons, Sunday mornings, and Wednesday evenings during the summer months. Present practice is to burn disposal materials after each day, with earth cover over at intervals.

*This subject has direct relationship to Public Health and thus to the recommended zoning requirements to ensure safe water supplies to the community forever. In addition, environmental protection laws prohibiting dump burning should be observed and another method of compaction and earth cover should be employed. Towns with a population over 1,000 people can not legally burn disposable materials. With a 1983 population nearing 900, the lifespan of the present landfill area may soon be greatly shortened.

COMMUNICATION & TRANSPORTATION:

Being a small town, there is no bus or rail line in Appleton. Public transportation is limited to taxi service which may be called from Camden or Rockland. Ownership of a family car is practically a necessity since most services must be obtained outside of the community. Bus connections to most any point can be obtained in Camden or Rockland. Air connections may also be arranged at Knox County Airport and the Augusta Airport for service to Portland and Boston, and on. Adequate hardtop highways run through Appleton for purposes of trucking in or shipping out goods and supplies as well as providing excellent facilities for the individual motorist. State highway #131 runs through town from Union to Searsmont and County highway #105 runs through town from Washington by way of the Burkettville section to Hope. These highways are macadam coated and kept in good condition partly at state and county expense. Appleton has several more miles of paved roads and good gravel roads maintained at town expense. All main roads and most secondary roads are plowed and sanded in winter, providing ready access for school buses, mail delivery, individual traffic and delivery trucks in general. Telephone service is provided by the Continental Telephone Company of Maine which interconnects with the New England Telephone Company. The radio station in Rockland broadcasts weather reports most applicable to the area and reports school closings during severe snow storms. This station at times also broadcasts announcements and gives information concerning civic group events in Appleton. Newspaper coverage of the town and area is available in the Rockland Courier-Gazette and the Camden Herald. Most residents in Appleton receive mail via the United States Post Office in Union, either by roadside mailbox delivery or by box number at the Post Office.

CULTURE - COMMUNITY RELATIONSHIPS:

For such a small town, Appleton is fortunate in having a town supported, free public library, located in a neat building near the center of the village.

The Mildred Stevens Williams Memorial Library is partially supported by endowment and by funds raised at the annual fair sponsored by the Memorial Library Association.

Several of the paintings on display are direct donations to the library, and more and more paintings are beginning to cover the walls for everyone to see and appreciate.

The Appleton Artiques, a local group of amateur painters, holds an annual art and craft show and sale. Libraries in Camden, Rockland, and Augusta are also accessible to people from Appleton as is the Farnsworth Art Museum in Rockland.

Following is a list of Fraternal, Civic, Service organizations, all contributing their share to the cultural benefit and harmonious life of the town:

Appleton Memorial Association

Appleton Historical Society

Appleton Planning Board

Mildred Stevens Williams Memorial Library

Appleton Artiques

Grange

Appleton Little League

4-H Clubs

Trailmakers (snowmobile club)

Appleton Volunteer Fire Dept. and auxiliary

The Appleton Baptist Church is in the village and most other major denominations are available in Camden, Rockland or Augusta.

EDUCATION:

Appleton's one school is located on 131-105 just outside the village. It now houses grades kindergarten (K) through eight (8). Pupils for grades nine (9) through twelve (12) are sent by the town to Camden-Rockport High School on a tuition contract basis. The faculty of the village school is comprised of teaching principal, full-time and part-time teachers, teachers' aides, and volunteers.

POPULATION: Analysis and Forecast

With reference to the paragraph in the introduction to this community profile concerning population figures, these facts are to be considered. The latest reported figures in 1984 show a total of 861 people in Appleton. Of this number, 207 are students attending school in grades kindergarten (K) through twelve (12).

SPECIAL THANKS:

The Committee particularly wishes to thank Kathryn Coffey, Selectman, for her warm and constant encouragement.