

# Town of Gilead

# Comprehensive Plan



*March 27, 2010*

# Town of Gilead Comprehensive Plan

## TABLE OF CONTENTS

<b>I. Foreword and Introduction</b> .....	1
<b>II. Policies and Strategies</b>	
<b>A Vision for Gilead</b> .....	5
Character and Special Places .....	5
Current Trends .....	5
Vision for the Future .....	6
<b>Planning Topics</b>	
Economy .....	7
Housing/Affordable Housing .....	9
Transportation .....	11
Recreation .....	14
Water Resources .....	16
Natural Resources .....	19
Archaeological, Historic and Cultural Resources .....	23
Agricultural and Forest Resources .....	25
Public Facilities and Services .....	27
Fiscal Capacity .....	29
<b>III. Capital Investment</b>	
Introduction .....	30
Capital Improvements Financing .....	31
Capital Improvements Plan Implementation .....	31
<b>IV. Future Land Use Plan and Maps</b>	
Gilead's Future Land Use Plan .....	32
Future Land Use Map .....	36
Future Land Use Map - 1992 .....	37
<b>V. Regional Coordination and Public Participation</b>	
Regional Coordination .....	38
Public Participation Summary .....	41

**VI. Maps**

Special Areas Identified by Residents ..... 42  
Additional Scenic Views - 2008 ..... 43  
Subdivisions ..... 44  
Soil Development Potential ..... 45  
Farmland Soils ..... 46  
Steep Slopes ..... 47  
Underdeveloped Blocks ..... 48  
Wildlife habitat ..... 49  
Natural Resources ..... 50  
Surface Water Resources ..... 51  
Roads ..... 52  
Scenic Views from 1994 Plan ..... 53

**VII. Inventory and Analysis**

PEOPLE OF GILEAD ..... 54  
ECONOMY ..... 59  
HOUSING IN GILEAD ..... 65  
TRANSPORTATION ..... 70  
RECREATION ..... 75  
WATER RESOURCES ..... 81  
CRITICAL NATURAL RESOURCES ..... 86  
AGRICULTURE & FOREST RESOURCES ..... 96  
PUBLIC FACILITIES AND SERVICES ..... 99  
FISCAL CAPACITY ..... 105  
LAND USE/DEVELOPMENT PATTERNS ..... 111

**VIII. Additional Information**

- Historic Information
- Public Participation Information

**Section I**

**Foreword  
and  
Introduction**



# Foreword

*This brief review of the history of Gilead is taken from the 1993 Comprehensive Plan. The Summary section at the end of this Foreword expresses the intent and thoughts of the town committee that prepared that plan. Those concepts remained guiding principles in the development of this update.*

Gilead, Maine, is located on the Androscoggin River and borders Shelburne in the State of New Hampshire. In the State of Maine, the Town of Gilead borders the Town of Bethel, Town of Newry, and the unorganized townships of Riley, Batchelder's Grant and Mason.

In the mid and late 1700s, large tracts of Maine land were sold by the Commonwealth of Massachusetts to encourage the settlement of the Province of Maine.

In 1772, Oliver and John Peabody, of Andover, MA, and John and Samuel Bodwell of Methuen, MA, bought 6,000 acres above Sudbury Canada (Bethel) for 80 pounds (\$400) and it was granted as Peabody Patent. By 1791, the Patent had been surveyed, divided into 36 "ranges." There were a few families on the South side of the Androscoggin River and only three families on the North side of the river from Bethel to the New Hampshire line.

In 1801, there were 12-15 families with a population of 68, according to the census. In 1804, the number had increased to 20 families. At this point, Peabody Patent had become a distinct community with needs for schools, churches, roads, etc. The need for all these brought about the incorporation of Gilead in 1804.

The heads of all 20 families signed their petition to the Commonwealth of Massachusetts.

Their petition was granted June 23, 1804, and Peabody's Patent became Gilead. The name is believed to have come from a large grove of Balm of Gilead trees (a tree from the willow family) in the center of town.

They immediately formed a town government and began to raise the money they needed. The first town meeting was held in 1805 and the amount of \$38 was raised for school.

The next problem that was taken on was roads. The Town of Shelburne, NH (1771), had built their road from their town down to the Wild River. The Town of Gilead authorized the building of a bridge in 1811, and after many problems, it was finally done in 1813. This created a road that stage companies could use. The Peabody Tavern by Bog Brook, with Thomas Peabody as landlord, was in business and catered to the passengers that traveled on the Lancaster, NH, to Portland, Maine, Stage Company.

In 1834, the bridge was in need of repair and was rebuilt as a toll bridge. After several years of rebuilding, the final wooden bridge (covered) was built in 1868. This bridge lasted until a truck broke through it and it was replaced in 1926 by the current concrete bridge.

The Wild River was not the only river to cause problems for Gilead. Not having a bridge over the Androscoggin River was also a problem, since it divided the town. The only way to connect was travel over the ice in the winter and there was a ferry that made the crossing, also. In 1872, there was a suspension bridge that was constructed and finally joined the two halves of town. This bridge lasted until

the floor of the bridge gave way under cattle that were crossing. The replacement in 1923 was a steel truss, single span and just one-lane wide bridge. This is the bridge that remains.

Once the town was joined together, the population grew and there was a need for more schools and churches. Businesses began to crop up and the railroad arrived.

## **Education**

In 1835 (before the Androscoggin River bridge), it was decided to arrange school districts so that the students would not have to walk more than one mile. There were six one-room schoolhouses by 1850 in Gilead, with three on the South side of the Androscoggin and three on the North side. As the years went by and the population decreased, the schools were consolidated and by 1910 there were three in use. At some point during the consolidating of the schools, the present building (located on Route 2 by Evans Notch Motel) was built. By 1940, there were 17 students attending this school. This school, the last one open in Gilead, was closed in the early 1960s.

## **Churches**

The first reference in the records to churches is the meeting house on the south side of the river, upstream of the Peabody Tavern, somewhere near the Peabody Cemetery. By 1858, there was mention of a meeting house on the north side of the river by the Wight's farm about 1 ½ miles from the Androscoggin River bridge. In 1878, the Congregational Church was built in the village (now the site of Freedom Square Apts.). This church remained standing until 1965 when it was torn down.

## **Recreation**

Most of the early settlers were occupied with their farming and just surviving and providing for their families. They engaged in hunting and fishing to survive, but as time went on, what they did to survive, became a recreation for sportsmen from other areas. They came to hunt and fish and enjoy the great outdoors. Transportation had improved and made it easier to reach Gilead. Some of the farmers even increased their income by renting to some of these people. In the center of town, there was a large tavern, Bennett's Tavern, which catered to these visitors. The facility had 50-60 rooms and was close to the train depot, which was convenient.

Around 1900, the Gilead Coronet Band was formed. There were several members of the community who were members and several photographs exist and they are mentioned in the 1904 Centennial Celebration.

The Mountain View Grange was formed in 1904 and existed until 1961. Having a grange chapter was of interest to the farming community.

A major attraction in the area was always hiking and mountain climbing. There are several photographs of groups in regular clothing (long skirts and hats) carrying items such as picnic baskets and heading out for the day. Old logging roads were great since they were easy to walk on and traveled up the side of the mountain.

The Town Hall was built in 1883 and was the site of many events. Besides weekly dances, suppers and other family gatherings, the Hall was used as a roller skating rink at one time.

## **Business/Economy**

When the railroad, the improved roads and bridges over both rivers came to Gilead, there were more businesses. These businesses ranged from several saw and grist mills, brickyard, tannery, several general stores, spool and bobbin mill, blacksmiths, mining, lumber mills, livery stable, carriage and harness shop, and many boarding houses. All of these disappeared over the years. As seen from the many of the types of businesses, forestry was an important part of the economy, which continued to grow as major pulp and paper mills developed in the region.

## **Transportation**

From the early days of footpaths, to wagon trails, to rough roads, were just some of the challenges that faced the settlers of Gilead. The railroad reached Gilead in 1851 and unleashed many possibilities to the residents. Travel possibilities increased, as did the delivery of goods from other parts.

## **Summary**

This plan has examined historical, present and future trends in Gilead. In addition, it has considered the characteristics the residents of Gilead value. As the result of these considerations, the comprehensive plan presents a program to encourage, manage and direct the changes that will occur over the next ten years and longer. The plan has attempted to respect individual property rights while presenting recommendations that will maintain Gilead's values.

It must be understood that the comprehensive plan establishes the foundation or framework for future action. In the months and years ahead, further work and town meeting actions will be required to carry out the plan's recommendations.

# Introduction

The Comprehensive Plan serves as a guide for the community and town officials as they make decisions about the future of Gilead. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revision as Gilead and the region change over time.

In providing guidance, the Plan addresses a number of important subjects including the expected future population, necessary expenditures for capital improvements, and the potential to use and conserve natural resources. The Comprehensive Plan is intended to reflect the desires of the majority of the citizens in the community and expresses these desires using statements of Goals, Policies and Strategies. These are the cornerstone of the plan and are presented in Section II, Policies and Strategies. Together, the Goals, Policies and Strategies present the directions the community will take to realize its vision for the future.

Other elements of the Comprehensive Planning process are the Inventory and Analysis and Public Participation. These two elements combine to identify issues that the community is facing over the next 10 years or so. The Inventory and Analysis is presented as Section VII of the Plan. Public Participation was an important part of the process and is documented in Sections V, Regional Coordination and Public Participation Summary and VII, Additional Information. Gilead is rich in history and various people have provided excellent documentation through the years. The most recent effort was produced by the Gilead Historical Society and is also found in Sections V and VII.

## Using the Plan

The Comprehensive Planning Committee formed the Goals, Policies, and Strategies, presented here, around the findings of the Inventory and Analysis and the Public Participation elements. The Goals are very broad and are a statement of what we hope to achieve in the future. They are generally long-term. Policies are statements of direction the community desires to take to reach the Goals, and Strategies define actions the Town should undertake in order to carry out the directions contained in the Policies.

Strategies or actions to carry out the plan have been identified as short-, mid- or long-term. This refers to the time frame that the Plan recommends actions to occur. Short-term actions should occur within one to two years of plan adoption, mid-term three to five years from plan adoption and long-term six to ten years from plan adoption. Those that should be responsible for undertaking the strategies are also identified.

The Gilead Comprehensive Plan Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications. In addition, it relied heavily on what the year round and seasonal residents of Gilead told the committee at visioning session held in early 2008 and on a survey conducted in the fall of 2008. Although, in not all instances did the Committee unanimously agree; it is the position of the Committee that the Comprehensive Plan presents a realistic direction for Gilead over the next 10 years.

## **Section II**

# **Policies and Strategies**



# **A Vision for Gilead**

*Based on:*

*Visioning Session in January 2008*

*Survey Performed in the fall of 2008 and*

*Comments brought to the Committee by residents.*

## **Character and Special Places**

Rural atmosphere, the natural environment and friendly people are some of the important characteristics liked by those that live in and visit Gilead. There are natives, recent transplants and long time summer visitors that all care very much for the town. The closeness of outdoor recreation including ski areas is a benefit not shared by many communities. Small governments and a reasonable tax rate are all seen as assets of living here. Gilead is still a small Maine town. People work hard, support their neighbors and take pride in their small share of Maine's natural beauty.

Special places are important to those who reside in or visit Gilead. These include the Androscoggin River, streams, hills and fields. Views and vistas help define Gilead's special character. Skies are dark at night highlighting the stars, and the air is clean. All of these combine for a beautiful area known as Gilead.

## **Current Trends**

Some may say Gilead has not changed much while others may disagree. Year round population has stayed about the same over the past 40 years. Gilead is the home to various generations with younger generations finding the town to be a good place to raise their families.

Most year round homes are found along the North Road, Bog Road and Route 2. These are the traditional locations with a few other roads that access other locations. There have not been many new homes constructed but the prices of existing homes have remained consistent with that of surrounding towns. New families are typically drawn to Gilead due to the influence of the White Mountains, the Mahoosuc Mountains and Sunday River Ski Resort in neighboring Newry. Second homes/camps account for a small portion of all houses in Gilead.

Route 2, the major east/west highway through western Maine, is both an asset and liability. It provides good access to those living and visiting Gilead. But it also traveled by many heavy, fast and noisy trucks.

The Androscoggin River has become an important recreation resource with its improved water quality. Public access provides boating, and the river is fast becoming known for its near world class cold water fishing.

Natural resources are plentiful in Gilead with productive forests covering the vast majority of the land base. Ownership characteristics of large tracts of lands in the region are changing from traditional wood based industrial ownership to investment based ownership.

Regionalism is not a new phenomenon in Gilead and surrounding communities. Gilead works with other towns for emergency services, solid waste disposal/recycling and education.

Gilead, like all towns, has changed. Some change has been on the surface while other has been social. So far people are OK with those changes.

## **Vision for the Future**

In the future, Gilead will still be a small town that people live in because of its natural and social environments. These will be the primary reasons for living here, rather than for local employment. People that work will travel to nearby areas for their jobs or have small businesses run from their homes. Most of the needed services for the young and old will be found in neighboring communities.

Gilead will be the home of forward thinking, warm and friendly people. There will be a mixture of ages, young and old, and families with kids. The ideas and views of all residents will be respected. Newcomers and seasonal residents will be welcomed. Long time residents and new residents will share their love of and pride in community and work together to maintain the character and sense of community that has been the town's hallmark for many years. There will be undeveloped areas consisting of large tracts of woodland that can produce timber and fields along the Androscoggin that can produce crops. Important wildlife habitats will exist, and there will space to engage in outdoor recreation. There will be trails for the public in Gilead and connections to other trail systems to the east and west, north and south.

The scenery will be maintained with mountain and valley views and the stars will be seen at night. Gateways into town will be an indication that Gilead is a special place. Ground and surface water will be of high quality. The Androscoggin River corridor will be relatively undeveloped and known for its great recreational values.

Public facilities and services will be provided to meet the needs of all age groups without excessive tax rates. Regional services will be relied upon to provide most municipal services. Government will be small. Landowners will not be overly regulated, but there will be sufficient standards to maintain high qualities of the natural environment and visual character.

Town roads will be in such condition that they are safe to travel and maintained at reasonable cost. Traffic that uses Route 2 will not have created unsafe conditions for travelers, pedestrians and bicyclists. The influences and benefits of the recreational industry will be welcomed. It will have been undertaken in such a way as not to have changed the natural and social character of Gilead. Locals will still be able to afford to live here. Commercial growth will fit the character of the town.

Most of all Gilead will continue to be the "ideal town" with caring people that are safe and proud to live here.

# Economy

## Goals of the Plan:

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

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

## Introduction

The pulp and paper mills established near the turn of the 20<sup>th</sup> century in Berlin and Gorham, New Hampshire and Rumford, Maine were long the driving force of the regional economy. Paper and wood products are still significant factors, but have been decreasing in importance for several decades. In recent times the region's economy has been shifting from goods producing to service providing. The recreation industry has been a part of the region's economy since shortly before the turn of the 20<sup>th</sup> century. Tourism in the region began a new era in the 1950s with the growth of Alpine skiing in both Maine and New Hampshire, and more recently, continued expansion of tourism has resulted from the snowmobile and ATV industries. Fishing in the Wild and Androscoggin Rivers is also a growing attraction for visitors.

Gilead's local economy remains based on the regional economy of recreation, services and manufacturing. It is expected that over the planning period, Gilead's economy will continue based on these regional forces. Home based businesses will likely continue to be the primary employers within the town.

## Findings and Conclusions

The Plan needs to address the following based on results of the Inventory and Analysis section, visioning session, survey and local information.

- 1. The regional economy is changing rapidly from producing goods to providing services.**
- 2. The small population of Gilead makes it difficult to support retail and service businesses. Residents travel to locations near and far for goods and services.**
- 3. There are a number of small businesses in Gilead that generally manufacture or provide goods and services to a wide region. Most of these businesses are operated from a residence.**

## Policies of the Plan:

1. Support economic development activities with emphasis toward tourism, forestry and recreation while maintaining the small town rural character, open spaces and history.
2. If appropriate, make financial commitments to support desired economic development identified above, including public infrastructure improvements.
3. Coordinate with regional development organizations and/or surrounding towns as necessary to support desired economic development.

4. Maintain and enhance those values and features that attract tourism.
5. To allow home based businesses and occupations in all areas of Town. Such businesses may have employees besides family members and may be located in homes or other appropriate structures.

### **Strategies of the Plan:**

1. Financially support regional economic development activities/organizations provided they recognize Gilead's economic goals.

Responsibility:                 Selectmen  
 Time Frame:                    Ongoing

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

Responsibility:                 Planning Board  
 Time Frame:                    Short

3. Develop and adopt appropriate incentives, such as taxes, financing and land use regulations, with emphasis toward tourism, forestry and recreation while maintaining the small town rural character, open spaces and history.

Responsibility:                 Selectmen  
 Time Frame:                    Long

4. Participate in regional economic development efforts.

Responsibility:                 Selectmen  
 Time Frame:                    Ongoing

# **Housing/Affordable Housing**

## **Goal of the Plan:**

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

## **Introduction**

Housing characteristics within a community are an important consideration of the comprehensive plan. This information will allow decisions to be reached concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.

In 2000, the Census reported 127 total housing units, 87 year-round and 38 seasonal or second. Between 1990 and 2000, some 9 new housing units were added to the Town's housing supply. From April 2000 through May 2008 there have been 23 new homes constructed.

## **Findings and Conclusions**

The Plan needs to address the following based on the results of the Inventory and Analysis, visioning session, survey and local information.

- 1. Escalating land and construction costs, coupled with a strong real estate market, have begun to create an affordable housing concern in Gilead and surrounding areas.**
- 2. Currently, the town uses a building regulation code that covers fire safety standards.**
- 3. The aging population may create a demand for assisted living/elderly housing.**
- 4. Approximately 25 percent of the homes in Gilead were constructed earlier than 1960. These older homes may be in need of energy efficiency and/or electrical upgrading.**
- 5. It is expected that there will be a demand for 15-25 additional total year round dwelling units in 2020.**

## **Policies of the Plan:**

1. Encourage and promote adequate workforce housing to support the town's and region's economic development.
2. Ensure that land use controls encourage the development of quality affordable housing, including rental housing.
3. Seek to achieve at least 10% of all non-seasonal/second home housing built or placed during the next decade be affordable.
4. Encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

5. Support programs that aid the elderly to afford to stay in their homes.
6. Assure new residential construction and major renovations comply with acceptable safety standards.

**Strategies of the Plan are to:**

1. Assess the need to enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to make housing less expensive to develop.

Responsibility: Planning Board  
 Time Frame: Short

2. Enact or amend ordinances to allow the addition of one accessory apartment per dwelling unit, subject to site suitability and size.

Responsibility: Planning Board  
 Time Frame: Short

3. Support regional affordable housing efforts.

Responsibility: Selectmen  
 Time Frame: Ongoing

4. Designate locations in growth areas where mobile home parks are allowed pursuant to 30-A MRSA Section 4358 (3) (M).

Responsibility: Planning Board  
 Time Frame: Ongoing

5. Assess the need/desire to locally enforce the Statewide Uniform Building, Energy and Rehabilitation Code.

Responsibility: Selectmen  
 Time Frame: Mid

6. Amend the building ordinance to ensure compliance with safety standards.

Responsibility: Planning Board  
 Time Frame: Short

7. Evaluate and, if appropriate, enact standards to ensure all proper safeguards against the catching or spreading of fire are used.

Responsibility: Planning Board  
 Time Frame: Short

# Transportation

## Goal of the Plan:

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

## Introduction

The location of transportation routes is important to Gilead's and the Region's development patterns and its overall economic well-being. Gilead's primary road for commuting and to access services is US Route 2 that transects the town for approximately 7.7 miles. Route 2 parallels the Androscoggin River on the south side of the river. The North Road, a local town road that parallels the Androscoggin River along its northerly shore is another primary means for commuting and service access. There are a few additional public roads, most are dead end except Bridge Street, a short street that passes over the Androscoggin River Bridge and connects the portions of the town to the north and south of the Androscoggin River. The bridge is a steel trestle bridge, is old and narrow. There are also some older private roads and several newer private roads serving subdivisions that have been built within the past 20 or so years.

## Findings and Conclusions

The Plan needs to address the following based on the results of the Inventory and Analysis, visioning session, survey and local information.

- 1. Gilead has 7.7 miles of arterial (state/federal) highway (Route 2), 1.54 miles of state collector road (Route 113 to Evans Notch) and 13 miles of local roads.**
- 2. Route 2, including the Wild River Bridge, is being reconstructed through Gilead. The upgrade will mean that Route 2 from the New Hampshire border to Bethel will meet up-to-date transportation standards for arterial roads.**

## Policies of the Plan:

1. Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
2. Safely and efficiently preserve or improve the transportation system.
3. Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
4. Meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
5. Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.
6. Mitigate speed and noise of large trucks through Gilead Village.

7. Implement conformation to standards for newly constructed public and private roads that will assure durability, safe access, and safe movement of motor vehicles and retain rural qualities.

### **Strategies of the Plan:**

1. Develop a ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities (roads) that reflects community, regional, and state objectives.

Responsibility: Selectmen  
Time Frame: Ongoing

2. Actively participate in regional and state transportation and land use planning efforts.

Responsibility: Selectmen  
Time Frame: Ongoing

3. Enact or amend ordinances as appropriate to be consistent with local, regional, and state transportation policies identified in this plan.

Responsibility: Planning Board  
Time Frame: Short & Mid

4. Enact or amend ordinances as appropriate to address or avoid conflicts with: Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); State access management regulations pursuant to Entrance to Highways (23 MRSA §704); and State traffic permitting regulations for large developments pursuant to Traffic Movement Permit (23 MRSA §704-A).

Responsibility: Planning Board  
Time Frame: Short & Mid

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

Responsibility: Planning Board  
Time Frame: Short

6. Work with the Maine DOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.

Responsibility: Selectmen  
Time Frame: Ongoing

7. Request the Maine DOT and State Police to address the speed and noise of large truck traffic through Gilead Village.

Responsibility: Selectmen  
Time Frame: Short

8. Develop road construction standards to reflect quality construction standards and allow for economical development.

Responsibility:                      Selectmen & Planning Board  
Time Frame:                              Mid

# Recreation

## Goal of the Plan:

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

## Introduction

Outdoor recreation opportunities are important to many of Gilead's residents and, in combination with the opportunities in the region, and are an important attraction for visitors to the region. There are no recreation facilities for organized sports in the community, and the town's small population would not support any significant facilities.

## Findings and Conclusions

The Plan needs to address the following based on the results of the Inventory and Analysis, visioning session, survey and local information.

- 1. Gilead, with a small population, relies on regional opportunities for organized sports such as baseball and soccer for children and adults.**
- 2. Residents and visitors enjoy the outdoor recreation opportunities available in Gilead.**
- 3. The Androscoggin River has become an important paddling and fishing resource attracting residents and visitors.**

## Policies of the Plan:

1. Develop, maintain or upgrade existing recreational facilities as necessary to meet current and future needs.
2. Continue to maintain at least one major point of public access to the Androscoggin River for boating, fishing, and swimming, and work with nearby property owners to address concerns.
3. Maintain the high quality of outdoor recreation opportunities & preserve open space for recreation use as appropriate.
4. Encourage large landowners to continue to allow the public to use their land for hunting, hiking and other passive recreation activities.
5. Seek connections to regional trail systems, including participation in the Androscoggin River Trail.
6. Support regional outdoor recreation programs that include bicycling, walking, hiking, hunting, snowmobiling and water activities.

## Strategies of the Plan:

1. Form a Recreation Committee

Responsibility: Selectmen  
Time Frame: Mid

2. Create a list of recreation needs and/or develop a recreation plan to meet current and future needs and explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.

Responsibility: Recreation Committee  
Time Frame: Mid

3. Include capital needs for recreation facilities in the Capital Investment Plan.

Responsibility: Selectmen  
Time Frame: Ongoing

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

Responsibility: Recreation Committee & Interested Groups  
Time Frame: Ongoing

5. Work with existing land trusts and/or other conservation organization to pursue opportunities (from willing sellers) to protect important open space or recreational land.

Responsibility: Selectmen  
Time Frame: Ongoing

6. Provide education regarding the benefits and protections for landowners allowing public recreational access on their property.

Responsibility: Mahoosuc Land Trust  
Time Frame: Ongoing

7. Maintain or enhance snowmobile trails in Gilead.

Responsibility: Selectmen & Wild River Riders Snowmobile Club  
Time Frame: Ongoing

8. Publicize the Maine Department of Inland Fisheries and Wildlife's Land Owner Relation Program.

Responsibility: Selectmen  
Time Frame: Ongoing

# Water Resources

## Goal of the Plan:

To protect the quality and manage the quantity of the Town's water resources, including aquifers, ponds, streams and rivers.

## Introduction

The Androscoggin and Wild Rivers are significant natural resources. They provide recreation opportunities for both residents and visitors; they are important for fish and wildlife, and they provide aesthetic values as well. The numerous brooks and streams and associated wetlands are also important resources providing natural brook trout habitat and supporting wildlife. The rivers and many streams are also the center of wildlife travel corridors.

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. There are two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers. In the inland areas of Maine, sand and gravel aquifers are considered more important sources of water since they usually produce significantly more water than do bedrock aquifers. Bedrock aquifers are important to homeowners who rely on their own wells for water supply, as do all of the homes in Gilead.

In Gilead the floodplain is the flat expanse of land along the river and streams that is covered by water during a flood. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where much slower flowing or almost stationary water backs up. The floodway usually includes the channel of a river or stream as well as some of the land area immediately adjacent to its banks.

## Findings and Conclusions

The Plan needs to address the following based on results of the Inventory and Analysis section, visioning session, survey and local information.

- 1. With the improved water quality of the Androscoggin River, it has become an important recreation resource.**
- 2. Trout fishing in the Androscoggin River is excellent, producing trophy size fish. It has the potential to attract increasing numbers of visitors as word spreads through various regional tourism campaigns.**
- 3. Overall, the quality of the Town's surface waters is very good with the Wild River being one of the highest quality waters in Western Maine.**

## Policies of the Plan:

1. Protect current and potential drinking water sources.
2. Protect surface water resources from pollution and improve water quality where needed.
3. Protect water resources in growth areas while promoting more intensive development in those areas.
4. Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.
5. Conversion of seasonal dwellings to year round use will not impact water quality.
6. Forestry activities in watersheds will minimize nutrients carried by run-off that may reach surface waters.
7. Ground water resources will be protected.

**Strategies of the Plan:**

1. Review and amend land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with the Maine Stormwater Management Law and the Maine Stormwater rules.

Responsibility: Planning Board  
 Time Frame: Mid

2. Update, as need, the floodplain management ordinance so that it continues to be consistent with state and federal standards.

Responsibility: Planning Board  
 Time Frame: Ongoing

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

Responsibility: Planning Board  
 Time Frame: Mid

4. Determine the need and, if necessary, adopt or amend land use ordinances to include public wellhead, wellhead recharge area, and sand and gravel aquifer protection mechanisms.

Responsibility: Planning Board  
 Time Frame: Mid

5. Make water quality "best management practices" information available at the town office for farmers and loggers.

Responsibility: Town Office Staff  
Time Frame: Ongoing

6. Adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors.

Responsibility: Selectmen  
Time Frame: Ongoing

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

Responsibility: Selectmen  
Time Frame: Ongoing

8. Provide educational materials at appropriate locations regarding aquatic invasive species.

Responsibility: Selectmen  
Time Frame: Short/Ongoing

9. Provide inspection of erosion and sediment control measures during development construction.

Responsibility: Selectmen  
Time Frame: Ongoing

# Natural Resources

## Goal of the Plan:

To protect the Town's critical natural resources, including wetlands, wildlife and fisheries habitat, shorelands, scenic vistas, and unique natural areas.

## Introduction

The natural resources of Gilead are an integral part of the town's economic, social and cultural heritage. They help to create and sustain the community character that residents have identified as important to them. The natural resources of Gilead are an important part of the wealth of natural resources found throughout western Maine and neighboring Northern New Hampshire. They support important wildlife habitat. Stewardship of the land is key to maintaining important cold water fisheries in streams and rivers. The resources have been identified by many as "world class." Based on this wealth of resources, it must be recognized that, in addition to the intrinsic ecological values, many of the resources provide for economic and recreational opportunities and deserve to be treated with diligence and respect.

## Findings and Conclusions

The Plan needs to address the following based on the results of the Inventory and Analysis, visioning session, survey and local information.

- 1. Gilead is characterized by the relatively narrow Androscoggin River Valley surrounded by mountainous terrain with peaks ranging from around 1,100 feet in elevation to 2,100 feet.**
- 2. Side slopes of these peaks are quite steep and, in the past, have prevented development on much of the land.**
- 3. The valley surrounded by mountainous terrain provides many striking views from both the valley floor and the surrounding peaks. Scenic vistas or views are an important factor in Gilead's character.**
- 4. The White Mountain National Forest (WMNF) covers a significant amount of land in the south central portion of the community. Peaks in the WMNF range from 1,400 feet to 1,900 feet in elevation.**
- 5. Wildlife is dependent on various types of habitat and Gilead contains these habitat types. To maintain wildlife these habitats need to be conserved. The Maine Department of Inland Fisheries and Wildlife has mapped four deer wintering areas containing 575 acres. There are also three state identified endangered species locations in Gilead.**
- 6. The Androscoggin River is becoming noted as an excellent cold water fishery.**
- 7. Wetlands are important natural resources which need to be conserved.**

## **Policies of the Plan:**

1. Conserve critical natural resources in the community.
2. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.
3. Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.
4. Permit development or other land use activities upon or in soils that are suited for the proposed activity.
5. Protect wetlands from filling or encroachment so that their benefits and values are maintained.
6. Maintain wildlife resources through habitat preservation and/or enhancement.
7. Maintain a cold water sport fishery.
8. Maintain significant scenic qualities.
9. Maintain dark night skies.
10. Minimize excessive noise.

## **Strategies of the Plan:**

1. Amend the shoreland zoning ordinance as necessary to be consistent with state guidelines.

Responsibility: Planning Board  
Time Frame: Ongoing

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

Responsibility: Planning Board  
Time Frame: Short

3. Through land use ordinances, require the planning board to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.

Responsibility: Planning Board  
Time Frame: Ongoing

4. Adopt natural resource protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors.  
 Responsibility: Selectmen/Planning Board  
 Time Frame: Mid
  
5. Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.  
 Responsibility: Selectmen & Planning Board  
 Time Frame: Ongoing
  
6. Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.  
 Responsibility: Selectmen, Mahoosuc Land Trust & Conservation Commission  
 Time Frame: Ongoing
  
7. Make available to residents and developers, at the town office, information on critical natural resources about applicable local, state, or federal regulations.  
 Responsibility: Town Office Staff  
 Time Frame: Ongoing
  
8. The subdivision ordinance should encourage development on slopes of less than 20% and with soils suitable for intended uses.  
 Responsibility: Planning Board  
 Time Frame: Short
  
9. Ordinance standards should encourage conservation of significant wildlife and fisheries habitats that require a consultation with the Maine Department of Inland Fisheries and Wildlife to minimize negative impacts on those habitats.  
 Responsibility: Planning Board  
 Time Frame: Short
  
10. Ordinances should provide for the consideration of development impacts on scenic vistas.  
 Responsibility: Planning Board  
 Time Frame: Short
  
11. Amend ordinances to include outdoor lighting standards that will minimize night glare for non residential development and land use activities.  
 Responsibility: Planning Board  
 Time Frame: Short

12. Amend ordinances to include standards that will minimize noise.

Responsibility:	Planning Board
Time Frame:	Short

# Archaeological, Historic and Cultural Resources

## Goal of the Plan:

To preserve significant archaeological resources and important historical and architectural structures and areas,

## Introduction

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites that occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and/or early roads.

Historic sites are generally places or structures having some connection to relatively important historical events. The events can be of local, regional, state or national significance. Examples include the first house or very early houses, the first mill, one room school houses, and community animal compounds. Most have a vestige of structure, but places may also be significant for the events that occurred there. Old cellar holes and surrounding area may possess qualities of both archaeological and historical sites.

## Findings and Conclusions

The Plan needs to address the following based on results of the Inventory and Analysis section, visioning session, survey and local information.

1. **Preserve Historic buildings**
2. **Preserve Archaeological sites**
3. **Survey sites that may be at risk**

## Policy of the Plan:

1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.
2. Identify the significant historical, architectural and archaeological resources which comprise Gilead's heritage.

## Strategies of the Plan:

1. For sites with identified potential for historical and archeological resources, require subdivision or non-residential developers to look for and identify any historical and archaeological resources and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.

Responsibility: Planning Board  
Time Frame: Short

2. Through local land use ordinances, require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission and Gilead Historical Society into their review process.

Responsibility: Planning Board  
Time Frame: Ongoing

3. Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.

Responsibility: Selectmen  
Time Frame: Mid

4. Create a Historic Resources Committee, within the Gilead Historical Society, which will develop, maintain and implement policies and procedures and related data, maps, lists and other information associated with Town historical and archaeological and architectural sites.

Responsibility: Historical Society  
Time Frame: Short

5. Provide the Planning Board and other Town entities with information required to ensure that ordinances are created or updated to ensure continued preservation of archaeological resources and important historical and architectural structures and areas.

Responsibility: Historical Society  
Time Frame: Ongoing

# Agricultural and Forest Resources

## Goal of the Plan:

To safeguard the Town agricultural and forest resources from development which threatens those resources.

## Introduction

Forest lands support the Region's economy and create the rural nature of Gilead. While the importance of agriculture has diminished over the years, as it has generally in the mountain and foothill areas of Western Maine, the farmland has been a staple in the visual character of the community even though it covers only a small amount of land area. Forestry, while experiencing some downturn in economic importance, is still a major factor in the region's economy, and the vast forests are the primary characteristic of the town. Coupled with the Androscoggin River, the forests provide significant outdoor recreation opportunities for the town and the region.

## Findings and Conclusions

The Plan needs to address the following based on results of the Inventory and Analysis section, visioning session, survey and local information.

- 1. Gilead, with a small population, relies on regional opportunities for organized sports such as baseball and soccer for children and adults.**
- 2. Residents and visitors enjoy the outdoor recreation opportunities available in Gilead.**
- 3. The Androscoggin River has become an important paddling and fishing resource, attracting residents and visitors.**

## Policies of the Plan:

1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.
2. To promote the use of best management practices for timber harvesting and agricultural production.
3. To support farming and forestry and encourage their economic viability.

## Strategies of the Plan:

1. Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices.

Responsibility: Selectmen / Planning Board  
Time Frame: Ongoing

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

Responsibility: Selectmen / Planning Board  
Time Frame: Ongoing

3. Amend land use ordinances to require commercial or subdivision developments in critical rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable.

Responsibility: Planning Board  
Time Frame: Ongoing

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

Responsibility: Selectmen / Planning Board  
Time Frame: Ongoing

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

Responsibility: Selectmen  
Time Frame: Ongoing

6. Permit activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, and pick-your-own operations.

Responsibility: Selectmen  
Time Frame: Ongoing

7. Include agriculture and commercial forestry operations in local or regional economic development plans.

Responsibility: Selectmen  
Time Frame: Ongoing

8. Encourage third parties that undertake land conservation work within Gilead to allow sustainable forestry practices on conserved lands.

Responsibility: Selectmen  
Time Frame: Ongoing

# Public Facilities and Services

## Goal of the Plan:

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

## Introduction

Gilead provides the needed facilities and services to its 150-plus year round residents in a relatively efficient and cost effective manner. Gilead provides the core services offered by many Maine municipalities, and the town also shares some other services with other towns in the region. Gilead shares a westerly boundary with New Hampshire, and its village is located on the westerly side of the town relatively near the border. Therefore, sharing of services that are more than 10 miles away can be somewhat inconvenient, but likewise, providing services to the small population can be very costly. Residents accept the inconvenience in return for living in a quiet and picturesque community. It is expected that the combination of self sufficiency and shared services will continue into the future.

## Findings and Conclusions

The Plan needs to address the following based on results of the Inventory and Analysis section, visioning session, survey and local information.

- 1. Recent improvements to the town office have improved municipal administrative operations.**
- 2. Public facilities are generally adequate to meet needs for the next 10 years with minor improvements to the fire station/public works garage, the salt shed and the solid waste transfer station.**
- 3. Improvements to the facilities mentioned may provide long term cost savings through operations and greater efficiencies.**
- 4. The town has benefited from participation with other towns and regional organizations to provide a number of needed public services, including schools, emergency medical services, and organized youth sports programs.**
- 5. The most mentioned additional service in public comments has been youth activities.**

## Policies of the Plan:

1. Efficiently meet identified public facility and service needs.
2. Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

## Strategies of the Plan:

1. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.  
Responsibility: Selectmen  
Time Frame: Ongoing
  
2. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.  
  
Responsibility: Selectmen  
Time Frame: Ongoing
  
3. Explore options for regional delivery of local services.  
  
Responsibility: Selectmen  
Time Frame: Ongoing
  
4. Enact or amend ordinances to add provisions that allow the Selectmen/Planning Board to impose fees to offset additional municipal expenditures resulting from new development.  
  
Responsibility: Selectmen/Planning Board  
Time Frame: Short

# Fiscal Capacity

## Goal of the Plan:

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

## Introduction

A community's fiscal capacity refers to its ability to meet current and future financial needs through public expenditures. Over the next ten years, there will be demands to maintain and/or improve various municipal services, facilities and infrastructure. These demands include road improvements and public facilities upgrades as noted in the section on Public Facilities and Services. As part of implementing the vision and ensuring adequate services to residents, the town will have to make expenditures for capital projects such as repairing buildings and roads and potentially providing new services such as limited recreation facilities. The sections on Policy and Strategy contain recommendations for reasonable financial expenditures to accomplish the needed improvements.

## Findings and Conclusions

The Plan needs to address the following based on results of the Inventory and Analysis section, visioning session, survey and local information.

- 1. The largest source of revenue is from the pipeline followed by residential property taxes.**
- 2. Between fiscal years 2002 and 2006, the local assessed valuation increased by \$598,000 or 2.3%.**
- 3. The tax base over the next ten years will continue to rely on the pipeline and on residential property and land.**

## Policies of the Plan:

1. To provide sound financial management and accounting processes.
2. To finance existing and future facilities and services in a cost effective manner.
3. To explore grants available to assist in the funding of capital investments within the community.
4. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.
5. To reduce Maine's tax burden by staying within LD 1 spending limitations.

## Strategies of the Plan:

1. Identify, obtain and implement, as needed, accounting processes and tools that ensure financial accountability and openness for the town's financial practices.

Responsibility: Selectmen  
Time Frame: Short

2. Implement the Capital Investment Plan (CInP) by developing a Capital Improvement Program (CIP).

Responsibility: Selectmen  
Time Frame: Short

3. Review and/or update the Capital Improvement Program annually or biennially.

Responsibility: Selectmen  
Time Frame: Ongoing

4. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Responsibility: Selectmen  
Time Frame: Ongoing

5. Use a budgeted reserve account to cover unforeseen expenses. This will stabilize major expense categories in the town budget each year and reduce fluctuation in major expenditures.

Responsibility: Selectmen  
Time Frame: Ongoing

**Section III**

**Capital  
Improvements  
Plan**



# Capital Improvements Plan

## Introduction

Gilead's capital needs are limited due to the limited municipal services the town provides. Although the Capital Improvements Plan (CIP) identifies few needs, their implementation could have significant effect on property tax rates.

Capital improvements as used in the CIP refer to expenditures that have a useful life of greater than three years and result in fixed assets. They may include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment which are expensive and have a relatively long period of usefulness, the cost of engineering or architectural studies and services, and the acquisition of land for community facilities.

Capital Improvements usually require the expenditure of public funds: town, state, federal or some combination thereof. Funding limitations will make it difficult to pay for, or implement all needed major public improvements, at any one time or even over a multi-year period. Implementation of the CIP required by the Comprehensive Plan will be the process whereby the needs identified here will be formalized and specific priorities and implementation periods targeted.

Listed below are the significant Capital Improvements identified during the comprehensive planning program that are expected over the next ten years. Individual items represent necessary equipment replacement/upgrading, new facilities and facility improvements. In addition, the various identified improvements have been assigned a high, medium or low priority which relates to the urgency to implement.

**Identified Capital Improvements Needs (2010-2020)**

Item	Year	Priority	Estimated Cost (\$)	Probable Funding Source(s)
1. Waste Oil Burner	2010	High	5,000	P
2. North Road Sections	2015-20	Medium	TBD	P
3. Replace Fire Equipment vehicle	2010-20	Medium	200,000	G/P
4. Plow truck	2010-15	Medium	80K-150K	P/G
5. Update of town Buildings	Ongoing	Medium	TBD	P
6. Salt Shed Stabilization/conversion	2012-15	Low	5,000	P

P: Pay-as-you-go  
G: Grants

Note – Information contained in the above table are estimates only due to the unknown potential financial burden that may be placed on towns due to county and state pending projects, changes to state laws affecting taxes and the general economy.

## **Capital Improvements Financing**

Capital improvements, as they are prioritized and scheduled for implementation through Gilead's multi-year CIP, require a funding source or means of financing. Typical approaches for financing capital improvements such as pay-as-you go or grants should be utilized; however, reserve funds or low interest loans may be required to fund longer term or more expensive items.

1. **Current Revenues (Pay-As-You-Go)** - The most fundamental and simplest means of paying for capital improvements is on a pay-as-you-go basis: funding capital improvements from current revenues.
2. **Grants and Cost Sharing** - A number of state and federal grant-in-aid programs exist to share the cost of certain categorical public improvements. Full advantage should be taken of these cost-sharing programs to maximize the benefits to the community, recapture an equitable share of locally generated taxes and secure vitally needed public improvements.
3. **Reserve Fund** - A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliance, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are fairly accurately known and can be planned for.
4. **Low Interest Loans** - In some cases, the federal and state governments have developed special low interest loan programs to support certain categories of public improvements.

## **Capital Improvements Plan Implementation**

The Town of Gilead needs to develop a plan which addresses each of the items identified in the CIP. This plan must provide a mechanism for estimating capital requirements; scheduling all projects over a fixed period with appropriate planning and implementation; budgeting high priority projects and developing a projected revenue policy for proposed improvements; coordinating the activities of various departments in meeting project schedules; monitoring and evaluating the progress of capital projects; and informing the public of projected capital improvements.

Each year the plan should be reviewed and updated to reflect changing community priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies.

## **Section IV**

# **Future Land Use Plan**



# FUTURE LAND USE PLAN

## Gilead's Future Land Use Plan

A major purpose of the comprehensive plan is to establish a guide for ongoing development of the community. The plan establishes the foundation for land use decisions, defines growth and rural areas within the community, and aids in the definition of future capital improvement needs. It is, therefore, important that the plan sets forth a realistic development guide so that the community can prosper and at the same time maintain valued characteristics.

The Future Land Use Plan identifies desired future development patterns and characteristics. The Future Land Use Map synthesizes the statement of policies presented in the comprehensive plan. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions. Principles which guided the development of the Future Land Use Plan included the following:

1. The desire that the type and density of development be compatible with the natural/ environmental constraints of the land to absorb future development, including
  - a. The need to protect of surface and ground waters,
  - b. The need for the soils on which development is located to have the capacity for subsurface sewage disposal,
  - c. The need for development to be located on stable soils and slopes,
  - d. The need to conserve unique natural areas.
2. The desire to encourage the maintenance of commercial forest land.
3. The desire to manage development so that Gilead's valued characteristics including forest land, surface waters, scenic views, natural resources and open space are maintained.
4. The desire to provide for suitable, convenient locations for residential and commercial activities.
5. The desire to manage seasonal development so that Gilead's character is maintained and unreasonable burdens are not placed on municipal services.
6. The desire to maintain important wildlife areas and travel corridors.
7. The desire to maintain the high quality of Gilead's own natural resources and those it shares.
8. The desire that the type and location of development be compatible with municipal services including the transportation system.
9. The desire to discourage random, uncontrolled development adjacent to Route 2.

The comprehensive plan has made various projections and predictions relating to growth and development to the year 2020. Year-round population has been targeted to reach approximately 230 by then. In addition, it has been expected that some 10 new year-round dwellings will be needed to house the year-round population. Seasonal residential development is expected to increase at a somewhat greater rate than year-round development.

The Future Land Use Plan and Map has identified general areas of appropriate location and size to accommodate various types of anticipated growth and development. It has not attempted to identify precise land areas for these purposes. Only detailed site specific analysis can determine land suitable for development and at what densities. However, The Committee has used the various maps found in Section VI, the goals and policies, and the Capital Improvements contained in the Plan to designate general areas for the various types of anticipated growth and needed conservation.

Local characteristics not shown at the scales used for planning can greatly impact the type and density of growth and the values of land for other uses including timber harvesting and resource protection. In addition, the comprehensive plan has not assessed the individual landowner's desires to sell his/her land for development, to develop it him/herself or to leave it undeveloped.

The following are important areas designated in the Future Land Use Plan.

1. Special Protection Areas (Rural)

Certain areas within Gilead warrant special consideration due to their likelihood of degradation as the result of various land use activities. Land use activities in and around these areas require stricter review and/or regulation than in other areas. In some instances, certain uses may need to be prohibited due to the potential for severe environmental damage or existing state laws. Special Protection areas include:

a. Floodplains

1. The land area within 250 feet of the normal high water mark of the Androscoggin River that are also in the 100 year floodplain must be placed in a Shoreland Zone Resource Protection District which restricts development of buildings and most other structures. An exception is the developed area adjacent to the Wild River at Route 2. In this area, structural development may be allowed, but the Shoreland Zoning Ordinance and the Floodplain Management Ordinance should be strictly enforced.
2. The land area in all other 100 year floodplains should be regulated as required by the Floodplain Management Ordinance.

- b. Wetlands: Wetlands as mapped by the National Wetlands Inventory and the areas within 250 feet of their upland edge that are identified as having high and moderate wildlife values by the Maine Department of Inland Fish and Wildlife must be designated as a Shoreland Zone Resource Protection District. Areas within 250' of the upland edge of other non-forested wetlands should be placed in a Shoreland Zone Limited Residential District. In order to determine the exact district boundaries, the upland edges of wetlands should be determined in the field.

- c. Streams: Streams, as defined in the Mandatory Shoreland Zoning Law, and those streams determined to be of local significance should have be placed in a 75 foot Shoreland Zone Stream Protection District measured from the normal high water line, which should be determined in the field prior to the start of construction or activities requiring a Shoreland Zoning permit.
- d. Shoreland areas: Those areas within 250 feet from the normal high water line of the Androscoggin and Wild Rivers not designated Resource Protection or Limited Commercial should be limited to residential and low intensity uses, including home occupations. Densities should not be less than one dwelling unit per 40,000 sq.ft. with road and shore frontage a minimum of 200 feet.
- e. Public Water Supplies, Recharge Areas, and Significant ground water supply areas/sand and gravel aquifers: These areas, because of the potential for degradation and/or contamination, require new non-residential development or redevelopment to take safeguards to minimize the potential of degradation. Ordinances will contain performance standards that protect these water resources through the use of Best Management Practices.
- f. Steep slopes: Areas of two or more contiguous acres with sustained slopes of 20% or greater that fall within the jurisdiction of the Mandatory Shoreland Zoning Act should be placed in a Shoreland Zone Resource Protection District. In other areas, development standards should require strict erosion and sedimentation measures and provide for safe traffic movement.

## 2. General Purpose Area

The purpose of this area is to provide locations that allow for the greatest density and mixture of land uses. Residential, commercial, services and public uses are appropriate. Performance standards should be enacted to safeguard the natural environment and provide separation between potential non-compatible land uses. Mobile home parks should be allowed in this area.

Densities for single family dwellings should not be less than one unit per 40,000 square feet with a minimum of 200 feet of frontage along a public or private road. Front setbacks should be not less than 70 feet from the roads' center line.

Multi-family development density allowed in this area should not be less than one unit per 20,000 square feet.

New commercial, industrial and public uses should have a lot size of not less than 40,000 square feet with a maximum lot coverage by structures and parking areas of not greater than 60 percent of the lot.

When subdivisions and/or commercial development takes place adjacent to Route 2, access should be limited through shared driveways.

In this area, subdivision lot densities should be the same as for all single family dwellings.

This is the district where most town and government supported public facilities and infrastructure should be located.

3. Woodland/Rural Area

The purpose of this district is to encourage commercial forestry and maintain current town character while allowing low density development. Residential, agricultural and forestry uses should be permitted and encouraged. Residential lot standards for lots not part of a subdivision as defined in Title 30-A M.R.S.A. Section 4401 should be a minimum of 40,000 square feet with a minimum of 200 feet street frontage. When residential subdivisions occur, an overall density should not exceed one dwelling unit per five (5) acres with the area to be built upon or developed (those areas where buildings, driveways, lawns and clearing will occur other than areas for pastures or crops) not to exceed 40,000 square feet. The remaining land should have management objectives that relate to forestry or agriculture. Home occupations are permissible. New residential development adjacent to Routes 2 and 113 should have a minimum set back of 50 feet from the right-of-way and maintain a buffer of existing vegetation of a minimum of 20 feet. Mobile home parks and multi-family housing should only be allowed in this area if they comply with the density standards set forth for this area.

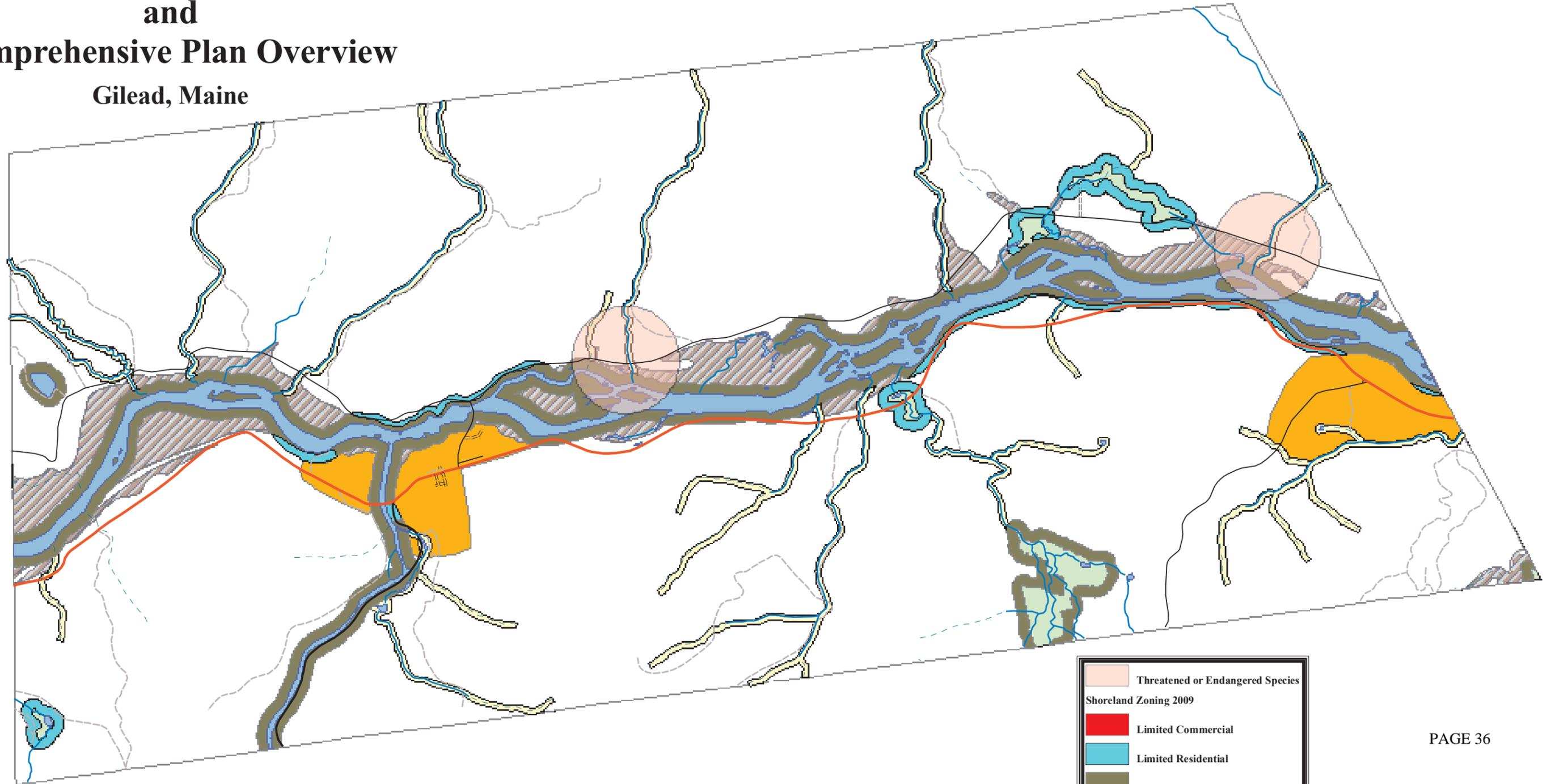
Lot sizes for residential subdivision of parcels having approximately twenty (20) acres may be reduced based on potential wastewater, stormwater runoff and scenic views impacts.

Commercial uses associated with rural locations including, but not limited to, forestry/ construction equipment sales and service; recreational uses, products, sales and service; forestry and agricultural products; and sawmills are permissible after review under a Site Plan Review Ordinance. Where commercial development occurs along Route 2, performance standards should require that minimum setbacks, including parking, are 50 feet from the rights-of-way, a maximum of one curbcut and landscaping or retention of natural vegetation. Lot sizes for commercial uses should be a minimum of 80,000 square feet with maximum lot coverage of structures and parking not to exceed 50 percent.

Where ridgeline development occurs or development is located in the scenic viewsheds mapped in this Plan, sufficient screening (vegetation, trees, etc.) should be conserved to maintain the sense of character when that location is viewed from a distance. This is not meant to prevent the clearing of vegetation to provide views from new homes or structures in these areas, but to conserve the character that has been identified as an important part of the community and one of the main attractions for new development.

# Future Land Use Map and Comprehensive Plan Overview

## Gilead, Maine



	Threatened or Endangered Species
<b>Shoreland Zoning 2009</b>	
	Limited Commercial
	Limited Residential
	Resource Protection
	Stream Protection
	Wetland
	100 Year Floodplain 2009
<b>Future Land Use</b>	
	General Purpose Areas
	Special Protection Areas
	Woodland/Rural Areas



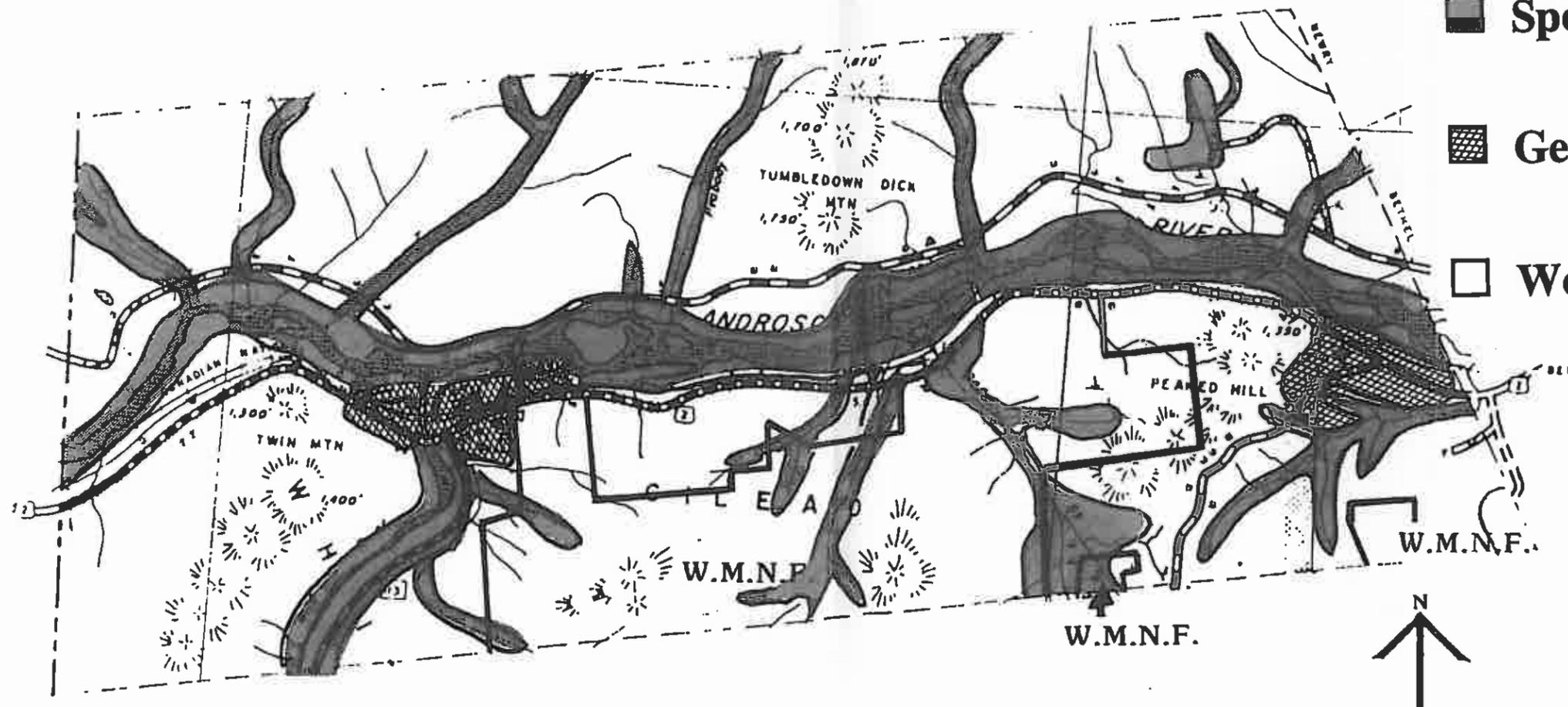
Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

# GILEAD COMPREHENSIVE PLAN

## 1992

### Future Land Use Map - 1992

- Special Protection Areas
- ▨ General Purpose Areas
- Woodland/Rural Areas



PAGE 37

Future Land Use map from previous plan is provided for comparison to proposed Future Land Use Plan.. Some Special Protection Area changes required by changes in State Shoreland Zoning Rules.

Source:

Comprehensive planning  
Program

Prepared By:  
Androscooggin Valley  
Council of Governments

**Section V**

**Regional  
Coordination  
and  
Public  
Participation  
Summary**



# Regional Coordination

## Introduction

The Town of Gilead realizes that coordination and/or joint action is necessary to address a number of issues that go beyond its boundaries. Based upon the results of the inventory and analysis, the review of the comprehensive plans of surrounding communities and the various policies contained in this Plan, the following regional issues have been included in the Regional Coordination Program.

## Regional Issues

- 1. The Region's economy is shifting from producing goods to providing services.**
- 2. The tourism based economy needs to be expanded.**
- 3. Efficient transportation systems are important to the regional economy to move both goods and people.**
- 4. The recreation values of the Androscoggin River will continue to increase if development and tourism are managed to provide quality fishing and/or paddling experiences.**
- 5. The importance of agriculture to the local and regional economies is declining, although nitch farming (small farms focused on somewhat more specialized products) is a growing small business.**
- 6. Because of the small population size and tax base, Gilead needs to work with other communities and the County to provide some of the necessary public services.**

## Policies of the Plan:

1. Support efforts to create and maintain the Androscoggin River Trail.
2. Support regional outdoor recreation programs.
3. Support regional efforts to maintain, enhance and expand recreational opportunities that fit the character of the Region.
4. Support local and regional programs that provide for the use of locally grown produce.
5. Maximize the use of shared public service delivery.
6. Coordinate with regional development groups and surrounding towns as necessary to support desired economic development.
7. Participate in regional economic development efforts.
8. Encourage and support the efforts of the regional housing coalitions, such as Community Concepts, to address affordable and workforce housing needs.

9. Develop and update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.
10. Participate in regional and state transportation and land use planning efforts.
11. Cooperate with neighboring communities and regional/local groups to protect water resources.
12. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.
13. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

**Strategies of the Plan:**

1. Financially support regional economic development activities/organizations provided they recognize Gilead's economic goals.  
  

Responsibility:	Selectmen
Time Frame:	Ongoing
2. Support a regional affordable housing coalition.  
  

Responsibility:	Selectmen
Time Frame:	Ongoing
3. Actively participate in regional and state transportation and land use planning efforts.  
  

Responsibility:	Selectmen
Time Frame:	Ongoing
4. Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.  
  

Responsibility:	Selectmen
Time Frame:	Ongoing
5. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and connect with regional trail systems where possible.  
  

Responsibility:	Recreation Committee & Interested Groups
Time Frame:	Ongoing
6. Work with area snowmobile clubs to maintain and expand trails in Gilead.  
  

Responsibility:	Selectmen & Interested Parties
Time Frame:	Ongoing
7. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.

Responsibility: Selectmen  
Time Frame: Ongoing

8. Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.

Responsibility: Selectmen/Planning Board  
Time Frame: Ongoing

9. Include agriculture and commercial forestry operations in local or regional economic development plans.

Responsibility: Selectmen  
Time Frame: Ongoing

10. Continue to rely on joint municipal/regional approaches to deliver needed municipal services including fire, rescue, and police.

Responsibility: Selectmen  
Time Frame: Ongoing

11. Meet with neighboring communities to coordinate land use designations and regulatory and nonregulatory strategies.

Responsibility: Planning Board  
Time Frame: Short & Ongoing

12. Participate in regional groups and/or committees to advocate improvements to the regional transportation system.

Responsibility: Selectmen  
Time Frame: Ongoing

13. Participate in regional discussions and actions that result in enhanced and expanded outdoor recreation.

Responsibility: Selectmen  
Time Frame: Ongoing

14. On an annual basis meet with surrounding communities and Counties to explore the need and feasibility of shared services.

Responsibility: Selectmen  
Time Frame: Ongoing

## Public Participation Summary

**Comprehensive Plan Committee:** The Selectmen appointed an eight member committee to oversee the development of the comprehensive plan. The committee began meeting on a monthly basis in October 2007 and continued until the plan was ready for town meeting action. The committee held a public forum and also developed and distributed a questionnaire as noted below. Several residents also attended a few sessions of the committee to discuss various concerns, mostly involving future land use issues.

**Public Visioning/Forum:** In January 2008, the committee sponsored a visioning session for the public at the Bog Brook training center. More than 40 year round and seasonal residents attended the session and offered their views on the future of Gilead. This was a great turnout considering a total population of less than 200 people including children. The notes from the four visioning groups were consolidated into a summary that is contained in Section VIII, Additional Information.

**Questionnaire:** In addition to the forum, several members of the Committee distributed a questionnaire at town meeting and at the transfer station, a town owned facility used by many of the residents. The survey form, as well as a summary of the results, is also contained in Section VIII, Additional Information.

**Comprehensive Plan Committee:** Jack Pucak (Chair), Jill Bujnowski (Vice-chair), Becky Morin, Alice Strait, Sue Saunders, Norm Buttrick , Hugh Chapman & Fran Head.

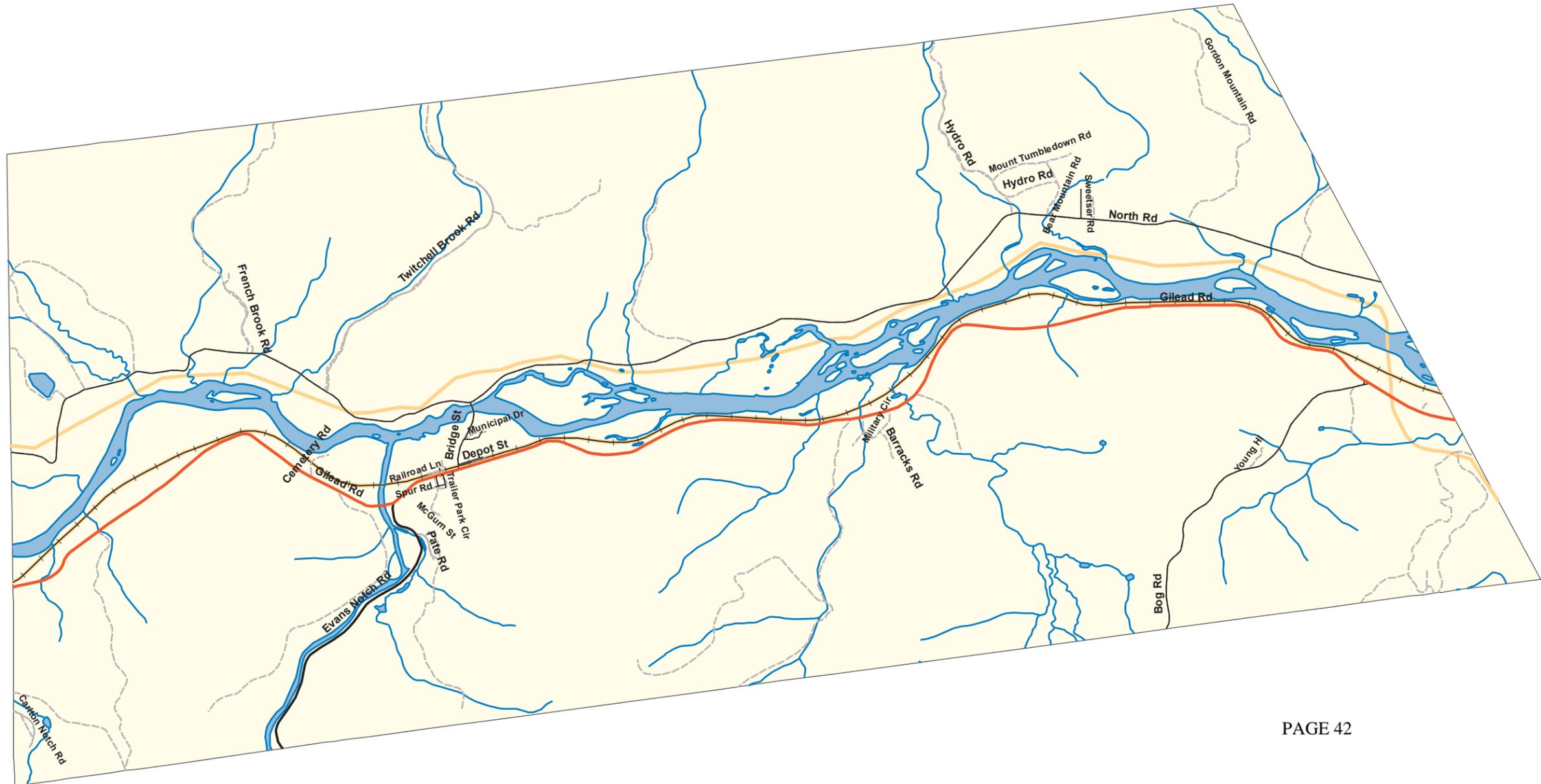
## **Section VI**

# **Maps**



# Gilead, Maine

## E911 Roads



PAGE 42

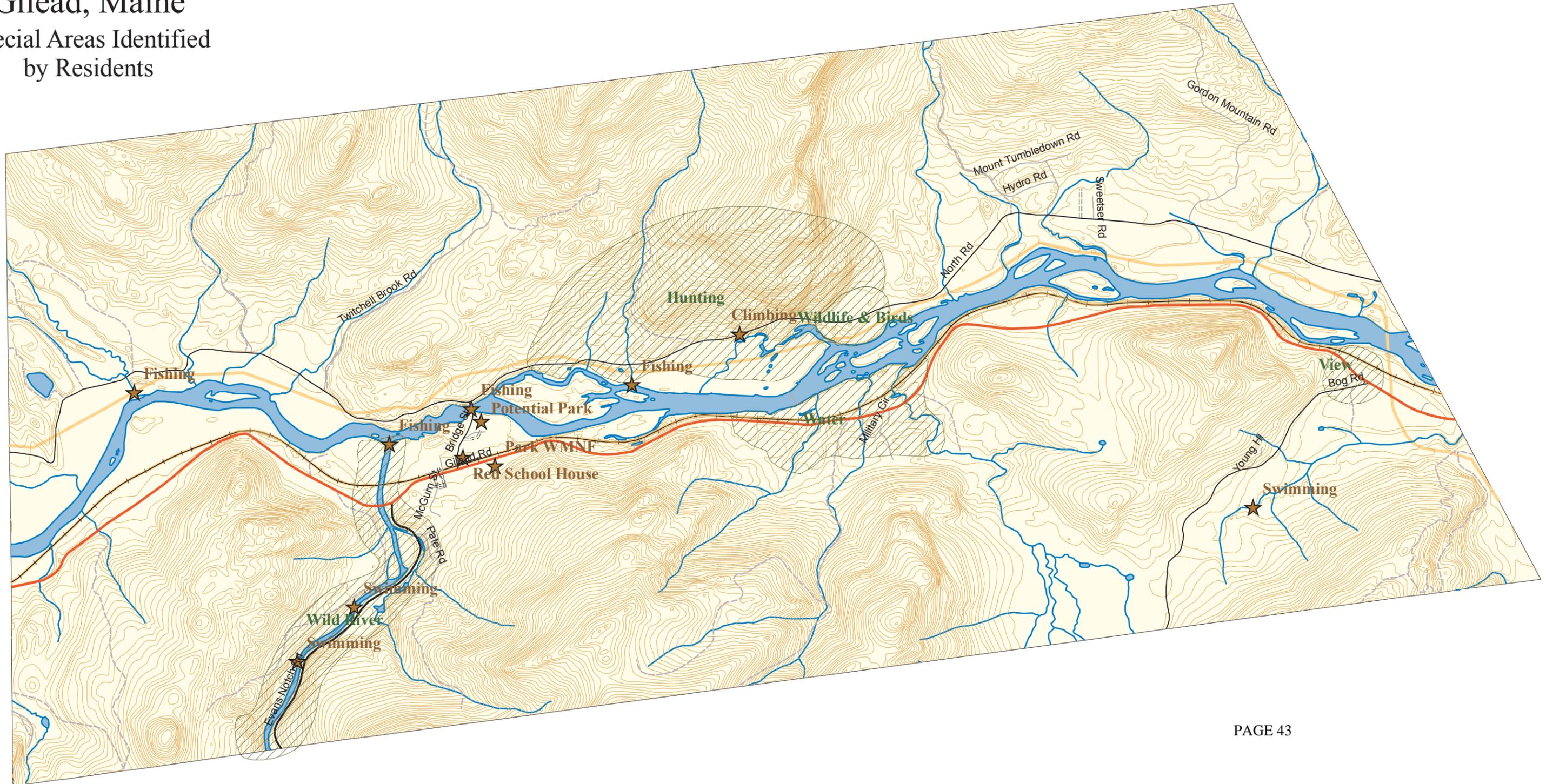


Roads	
	Other Roads
	Primary Roads
	Secondary Roads
	Improved Roads
	Unimproved Roads and Trails



# Gilead, Maine

## Special Areas Identified by Residents



PAGE 43



★	<b>Special Places</b>
	<b>Areas of Special Interest</b>



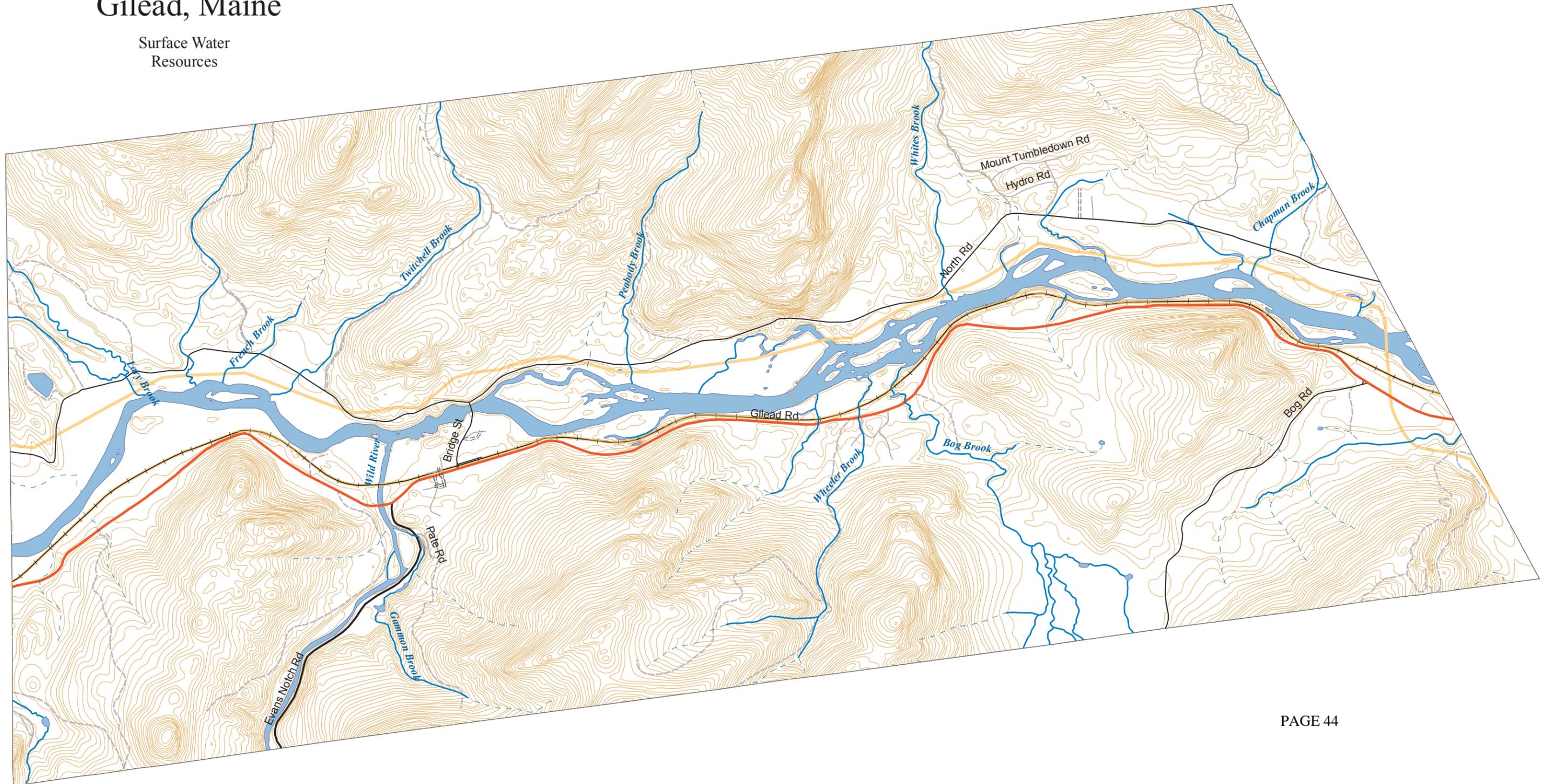
- Areas of Special Interest include
- Hunting
  - Fishing
  - Wildlife
  - Views

The base map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The Special Area's identified by residents were compiled as part of the Public Participation process.



# Gilead, Maine

Surface Water  
Resources

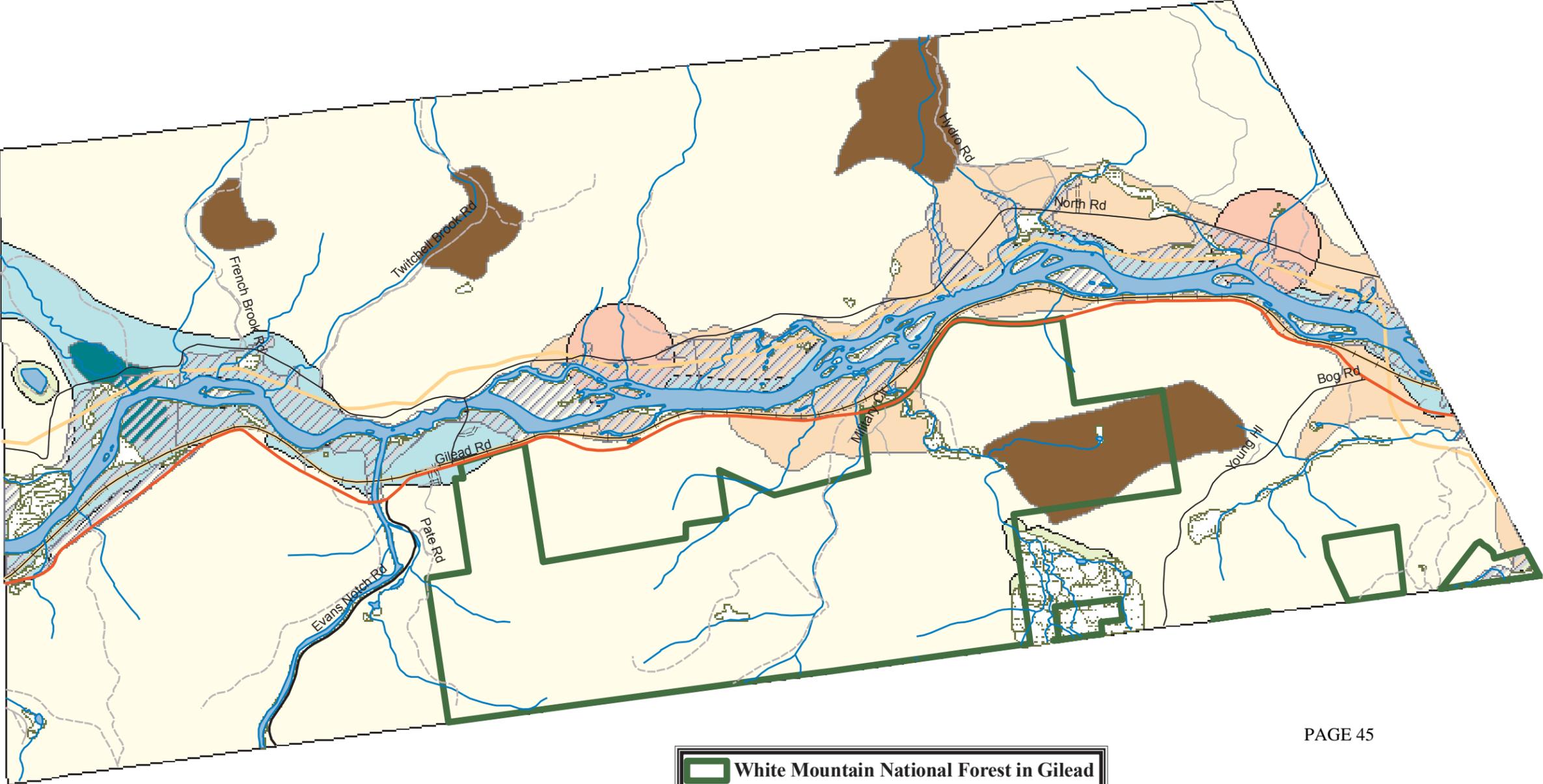


Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.



# Gilead, Maine

## Natural Resources



PAGE 45

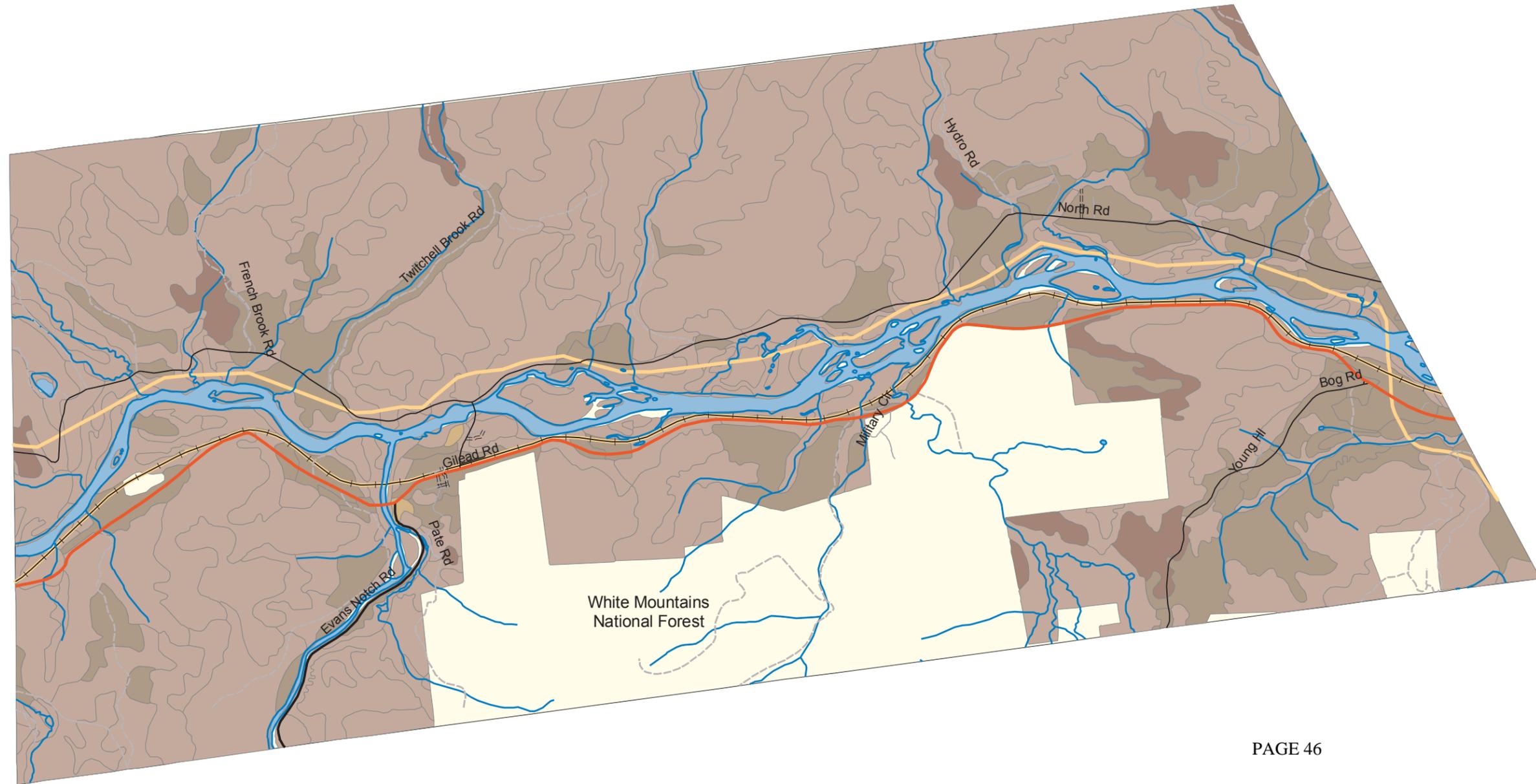
	<b>White Mountain National Forest in Gilead</b>
	<b>National Wetland Inventory</b>
	<b>100 Year Floodplain</b>
	<b>Waterfowl and Wading Bird Habitat</b>
	<b>Endangered Species Buffer</b>
	<b>Deer Wintering Area</b>
<b>Aquifers</b>	
	<b>Fine Grained Deposits</b>
	<b>Low Yield (10-50 gpm)</b>
	<b>High Yield (&gt;50 gpm)</b>



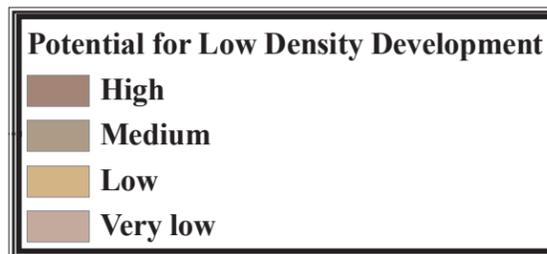
Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

# Gilead, Maine

## Soil Development Potential



PAGE 46

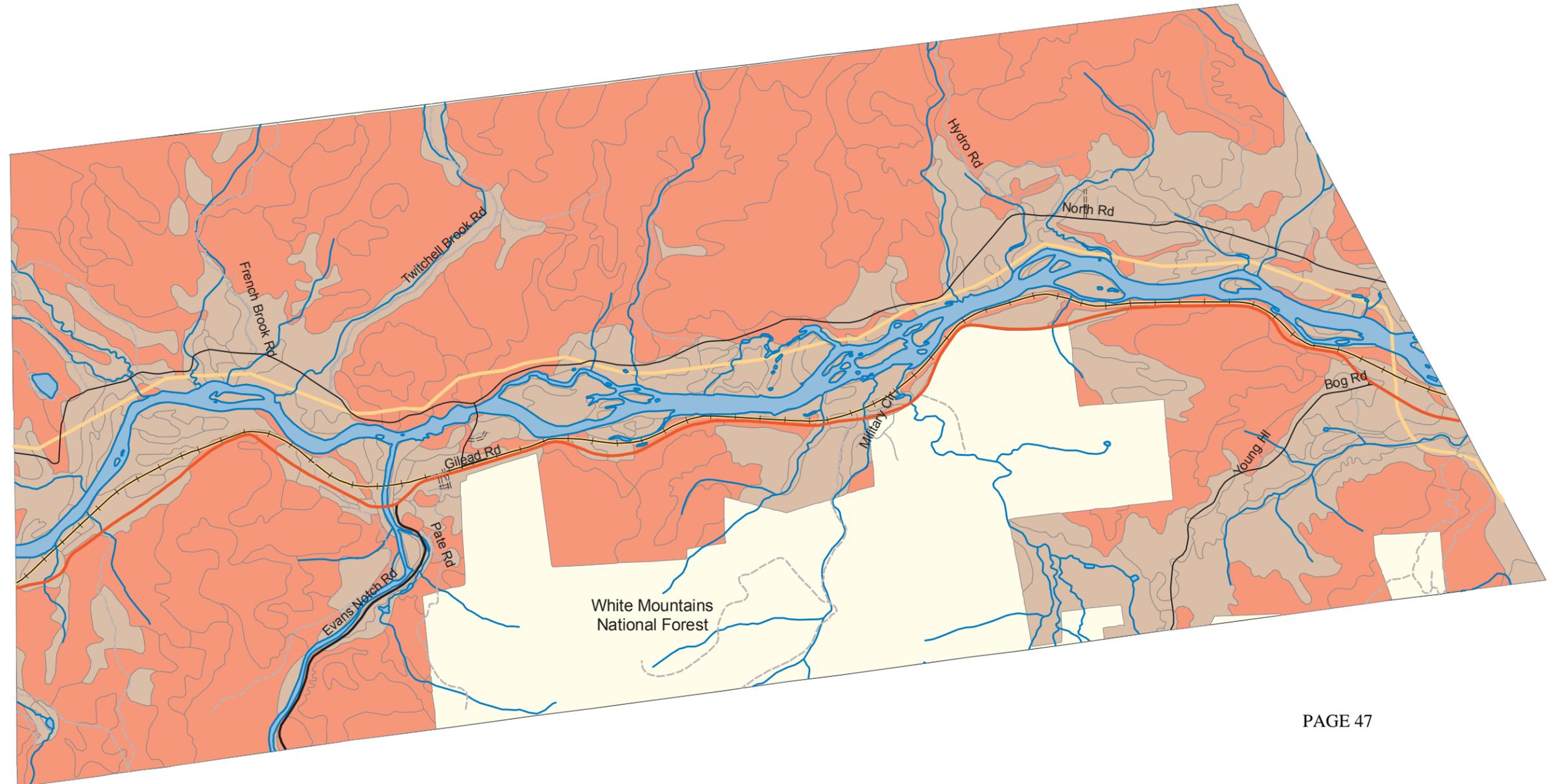


Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

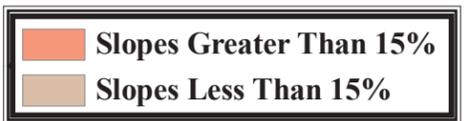


# Gilead, Maine

## Steep Slopes



PAGE 47

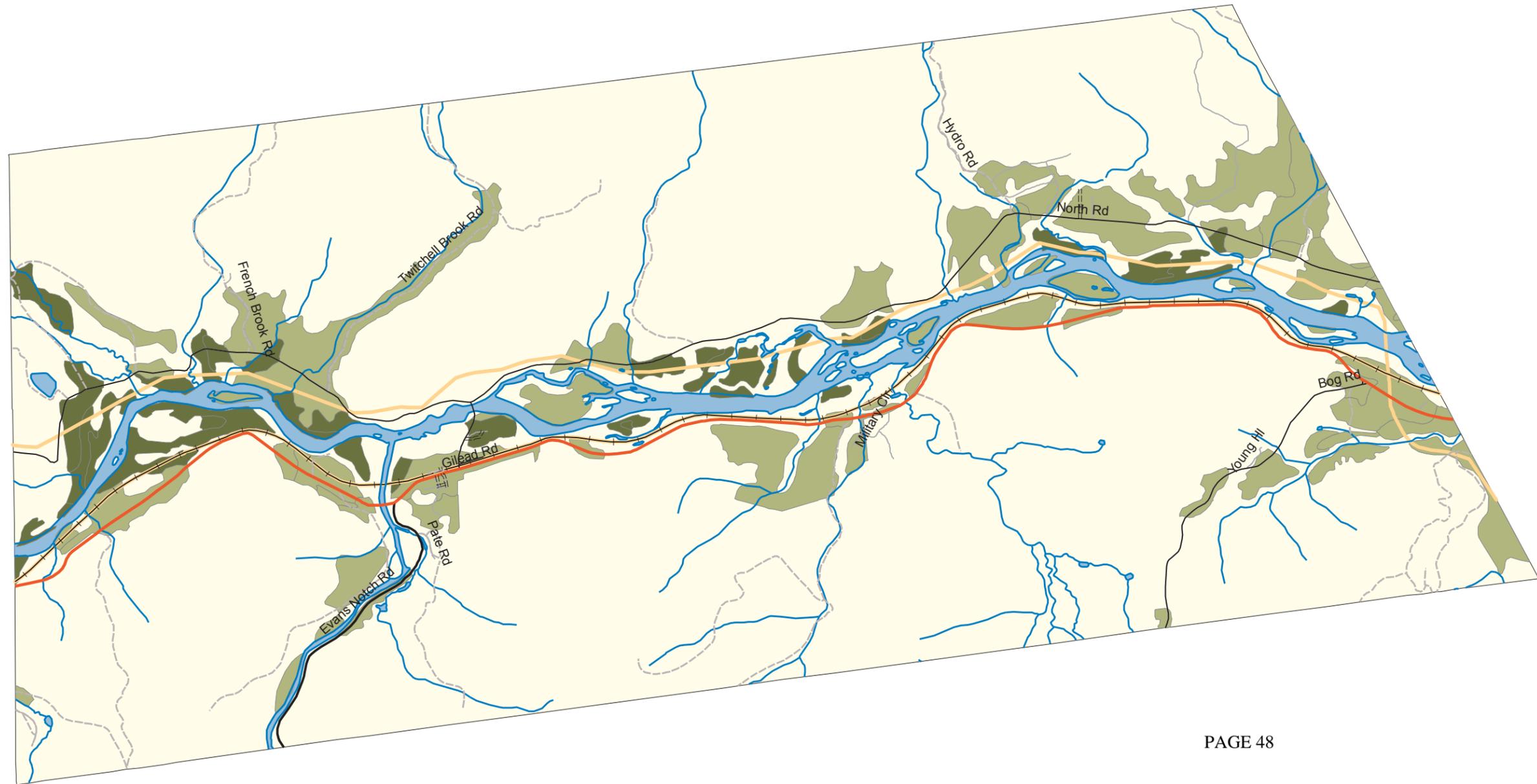


Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

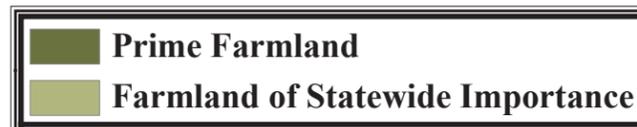


# Gilead, Maine

## Farmland Soils



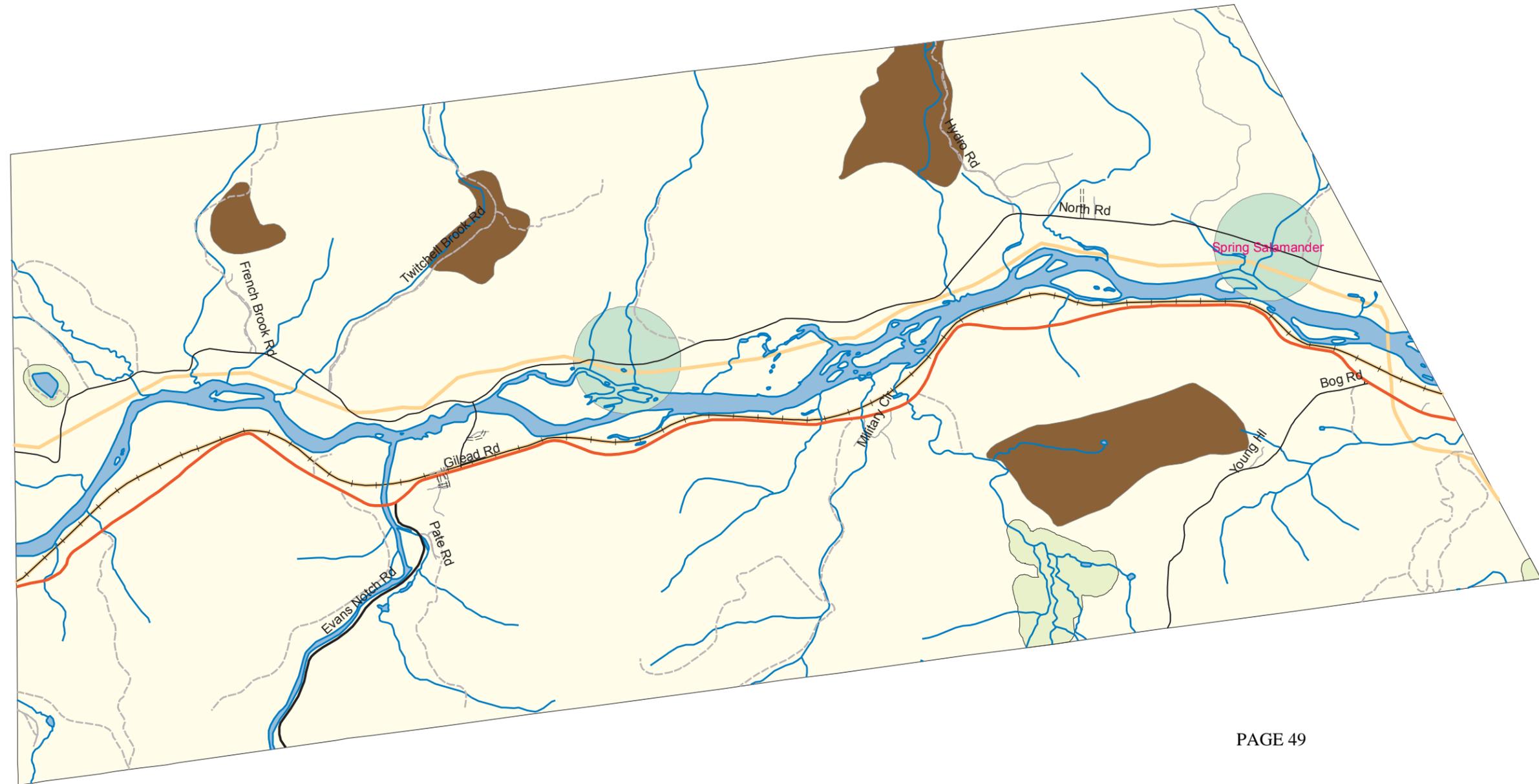
PAGE 48



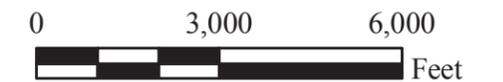
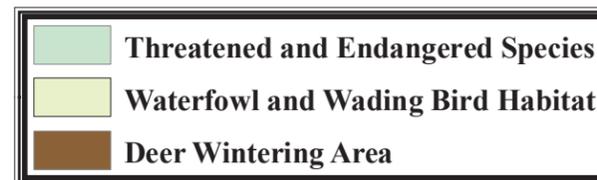
Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

# Gilead, Maine

## Wildlife Habitat



PAGE 49

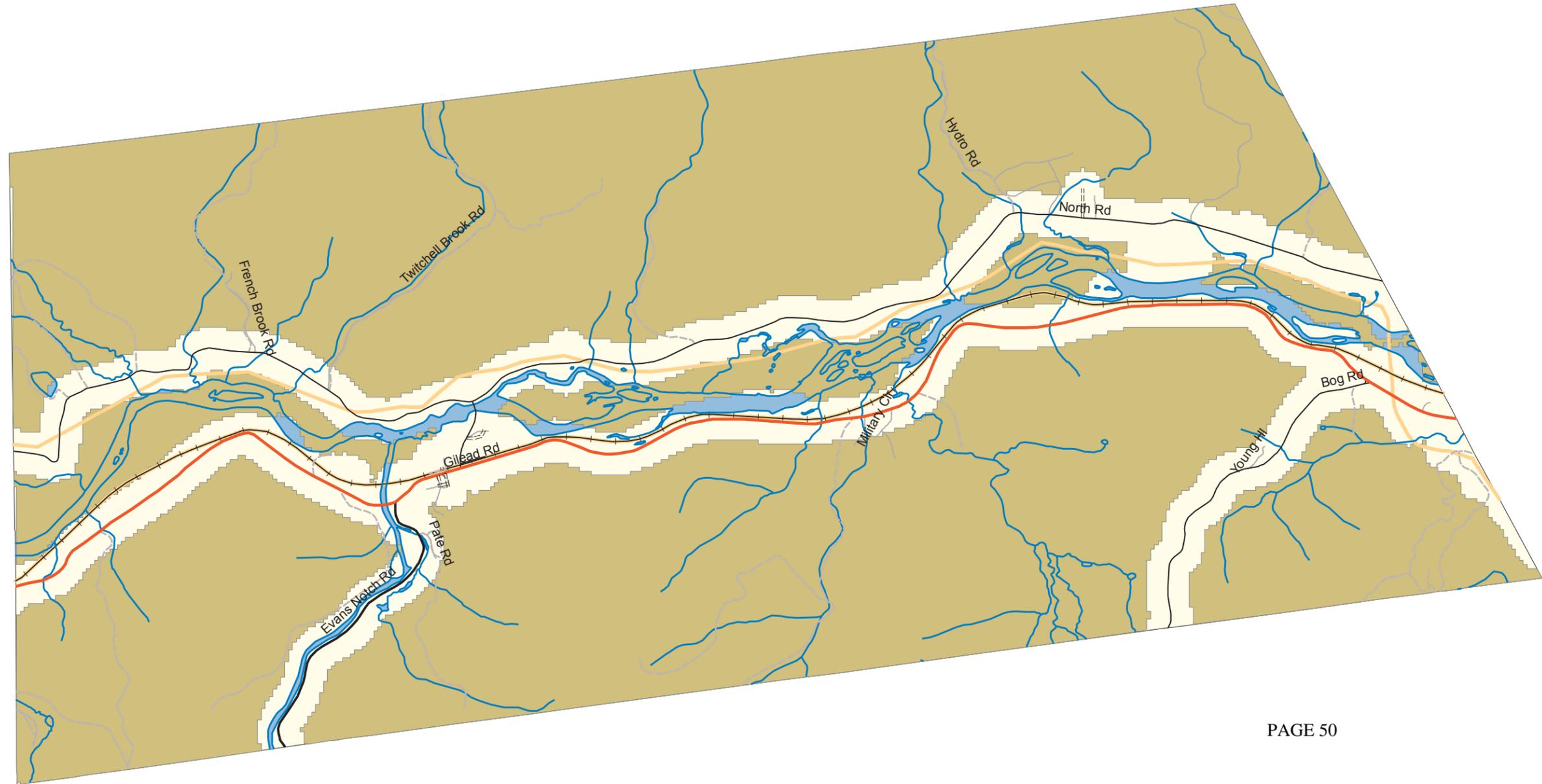


2008 Data

Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

# Gilead, Maine

## Undeveloped Blocks



PAGE 50

Undeveloped Blocks

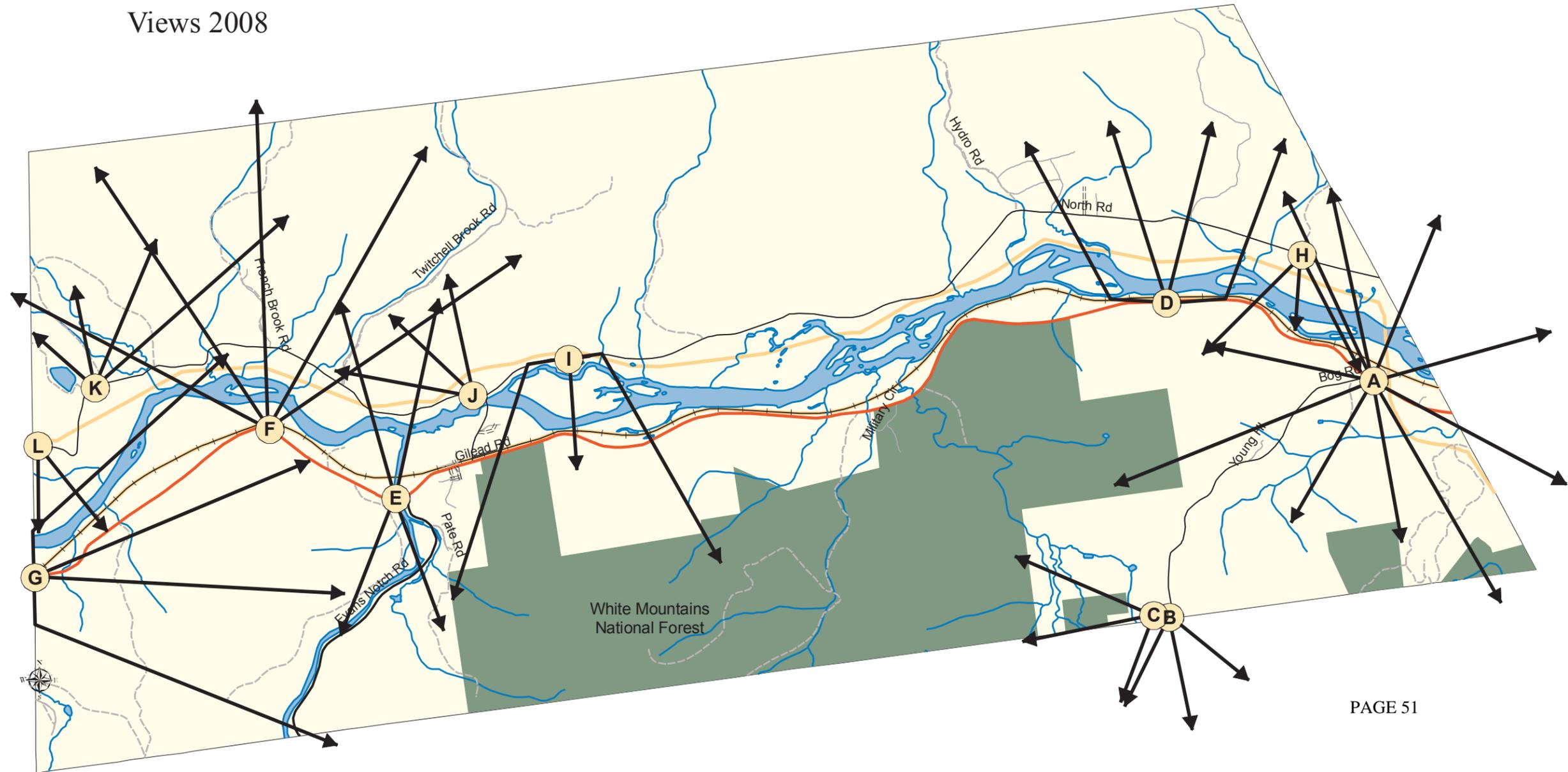


Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.



# Gilead, Maine

## Additional Scenic Views 2008



PAGE 51



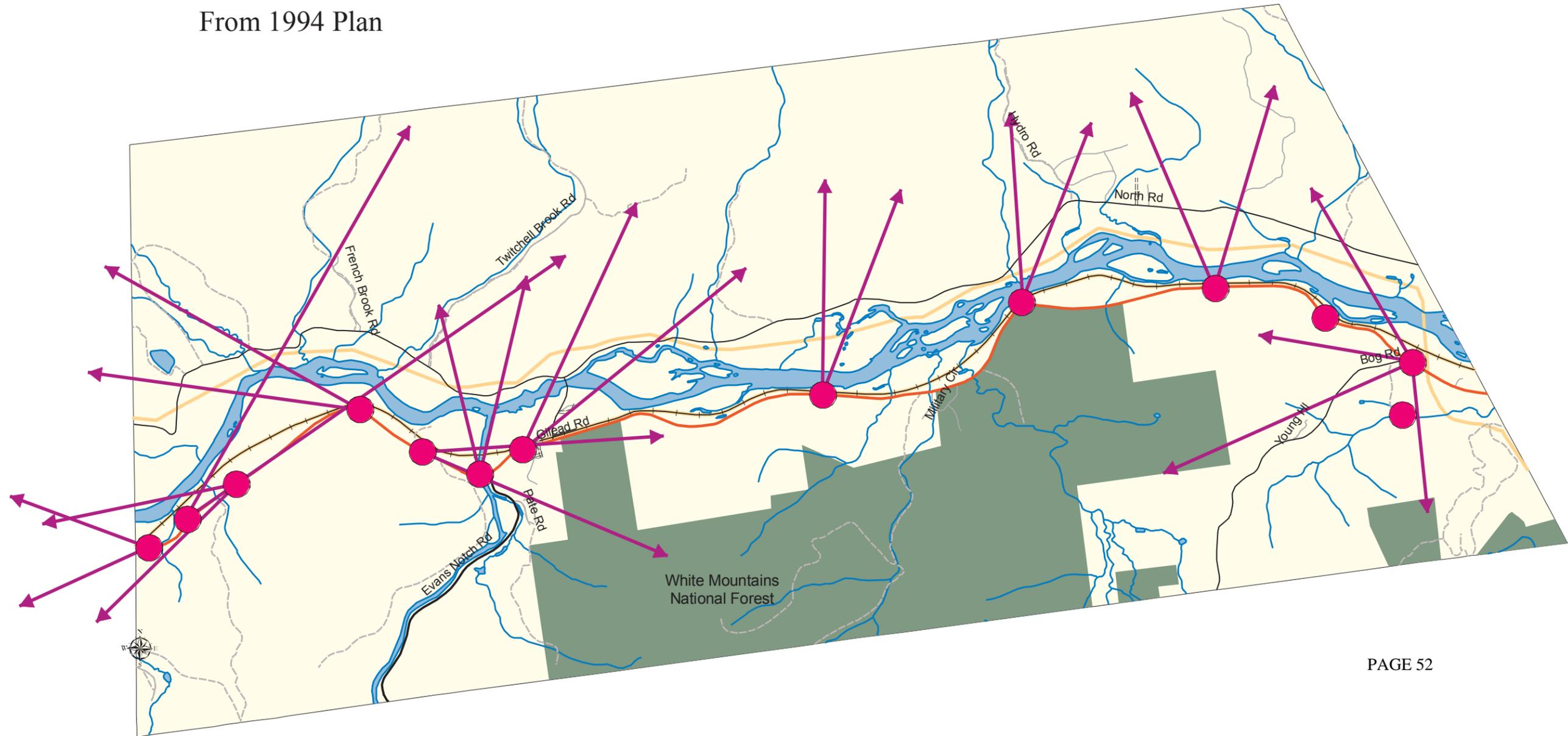
	<b>Scenic Views 2008</b>
	<b>Viewshed 2008</b>



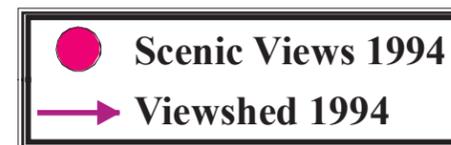
Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

# Gilead, Maine

## Scenic Views From 1994 Plan



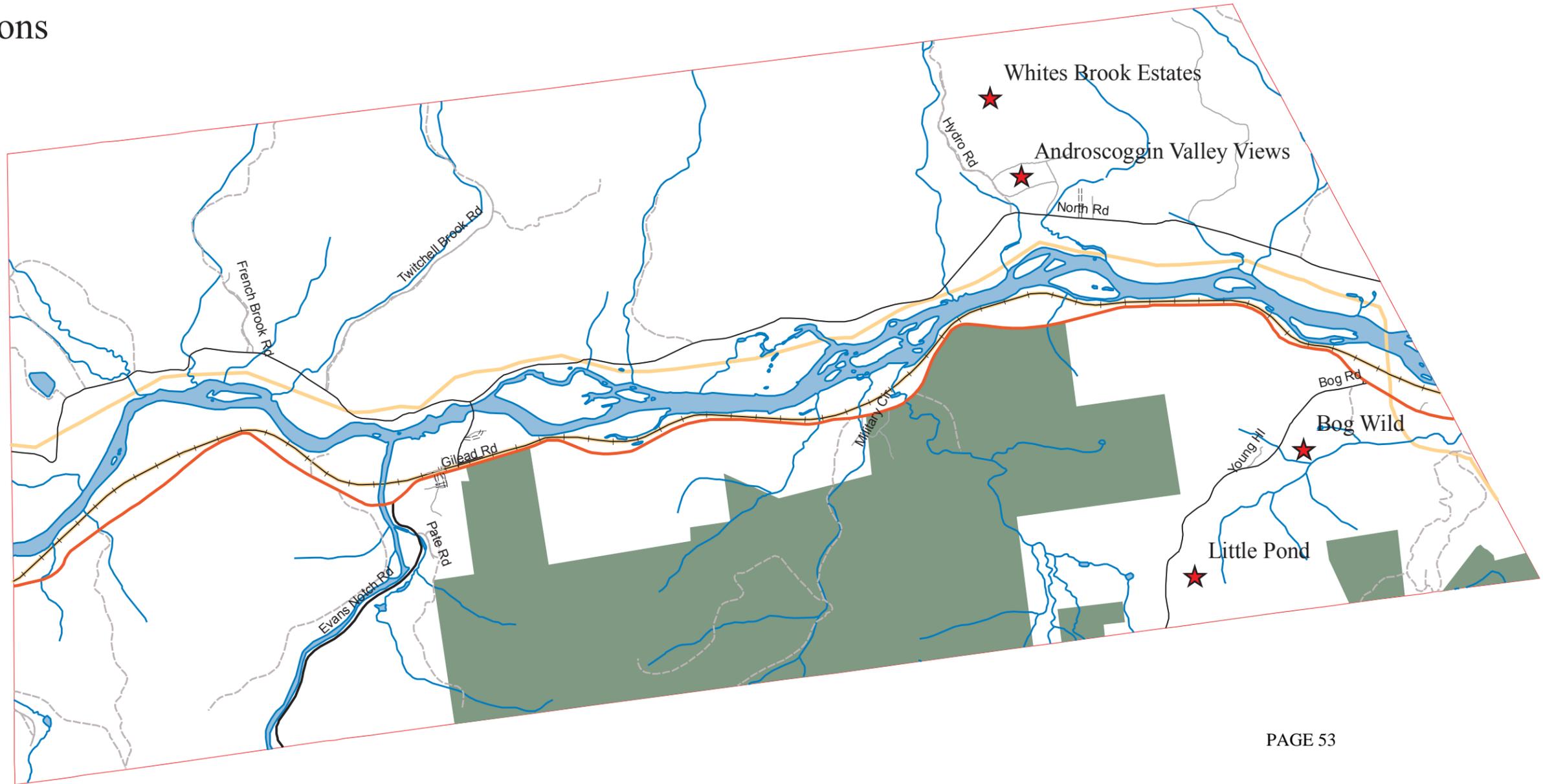
PAGE 52



Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.

# Gilead, Maine

## Subdivisions



PAGE 53

★ Subdivisions  
 ■ White Mountain National Forest in Gilead

Subdivision Name	Approved	Type	No. of Lots
Androscoggin Valley Views	1994	Residential	12
Whites Brook Estates	2005	Residential	13
Bog Wild	2005	Residential	3
Little Pond	2005	Residential	3



Map is based on the most recent information available from the State Office of Geographic Information Systems and are the best information available at the scale and for the type of information contained on the map. The intent is to use such information for planning purposes and not for site development decisions.



**Section VII**

**Inventory  
And  
Analysis**



# PEOPLE OF GILEAD

## Findings and Conclusions

- 1. Government information indicates that population is declining, but some town information such as various registrations indicates that it is increasing slowly and local residents believe it is also.**
  - 2. The greatest number of workers in Gilead was in production, transportation and material moving occupations in 2000.**
  - 3. It is estimated that the peak seasonal population or the people that are not full time residents, in Gilead could exceed 200 should all seasonal residences be occupied to capacity.**
  - 4. The 2020 year round population for Gilead will be in the range of 225 to 250.**
- 

## Introduction

Population trends and characteristics are a product of several factors. They include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes and family ties. By looking at population characteristics, trends and forecasts, Gilead can anticipate future demands on community services and land use changes. The population of Gilead includes a year round population that based on the Census has fluctuated fairly significantly and a part time or seasonal population.

When looking at the impacts of population change on the town, considering two population types is useful: year round and part time. Year round population will pay local taxes, require town services and send children to area schools. Part-time or seasonal population may own vacation or second homes and pay local taxes, but they generally require fewer town services do not send children to local schools. They may also spend money at local and regional businesses.

## Year-Round Population Trends

Gilead's year round population increased by 50% between 1960 and 1990, but, then, based on the 2000 Census, declined by 24% between 1990 and 2000. State estimates for 2005 indicate an increase from the 2000 U.S. Census count. Town officials evaluated a number of factors, such as voter registration, school enrollment, and home construction, after the 2000 Census was reported. Based on this data and local knowledge of homeowners moving in to the community, town officials and the Comprehensive Planning Committee believe that the 2000 Census undercounted the year-round population. Officials believe that the 2005 count was probably underestimated, thus, impacting population projections.

Year-Round Population Change 1960-2000							
	2020 SPO Projection	2005	2000	1990	1980	1970	1960
<b>Gilead</b>	<b>126</b>	<b>174</b>	<b>156</b>	<b>204</b>	<b>191</b>	<b>153</b>	<b>136</b>
Bethel	3028	2583	2,411	2,329	2,340	2,220	2,408
Newry	458	366	344	316	235	208	260
Oxford County	66358	56628	54,755	52,602	48,968	43,457	44,345
Maine	1,458,016	1,362,938	1,274,923	1,227,928	1,125,043	993,722	969,265

## Age Distribution

Gilead's population in 2000 was older than that of Oxford County (40.2) and the State (38.6). The median age of Gilead's residents increased significantly from 30.8 years to 41.3 years between 1990 and 2000. The median age was almost one year older than that of the county and three years older than the State. There has been a significant decline in the very young, 14 and under and an increase in those 45 years or age and older. This decline in the younger age groups can be seen in that in 1990, there were 52 students educated at public expense, and by 2003 the number had decreased to 33.

Population Distribution by Age				
	1990		2000	
	Number	Percent	Number	Percent
Less than 5	15	7.4%	8	5.1%
5 to 9	14	6.9%	5	3.2%
10 to 14	24	11.8%	10	6.4%
15 to 19	25	12.3%	12	7.7%
20-24	9	4.4%	14	9.0%
25-34	31	15.2%	22	14.1%
35-44	32	15.6%	20	12.8%
45-54	20	9.8%	26	16.7%
55-59	5	2.5%	13	8.3%
60-64	6	2.9%	7	4.5%
65-74	13	6.4%	14	9.0%
75-84	8	3.9%	4	2.6%
85+	2	3.3%	1	0.6%
Total	204		156	
Median Age	30.8		41.3	

## Educational Attainment

According to the 2000 U.S. Census, Gilead had a lower percentage than Oxford County of its population 25 years of age and older with more than a high school education. Twenty-five percent had some college education or a degree. This compared to 40% for Oxford County.

<b>Educational Attainment 2000 (persons 25 years and older)</b>				
	<b>Gilead</b>		<b>Oxford County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than 9th grade	<b>14</b>	<b>12%</b>	2,185	6%
9th to 12 grades no diploma	<b>19</b>	<b>17%</b>	4,508	12%
High School Graduate or Equivalency	<b>52</b>	<b>46%</b>	16,317	43%
Some college, no degree	<b>6</b>	<b>5%</b>	6,705	18%
Associate Degree	<b>10</b>	<b>9%</b>	2,255	6%
Bachelor's Degree	<b>10</b>	<b>9%</b>	3,985	11%
Graduate or Professional Degree	<b>2</b>	<b>2%</b>	1,974	5%
<b>Total</b>	<b>113</b>		37,929	

## Occupation of Residents

The greatest number of workers in Gilead was in production, transportation and material moving occupations in 2000. This was followed by service occupations and sales and office occupations.

<b>Employment by Occupation 2000</b>				
<b>Occupation</b>	<b>Gilead</b>		<b>Oxford County</b>	
	<b># of Workers</b>	<b>% of Total</b>	<b># of Workers</b>	<b>% of Total</b>
Management, professional and related occupations	14	18%	6,835	27%
Service occupations	17	22%	4,509	18%
Sales and office occupations	15	20%	5,459	21%
Farming, fishing and forestry occupations	2	3%	403	2%
Construction, extraction and maintenance occupations	8	11%	3,323	13%
Production, transportation and material moving occupations	20	26%	5,157	20%
<b>Employed persons 16 years and over</b>	<b>76</b>		<b>25,686</b>	

Source: 2000 U.S. Census

## Income

Gilead's 1999 median household income was below that of Oxford County and surrounding communities. In 1999 the largest number of households (22 or 30%) was in the \$10,000 to a \$15,000 income bracket. This is likely the reflection of the number workers in production, transportation, material moving and service occupations. It has been estimated that the median household income had increased to \$30,000 in 2007.

<b>Median Household Income 1999</b>	
<b>Gilead</b>	<b>\$25,000</b>
Bethel	\$33,803
Newry	\$42,321
Oxford County	\$33,435
State of Maine	\$37,240

Source: US Census

## Seasonal Population

Seasonal population is a measure of the number of people in a community who are not year-round residents. In Gilead this includes individuals staying in second homes and camps and day trippers. To estimate seasonal population the number of seasonal residences was considered and those that may be on the Androscoggin River or in the White Mountain National Forest. It is estimated that the peak seasonal population or the people that are not full time residents in Gilead could exceed 200 should all seasonal residences be occupied to capacity. Realistically, seasonal population grows to between 100-150 during the busiest periods.

Peak seasonal population in the greater Gilead area is significant with as many as 10,000 with the majority drawn by the Sunday River Ski Resort.

## Population Projections

### Year-Round Population

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs can be identified including municipal services and capital investments and overall housing demand. It should be understood, however, that predicting population with great accuracy at the single community with a small population is extremely difficult.

Year-round population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. From 2000 to 2005, there was an increase of approximately 20 people. From 2000 to 2007

there was a natural increase of eight. Thus, people moving into Gilead accounted for a greater amount of the population change than did natural increase.

This information supports the assumption that it is people moving into or out of Gilead rather than the natural increase that has been the controlling factor in year round population change. Whether decreasing or growing at a slow pace, the population changes are directly related to declining employment opportunities in the wood and pulp and paper industries (causing people to leave in search of employment) and increases in the desirability of the area to retirees and others seeking a quiet, unhurried lifestyle with opportunities for four season outdoor recreation (causing people to move into the area).

Given an increase in population from 2000 to 2005, whether as reported by the State or slightly more as believed by the town officials, it seems that Gilead can expect to continue slow to moderate growth over the planning horizon instead of the decrease projected by the State. However, even with modest population increases, the demand for capital improvements and expanded services is not expected to outstrip the capacity of existing services or require large capital expenditures. In fact, the town officials and the Comprehensive Planning Committee have identified certain needs for the current year round and seasonal population. These are highlighted in the Municipal Services section. The additional population over the next decade is not expected to substantially impact these needs that have been identified for the current population.

While the 2020 year round population projection prepared by the Maine State Planning Office for Gilead is approximately 125, it is expected, for the reasons noted previously, that the year round population will grow slowly over the next 10 years. For the purposes of the comprehensive plan, the 2020 year round population is estimated to be in the 225 to 250 range. It is recommended that the results of the 2010 Census of population be examined and any necessary changes can then be made to this Plan.

### Seasonal Population

Seasonal population will consist of second home owners and those occupying transient quarters such as motels/B&B's and short term rental property. Growth in seasonal population will depend primarily on growth in second/seasonal homes. Between 1990 and 2000 the number of seasonal homes decreased as the result of their conversion to year round use. The most significant factors in seasonal population growth will be (1) spillover effects from Newry and the Sunday River Ski Resort, (2) the interest in Gilead land owners to sell land for development and (3) the economy of New England. Seasonal population change can be expected to be greater than that of year round population.

# ECONOMY

## Findings and Conclusions

- 1. The regional economy is changing rapidly from producing goods to providing services.**
- 2. The small population of Gilead makes it difficult to support retail and service businesses. Residents travel to locations near and far for goods and services.**
- 3. There are a number of small businesses in Gilead that generally manufacture or provide goods and services to a wide region. Most of these businesses are operated from a residence.**

---

## Regional Economy

The region's economy was traditionally based on pulp and paper, wood products and related industries. The pulp and paper mill established near the turn of the 20<sup>th</sup> century in Berlin and Gorham, New Hampshire and Rumford, Maine were long the driving force of the regional economy. Paper and wood products are still significant factors, but have been decreasing in importance for several decades. Pulp and paper mills are still active in Gorham, NH and Rumford, ME. Wood product and related businesses were located in many towns within commuting distance including Andover, Bethel, Greenwood, and Rumford area towns in Maine and others in nearby New Hampshire. A few wood mills are still in operation today. Rumford and Berlin developed as the primary service center of goods and services with smaller centers in Bethel and Gorham, NH. The smaller towns including Gilead provided workers for these manufacturers and retailers in the service centers.

In recent times the region's economy has been shifting from goods producing to service providing. Today, just 25% of the work force produces goods. Most workers are employed in the occupations of leisure and hospitality (19%), transportation and utilities (16%), retail trade (14%) and education and health services (13%). The recreation industry has been a part of the region's economy since shortly before the turn of the 20<sup>th</sup> century. Throughout the past century, visitors flocked to the White Mountains in New Hampshire and to a lesser extent the Bethel area. Tourism in the region began a new era in the 1950s with the growth of Alpine skiing in both Maine and New Hampshire, and more recently continued expansion of tourism has resulted from the snowmobile and ATV industries. Fishing in the Wild and Androscoggin Rivers is also a growing attraction for visitors. Of particular note is the growth of the Sunday River (Ski) Resort. Over the past three decades, it has undergone major expansions, becoming the largest ski resort in Maine.

Major employers in the Region include NewPage Paper, Sunday River Resort, Rumford Hospital, Bethel Inn Resort, Irving Forest Products, Andover Wood Products, SAD # 44, and Gould Academy.

## Gilead's Businesses

Businesses in Gilead		
Name	Business Type	# of Employees including self
Andy Boelsma	Firewood & Logging	1
National Guard Training Facility	Government	Part time depending on training schedule
Cole's Custom Auto	Auto repair	6
Celia Broomhall	Horse boarding Farm	2
Dan Barnes	Farming/ Small engine repair	1
Don Katlin	Sign Painting	1
Evans Notch Motel	Motel	For Sale
F&B Wood	Mill	2
Fred & Sue Corriveau	Plowing	2
		2
Gray Bujnowski	Construction	2
Caribou Springs, Inc	Conservation	5/6 part-time, depends on season
Jeff Chapman	Logging	
Jeff Hutchins	Handyman	1
Jerbeck Construction, Inc	Construction	3 part-time 2 full-time
Knightly Antiques	Antiques	1
Mark Wigley	Construction	1
Nelson Smith	Excavation	1
Raymond Chapman	Scrap Metal	1
Red House Antiques	Antiques	1
Sue Chapman Dutcher	Cleaning	1
Vieweg	Orchard	2
Alice Strait	Photography	2 part-time
Head Bros.	Construction	3
Hilts	Internet Sales	2

Gilead was once home to a small area of manufacturing on the Wild River. However, only remnants of those establishments remain. Today, there is one small, family owned mill located on the North Road. As noted in the table, there are a number of service businesses such as construction, excavation, and repair services. There are several antique dealers who rely on visitors and residents of the surrounding area. There are others providing professional and administrative services from their homes to customers near and far. The number of small home based businesses has increased significantly from those inventoried during the development of the Comprehensive Plan in the early 1990's; however, there is no way of documenting how thorough that list was.

With the small population, residents have been unable to support any retail or service businesses geared to the residents. The businesses are generally carried out from the owner's home or occur on the owner's residential lot, possibly in an accessory building. Even with significant visitor traffic on Route 2 and thriving recreational economies in surrounding towns, Gilead's economy has been largely isolated from these opportunities, although a number of contractors work on second homes in the Bethel/Newry area.

Gilead has a number of assets that may eventually provide economic opportunities. They include the White Mountain National Forest (hiking, camping, and scenery viewing), the Androscoggin River (paddling and fishing), the Mahoosuc Range, the Appalachian Trail, and several other important hiking trails, the St. Lawrence and Atlantic Railroad running from Auburn to Montreal, and Route 2, a significant entrance point for visitors to the state. As yet, residents have not taken advantage of these assets to develop businesses.

Gilead's local economy remains based on the regional economy of recreation, services and manufacturing. It is expected that over the planning period, Gilead's economy will continue based on these regional forces. Home based businesses will likely continue to be the primary employers within the town.

## Labor Force

Since 2003, Gilead's labor force has increased by 15%. The annual average unemployment rate in Gilead has been below that of the Rumford Labor Market Area.

<b>Labor Force Comparisons</b>					
	<b>Gilead</b>			<b>Rumford LMA (Labor Market Area)</b>	
	<b>1993</b>	<b>2003</b>	<b>2008</b>	<b>2003</b>	<b>2008</b>
Total Labor Force	87	82	87	9,926	9,843
Employed	86	77	80	9,194	9,050
Unemployed	1	5	7	732	793
Unemployed Rate	1.1	6.1%	8.0%	7.4%	8.1%

In 2000 the greatest number of workers, 31%, was employed in education, health and social services followed by manufacturing at 21%. Notable changes from 1990 to 2000 include a decrease by half in the percentage of wage earners Agriculture, Forestry and Mining, and a decrease from 34% of the workforce employed in manufacturing to 21%. This decrease was lower than the decrease seen for the County as a whole. Employment in Education and Health Services increased more in Gilead than it did in the County going from 15% to 31% for Gilead and 18% to 23% for the County. It is expected that these trends have continued through the current decade.

Workforce Employment by Sector								
	Gilead				Oxford County			
	1990	1990 Percent of Total	2000	2000 Percent of Total	1990	1990 Percent of Total	2000	2000 Percent of Total
Agriculture, Forestry, Mining	5	6	2	3%	734	3%	771	3%
Construction	7	8	7	9%	2200	10%	2,365	9%
Manufacturing	29	34	16	21%	5843	26%	5,160	20%
Wholesale Trade	2	2	0	0%	524	2%	557	2%
Retail Trade	12	14	7	9%	3855	17%	3,126	12%
Transportation and warehousing and utilities	0	0	2	3%	1114	5%	926	4%
Information	-	-	0	0%	-	-	410	2%
Finance, insurance and real estate	0	0	3	4%	352	4%	1,040	4%
Professional, scientific, management and administrative			3	4%			1,246	5%
Education, health and social services	12	15	24	31%	4046	18%	5,847	23%
Arts, entertainment, recreation and food services.	8	10	9	12%	1027	5%	2,310	9%
Other services	9	11	0	0%	1582	7%	1,073	4%
Public administration	-	-	3	4%	636	3%	855	3%
Total	84		76		22,593		25,686	

## Work Location: Gilead's Residents

Work locations for wage earners have showed some changes over the two decades between 1980 and 2000, the last date for which information of this type is available. It shows a very small increase in the number of employees working in Gilead. Undoubtedly, these workers are working for people operating businesses from their homes. Surprisingly, there has been a slight decrease in the number of people working in Bethel/Newry given the growth of the recreation and services in that area. However, in 1980, a number of wood product mills in Bethel were still operating. Thus, people who worked at these mills have sought employment at more distant locations.

<b>Gilead Resident Work Locations 1980-2000</b>				
<b>Where Gilead Residents Worked</b>	<b># of Gilead Residents Working at the Location- 1980</b>	<b>Percentage of Total Resident Workers- 1980</b>	<b># of Gilead Residents Working at the Location- 2000</b>	<b>Percentage of Total Resident Workers- 2000</b>
<b>Gilead</b>	<b>0</b>	<b>0%</b>	<b>3</b>	<b>4%</b>
Bethel/Newry	42	71%	38	56%
Rumford	-		7	10%
West Paris	-		5	7%
Augusta	-		3	4%
Other	17	29%	14	20%
Total	59		67	

## **Means of Transportation to Work**

Most workers in Gilead drive to work alone. Commuting times were about average for Maine residents.

<b>Means of Transportation to Work 2000</b>		
<b>Type</b>	<b>Number</b>	<b>Percent</b>
Car, Truck, Van; Drove Alone	70	92%
Car, Truck, Van; Carpooled	6	8%
Worked at Home	0	0%
TOTAL	76	
Average Commute Time	22 Minutes	

## **Regional Economic Development**

Gilead is located in the Androscoggin Valley Economic Development District. As such, it is included in the 2007-2008 Comprehensive Economic Development Strategy for the District. The Strategy establishes the economic, transportation, and community planning directions for the District and includes a regional capital investment plan. While the plan does not call for any investments of regional significance to be made by the town of Gilead, it does rank the reconstruction of Route 2 in Gilead and a Visitors' Center in Bethel as high priorities. The plan also includes other recreation based amenities such as the Maine Huts and Trails project and the developing Androscoggin River Trail.

Regional planning generally targets the region for continued growth of tourism and second home ownership. Therefore, economic growth would depend on the businesses that develop to serve this population. Another population that is having growing importance to the region is retirees some of whom work part time at local jobs. There is also a growing segment of the population that telecommutes to jobs spanning the globe. These groups are becoming increasingly important to the local economy. They are attracted by the Quality of Place provided in the Western Maine Mountains.

Niche wood processing and manufacturing also holds potential for the region both in the area of energy production and small businesses turning out value added wood products. Other niche manufacturing may be possible, but given the wide variety of growth industries, it is difficult to target any particular group.

The characteristics of the region – reasonably good cultural attractions, and abundant natural resources including the undisturbed scenery – create the basis for attracting tourists, second home owners, retirees, telecommuters, and entrepreneurs to build niche industries. There has been much written at the state level about the creative economy and how Maine's Quality of Place is a key asset for economic development. The Western Maine region has many of the assets necessary to take advantage of the emerging economic changes.

# HOUSING IN GILEAD

## Findings and Conclusions

1. In 2000, the Census reported 127 total housing units, 87 year-round and 38 seasonal or second.
2. From April 2000 through May 2008, there have been 23 new homes constructed - more than twice the number in the 10-year period between 1990 and 2000.
3. Gilead will continue to be attractive for more seasonal or second home development over the planning period.

---

## Introduction

Housing characteristics within a community is an important consideration of the comprehensive plan. The documentation of housing growth trends, availability of housing, its affordability and condition are important planning considerations. This information will allow decisions to be reached concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.

## Housing Trends

In 2000, the Census reported 127 total housing units, 87 year-round and 38 seasonal or second. According to the 2000 U.S. Census, nine new housing units were added to the Town's housing supply between 1990 and 2000. This is subject to some consideration similar to the suspected undercount in population reported in the population section. The following table from the 2000 US Census conflicts with the table in the Housing Condition section that was taken from other Census information supplemented by town and state records for years since 2000. That table indicates that there were 32 housing units built between 1990 and 2000. This helps to lend credibility to the suspected Census undercount for population.

Number of Total Housing Units 1990-2000				
	1990	2000	1990-2000 # Change	1990-2000 % Change
Gilead	118	127	9	9%
Bethel	1,266	1,447	181	14%
Newry	964	1,101	137	14%
Oxford County	29,689	32,295	2,606	9%
Maine	587,045	651,901	64,856	11%

From April 2000 through May 2008, there have been 23 new homes constructed more than twice the number in the 10-year period between 1990 and 2000.

## Type of Housing Unit

Gilead's housing supply is comprised primarily of the traditional single-family home. In 2000, 70% of the all housing was single-family. Seasonal or second homes comprised 30% of the total housing supply. It is interesting to note that the number of seasonal or second homes declined slightly (43 to 38) between 1990 and 2000. The reason for this decline is thought to be the conversion of once seasonal homes to year round use.

<b>Distribution of Housing Units by Type 1990-2000</b>				
	<b>1990</b>		<b>2000</b>	
	<b>#</b>	<b>% of Total</b>	<b>#</b>	<b>% of Total</b>
Single-family	97	82%	89	70%
Mobile home	21	18%	26	21%
Multi-family	0	0%	12	9%
Seasonal	43	36%	38	30%
<b>TOTALS</b>	<b>118</b>		<b>127</b>	

## Owner/Renter Patterns

Rural communities typically have a much larger percentage of owner-occupied dwelling units than renter occupied dwelling units. This is due to the large percentage of the overall housing supply consisting of the single-family home. In 2000, 80% of all housing units were owner-occupied and 20% were renter occupied.

## Housing Conditions

The Comprehensive Planning Committee did not undertake a detailed housing conditions survey, the reason being that although scattered substandard housing exists in Gilead it was not deemed a significant planning issue. However, several indicators of housing conditions from the 2000 Census were examined.

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Gilead's older homes are in excellent condition and are assets to the community. The older dwelling units may, however, be in need of energy efficiency and/or electrical upgrading.

<b>Age of Housing Stock Year Structure Built</b>		
	<b>Number</b>	<b>Percent</b>
2000-May 2008	23	15%
1999-March 2000	0	0%
1995-1998	12	8%
1990-1994	20	13%
1980-1989	23	15%
1970-1979	26	17%
1960-1969	11	7%
1940-1959	4	3%
1939 or earlier	31	21%
<b>TOTAL</b>	<b>150</b>	

Note: This table conflicts with the table "Number of Total Housing Units 1990-2000."

Overall, the indicators point towards the Town's housing stock being in generally good condition. There is not a significant community problem with substandard housing.

## **Housing Costs**

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs including land costs, construction cost and market demand. Based on 2000 Census, the cost of housing in Gilead was lower than in Oxford County and the State. The 2000 Census reported that the median value of owner-occupied homes was \$68,600 compared to \$82,800 in the County. Monthly rents were slightly greater than overall Oxford County.

The median sale price of homes in the Rumford Housing Market that includes Gilead, increase from \$71,000 in 2002 to \$122,000 in 2007. The Gilead 2007 median sale price was \$135,000.

<b>2000 Housing Costs</b>					
	Median Value Owner Occupied	Median Monthly Mortgage	30% or more of Income	Median Monthly Rent	30% or more of Income
<b>Gilead</b>	<b>\$68,600</b>	<b>\$470</b>	<b>35%</b>	<b>\$440</b>	<b>32%</b>
Oxford County	\$82,800	\$785	20%	\$420	29%
State of Maine	\$98,700	\$932	20%	\$497	34%

## Rental Rates

A detailed rental rate survey was not conducted as an element of the comprehensive plan because rental units comprise a small portion of the town's housing supply. The Comprehensive Plan Committee documented three houses, two mobile homes and four apartments being rented. The 2000 census reported the median rent was \$495. In 2007 the Maine State Housing Authority reported the average rent for a two-bedroom unit was \$650 in the Rumford Housing Market that includes Gilead. Monthly rents ranged from a low of \$540 in Rumford to a high of \$940 in Bethel.

## Affordable Housing

Increase in land costs and construction costs, coupled with market conditions prior to the fall of 2008, has created a significant affordable housing problem in some areas of Maine. The general "rule of thumb" states that housing should be able to be rented or purchased for a reasonable percentage of a household's income. These generally accepted percentages are 28% of gross monthly income for mortgage payments and 30% of gross income for rental payments (including utilities).

Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the median income for the area.

The common definition defines "very low income households" as those households with an income no greater than 50% of the median income for a four-person household, "low income households" as those households with an income no greater than 80% of the median income for a four-person household, and "moderate income households" as those households with an income no greater than 120% of the median income for a four-person household.

The affordable housing needs in Gilead can be qualified but to quantify the specific number of any needed affordable units for the current and future years is difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Gilead. To determine affordable housing needs, the estimated 2007 median income of \$38,700 for the Rumford Housing Market Area was utilized. Based upon that data, the following table has been developed to represent affordable housing costs for very low, low, median and moderate income households.

<b>Affordable Sales Price of Homes and Rental Units                      For Very Low, Low and Moderate Income Households                      2007</b>			
	<b>Household Income</b>	<b>Affordable Gross Rent (mo)</b>	<b>Affordable Sales Price</b>
Very Low	up to \$19,400	\$485	<\$54,100
Low	\$19,400-\$31,000	\$485-\$775	\$54,100-\$86,500
Median	\$38,700	\$970	<\$135,500
Moderate	\$38,700-\$46,400	\$970-\$1,160	Up to \$165,300

In 2007 the median sale price for a home in Gilead was \$132,000. It is felt that the influence of the Sunday River Ski Resort in neighboring Newry is a factor in the increasing sale prices in Gilead.

However, with the downturn in the economy and the housing market, prices in Maine, the Bethel area, have decreased somewhat.

These trends in higher sale prices are limiting housing opportunities for very low and low income households that may seek housing in Gilead. Very low income households will likely have a difficult time finding housing in Gilead that is affordable, and low income households opportunities are becoming limited. However it appears that there are affordable housing opportunities at the present time. In 2007, two homes were sold in the \$60,000 range. In the coming years the Sunday River influence needs to be watched in relation to housing cost.

Affordable housing opportunities are a regional issue, and the amount of need depends on individual town characteristics and, at this time, the changing regional economy. At present there are no active regional affordable housing coalitions; however, Community Concepts delivers affordable housing programs in proximity to Gilead and could serve Gilead if the need and interest arose.

The town has not enacted an ordinance that stands in the way of the development of affordable housing.

## **Future Housing Demand**

Future housing demand for the year round population is based in a large part on population projections. The Plan has estimated a 2020 year round population of between 225 and 250. Considering an average household size of 2.2 persons and allowing for a realistic vacancy rate there will be a demand for some 120 total year round dwelling units in 2020. This will result in a demand for 15-25 additional year-round housing units over the planning period. Should the local or regional economies change significantly, the demand for additional housing units will also change.

Seasonal or second homes comprised 30% of Gilead's total housing stock in 2000. Since 2000 this type housing has increased. Several factors can be attributed to this trend. They included historically low mortgage interest rates, changes in investment strategies by those with higher disposable incomes and reasonable development costs. It is important to consider future demand for seasonal or second homes when planning for the town. Several factors are important when considering future second home development. They include changes in traditional forest land ownership, the influence of the Sunday River on second home development and the interest of land owners to develop or sell land for development. These factors point to Gilead continuing to be attractive for more seasonal or second home development over the planning period.

## **Future Housing Mix**

Not only is an estimation of total new housing necessary in the comprehensive plan but also the type of year-round housing, owner and rental. Over the next ten years, demand for single-family housing will be the primary housing type. Rental housing demand will be minimal because it will be provided by larger communities. Elderly housing opportunities will also be needed and will be provided on a regional basis rather than only by Gilead.

# TRANSPORTATION

## Findings and Conclusions

1. **Gilead has 7.7 miles of arterial (state/federal) highway (Route 2), 1.54 miles of state collector road (Route 113 to Evans Notch) and 13 miles of local roads.**
2. **Route 2, including the Wild River bridge, is being reconstructed through Gilead. The upgrade will mean that Route 2 from the New Hampshire border to Bethel will meet up-to-date transportation standards for arterial roads.**

---

## Introduction

The location of transportation routes is important to Gilead's and the Region's development patterns and its overall economic well-being. Gilead's primary road for commuting and to access services is US Route 2 that transects the town for approximately 7.7 miles. Route 2 parallels the Androscoggin River on the south side of the river. The North Road, a local town road that parallels the Androscoggin River along its northerly shore is another primary means for commuting and service access. There are a few additional public roads, most are dead end except Bridge Street, a short street that passes over the Androscoggin River Bridge and connects the portions of the town to the north and south of the Androscoggin River. The bridge is a steel trestle bridge, is quite old, and is narrow. There are also some older private roads and several newer private roads serving subdivisions that have been built within the past 20 or so years.

## Highway Classification & Conditions

Transportation systems that must be assessed in a comprehensive plan include roads, bridges and sidewalks, and transit systems. Transportation is extremely important to existing and future development characteristics with roads being the primary transportation method in Gilead.

The Maine Department of Transportation (MDOT) has classified highways based on functions within Gilead as arterial, major collector or local. Gilead has 7.7 miles of arterial highway (Route 2), 1.5 miles of major collector highway (Route 113 to Evans Notch) and 13 miles of local roads. Brief definitions of the highway functional classifications, as used by MDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on arterial highways. Route 2 is an arterial highway.

Major Collector Roads: These roads serve as important intra-county travel corridors which connect nearby larger towns or arterial highways. Typically, the state is responsible for road repair, resurfacing and winter maintenance on these roads.

Local Roads: Local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local roads.

Private Roads: There are approximately 8 private roads that provide access to camps or homes. Owners of property fronting private roads are responsible for the road's maintenance. Typically, public services such as school bus pickup, plowing, and maintenance are not available to residents on private roads. There are also a number of woods roads that are currently or were once used for logging and other access to back country.

Examination of local highway conditions is important for several reasons. Road conditions can help direct future development and suggest the need for capital expenditures for improved maintenance, rehabilitation or reconstruction.

<b>Gilead Public Road Inventory</b>			
<b>Road Name</b>	<b>Miles</b>	<b>Ownership</b>	<b>Condition</b>
Route 2	7.7	State	Under construction
Route 113	1.5	State	Good
North Road (west of Bridge St.)	2.7	Town	Fair
North Road (east of Bridge St.)	4.7	Town	Good
Bog Road	1.7	Town	Good (approximately 300 feet of fair).
Bridge St.	0.3	Town	Fair to Good
Depot St.	.2	Town	Good
Transfer Station Road	.12	Town	Good to Excellent
Railroad St.		Town	Good
Mill St.		Town	Good
Others		Town	Good
<b>Total Miles</b>	<b>22.2</b>		

Generally, the local roads in Gilead are in reasonable condition given the mileage, population and tax base. The portion of the North Road westerly of Bridge Street is the only town road in poor condition. It is under consideration for rehabilitation by the Road Foreman and the Selectmen.

Gilead has been funding road improvements as needed. They have not created a road savings account nor have they borrowed, in the past 10 years, to make road improvements. The funding of some of the more extensive road projects in town seem to have been responsible for some of the variation in town budget and tax rates over the past five or more years.

MDOT maintains traffic volume data for Route 2 and Rt. 113. Typically, these counts are done every three years; however, data may not be available at all locations every three years because data collection points can change over time.

Annual Average Daily Traffic Counts	Year			
	1998	2003	2006	2008
Route 2 (state line)			3100	3120
Route 2 easterly of Rt. 113				3170
Route 2 westerly of Bog Road			3150	3210
Route 2 (Bethel – westerly of Flat Road)			3250	3130
Route 113			280	210

When the reconstruction of Route 2 is completed it will have capacity well beyond its current traffic volumes. Local roads have adequate capacity for current and projected growth.

## Bridges

There are two state owned bridges that are important transportation links in Gilead: the Gilead Bridge, so-called over the Androscoggin River and the Route 2 bridge over the Wild River. These bridges are owned by the state and maintained by the Maine Department of Transportation. The Route 2 bridge over the Wild River is being replaced on an improved alignment as part of the Route 2 upgrade. The Gilead Bridge is narrow and has outlived its design life; however, it is in adequate condition so that it is not posted for heavy loads. There are also two small bridges transporting brooks under state roads. The Bog Brook bridge on Route 2 is being replaced as part of the Route 2 upgrade. Other state culverts transport several brooks under Rt. 113.

There are also five (5) town owned bridges over the brooks on North Rd. They include; Lary Brook, Twitchell Brook, Peabody Brook, White's Brook and the west branch of the Chapman Brook. There is also a relatively large culvert where French Brook crosses the North Road. These bridges vary in age; there are no known deficiencies in these bridges.

## Public Transit

Western Maine Transportation Services, Inc. (WMTS) provides “demand response” and fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Door-to-door (demand response) and fixed-route services are available to the general public although priority is given to disadvantaged customers. Community Concepts, the regional community action agency, also provides demand-response service to qualified residents (generally low-income, elderly and persons with disabilities). No fixed-route service extends to Gilead.

## Aviation

There are no public airports in Gilead. The nearest airport is known as the Colonel Dyke Memorial Field located off the North Road in Bethel. In 1988 a paved 60-foot by 3,150-foot runway was constructed replacing the existing 2,400-foot gravel runway. The airport has a fixed-base operator that provides flight instruction, scenic flights, charter flights, airframe and aircraft engine repair and fuel sales and service. The airport also serves the Life-Flight Helicopter medical transport service.

## State Highway Improvement Plans

The Maine Department of Transportation updates its Six-Year Transportation Improvement Plan every two years. The purpose of the Six-Year Plan is to provide a linkage between the policy-based 20-Year Transportation Plan, the project based Biennial Capital Work Plan and local planning. The past biennial and six-year plans identified Route 2 from the West Bethel area to the westerly part of Gilead as needing major reconstruction. The projects are either under construction or in the bidding process. In 2011, all projects should be complete, with several of them having earlier completion dates.

Another transportation topic of interest is the East-West Corridor study. In 1999 the East-West Study was released. An east-west highway would cross the state of Maine linking to the east of Maine with the Canadian Maritime Provinces and to the west with the larger markets of Quebec, Ontario and the Midwestern United States. Gilead could lie in one of the potential east-west highway corridors. Due to a number of factors, it is not anticipated that there will be actions to create such a highway in the 10-year planning period. The Route 2 corridor improvements could fit well with an east – west highway, depending on the final resolution of the design standard.

## **Rail**

The St. Lawrence and Atlantic Railroad, linking the Lewiston-Auburn area with Montreal, passes through Gilead on a right-of-way that parallels Route 2 and the Androscoggin River. The rail line crosses Bridge St. and runs parallel to Depot St., one of the two primary roads serving the village. The rail could provide future opportunities for the region and for Gilead. Eventually, passenger service along the line is expected, and there are a few locations in Gilead where smaller businesses needing a rail siding might locate. The St. Lawrence and Atlantic Railroad, at this point in its evolution, is generally willing to accommodate small businesses with limited shipping needs.

## **Standards for Road Design & Access**

Gilead has no standards for road construction or vehicular access for either subdivisions or non-residential development. There are also no standards for driveway entrance onto public roads. State subdivision law includes a criteria that the subdivision cannot create unsafe or hazardous traffic conditions. This statute has been broadly interpreted to provide planning boards with authority to review road designs for subdivisions. However, with the lack of a standard, the planning board is often left to defer to the design engineer on road and traffic issues.

Because of various issues with roads over the past 30 to 40 years, many communities in western Maine have adopted road standards. They find them necessary for both safety and environmental protection. They also help towns determine if acceptance of private roads as public roads is prudent. Many towns are faced with the residents along poorly maintained private roads wanting the town to accept their roads.

Generally, standards apply to both public and private roads, with a somewhat lower quality standard applying to private roads. Standards should provide for basic traffic safety, safe passage of emergency equipment, and protection of the environment. Some towns also require roads serving subdivisions and that are not deemed to have adequate capacity, to be upgraded by the subdivider. Many towns also have subdivision and site plan review standards, or a stand alone road ordinance, for access to all roads. Standards may also consider internal vehicular circulation

and pedestrian circulation. These standards enhance the safety and efficiency of the town's and region's transportation systems.

## **Local Transportation Concerns**

### **Route 2 Speed**

Route 2 is a major transportation route carrying automobile and heavy truck traffic. Considerable truck traffic serves the paper and lumber industries in western Maine and northern New Hampshire. In much of Gilead the posted speed limit on Route 2 will be 55 MPH. The speed limit through the village area is reduced to 35 MPH; however, improvements to the road will probably cause more violations on this section of road.

Some residents cite the speed of vehicles on the North Road as a hindrance to walkers and bicyclists. In addition, bikers often ride with multiple bikes abreast causing safety issues for themselves and the motorized traffic.

Vehicles entering Route 2 from public and private roads must use caution.

### **Heavy Truck Noise**

Route 2 carries a large number of heavy trucks hauling wood products. Their general noise and the occasional use of engine breaks cause disruptive noise, especially around the village area.

# RECREATION

## Findings and Conclusions

1. **Gilead, with a small population, relies on regional opportunities for organized sports such as baseball and soccer for children and adults.**
  2. **Residents and visitors enjoy the outdoor recreation opportunities available in Gilead.**
  3. **The Androscoggin River has become an important paddling and fishing resource, attracting residents and visitors.**
- 

## Introduction

Recreation opportunities are important to many of Gilead's residents and, in combination with the opportunities in the region, and are an important attraction for visitors to the region. There are no recreation facilities for organized sports in the community, and the town's small population would not support any significant facilities.

Outdoor recreation such as hiking, snowmobiling, and hunting depend, in large part, on private land owners who have traditionally allowed public access to their lands. The future outlook for this traditional outdoor recreation is not clear. Changing land ownership patterns could alter these traditional opportunities.

## Public Outdoor Recreation Facilities & Programs

There are no public recreation facilities owned and maintained by the town or state in Gilead. A portion of the White Mountain National Forest (WMNF) does lie within Gilead's borders, and the Town has taken over daily maintenance of the WMNF rest area on Route 2 near the village. A new recreation group was formed during the later stages of the Comprehensive Planning process, and it is currently determining priorities. Ideas put forward from the public have included a playground/picnic area and a baseball/softball field, at least for pick-up games and practice.

The town is also discussing improved access to the Androscoggin River at a piece of town-owned land near the Androscoggin River bridge. A private landowner currently provides a site near the Androscoggin River Bridge that is open to the public for access to the Androscoggin River as well as a path for fishing along the Wild River. The private, Androscoggin River bridge site provides parking and hand carry access as well as swimming and fishing access to the river. It is used extensively by residents, visitors, and outfitters who provide fishing, kayaking, canoeing, and tubing. The Mahoosuc Land Trust provides minimal maintenance of the site. Parking for the Wild River path has traditionally been along Route 2. The Maine Department of Transportation is rebuilding Route 2 and the Wild River bridge. Current plans call for a parking area on the old bridge access road with the path passing beneath the new bridge.

As noted, the White Mountain National Forest is located in the southerly portion of the town. It provides outdoor recreation opportunities. The WMNF believes it can continue to support any significant long-term maintenance costs and on-going maintenance of the toilet facilities for the above mentioned rest area on Route 2 if the town is willing to perform the daily/weekly maintenance for grounds.

## **Other Outdoor Recreation Facilities**

**Resorts/Facilities:** The region surrounding Gilead is an all season outdoor recreation mecca. Sunday River Resort serves as a destination resort as well as extensive day use for skiing and golf. The Bethel Inn provides cross-country skiing in the winter and golf in the summer. There are also several other alpine and cross-country ski areas within 20 miles or so. Other opportunities for golf, cross-country and alpine skiing are available in nearby New Hampshire.

**Kayaking/Canoeing:** The Androscoggin River has become an important kayaking and canoeing resource, although currently there is only one access point in Gilead. The banks of much of the Androscoggin are relatively steep and in some sections poison ivy is extensive, thus presenting some drawback to extensive use. However, the Upper Androscoggin Anglers Alliance (UAAA), the Mahoosuc Land Trust, and the Androscoggin River Watershed Council (ARWC) are interested in improving access because the river offers excellent paddling and great scenery. The Androscoggin Canoe Trail includes the Gilead access point. It was created by the Mahoosuc Land Trust to provide landing sites about five miles apart between Shelburne Dam in New Hampshire and Rumford. The Androscoggin River Watershed Council is working with the land trust and other partners to create a water trail, the Androscoggin River Trail, over the full length of the Androscoggin River. It will provide access for both paddling and fishing. The ARWC would like to develop a site for the launching of drift boats (for fishing) and handicapped access in the westerly portion of Gilead. ARWC, MLT and the UAAA have considered the town owned land near the Androscoggin River Bridge and have also discussed access further up river with the Maine Department of Inland Fisheries and Wildlife.

Several residents have informally monitored recreation use of the Androscoggin at the private site near the Androscoggin River Bridge. They note use by at least three outfitters for paddling and fishing. They report more than 100 kayaks and canoes being launched by outfitters with possibly another 100 or so by private individuals on a weekly basis. The parking lot of the private site is often near capacity.

Several outfitters in the area provide kayaks, canoes and tubes for use on the Androscoggin River. They also provide guided tours.

**Hunting/Fishing/Wildlife Viewing:** Wildlife both of game and non-game species are plentiful in the region. Hunting in the area follows the Maine hunting seasons. The game includes deer, moose, rabbits, partridge, bear and duck. Most private land owners have traditionally allowed public access to their lands for hunting. Wildlife also provides wildlife viewing opportunities which have become increasingly popular with tourists visiting the region. Moose are a main attraction for such viewing.

The Androscoggin River has become an important cold water sport fishery. This is a result of significantly improved water quality and an aggressive stocking program of brown, rainbow and brook trout. Many knowledgeable guides and the Maine IFW believe the Androscoggin has the potential to become a world class catch and release trout fishery. The Wild River and most smaller brooks and streams also provide great fishing opportunities and are a few of the last remaining vestiges for wild eastern brook trout. A consortium of groups is working to restore and maintain native brook trout habitat in nearby towns, and may eventually look to the streams in

Gilead for such action. Work towards improved access sites, as noted in the Kayaking/Canoeing section above, will accommodate fishing from small craft, where practical, and drift boats.

Three or more outfitters in the area provide guide service for these activities.

**Swimming:** During the summer, opportunities for swimming can be found on the Androscoggin River and at a few nice pools on White’s Brook and the Wild River. Angevine Park in Bethel, located on the extension of the North Road into Bethel, provides a slightly more formal setting for swimming. Gilead residents are welcome at the park. Of concern to town officials is the use of the Androscoggin Bridge as a site for diving and jumping into a deep pool of the river. This practice is unsafe both because of the traffic on the bridge and the unknown conditions in the river.

**Trail Systems:** Aside from the river/canoe trail, there are extensive hiking, snowmobile and ATV trails in Gilead. There is a network of hiking trails in the WMNF. Most snowmobile and ATV trails are located on private lands.

**Outdoor Recreation Summary:** The following table provides a summary of outdoor recreation opportunities along with some additional information. Although the town does not currently own or maintain any facilities, except the WMNF rest area, the list of opportunities is extensive.

<b>Outdoor Recreation Summary</b>			
<b>Recreation</b>	<b>Location</b>	<b>Special Note</b>	<b>Future</b>
Canoe/Kayak/Boat	Androscoggin River; Wild River	Wild not suited for motor boating, and Androscoggin poorly suited in many locations	
Hiking	WMNF; White’s Brook; and local trails	WMNF and White’s Brook have restricted access; others not maintained	
Walking	WMNF Rest/Picnic Area; Trails to Androscoggin (on private land)	WMNF has toilet facility	
Fishing	Androscoggin and Wild Rivers; numerous brooks	Androscoggin stocked by state; Outfitters in region provide guide services for visitors	Potential to be world class catch and release trout fishery

<b>Outdoor Recreation Summary</b>			
<b>Recreation</b>	<b>Location</b>	<b>Special Note</b>	<b>Future</b>
Hunting	Throughout community	Most areas that aren't posted. Outfitters in region provide guide services for visitors	Potential for more land to be posted as ownership changes
Biking	North Road; Rt. 2; Evans Notch Rd.	North Road and Evans Notch Rd. are narrow and moderately high speed traffic; Rt. 2 has high speed traffic	Groups of bikers tend to ride in lanes creating unsafe conditions for traffic and bikers. Possible signs to encourage single file biking.
Snowmobiling	Snowmobile trails in various areas	Main trails maintained by Wild River Riders. Club has permission for use of maintained trails. Outfitters in region provide guide services for visitors.	
ATVing	no public trails	Use some snowmobile trails and other trails over private land. At least one outfitter in region provides guide services for visitors	
Softball	no official field		Committee planning to develop
Horseback Riding	no public trails	At least two private businesses provide service.	Speckled Mountain Ranch and Carol Mason

<b>Outdoor Recreation Summary</b>			
<b>Recreation</b>	<b>Location</b>	<b>Special Note</b>	<b>Future</b>
Swimming	Androscoggin River; waterholes -Wild R. & White's Brk; Angevine's Pond in Bethel.	Most have minimal use due to perceived water quality, limited access, or limited parking. Most accessed by private land. Bethel site is publicly owned.	Improved Classification of Androscoggin; Need easy and safe access for children and pets; concerns with jumping from Androscoggin Bridge
Skating	none		Committee planning on developing outdoor rink near village.
Skateboard Park	Bethel	20-30 min. away, open to public at no cost	
Sledding	Private lands		
X-country Skiing	Evans Notch Road (Rt. 113) above gate (adjacent township) and private lands	On private dirt roads, snowmobile trails or other trails on private lands; nearby cross country ski center businesses	Community Days at Sunday River, Great Glen, Bethel Inn
Downhill Skiing	Sunday River; Mt. Abrams; Wildcat and many others at slightly greater distance	Private facilities that are open to public for fee. 20-30 min. away.	
Mineral Collecting	Bumpus Mine and Songo Pond Mine, both in Albany Township	Private and restricted access and fees.	
DogTeam Sledding	Evans Notch Rd.	Regional business provides private excursions.	Kevin Slatter focus of article in SKI magazine in 2009.

## Other Recreation

As with Outdoor Recreation, the small population of Gilead does not support any significant, continuing organized recreation activities, either in the way of trips or local events. Friends and Family Day is an annual event organized by the Historical Society and held each summer.

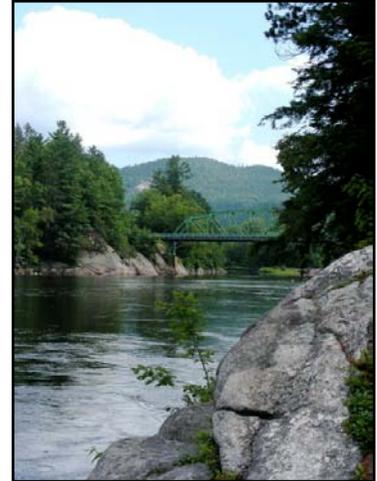
Public input indicated that there may be interest in developing small scale activities to bring residents together and improve the sense of community. The following table presents some of the existing opportunities as well as noting potential for other activities that might be appealing to area residents.

<b>Summary of Other Recreation</b>			
<b>Recreation</b>	<b>Location</b>	<b>Special Note</b>	<b>Future</b>
Gilead Library	Town Hall	open during meetings, suppers	Develop a separate library facility with limited hours
Dancing	Town Hall	not used for such	Potential to hold occasional socials or dances
Concerts/Plays/Shows	Town Hall	not used for such	Potential to team with other organizations that present such activities to have occasional event in Gilead
Card Games	Town Hall	not used for such	Potential to hold at town hall, town office meeting space, historical society, or new library facility
Pot-Luck Suppers	Town Hall  Bog Brook Training Center	Were very successful a few years ago.	Kitchen and toilet facilities now provided in town office that is connected to Town Hall
Movies	Casablanca Theater	Bethel	

# WATER RESOURCES

## Findings and Conclusions

1. **With the improved water quality of the Androscoggin River, it has become an important recreation resource.**
2. **Trout fishing in the Androscoggin River is excellent, producing trophy size fish. It has the potential to attract increasing numbers of visitors as word spreads through various regional tourism campaigns.**
3. **Overall the quality of the Town's surface waters is very good with the Wild River being one of the highest quality waters in Western Maine.**



---

## Surface Water

The Androscoggin and Wild Rivers are significant natural resources. They provide recreation opportunities for both residents and visitors; they are important for fish and wildlife, and they provide aesthetic values as well. The numerous brooks and streams and associated wetlands are also important resources providing natural brook trout habitat and supporting wildlife. The rivers and many streams are also the center of wildlife travel corridors.

The *Androscoggin River* is the most predominant surface water resource. Flowing for approximately seven miles in a general west to east direction it splits the town into north and south sections. The Androscoggin enters the westerly border of Gilead from New Hampshire where it originates in Lake Umbagog. The watershed stretches much further to the north and east, back into Franklin County in Maine where a series of lakes and rivers form its headwaters. As the river flows through New Hampshire, it passes Berlin and Gorham, two urbanized areas. Above Berlin the river is relatively pristine passing only the village of Errol and several smaller villages. The watershed above Berlin is undeveloped and includes the Lake Umbagog National Wildlife Refuge and large tracts of forest land traditionally used for timber harvesting. In recent years the paper companies and timber management companies that owned that land have sold it to investors (self titled "land management companies") most of which have timber management as part of their business but that are also involved with land development.

The Androscoggin has a highly regulated flow management system. A number of headwater lakes are manipulated to store water during periods of high runoff and to release water to the river during periods of low runoff. This flow management system was established to enhance the river's suitability for power production and manufacturing processes. Through flow regulation, spring flows are reduced and summer flows are increased significantly above what would naturally occur.

The pulp and paper industry anchored along the Androscoggin River during the 1800's. The continued expansion of this industry had long-term impacts upon the economy of the river basin and the quality of its waters. Mills were constructed at Berlin and Gorham New Hampshire, and

at a number of sites in Maine. The mills discharged large quantities of industrial process wastes from pulping and papermaking. As the pulp and paper industry and the economy grew, increased demands were placed upon the river to assimilate industrial and sewage from public sewer systems serving the urban areas. Throughout the first half of the 20<sup>th</sup> Century, river conditions were atrocious.

A 1942 State report noted that, "the pollution responsible for the objectionable conditions of the river is derived from industrial wastes and municipal sewage discharges without treatment." It was further noted that "few streams in the United States of comparable size showed evidence of such extreme pollution."

In the early 1970's, the Federal Clean Water Act became law. Subsequently, industry and municipalities constructed new or greatly improved existing treatment systems. Through gradually increasing regulations and the closure of a mill in Berlin, water quality has improved to the State Classification of "B", the third highest classification, as it flows through Gilead. Class B means that the water quality must be suitable for recreation in and on the water. In addition, it must be suitable as habitat for fish and other aquatic life, and the habitat must be characterized as unimpaired. Dissolved oxygen is adequate to support a cold water fishery, and bacteria (*Escherichia coli* or *E. coli*) is at minimal levels. Point source discharges are allowed with the appropriate state permits.

In addition to the industrial values of the Androscoggin River, its recreation value is becoming an economic factor. Its sport fishery importance has increased significantly. The section of the Androscoggin in Gilead is becoming noted for its cold water fishery, producing both native brook trout and stocked rainbow trout. Advocacy groups working to improve the recreation potential for fishing and paddling include the Androscoggin River Watershed Council, the Mahoosuc Land Trust, and the Upper Androscoggin Anglers Association.

The Wild River originates in the White Mountain National Forest. It is a pristine water body subject to significant fluctuations in flows from raging torrents in the spring to the equivalent of a small brook during drought conditions in many summers. The Wild is classified as "AA." "AA" is the highest classification and is applied to waters that are outstanding natural resources and which should be preserved because of their ecological, social, scenic or recreational importance. The river must be free-flowing and natural and the aquatic life, dissolved oxygen and bacteria content is as naturally occurs. With a few exceptions, there can be no point source discharge to "AA" waters and only limited stormwater discharges are permitted.

With much of its watershed in the White Mountain National Forest, the quality of the Wild does not have the threats that many of the state's rivers and streams have. The U.S. Forest Service ensures that logging occurring in the watershed uses best management practices that will protect the Wild and its tributaries. There is some threat of development along the shoreline of the lower river, outside of the National Forest. However, the banks are steep and significant development within the life of this plan is not anticipated.

The **brooks and streams** in Gilead are all classified as Class "A", the second highest classification. Class A waters must be of such quality that they provide a natural habitat for fish and other aquatic life. The dissolved oxygen supports a wild cold water fishery in the streams in Gilead. The aquatic life and bacteria content of Class A waters must be as naturally occurs. Direct or point source discharges to Class "A" streams is only permitted if the discharge is at least as high a quality as the naturally occurring water. Stormwater directed to such a stream must comply with the state Stormwater Management Law.

Most are relatively small and originate in the mountains of Gilead or adjacent towns or townships. The watersheds of these brooks and streams are primarily forestland.

## Threats to Surface Waters

**Point Source Pollution:** The quality of surface waters depends on the condition of the land in its *watershed*, the area of land that drains to the water body. Industrial or concentrated commercial or residential development producing any significant amount of sewage that would have a point source discharge (sewage flowing from a pipe) is not anticipated.

**Non-Point Source Pollution:** Non-point pollution presents a threat to the continued good water quality of all surface waters in Gilead. Non-point pollution (also called non-point source pollution) is the degradation caused by practices that cannot be traced to a single point or discharge. Any activity that disturbs or changes the natural land results in some degree of non-point pollution.

Natural systems conserve and recycle nutrients and water. Land development or poor land management practices changes the natural landscape in ways that alter storm runoff. Logging can create skidder ruts and other land changes that can dramatically alter runoff and significantly increase erosion. With development, the removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land carries higher concentrations of sediment and nutrients and reduces the amount of groundwater recharge necessary to maintain streamflows during low flow periods typically occurring during the summer.

While activities in the entire watershed are important, the land adjacent to the streams and their associated wetlands are extremely important to maintaining high water quality and natural resource values. The shade provided by forested areas adjacent to streams keeps stream waters from warming in the hot summer sun. Cool water is essential to brook trout habitat. Streams and the areas adjacent to them, called riparian areas, also provide essential habitat for many species including upland animals. Many small animals use riparian habitat as their primary home and larger wildlife depend on streams and adjacent areas as sources of water and food and as travel corridors between larger tracts of upland habitat.

Road construction, timber harvesting, and land use changes, if not accomplished with care, can have devastating impacts on brooks and streams, more so than on rivers. Timber harvesting or changes in land use that significantly change riparian habitat can have devastating impacts on fish and wildlife. For these reasons, the State has established 75' buffer areas adjacent to many streams and rivers. These buffer areas or "resource or stream protection districts" allow limited activities within them. Thus, the natural vegetation is conserved to take up nutrients, filter sediment, and provide shade to the streambed. Additional buffer widths may be desirable to provide adequate travel corridors for wildlife, and buffers along first order streams not protected by the state may be beneficial to maintaining water quality and essential habitat. Controlling land management activities and development so that non-point pollution is at manageable levels is necessary to maintain the high water quality that currently exists in the rivers, streams, brooks and wetlands of Gilead.

**Invasive aquatic plants:** Invasive aquatics are a new threat to the quality and recreation value to Maine's surface waters. The problem of invasive aquatic plants has been more widely publicized concerning Maine's lakes, but a variety of invasives can impact rivers also. Native plants are generally non-invasive and contribute to a healthy environment. Invasive milfoils and other invasive aquatics injure native plant communities, interfere with recreation and can depress property values. If native plant communities are negatively impacted, it usually has wide ranging

negative impacts on fish and wildlife. The spread of these invasive aquatic plants is most commonly by boats and gear including wading shoes and boots.

The most serious invasive threat to surface waters in Gilead is from Rock Snot (*Didymosphenia geminata*). It has appeared in the Connecticut River basin, immediately to the west of the Androscoggin watershed in New Hampshire. This invasive coats the bottom strata of rocks with a thick, slimy substance (algae) that destroys native vegetation and bugs (macro-invertebrates) that provide much of the food source for fish and other native aquatic species. Rock snot impacts faster flowing waters, putting the rivers and streams in Gilead at risk.

**Toxics:** A remainder of the days when the knowledge of many pollutants was not known, and therefore not controlled, resulted in the Androscoggin River and many other water bodies having some degree of Dioxin/Furan and Mercury contamination. Because of this, there are fish consumption advisories for the Androscoggin River and most other major rivers in Maine. Dioxin appears to be related to the bleaching process that was used by paper companies. Mercury appears to have more universal sources including coal burning power plants and previous uses in pulp and paper mills. The fish consumption advisories for the Androscoggin are more stringent than for the average water body in Maine because of the lingering industrial pollution. It should be noted that the release of these substances by industries ceased a number of years ago; however, a portion of the site of the former paper mill in Berlin is classified as a Federal EPA Superfund site due to mercury contamination that seeps to the river.

## Ground Water

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers. In the inland areas of Maine, sand and gravel aquifers are considered more important sources of water since they usually produce significantly more water than do bedrock aquifers. Bedrock aquifers are important to homeowners who rely on their own wells for water supply, as do all of the homes in Gilead.

**Sand and gravel aquifers** were formed roughly 10,000 years ago when the glaciers that once covered the area receded. The ice melt streams and rivers carried large quantities of sediment that was deposited in various ways as the glaciers melted away. Depending on the conditions, the deposits range from silts and fine sands to coarse gravels.

Maine Geological Survey and the United States Geological Survey have mapped many of the state's sand and gravel aquifers. In Gilead the mapping indicates a large aquifer associated with the Androscoggin River. It runs the length of the town extending from the river to both the north and south. Mapping in the western area of Gilead is problematic since it appears from the maps that the mappers did not properly identify the state border. In this area, there is a sand and gravel deposit running northwesterly from the Androscoggin River as evidenced by gravel extraction activities. It is unknown the quantity of water contained in this sand and gravel deposit since it is unmapped. The mapped sand and gravel aquifer has the capacity to supply wells with between 10 and 50 gallons of water per minute.

Sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground water after dissolving in water. Gasoline and salt are two common contaminants, but many other natural and human-made chemicals can contaminate groundwater. In general, the sand and gravel does not filter contaminants since the majority are

dissolved in the water that is seeping into the ground. Once contaminants enter the water table, they may travel thousands of feet over time. With the water table being close to the surface in many aquifers, the opportunity for filtration is minimal even when the contaminants can be filtered.

In Maine, much less information is available on *bedrock aquifers* for several reasons. First, they generally do not produce adequate quantities of water to be useful as public water supplies for developed areas such as towns and villages. Second, most bedrock in Maine is highly fractured, and thus most bedrock, although not all, can produce quantities of water that will support a single family home. Third, mapping is difficult. Techniques to find bedrock fractures are costly and vary in accuracy.

Most private wells are drilled into bedrock and penetrate relatively small fractures that produce relatively small amounts of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses. In Gilead, a number of older homes may use dug wells. These wells are often in glacial till (the dense overburden on hillsides left by the glacier). They may be recharged (replenished with water) from that portion of storm runoff that penetrates the ground or occasionally from bedrock fractures that create a path for water to come to the surface. Many springs are located in such areas.

## **Threats to Groundwater**

Contamination of both sand and gravel aquifers and bedrock wells are possible. Common ground water contaminants include petroleum products, hazardous substances, failing septic systems, and road salt. In Gilead, the most probable causes of contamination on sand and gravel aquifers would be new development of industrial sites or gasoline stations, train accidents where liquid petroleum products or chemicals are spilled on the ground, and sand and gravel mining operations where inadvertent spills during refueling or maintenance can seep into the ground.

Contamination of the bedrock aquifers that recharge private wells can be contaminated by leaking home fuel tanks and piping either in cellars or installed outside of homes. Another source of contamination of the bedrock aquifers is concentrated septic systems installed as part of residential subdivisions.

## **Floodplains**

Floodplains, while being directly related to surface waters, are discussed in the following section in Natural Resources.

# CRITICAL NATURAL RESOURCES

## Findings and Conclusions

- 1. Gilead is characterized by the relatively narrow Androscoggin River Valley surrounded by mountainous terrain with peaks ranging from around 1,100 feet in elevation to 2,100 feet.**
  - 2. Side slopes of these peaks are quite steep and, along with other factors, have prevented development on much of the land.**
  - 3. The valley surrounded by mountainous terrain provides many striking views from both the valley floor and the surrounding peaks.**
  - 4. The White Mountain National Forest covers a significant amount of land in the south central portion of the community. Peaks in the part of the WMNF located in Gilead range from 1,400 feet to 1,900 feet in elevation.**
  - 5. The Maine Department of Inland Fisheries and Wildlife has mapped four deer wintering areas containing 575 acres. A large portion of the largest deer wintering area (deer yard) is in the WMNF.**
  - 6. There are also two state identified endangered or threatened species locations in Gilead.**
  - 7. The Androscoggin River is becoming noted as an excellent cold water fishery.**
- 

## Introduction

The natural resources of Gilead are an integral part of the town's economic, social and cultural heritage. These resources have combined with similar resources in the region to create the backbone of the region's forest based economy. For the past century, both timber harvesting for area mills and recreation opportunities for tourists have played extensive roles in the area's economy. In recent years market forces have modified the balance between these two economic sectors, but both remain the most important economic factors in the area and in Gilead. As such, the town needs to give close attention to maintaining their value.

## Topography

Topography relates to the general land form of an area. Topography is important because it has significant influences on the location of development and is a major determinant of a community's aesthetics including scenic views and amount and type of development.

Topography is also key in creating the basis for recreational opportunities and in determining forest types and wildlife habitat.

Gilead lies at the edge of the Mahoosuc Mountain Range. The town is characterized by a somewhat narrow floodplain along the Androscoggin River then increasingly greater slopes moving both north and south. The highest elevation in Gilead lies on the northerly border with an elevation of 2,100 feet above mean sea level. To the south, in the White Mountain National Forest, a peak reaches 1,950 feet. The valley has elevations in the 700 foot range, slightly lower as the Androscoggin River passes into Bethel to the east. The village area is located at approximately the 700 foot elevation.

Slope, or the rise and fall of the earth surface in a given horizontal distance, presents limitations to various land activities including development, agriculture, and forestry. Generally, as slopes become steep, greater than 15%, construction and other land use activities are more difficult and the potential for environmental degradation increases. Slopes of less than 15% generally do not present the engineering problems associated with development on slopes of greater than 15%. In Gilead, many slopes both to the north and south of the valley are greater than 15% and 20% is typical in many areas. Land to the east of town is slightly gentler sloping than that in the central and westerly sections.

## **Soils**

Soils and their properties are extremely important to past, current, and future community characteristics. Historically, many of the better soils were used for agricultural. Various types of soils support different types of tree growth with the more well-drained soils supporting pine and various marketable hardwoods and the somewhat wetter and shallower soils supporting spruce-fir growth. In the past, soils were one of the major factors in determining village development. Most villages were located on soils having reasonably good drainage characteristics. Many other factors controlled development as is also true today. Soils are still important factors in agriculture and forestry but important in determining locations for new roads and residential development utilizing subsurface sewage disposal. However, modern construction techniques allow construction on soils that once were very difficult and costly to build upon.

The soils in Gilead can be grouped into three general types: relatively well-drained soils in the valley and lower slopes leading up to the mountains, somewhat poorly drained to moderately well drained soils on the intermediate slopes, and shallow to bedrock and mostly somewhat poorly drained soils at the upper elevations. There are numerous exceptions to these generalities. The valley soils are characterized by glacial deposits and floodplain deposits and consist of sand, gravel and fine-grained silts. Soils above the valley are glacial till soils and a generally characterized by a somewhat loose upper layer from one to two feet in depth with a very compact soil underlying it. As soils become shallow to bedrock, the underlying compact layer thins and eventually disappears.

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS) mapped the soils in Gilead. The NRCS names many different soil types each having their own characteristics including drainage characteristics.

In addition to the soil types, NRCS has identified a number of uses and categorizes soils according to their suitability for each use. Most importantly, they have identified the suitability for agriculture. Prime farmland soils are the best soils for farming nationwide. These areas are

tied to soil properties and not current use. They may or not be used for agricultural purposes. In Gilead, prime and important farmland soils are found primarily in the valley floor of the Androscoggin River. Another system of important farmland is found to the southeast of the Bog Road in the southeasterly corner of Gilead.

## **Floodplains**

A floodplain is the flat expanse of land along a river or shoreline that is covered by water during a flood. The 100-year floodplain means the area having a 1 percent chance of being flooded in any given year. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks. Obstacles in the floodway, such as roads and bridges, are subject to extensive damage from floods, even those that have a lower volume of water than the 100 year flood. The high velocities cause structural damage and may wash structures and portions of facilities downstream. Structures and facilities located in the flood fringe are primarily subject to water damage. The facility remains relatively in-tact, but inundation with water has many costly effects including damaging heating and electrical systems, destroying sheet rock and plaster walls, and saturating insulation and wooden surfaces.

The major area of flooding in Gilead is along the Androscoggin River. The floodplain covers much of the more gently sloping land in Gilead. Southerly of the river it extends close to the St. Lawrence and Atlantic Railroad track in most areas, and to the north of the river, it comes within a few hundred feet of the North Road in many places.

Gilead does not participate in the National Flood Insurance Program.

## **Wetlands**

Wetlands perform a variety of functions. The hydrology, or the way water function, of wetlands varies with the amount of rainfall and is generally related to the seasons. During periods of significant rainfall and snowmelt, they serve as “natural sponges” that control water runoff by providing a buffer for excess water while allowing a steady, even, release of that excess to both the surface and ground water. In this way they help to mitigate flooding. In dry seasons, wetlands release water to both ground and surface waters. During these periods they provide important recharge that supports fish and wildlife that depends on supplies of surface waters. Wetlands also perform a cleansing function by absorbing some physical and chemical pollutants from the runoff. Most wetlands are also important wildlife habitats, some more important than others.

The topography and soils limit the amount of wetland areas in Gilead. The National Wetland Inventory Mapping identifies some relatively small wetland areas, most of which are associated with the streams or the Androscoggin River. There is one relatively extensive wetland area near the southeasterly corner of the community. A westerly side of the wetland is in the White Mountain National Forest, and approximately 20% of it is located in a WMNF parcel that is not connected to the forest. Another larger wetland worth noting is located along the Androscoggin River in the westerly part of town near the New Hampshire border.

Two wetlands have been mapped by Maine IFW as having significant value as waterfowl and wading bird habitat. These are the wetland in the southeasterly portion of town some of which lies within a separate WMNF parcel. The other is located in the western part of the community near the New Hampshire border. It is a small open water wetland just northerly of the North Road. The State Shoreland Zoning rules require the Town’s Shoreland Zoning Ordinance to establish a 250 foot Resource Protection District around them.

Vernal pools are also important wetland resources that have not been mapped. Vernal pools are relatively small ponds or depressions that are fishless, have no permanent inlet, and become dry during the drier parts of the year. A vernal pool may provide the primary breeding habitat for wood frogs, spotted salamanders, blue-spotted salamanders, and fairy shrimp, as well as valuable habitat for other plants and wildlife, including several rare, threatened, and endangered species. The State DEP has rules regarding development of significant vernal pools which are categorized according to the Natural Resource Protection Act rules. The protected habitat includes the pool and a portion of the critical land habitat within a 250 foot radius of the spring or fall high water mark of the depression.

## **Wildlife and Fisheries**

Wildlife should be considered a natural resource similar to surface waters or forest land. Wildlife species are a product of the land and, thus, are directly dependent on the land base for habitat. If a habitat does not exist or an existing habitat is lost, various types of species will not be present. Although there are many types of habitats important to our numerous species, there are three which are considered critical: water resources (including wetlands) and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks including connectivity corridors between such blocks.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable. None of the wetland areas in Gilead have been rated by the Maine Department of Inland Fisheries and Wildlife as having high or moderate habitat value, although the primary focus of the rating system is based on open water wetlands having wading bird and waterfowl habitat values. In particular, the wetland along the Androscoggin River to the westerly side of town should be more fully evaluated for its habitat potential to support both the Androscoggin River fishery and many mammals, including providing a travel corridor for deer, moose and bear.

Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, as well as maintenance of water temperatures critical to fish survival. The width of riparian habitat varies based on a number of factors including topography, soils, and vegetation.

While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. While size and shape of the areas can vary from year to year or within a given year, most are traditional in the sense that they are used year after year. Deer have a strong sense of their range and their "homeland." They will continue to frequent their range and deer wintering areas even after the cover that created the deer wintering area has been destroyed. The Maine Department of Inland Fisheries and Wildlife has mapped four deer wintering areas over the past decade or more. These contain a total of 575 acres. A significant portion of the largest deer wintering area is located in the White Mountain National Forest. The

habitat value of these yards on private lands has not been determined in recent years.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose. There are extensive unbroken habitat blocks both north and south of the Androscoggin River and Route 2. The White Mountain National Forest makes a significant block to the south, and the mountains and steep slopes have thus far prevented significant development of a large area to the north of the North Road. Further north of Gilead, there are massive unbroken blocks. Considerable amount of that land is under state ownership. Connectivity between these two large undeveloped areas is important to species requiring large unbroken blocks.

The Androscoggin River has become an important sport fishery. This is a result of significantly improved water quality and an aggressive stocking program of brown and brook trout. The Wild River is also an important cold water fishery as are the many small brooks and streams in the town. The Rivers provide excellent opportunities for recreational tourism development, while the brooks provide important breeding habitat and recreational fishing opportunities for residents. Gilead and the surrounding towns and unorganized territories are some of the last remaining bastions for native, sustainable Eastern Brook Trout populations.

## **Scenic Resources**

Gilead's topography and other natural features provide some striking views. The 1992 Comprehensive plan identified a number scenic areas and views and the mapping of these views has been updated for this plan. While there are many scenic areas, those identified are believed to be the most noteworthy areas. The views are depicted on the following map (a larger map is included with the Appendix which is contained in a separate document. The map shows the location from which the view is observed and the direction of the view. Where a view location has two arrows emanating from it, the view includes the lands between the two arrows (the viewshed). The extent of the viewshed is determined by mountains and possibly human-made structures that interrupt it.

# ARCHAEOLOGICAL AND HISTORICAL RESOURCES

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites that occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and/or early roads.

Historic sites are generally places or structures having some connection to relatively important historical events. The events can be of local, regional, state or national significance. Examples include the first house or very early houses, the first mill, one room school houses, and community animal compounds. Most have a vestige of structure, but places may also be significant for the events that occurred there. Old cellar holes may possess qualities of both archaeological and historical sites.

## Archaeological Resources

The lands along both sides of the Androscoggin River were a primary attraction for Native Americans and later, white settlers. Therefore, Gilead has a number of archaeology sites. Many areas have been investigated by academics and developers who have been required to undertake archaeological assessments as part of projects that require state permits or other state or federal actions. These activities include White Mountain National Forest, the Bog Brook Maine National Guard Facility, and the Portland Pipe Line. More recently the widening of Route #2, along the Androscoggin River, has caused the Maine Department of Transportation to survey the area that is being disturbed by the highway construction.

A more complete report on the Archaeological Resources of Gilead was prepared in conjunction with the Comprehensive Planning effort. The report is available at the Gilead Historical Society. It includes a list of the sites that have been surveyed, as well as topographical and historic maps (Peabody's Patent 1791 and Oxford County Maps of Gilead: 1858, 1880, 1910) locating some of the historic house sites as well as areas most likely to have pre-historic and/or historic remains. A summary map of the areas most likely to have such sites is found in Section VIII along with a more extensive inventory of historic and archaeological features. The majority of pre-historic sites are along both sides of the Androscoggin River, the Wild River and part of the Bog Road area. Development in these areas should be carefully considered, and applicants for any local permits should evaluate previous archaeological work and contact the Maine Historic Preservation Commission to determine if on site work is needed.

## Historic Resources

The National Register of Historic Places is an official list of historic resources deemed by the federal government to be worthy of preservation for a variety of reasons. The Register includes those districts, sites, buildings, structures and objects that are significant to American history, architecture, archaeology, engineering and culture. The registered properties are afforded a measure of protection from development projects that are funded, licensed or executed by the federal government. Private property owners may undertake any activities that they wish

including demolition provided no federal action is involved. There is one structure in Gilead that is listed on the National Register, as noted in the list below.

The Maine Historic Preservation Commission funded a study of the historic buildings in Oxford County. The *Oxford County, Maine, A Guide to Its Historic Architecture* (1984). Undertaken by the Bethel Historical Society, it identifies the following structures having historic architectural importance:

- ❖ Peabody Tavern – The Tavern is located on Route 2 near Bog Brook and is listed on the National Register. This building is in good condition after renovations over the past few years by the current owner of the Peabody Tavern Antique Shop. The tavern was an important stage stop on its route from Portland to Lancaster, New Hampshire.
- ❖ Town Hall – The 1 ½ story building is located on Depot Street in the village and was built in 1883. The building is in good condition but will need general upkeep and winterizing in the future. Plans are being made to modernize certain features, such as heating and comfort facilities, but at the same time, keeping the historic integrity of the building. The Town Hall is used for Annual Town Meetings, Public Meetings, Town Committee Meetings, Gilead Historical Society Meetings and private functions.
- ❖ Twitchell-Wheeler House (Whip-poor-will Farm) – This 1/1/2 story building is located on the North Rd. The building is a family home. It is in excellent condition and has had an addition that was added recently.
- ❖ Chapman House – This house is also located on North Rd. and is a family residence. It is in good condition, and the owners have maintained the building and also the land. The site has several small gardens and a large hay field.
- ❖ Leighton House – This building is located on Mill Street. At one time, it was a boarding house owned by G. E. Leighton, but now it is a family home. This 2 ½ story building is in good condition, but the large barn is no longer standing.
- ❖ Old School House/Library – At the time the Guide was written, this building was being used for the Town Library. It was located on Route 2 and was originally the Gilead Village School. The Gilead Historical Society was able to obtain the building from the Maine Department of Transportation when the department was planning the reconstruction of Route 2. The building was moved to the lot adjacent to the town office at the corner of Depot and Bridge Streets. The building is in good condition and is being rehabilitated by the Historical Society which plans to use it for its archives and possibly other uses.
- ❖ Bennett-Mason House – This house is located on Bog Rd. and is presently a family home. It is in good condition.
- ❖ Mason Farm – This building is located on Route 2 and is presently owned by Weston Knightly. The building was vacant for several years but now both the main farmhouse and barn are home to an antique business. Structurally, the main house is in good condition.

- ❖ Archibald Heath House – This building is presently a family home located on North Rd. The barn was destroyed by fire in the 1970's, and at the present time there is a sawmill located on the property.

## Other Locally Important Historic Structures

The Gilead Historical Society has developed a list of structures that are important to local development and history. The list follows.

- ❖ Coffins Store – This building is located on Depot Street adjacent to the Town Hall. It is a one-story building with attached garage, and the house has been renovated for use as a Town Office. In the late 1800's to the early 1900's, it was known as Coffin's Store and owned by Frank Coffin.
- ❖ Ordway House – This is a family home located on Bog Rd. and is in good condition.
- ❖ Farwell House – This is a family home located on Bog Rd. It was owned by A. Farwell (1858 & 1880 maps). Originally, it was a Federal Cape with an ell attached. Careful restoration has been done by current owner.
- ❖ Carriage House - This brick building is located on North Rd. It is currently a rental property. This building was originally part of the O.B. Brown farm and was probably used to store carriages.
- ❖ Peabody-Quimby House – This building is located on the North Rd. and used as a vacation home. Jonathan Peabody, a distant relative to Thomas Peabody (Peabody Tavern) cleared and settled on this farm on the North side of the river.
- ❖ Lary House – This home on Route 2 is currently a private residence.
- ❖ District 2 School House – This building is located on the North Rd. It is presently used for storage. It is in fair condition, and there are still visible signs of its past life as a schoolhouse.
- ❖ Wild River bridges and abutments – At the present time, Route 2 travels across the Wild River by way of a concrete bridge that was built in 1926. There were several wooden bridges built between 1813 and 1926. The abutment for the last one, which was a covered bridge, is still visible upstream from the present bridge. The concrete bridge is being replaced by a new bridge further downstream. The abutment for the old covered bridge remains.
- ❖ Wild River Railroad Trestle – There is also a railroad bridge that spans the Wild River. It is located downstream from the Route 2 bridge. This bridge is a 313-foot deck trestle. The bridge was completed around June of 1851. *“Local lore reports that the granite for the Wild River railroad bridge came from a quarry on the Wheeler farm to the north of Twitchell Brook on the North Road.” – The Smile of Providence, A History of Gilead, Maine*
- ❖ The Androscoggin River Bridge - There is a steel truss, single span, one lane bridge that connects the North and South sides of town. Previous to the steel bridge there was a

suspension bridge that was built in 1872. That bridge collapsed due to the crossing of a heavy load of cattle. Eventually, this bridge will undoubtedly be replaced by a modern span by the State.

## Cemeteries

There are four cemeteries in Gilead that are maintained by the Town, three private family cemeteries and one unmarked cemetery believed to have early settlers buried there. Town maintained cemeteries follow.

- ❖ Peabody Cemetery – This cemetery is on Route 2 just west of the Peabody Tavern. It is entered by a footbridge over the railroad tracks.
- ❖ Chapman Cemetery - This cemetery is on the south side of the North Rd. It is just west of the Gilead/Bethel town line. Entrance is a dirt road into the woods, but the cemetery can be seen from the road.
- ❖ Tallyrand G. Lary Cemetery (Lary North) - This cemetery is on the North Rd. between the Carriage House and ‘Devils Elbow’ (a sharp curve).
- ❖ Hosea Lary Cemetery (Pine Grove/Lary South) - This cemetery is a short distance from the Wild River Bridge on Route 2 with a turn onto Fire Lane 60 and across the railroad tracks.

Family and private cemeteries follow.

- ❖ Cole Cemetery (Resthaven) - This cemetery is on a knoll behind the Evans Notch Motel on Route 2. Charles and Marion Cole operated the Motel and lived in the house nearby. They are buried there along with other family members. The sign that was attached to a tree reads - “Welcome to Resthaven, Enjoy the Balm in Gilead, Cy and Mary Cole”.
- ❖ Bennett Cemetery - This cemetery is on the hill behind the White Mountain National Forest Picnic Area in the center of town. John and Laura Bennett owned the property where the picnic area is now located. To reach the cemetery, there is a path that crosses a little bridge and travels up the hill.
- ❖ Munro Cemetery - This cemetery is between the Tallyrand G. Lary Cemetery and the ‘Devils Elbow’ curve.
- ❖ Three Stone Cemetery - This cemetery is on the North Rd. a short distant west of 1883 North Rd. According to local legend the three stones are markers for early settlers that are buried there. There used to be a church near this site many years ago.

## Historic Trees

The Town of Gilead was said to have been named because of a large grove of Balm of Gilead trees in the town. There are a few of these in the White Mountain National Forest Picnic Area that have been identified. They are in poor shape, but are being protected by forestry personnel from further harm. It is hoped that in the near future, new trees can be located or propagated from these.

## **Historic and Special Locations and Features**

Tumbledown Dick is located on the North Road. It is a favorite site for mountain climbing enthusiasts because the ledge face presents a challenge to them.

A part of the White Mountain National Forest is located in Gilead. The site of one of the two campgrounds in the National Forest, the Hastings Campground, has historical value due to the fact that it was once a thriving community in the late 1800's through early 1900's. Hastings was connected to Gilead by the Wild River Lumber Company railroad. Many people from Gilead lived and worked in Hastings at the mills and lumber camps during the brief time of its existence.

Other points of interest to town residents are identified on a map located in Section VIII.

## **Preservation Organizations**

The Gilead Historical Society was formed in 2004. Their mission is to preserve the history of the Town of Gilead for future generations and to continue to conserve historic lands, buildings and archaeological sites. The Bethel Historical Society (ME), the Shelburne Historical Society (NH), the Gorham Historical Society (NH) are also local historical societies that have historical connections to Gilead. As a result of extensive archaeological site work done by the Maine Historic Preservation Commission for the reconstruction of Route 2, the Commission has donated several boxes of artifacts to the Gilead Historical Society that were collected during their work.

## **Potential Threats**

Due to the reconstruction of Route 2, there are several sites that will be completely or partially destroyed. The work that the Maine Historic Preservation Commission has done will ensure that the records of these sites will be preserved. The two (Phase I and Phase II) Archaeological Surveys done for this project are on file with the Gilead Historical Society.

Further reduction in the White Mountain National Forest (WMNF) budget could impact the WMNF Picnic Area on Route 2 due to the cost of upkeep. They currently partner with the town to maintain the area, with the town responsible for grass mowing and litter control. This park has been in existence for many years and is used by townspeople and visitors alike. It was the site of the J. W. Bennett farm. Their gravesite is on the hill behind the picnic area.

The shorelines of both of the rivers that flow through Gilead are a concern. Significant development along the shores would change the nature of the rivers and potentially adversely impact the development potential for use of the river that may support the regional tourism industry. Residents identified the beauty and recreation opportunities of the rivers as important resources. There may be opportunities for conservation of significant sections of the shoreline of the Androscoggin River, and the shoreline of the Wild River is considerably less suited for development. Development along the river could also adversely impact both historic and prehistoric archaeological sites.

# AGRICULTURE & FOREST RESOURCES

## Findings and Conclusions

- 1. Gilead's topography is not well suited to any extensive agricultural endeavors. Much of the good agricultural land lies close to the Androscoggin River.**
- 2. While historic farms along the Androscoggin River partially supported the population of Gilead as it was developing, the forest has played a much more significant role in the economy. Woodlands cover more than 95% of the land area in Gilead.**
- 3. Forestry, while experiencing some downturn in economic importance, is still a major factor in the region's economy.**

---

## Introduction

Forest lands support the Region's economy and create the rural nature of Gilead. While the importance of agriculture has diminished over the years, as it has generally in the mountain and foothill areas of Western Maine, the farmland has been a staple in the visual character of the community even though it covers only a small amount of land area. Forestry, while experiencing some downturn in economic importance, is still a major factor in the region's economy, and the vast forests are the primary characteristic of the town. Coupled with the Androscoggin River, the forests provide significant outdoor recreation opportunities for the town and the region.

## Agricultural Resources

While local agriculture was a key element in sustaining earlier settlement in Gilead, its importance today is very limited. Prime farmland soils and farmland soils of statewide significance can be important to the future agricultural endeavors of a community. There are 1,860 acres of prime and significant farmland soils in Gilead. They are primarily located along the floodplains and gently sloping adjacent hills in the valley of the Androscoggin River. In fact, many of the significant farmland soils are located on the floodplain. Soils of statewide significance are much more prevalent than prime farmland soils that tend to be clustered in the westerly portion of the valley. Clusters of soils of statewide significance are found in the easterly portion of the valley, both to the north and south of the Androscoggin. These areas extend away from the valley floor some distance since the hills are more gently rolling in the easterly portion of town.

While some of the farmland has remained open and contributes to the overall appeal of the community, much of the former farmland has grown up to forest. Some areas of prime and

<p>(1) Prime and farmland of state significance is identified by the USDA as such by soil characteristics. The soils do not have to be in agricultural production to be classified as prime or significant. The soils are the best soils in the state to support various agricultural endeavors.</p>
--

significant farmland soils (1) are still used for hay and potato production. There are also a few small garden operations, whether as a means of some income or for household use. Today there are probably 150 acres in active agricultural use and none enrolled in the farm and open space law taxation program. Much of the hay and potato crop farming is conducted by farmers based outside of Gilead. There is also a historic apple orchard at the entrance to the Bog Road. Over the past few years there has been a local interest in reviving the trees to provide better fruit.

Various planners, geographers and agricultural experts have identified the potential for the increased importance of locally grown agriculture. To date, there have been small changes that seem to build on this. Regionally, they include discussions of agricultural associations to promote locally grown food, encourage consumption of locally grown food, and encourage secondary processing of locally grown produce such as community kitchens. With this in mind, care should be taken in the preserving prime and significant farmland in Gilead.

The land that is mapped as prime or significant farmland is on the more gently sloping soils near the two major roads in the community. Much of it that lies outside of the floodplain is also mapped as having the best potential for low density development according to USDA standards. Therefore, the town must balance pressures for development of the land for residential uses with its value as significant farmland. One of the best methods to ensure farmland preservation is through the purchase of the development rights by third party conservationists such as the Mahoosuc Land Trust and the Maine Farmland Trust. (Other arrangements besides permanent easements are also possible but offer similar advantages to the farmers and the community.) Using this technique, the landowner (farmer) receives a payment for forgoing the right to develop the land. The land trust holds and monitors the easement. Unfortunately, land trusts must raise the money through government grants and private donations to purchase land or easements on land. However, the Town of Gilead, or a group of interested residents may want to discuss this potential further with both land owners and some land trusts.

There has been some interest in establishing a community garden. While many homes in Gilead have adequate land area, even many of those in the village area, for a small garden, there are a few with either small lots or are located on slopes and soils that would not readily support a household garden. If a community garden were to be pursued, it would best be accomplished by a group of residents who might then work with the town officials to locate suitable land.

## **Forest Resources**

Forest or woodlands cover as much as 95% of the land area in Gilead. Large managed commercial forest blocks cover most of the land north of Route 2. There are approximately 4,200 acres classified under the Tree Growth Tax Law.

In addition, 2,242 acres of the White Mountain National Forest is located in the southerly portion of Gilead. The forest provides a sustainable supply of wood for the forest based industries of the region and also provides excellent outdoor recreation opportunities.

In addition to the White Mountain National Forest, the private forest holdings in Gilead help support the region's wood product industries, protect water quality and are major factors in the town's rural character. Forest land in the region has been changing ownership at a significant rate. While much of the land was owned by paper companies and timber management companies for more than 100 years, over the past two decades these companies have been divesting themselves of the land. Regionally, there is a tendency for the vast land areas to be split into smaller parcels.

In some cases, much of the marketable timber is removed in a very short time. In these cases, it will be 40 or more years before the land is again viable for harvesting. There is also concern that the owners of the smaller parcels may not have the knowledge or interest in any forest management, even if only on limited amount of their holdings. With the smaller parcels and potential development of the land, there is increasing concern for the wood supply for the industries that are still important to the economy of the region. Education of the new landowners can help to ensure that lands will still be viable for forest production.

The most significant pressures to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices. Another concern may be poor understanding of the economics of forested land by new landowners. Good stewardship of both large and small parcels will help to maintain the forest resources for economic growth of the region and the character of Gilead. Enforcement of existing state laws and the use of best management practices is important.

## **Town Forest**

Both the community forum and the survey of landowners and residents indicated considerable interest in a community or town forest. Sixty percent of those responding to the survey expressed interest. The Town owns a parcel of land located adjacent to the village area and on the banks of the Androscoggin River just below the bridge. The parcel is relatively small and has a plantation planting of Norway Pine on it. Some of these trees may be harvested to encourage growth of the remaining trees. There is not any other town owned land that would be adequate for a community forest; however, if the town has interest in developing a town forest, assistance from federal, state and private sources may be available.

Town forests conserve open space, provide an economic benefit through timber harvesting, support the regional wood based economy, and offer publicly available land for recreation. Many town forests in other locals have trails and other outdoor recreation amenities located on them.

# PUBLIC FACILITIES AND SERVICES

## Findings and Conclusions

- 1. Recent improvements to the town office have greatly improved municipal administrative operations.**
- 2. Public facilities are generally adequate to meet needs for the next 10 years with minor improvements to the fire station/public works garage, the salt shed and the solid waste transfer station.**
- 3. Improvements to the facilities mentioned may provide long term cost savings through operations and greater efficiencies.**
- 4. The town has benefited from participation with other towns and regional organizations to provide a number of needed public services, including schools, emergency medical services, and organized youth sports programs.**
- 5. The most mentioned additional service in public comments has been youth activities.**

---

## Introduction

Gilead provides the core services offered by many Maine municipalities, and the town also shares some other services with other towns in the region. Gilead shares a westerly boundary with the Maine and New Hampshire and the village is located on the westerly side of the town. Therefore, sharing of services that are more than 10 miles away can be somewhat inconvenient, but likewise, providing services to the small population can be very costly. Residents accept the inconvenience in return for living in a quiet and picturesque community. It is expected that the combination of self sufficiency and shared services will continue into the future.

## Public Administration

The Town of Gilead has a Selectman form of government with three selectmen who are elected for three-year terms. The Selectmen have an Administrative Assistant. The Selectmen also serve as Tax Assessors and Overseers of the Poor. In addition, there is a Treasurer, a Town Clerk, a Tax Collector, and Highway Commissioner, all elected. The Registrar of Voters is an appointed position. Other positions in town include a Local Health Officer, Plumbing Inspector, Code Enforcement Officer, Fire Chief, and Assistant Fire Chief, all of whom work on an as needed basis. The Fire Chief also serves as the Director of Emergency Management and Forest Fire Warden. The Town Clerk serves as Election Warden.

An elected school committee of three residents oversee the educational needs of the town. They contract with SAD 44 for the education of most K-12 students. The district provides

transportation. The town is a member of Region 9 Technical High School and has a vote on the Board.

The annual town meeting functions as the legislative body with annual town meetings held in March and special town meetings held as needed.

## Public Facilities

The Town Office is located on Depot Street in Gilead Village. It is staffed on a part time basis by the Administrative Assistant. The Town Office is located in a former store and residential structure that is located next to the Town Hall. The Town Office was developed in the past 18 months. Previously, town business was conducted out of municipal officials' homes. The office contains an office space adequate for two people, a counter and waiting area, a filing room, and a conference room. The Office is joined to the Town Hall located on the adjacent lot. The town office includes a kitchen and bathroom that will be available for Town Hall functions. Space in the "new" town office is adequate to meet current and future demands.

The Town Hall is not currently insulated or centrally heated. The Hall can hold up to approximately 100 people and is used primarily for large gatherings such as Town meetings. Municipal officials would like to make improvements to the Town Hall including improved heating and insulation. Use is expected to increase once the improvements are made. The Historical Society uses a small portion of the hall for storage of their materials and displays some items in various places in the main part of the building. They will be moving to an old school house being moved to the lot adjacent to the new town office. The move is occurring as part of the Route 2 reconstruction by the Maine Department of Transportation. A small library is also located in a front room at the town hall.

The Fire Department is housed in a concrete block building located near the Town Hall on Depot St. The fire station has three bays, a small office and bathroom facilities. It is heated by oil heat. One bay is used by the Highway Department to house a plow truck. Minimal office space and record storage has been located in the building, but records storage will eventually move to the new town office.

Summary of Town Facilities					
Facility or Service	Location	Physical Condition	Capacity	Ownership, Management	Improvement Cost (\$)
Town Hall	Depot Street	Fair	100 people	Town	15,000
Town Office	Depot Street	Good	Approximately 25 people for meetings	Town	None
Transfer Station		Good	500 tons/yr	Town	None
Cemetery maintenance	3 at various locations	Good	NA	Town	None
Town Garage and Fire Station (3)	Depot Street	Fair	NA	Town	25,000

## **Public Health and Safety**

### **Fire Protection**

As noted, the Fire Department shares a garage facility with the Highway Department. The Fire Department has three fire trucks: a pumper, a tanker, and a squad truck. The town also has mutual aid agreements with several surrounding towns which allow them to expand their firefighting capabilities to meet most needs. Since surrounding town departments must travel a good distance to Gilead, there is some concern for first response for large fires or fires under dangerous conditions such as high winds and floods.

### **Law Enforcement**

Law enforcement is provided by the Oxford County Sheriff's Department and the Maine State Police. Dispatching is provided by the Oxford County Sheriff's Department in Paris and State Police Troop B headquarters in Gray. These services are paid through the County Tax Assessment and other taxes which are paid to the State of Maine. Game Wardens from the Maine Department of Inland Fisheries and Wildlife provide wilderness rescue and wildlife services to Gilead.

There is concern with the speed of traffic on both North Road and Route 2. However, the current law enforcement services are adequate for all other needs and should remain so for the 10 year planning period. It may be helpful for selectmen to contact the Sherriff and State Police to express concerns about speed on these primary roads in town.

### **Emergency/Rescue/Medical Services**

Two fire department members are rescue certified. Gilead contracts with the Bethel Ambulance Service for ambulance services and contracts with PACE, a private service located in Norway for back up EMT services. The town is also serviced by Life Flight which provides helicopter transport to larger medical centers. There are designated landing areas in the community for Life Flight assistance.

Routine health care services include the Bethel Family Health Center and private physicians located around the region.

There are three hospitals providing emergency service as well as outpatient and inpatient care at approximately the same distance from Gilead: Rumford Community Hospital in Rumford, Stephens Memorial Hospital in Norway and Androscoggin Valley Hospital in Berlin, New Hampshire. All are between 30 and 40 minutes away. Specialized medical needs are met by facilities in Lewiston and Portland.

There are no municipal subsidies for health care, and residents avail themselves of number of state programs for which they are eligible.

## **Roads/Highways**

The Highway Department has only part time employees. They do minor road repairs and winter plowing and maintenance. They also plan and oversee contractors when major work is needed. As noted, the Highway Department houses one plow truck (dump truck) at the Fire Department garage on Depot St. In addition, they have a one ton plow/dump vehicle and a loader, which is kept at the salt storage shed located adjacent to the solid waste transfer station. The salt storage shed is relatively good size but is constructed out of large concrete block walls with a gable roof supported by them. This structure is in need of attention to avoid safety hazards to employees working in the facility.

## Education

There are no school facilities in Gilead. Students generally attend schools operated by SAD #44; however, Gilead is not a member of the School District. As noted, SAD #44 provides bus transportation for students. The required school district consolidation law may change this in the future.

Over the past 10 years public school enrollment has ranged from a high of 37 in 2006 to a low of 29 in 2000. The following table indicates enrollment since 1996. Given the small population and enrollment it is difficult to make strong conclusions about the variability of the enrollment. After a low of 29 in 2000, enrollment increased to 34 the following year, and it has fluctuated considerably between the low and mid thirties through the decade. The one thing that it seems that the enrollment does confirm is that Census data that, as town officials expect, Gilead is growing slowly in contradiction to the population projections by the State that show decreasing population in the next decade.

<b>Gilead Student Enrollment 1996-2007</b>			
<b>Year</b>	<b>Elementary</b>	<b>Secondary</b>	<b>Total</b>
1996	20	11	<b>31</b>
1997	22	6	<b>28</b>
1998	22	12	<b>34</b>
1999	23	10	<b>33</b>
2000	23	6	<b>29</b>
2001	23	11	<b>34</b>
2002	23	10	<b>33</b>
2003	27	8	<b>35</b>
2004	21	10	<b>31</b>
2005	26	9	<b>35</b>
2006	19	18	<b>37</b>
2007	20	15	<b>35</b>

October 1 Enrollment

## Waste Disposal

Gilead operates a solid waste transfer facility consisting of open top roll-off containers for general refuse (household trash) and oversized bulky waste (OBW) such as furniture and demolition debris. Trash and OBW is hauled by a New Hampshire firm to a landfill in New Hampshire.

Gilead is a member of Oxford County Recycling, a corporation formed by interlocal agreement between more than 20 towns in Oxford County. They provide special bins for a range of recyclables and also provide a bin for fluorescent bulbs, mercury containing devices, televisions and computer monitors. Oxford County Recycling provides transportation and consolidation of the materials for shipment to processors both domestic and foreign.

The town handles other waste materials including white goods/metals, waste oil, tires, propane tanks and brush. The site generally complies with DEP solid waste regulations although there have been occasional violations for minor issues such as the tire storage pile becoming too large. As the plan is being developed, the town is tasked with providing covers for the open top roll-off units.

In 2005, Gilead generated approximately 260 tons of solid waste, and 51 tons recycled. The recycling rate was 19%. The facility will meet the needs for solid waste disposal and recycling over the planning period.

The town would also like to evaluate the costs of installing a compactor. There may be a possibility of reducing transportation costs and reducing the moisture in the solid waste, thereby saving enough on hauling and tipping fees to pay for the compactor installation and maintenance.

## **Utilities and Communications**

### **Electricity and Communications**

Electricity is provided by the Central Maine Power transmission system and is adequate to meet demands. DSL Internet service and cellular phone service are available although there are gaps in these services.

### **Sewer and Water**

There is no publicly operated sewage disposal system or water supply system in Gilead. Residents and businesses obtain water from private wells ranging from dug to drilled wells. Likewise, sewage disposal is provided by each lot owner generating wastes. The Town hall, office and garage are on a common well and septic system. The National Guard training facility known as Bog Brook has a water system that is considered a public system by the Maine Department of Human Services because it serves more than 25 people per day when the facility is in use. The National Guard and the town should take steps to protect the wellhead for this facility.

### **Septage**

Septage waste is pumped by private companies and transported to one of several area sewage treatment plants.

### **Stormwater Management**

Since there is no municipal sewer system, there are no combined sewer overflows. Stormwater management is provided by a surface drainage system consisting of open ditches and culverts. Drainage on Route 2 is the responsibility of the Maine Department of Transportation. When Route 2 is reconstructed, the drainage system for that road will be included in the work. The assessment of local roads in the community indicates that stormwater management is generally adequate. The few sections of town roads that are in poor condition might benefit from improved drainage, but in several cases, it is expected that the poor road condition is the result of inadequate road base and subsurface drainage that would be difficult if not impossible to address with surface drainage improvements. Roadside ditches appeared to be in reasonable condition during the inventory and did not exhibit signs of excessive erosion.

There have been some significant stormwater management issues on private roads, although an inventory of most of those roads indicated that major erosion issues were isolated to several areas, especially located around stream crossings and cross culverts.

# FISCAL CAPACITY

## Findings and Conclusions

- 1. The largest source of revenue is from the pipeline followed by residential property taxes.**
- 2. Between fiscal years 2002 and 2007, the local assessed valuation increased by approximately \$598,000 or 2.3%.**
- 3. The tax base over the next ten years will continue to rely on the pipeline and on residential property and land.**

---

## Introduction

A community's fiscal capacity refers to its ability to meet current and future financial needs through public expenditures. Over the next ten years there will be demands to maintain and/or improve various municipal services, facilities and infrastructure. These demands include road improvements, public facilities upgrades as noted in the section on Public Facilities and Services. The comprehensive plan sets out a vision and actions to make that vision a reality. As part of implementing the vision and ensuring adequate services to residents, the town will have to make expenditures for capital projects such as repairing buildings and roads and potentially providing new services such as limited recreation facilities. Since the Comprehensive Plan addresses the vision and makes recommendations for actions to achieve the vision, it is an appropriate place to develop a capital planning framework. Therefore, after analysis of the facilities and services in a previous section, this section will analyze the fiscal capacity to provide improvements to facilities and services. The sections on Policy and Strategy contain recommendations for reasonable financial expenditures to accomplish the needed improvements.

## Revenues, Valuation, and Tax Rate

Overview: The largest sources of revenue are from the pipeline and residential property taxes. In 2006 real and personal property was assessed at \$26,024,900. Buildings comprised approximately 24% of the total valuation, land 75%, and personal property less than 1%. Approximately five percent of the assessed property value is tax exempt.

The State's valuation has been consistently lower than the local valuation, which is unusual in town government. This indicates the town has done well at updating their property valuations, and therefore, there does not appear to be a compelling need for a formal revaluation.

The \$26,024,900 valuation in 2006 represents a 7.37 percent increase or \$1,786,000 increase from the 2000 valuation of \$24,240,000. This increase amounts to approximately 1.2% per year. This is a very modest increase considering the real estate market during the time period, although it was weakest at the beginning of the decade. The largest increase in valuation occurred between 2000 and 2001 and indicates improvements in the pipeline.

The Portland Pipe Line Corporation and Portland Natural Gas pays' approximately 60% of the total tax commitment. In 2007, the corporation paid approximately \$271,582 in property tax. The Town contains a significant amount of land that is tax exempt or registered under the Tree Growth Program. The White Mountain National Forest (federal lands) consists of approximately 2,240 acres of land currently valued at \$1,362,296, and there are currently 4,199 acres (44% of the Town's land area) registered under the Tree Growth Program. Between the White Mt. National Forest and the Tree Growth land, 67% of the land area is tax exempt or taxed at reduced levels.

In all probability, the tax base over the next ten years will continue to be dependent on the pipeline, residential property, and land. Increases in valuation will occur as new, year-round and second or seasonal/vacation homes are constructed. There is a possibility that utilities in the form of additional pipes or power lines may be installed either along the pipeline right-of-way or as a new power utility corridor as energy mixes continue to change in northern New England and wind power generated in the mountains of Maine is developed.

Assessed Value and Tax Rate					
Year	Locally Assessed Valuation	Percent Change	State Valuation (rounded)	Mill Rate (\$ per thousand of valuation)	Mill Rate Percent Change
2000	24,239,000		15,950,000	11.50	
2001	25,041,000	3.3	21,300,000	12.55	9.1
2002	25,427,000	1.5	21,450,000	14.65	16.7
2003	25,299,000	-0.5	21,850,000	15.0	2.4
2004	25,738,000	1.7	22,950,000	14.73	-1.8
2005	26,000,000	1.0	23,600,000	16.25	10.3
2006	26,025,000	0.1	25,150,000	17.30	6.5
Total Change	7%		48%		

Values rounded

**Tax Rate:** While the valuation has increased only modestly, the tax rate has increased 50.4 % or approximately 8.4% per year. The tax rate has fluctuated considerably over the past five years with increases ranging from -1.8% to 16.7 %. The reasons for the increases will be evaluated later in this section.

**Municipal Revenues:** The primary revenue sources for the five-year period between 2000 and 2006 were property taxes, intergovernmental transfers (education subsidy, local road assistance and state revenue sharing), excise tax, and property taxes, as indicated in the table that follows. Over the period, revenues from real estate taxes increased by \$147,872.00 or 53.3% and intergovernmental revenues increased by \$28,369 or 24% mostly due to increases in the Education Subsidy. In fact, State Revenue Sharing dropped significantly as the Education Subsidy was increasing. Other sources of revenue received from the State include funds for reimbursement for the Homestead Exemption for property taxes and Tree Growth.

In 2007, intergovernmental funds included \$166,440 education subsidy, \$16,940 state revenue sharing, \$5,990 homestead exemption, \$5,470 local road assistance and \$4,370 tree grow reimbursement. Excise taxes collected in 2007 were \$46,350.

Significant Sources of Revenue							
YEAR	Real Estate Taxes	Excise Taxes	State Revenue Sharing	Local Road Assistance	Education Subsidy	Total Transfers	TOTALS
2000	277,426	21,133	18,492	12,720	86,769	117,981	416,540
2001	280,691	25,233	17,872	12,720	88,698	119,290	425,214
2002	304,856	26,878	13,321	12,720	40,904	66,945	398,679
2003	365,138	26,009	9,903	12,720	7,375	29,998	421,145
2004	390,731	30,435	11,510	12,720	10,848	---	456,244
2005	373,928	28,766	12,786	12,720	24,008	---	452,208
2006	425,298	27,698	13,769	12,987	119,594	146,350	599,346
Change	53%	31%	-26%	2%	38%	24%	44%

Predicting the future is always difficult. State, national and world events can drastically impact expectations, especially over 5 and 10 year planning horizons. The world-wide economic crisis that arose in the fall of 2008 is one of those events that makes an analysis of many of the recent short term trends an unreliable guide to the future. However, depending on the rate of the world-wide economic recovery, a few trends should be considered.

Revenue Sharing from the state decreased significantly; municipalities should not expect any significant increases in this source of revenue in the foreseeable future as it has been decreasing even with a reasonably good economy. There is concern that education subsidies will be reduced or, at least, not grow nearly as much as it has in the past. The fate of the local road subsidy and the other smaller subsidies is difficult to predict, but no increases should be anticipated.

## Expenditures

Expenditures have increased from \$324,753 in 2000 to \$418,052 in 2006 representing a 28.73% increase over that period. All major categories have increased with County Taxes and the Sanitation account showing the greatest increases. General Government expenses also increased considerably. The table that follows shows the expenses by year for the most significant categories as well as the overall percent change and an approximate percent change per year.

The Sanitation account has been quite volatile over the period. This reflects changes required by the State Department of Environmental Protection in order to comply with state laws and rules and the cyclic disposal of some types of wastes such as white goods and tires. These materials may accumulate for more than a year, so in any given year there may not be expenditures for their handling and disposal.

The town has no control over the amount paid for County Taxes.

The fluctuation in expenditures in many of these major categories may be a concern, especially as it directly relates to a fluctuating mill rate that can be noted in the Assessed Valuation and Tax Rate Table. These fluctuations may be caused by one-time expenses occurring in a particular year or a recurring expense that was not incurred for some reason. Developing a system whereby expenditures in these most significant categories fluctuate less may be desirable.

<b>Major Town Expenditures</b>							
YEAR	Education	Public Safety	Highways	County Tax	General Government.	Sanitation	TOTAL
2000	187,376	34,969	47,576	7,324	36,968	10,540	324,753
2001	172,915	26,563	92,850	11,420	48,823	24,455	377,026
2002	191,449	43,851	80,573	15,869	40,494	9,578	381,814
2003	197,775	30,847	65,210	16,946	44,825	10,915	366,518
2004	197,775	30,847	65,210	16,946	44,825	10,915	366,518
2005	230,798	43,086	79,634	17,853	59,328		
2006	197,642	41,810	57,162	17,034	66,564	37,840	418,052
Change	5%	20%	20%	133%	80%	259%	29%
	1%	3%	3%	22%	13%	43%	5%

Local Appropriations: Money raised at town meeting for local government purposes increased from \$310,126.50 in 2000 to \$471,801.28 in 2006. This represents a \$161,700 increase or 52%. This is considerably more than the 29% increase for the most significant expenditures, which indicates there have been considerable increases in a number of categories having much small expenditures. While several categories of appropriations have remained stable, including Veterans graves and code enforcement, several increases are noteworthy. These include highways, municipal buildings, town dump, cemeteries, town maps and interest payments.

TABLE

<b>Local Appropriations 2000-2006</b>								
	2000	2001	2002	2003	2004	2005	2006	% CHANGE 2000-2006
Current Expense	15,000	15,000	13,000	12,000	12,000	19,000	17,000	13.3
Insurance	14,000	16,000	17,000	19,500	19,500	18,000	20,000	42.9
Town Office Salaries	18,820	20,460	20,460	20,460	22,940	22,940	23,350	24
Veterans Graves	100	100	100	100	100	100	100	0
Social Service Agencies	3,324.50	2,626.50	3,794.43	3,693	4,008	4,878	4,874	46.6
Town Maps	600	500	800	800	800	1,600	1,800	200
Ambulance	2,500	2,500	2,500	2,500	3,375	2,765	2,226	-11
Interest	1,000	3,000	3,000	3,500	3,000	3,000	3,000	200
Highways**	20,000*	22,000**	65,600**	40,000**	30,000**	50,000**	62,000**	210
Cemetery	900	900	900	1,900	3,000	4,000	4,000	344
Municipal Buildings	5,000	4,000	4,000	4,000	5,000	10,000	10,000	*
General Assistance	800	800	600	600	600	600	600	-25
Fire Protection	9,500	13,500	9,500	9,500	9,500	11,500	15,000	57.9

Local Appropriations 2000-2006								
	2000	2001	2002	2003	2004	2005	2006	% CHANGE 2000-2006
Central Maine Power	2,400	2,400	2,200	2,200	2,000	2,000	3,000	25
Town Dump	10,772	14,638	14,451.33	24,548.20	12,544.26	18,491.92	30,444.60	182.6
Education	113,406	163,601	214,517	219,173	219,540	189,567	179,360	58.2
Loan Payments	85,504	75,420.72	55,507.68	55,507.68	53,992.68	71,470.68	71,470.68	-16.4
Code Enforcement	500	500	500	500	500	500	500	0
Social Security & Medicare Tax	6,000	6,000	6,000	6,000	6,000	6,000	7,000	16.7
Bicentennial				5,000				
Street Signs					1,600		576	
Planning Board						1,100	500	
Paving							15,000	
<b>TOTALS</b>	<b>310,126.50</b>	<b>363,946.22</b>	<b>434,409.20</b>	<b>431,481.88</b>	<b>409,999.94</b>	<b>437,512.60</b>	<b>471,801.28</b>	<b>+52.13</b>

\* FUNDS PUT INTO RESERVE TO UNDERTAKE THE MUNICIPAL OFFICE IMPROVEMENTS

\*\* (plus the Local Road Assistance for each year)

In 2005, an Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels, better known as LD 1, was enacted. The goal of the law was to lower Maine's total state and local tax burden as compared to those of other states. This goal is to be achieved by placing limits on the growth of state and local governments. The law provides several formulae that constrain year-to-year increases of municipal property tax levies, county assessments and state General Fund appropriations. Each year a municipal commitment growth limit is calculated based on real personal income growth, population change and increases in real and personal property values attributed to new development and investments. Should the town budget exceed the commitment growth limit a vote to exceed that limit is required of town meeting.

Since the inception of LD 1 Gilead's budgets have not exceeded the commitment growth limit.

## Capital Projects/Reserve Accounts

Gilead has not typically used reserve accounts to save for future capital expenditures. In recent years, the town established the Municipal Office account which was set aside to help pay for development of a new town office and improvements to the town hall.

## Municipal Debt

Gilead has an outstanding debt of \$391,233. Gilead's total debt is limited by State law to 15 percent of the Town's last full state evaluation. That debt limit is reduced to 7.5 percent if the debt for schools and special purpose districts are excluded; however, the town has no school

facilities and does not need to borrow funds for support of any school districts. In addition, there are no special purpose districts in the town. Based upon State law, Gilead has a significant debt limit of slightly more than \$3,770,000. However, it is not realistic to consider such a debt because of tax exempt land and the ability of the local property owners to pay the debt service. Few municipalities borrow up to their debt limit. However, the town has substantial borrowing capacity, should it be needed for major capital improvements.

## **Fiscal Capacity**

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety, and to finance necessary capital expenditures without creating an excessive tax for fee burden on residents and landowners. In considering Gilead's capacity to fund normal municipal services and capital projects two areas are important. Between 2000 and 2006, annual increases in valuation, as calculated by the towns' assessment, have been below the rate of inflation. This is also true of state valuation from 2001 through 2006, although the state valuation had increased considerably between 2000 and 2001, possibly as a result of the pipeline improvements. The slow growth in valuation (with the possible exception of 2007 and 2008 as a result of increasing property values across the country – and which have now been devalued to some extent) causes concern that the more rapidly escalating municipal expenditures cannot be sustained. The town needs to pay particular attention and possibly evaluate the trends noted herein in more detail.

As noted under municipal debt, Gilead does have significant borrowing power even if only a small portion of it is used. However, future borrowing should be carefully considered with respect to the slow growth of the property tax base.

While many financial experts consider Reserve or Savings accounts as marginal financial practices for towns having considerable borrowing capacity, given Gilead's small population and slow valuation increases, establishing additional reserve accounts for recognized future capital needs are probably prudent. This would be another point of consideration in any more detailed study of municipal expenditures. However, it offers a means of smoothing the expenditure and tax rate fluctuations.

# LAND USE/DEVELOPMENT PATTERNS

## Overview

Gilead's land use/development patterns have not changed significantly over the past 20 years. Forest land is the primary land use. The village contains the greatest concentration of residential and commercial use.

The following presents a more detailed review of Gilead's land use patterns.

## Forested Land

Forest or woodland covers the majority of Gilead's land area. It is estimated that 90% of the Town's 12,225 acres is forested. The primary species are hardwood followed by mixed species and softwood. Approximately 6,000 acres of nonpublic owned forest-land is registered under the growth program. In addition the 2,100 acres of the White Mountain National Forest is considered forestland. Major owners of commercial forestland are Boise Cascade (4,194 acres) and P.H. Chadbourne (1,500 acres).

## Publicly Owned Land

A significant portion (2,100 acres or 17 percent) of Gilead's land area is owned by the United States Government. The White Mountain National Forest extends into the southern half of Gilead. Park officials report the level of use of the National Forest in Gilead is low. However, the picnic area in Gilead Village has a high level of use.

In addition to the current 2,100 acres of National Forest, an additional 2,500 acres are within the so-called "Purchase Unit". Land within the purchase unit meets the criteria for inclusion in the National Forest. Such land would be purchased by the United States Government, if it becomes available and the price can be negotiated. All of the land area south of Route 2 is owned or in the Purchase Unit of the White Mountain National Forest.

The National Guard utilizes a portion of the National Forest as the Bog Brook Training Grounds. In 1992, the Guard purchased an additional 16 acres of land to carry out training activities that conflict with the policies of the White Mountain National Forest.

## Agricultural Land

Gilead's rugged topography is not conducive to agriculture. Therefore, agriculture is insignificant in the Town's land use patterns. An apple orchard is located on Bog Road and several fields are found along the Androscoggin River floodplain.

## Residential Land Use

The 1990 Census reported 75 year-round dwellings and 43 seasonal dwellings in Gilead. This represents a slight decline in year-round dwellings since 1980 and an increase of 15 seasonal homes.

The greatest concentration of residential land use is in Gilead Village where approximately 20 residential structures are located. The remainder of residential land use is scattered along the two major town roads, Bog and North Roads. There has been one subdivision approved in recent years with its access off North Road, in the easterly part of the town. Below is a table showing subdivisions in Gilead since 1994. Peaked Hill Estates was a subdivision proposed for land southerly of Route 2 near the central portion of Gilead.

<b>Subdivision Information</b>					
	<b>Subdivision Name</b>	<b>Approved</b>	<b>Type</b>	<b># of Lots</b>	<b>Status</b>
1.	Androscoggin Valley Views	1994	Residential	12	11 Homes
2.	Whites Brook Estates	2005	Residential	13	2 Homes
3.	Bog Wild	2005	Residential	3	1 Home & horse pens
4.	Little Pond	2005	Residential	3	None
5.	Peaked Hill Estates	Withdrawn	Residential	14	None

Seasonal dwellings are scattered along Route 113 and North Road.

## **Commercial Land Use**

Commercial land use activity is centered in Gilead Village. Commercial uses include Evans Notch Motel and Cottages, the Gilead Country School Store and inactive campground, and several in-home businesses.

## **Transportation Land Use**

Three major transportation systems traverse Gilead in an east-west direction. U.S. Route 2, a major travel corridor from Maine to New Hampshire and beyond, the St. Lawrence and Atlantic Railroad and the Portland Pipe Line.

## **Land Use Trends**

Gilead's land use patterns have changed little over the past 20 years. This is due to little demand for residential development, limited commercial growth, landownership patterns and the unsuitableness of the land for development.

Over the next ten years, Gilead will experience slow year-round and seasonal residential growth. This will occur primarily along the North Road and possibly in the more amenable topography and soils in the easterly portion of town off Route 2 and Bog Road. As Gilead improves management of their finances, a stabilization of the tax rate could make Gilead more attractive to retirees and second homes that are common in the nearby towns of Bethel and Newry, where people are moving to take advantage of the outdoor recreation opportunities and overall quality of life. An improvement in the overall economy of the nation and the New England region would also be a necessary factor in any increase in this type of development.

Although U.S. Route 2 traverses Gilead with considerable tourist traffic, new commercial growth will not be significant. However, as has occurred since the adoption of the last Comprehensive Plan, it is expected that the number of in-home businesses will continue to increase. The

**Section VIII**

**Additional  
Information**

Historic Information  
and  
Public Participation Information

**Gilead, Maine**

**Archaeological and Historical**

**Resources**

**Prepared by:**  
**Hugh Chapman (Historical)**  
**and**  
**Norm Buttrick (Archaeological)**

**January 2008**

Historical and Archaeological documents  
were combined and minor edits were made by the  
Gilead Comprehensive Planning Committee.  
December 2009.

## Introduction

The Comprehensive Planning Committee thanks Hugh Chapman and Norm Buttrick for developing a relatively complete inventory of the Archaeological and Historic Resources in Gilead. While Gilead is a small town, its history is rich. The influence of the Androscoggin River, its shore lands and floodplains, and the heavily forested mountainous terrain have continually impacted the inhabitants from the Native Americans that frequented the area for hundreds of years before permanent settlements were established to the development patterns of today.

## HISTORICAL RESOURCES

### HISTORIC STRUCTURES

The National Register of Historic Places is an official list of those historic resources worthy of preservation. Authorized under the national Historic Preservation Act of 1966, the National Register includes those districts, sites, buildings, structures and objects that are significant to American history, architecture, archaeology, engineering and culture. In addition to the recognition that listing provides, registered properties are afforded a measure of protection from development projects that are funded, licensed or executed by the federal government. Registered properties are provided not protection by such registration from activities undertaken by their owners with private financing.

The *Oxford County, Maine, A Guide to Its Historic Architecture* also identifies the following structures having historic architectural importance:

- ❖ Town Hall – The 1 ½ story building is located at 10 Depot Street in the center of Town and was built in 1883. The building is in good condition, but will need general upkeep and winterizing in the future. Plans are being made to modernize certain features, such as heating and comfort facilities, but at the same time, keeping the historic integrity of the building. The Town Hall is used for Annual Town Meetings, Public Meetings, Town Committee Meetings, Gilead Historical Society Meetings and private functions.
- ❖ Twitchell-Wheeler House (Whip-poor-will Farm) – This 1/1/2 story building is located at 2339 North Rd. The building is a family home and currently owned by Leonard Whiting for many years. It is in excellent condition and has had an addition added recently. The current owner is Kenneth Cole.
- ❖ Leighton House – This building is located at 10 Mill Street. In its former life, it was a boarding house owned by G. E. Leighton, but now it is a family home owned by Gerard Dupont. This 2 ½ story building is in good condition, minus a large barn.

- ❖ Old School House [In the Oxford County Guide (Bennett, Randall H. *Oxford County, Maine, A Guide to Its Historic Architecture*, Oxford County Historic Resource Survey, 1984), this building is referred to as the Gilead Library] At the time of the writing of the Guide, this building was being used for the Town Library. It was located on Route 2. In 2009, the building was moved to a lot next to the Town Office on Depot Street (former Mildred McLain lot) (see Other Important Structures, Coffins Store). The building is in good condition and was most recently used as a store. The Gilead Historical Society took ownership of the building and plans to repair it for use by the Historical Society. The Gilead Historical Society is currently working on getting the schoolhouse listed on the National Register of Historic Places.
  
- ❖ Bennett-Mason House – This house is located at 193 Bog Rd. and is presently a family home owned by Anston and Jeanne Boelsma. It is in good condition and the owner runs a firewood business on the property, which keeps the forested part of the property well managed.
  
- ❖ Mason Farm – This building is located at 130 Gilead Rd. (Route 2) and is presently owned by Weston Knightly. The building was vacant for several years after the death of Floyd Mason and was purchased recently by Mr. Knightly, who has turned the main farmhouse and barn into an antique business. He has done some renovations. Structurally the main house is in good condition, but if it were to be used as a residence, there would need to be a lot of work done.
  
- ❖ Peabody Tavern – The Tavern is located on Route 2 near Bog Brook. This building is in good condition after renovations over the past few years by the current owner of the Peabody Tavern Antique Shop. The Peabody Tavern is listed in the National Register of Historic Places. The tavern was an important stage stop on its route from Portland to Lancaster, New Hampshire.
  
- ❖ Archibald Heath House – This building is presently a family home owned by Fernand and Beverley Corriveau and is located at 2007 North Rd. The barn was destroyed by fire in the 1970's and at the present time there is a sawmill located on the property.

## **Other Important Structures**

- ❖ Coffins Store – This building is located at 8 Depot Street in the center of town adjacent to the Town Hall. It is a one-story building that is now attached to the Town Hall. Most recently it was a family home owned by Gerald Loring until the Town purchased it in November 2007. The Town has renovated the building for use as a Town Office. In the late 1800's to the early 1900's, it was known as Coffin's Store and owned by Frank Coffin.
  
- ❖ Ordway House – This is a family home currently owned by William and Celia Broomhall, located at 97 Bog Rd. and in good condition.
  
- ❖ Farwell House - The home of Norman Buttrick, located at 123 Bog Rd. and was owned by A. Farwell (1858 & 1880 maps). Originally a Federal Cape with an ell attached later as a kitchen and shed. It consisted of a central chimney with a double hearth each facing their respective rooms. The beams are hand hewn in the main house (18<sup>th</sup> and early 19<sup>th</sup> century) and circular saw marks in the ell timbers (mid 19<sup>th</sup>). There are pumpkin pine

floors (boards 17 inches wide, 2 inches thick), horse hair ceiling and walls. Careful restoration has been done by current owner.

- ❖ Carriage House - This brick building is located at 2647 North Rd. It is a rental property owned by Ford Reiche. This building was originally part of the O.B. Brown farm and was probably used to store carriages.
- ❖ Peabody-Quimby House – This building is located on the North Rd. and used as a vacation home at this time. In 1799, Thomas Peabody, the son of John Peabody, cleared a farm on the South side of the river, built a small cottage and established his home there (Peabody Tavern). About the same time a distant relative, Jonathan Peabody, cleared and settled on a farm on the North side of the river.
- ❖ Lary House – This is currently a family home owned by Daniel and Theresa Barnes and is located at 1159 Gilead Rd. (Route 2).
- ❖ District 2 School House – This building is located at 1883 North Rd. It is presently owned by Raymond Chapman and used for storage. It is in fair condition and there are still visible signs of its past life as a schoolhouse.

## **Bridges**

- ❖ Wild River - At the present time, Route 2 travels across the Wild River by way of a concrete bridge that was built in 1926. There were several wooden bridges built between 1813 and 1926. The abutment for the last one, which was a covered bridge, is still visible upstream from the present bridge. With the reconstruction of Route 2, this concrete bridge is being replaced by a new bridge further downstream.

There is also a railroad bridge that spans the Wild River. It is located downstream from the Route 2 bridge. This bridge is a 313-foot deck trestle. The bridge was completed around June of 1851.

- ❖ The Androscoggin River - There is a steel truss, single span and one lane bridge that connects the North and South sides of town. Previous to the steel bridge there was a suspension bridge that was built in 1872. That bridge collapsed due to the crossing of a heavy load of cattle.

## **CEMETERIES**

There are four cemeteries in Gilead that are maintained by the Town, three private family cemeteries and one unmarked cemetery believed to have early settlers buried there. In 2009, the Gilead Historical Society purchased and placed cemetery signs for the four Town cemeteries.

- ❖ Peabody Cemetery - The location of this town maintained cemetery is on Route 2 just west of the Peabody Tavern. It is entered by a footbridge over the railroad tracks.
- ❖ Chapman Cemetery - The location of this town maintained cemetery is on the South side of the North Rd. It is just west of the Gilead/Bethel town line and near 1350 North Rd.

(MacDormand residence). Entrance is a dirt road into the woods, but cemetery can be seen from the road.

- ❖ Tallyrand G. Lary Cemetery (Lary North) - The location of this town maintained cemetery is on the North Rd. between the Carriage House (2647 North Rd) and 'Devils Elbow' (a sharp curve).
- ❖ Hosea Lary Cemetery (Pine Grove/Lary South) - The location of this town maintained cemetery is a short distance from the Wild River Bridge on Route 2 with a turn onto Fire Lane 60 and across the railroad tracks.
- ❖ Cole Cemetery (Resthaven) - The location of this family cemetery is on a knoll behind the Evans Notch Motel on Route 2. Charles and Marion Cole operated the Motel and lived in the house nearby. They are buried there along with other family members. The sign that was attached to a tree reads - "Welcome to Resthaven, Enjoy the Balm in Gilead, Cy and Mary Cole".
- ❖ Bennett Cemetery - The location of this family cemetery is on the hill behind the White Mountain National Forest Picnic Area in the center of town. John and Laura Bennett owned the property where the picnic area is now located. To reach the cemetery, there is a path that crosses a little bridge and travels up the hill.
- ❖ Munro Cemetery - The location of this family cemetery is between the Tallyrand G. Lary Cemetery and the 'Devils Elbow' curve.
- ❖ Three Stone Cemetery - The location of this cemetery is on the North Rd. a short distant west of 1883 North Rd. According to local legend the three stones are markers for early settlers that are buried there. There used to be a church near this site many years ago.

## **TREES**

The Town of Gilead was said to have been named because of a large grove of Balm of Gilead trees in the town. There were a few of these in the White Mountain National Forest Picnic Area that have been identified, but due to their poor condition, they were removed in 2009. It is hoped that in the near future, new trees can be located. The search will continue and if successful, there will be a tree or trees planted where they can be protected.

## **LANDSCAPE**

Tumbledown Dick is located on the North Road. It is a favorite site for mountain climbing enthusiasts because the ledge face presents a challenge to them.

A great part of the White Mountain National Forest is located in Gilead. The picnic area is an asset to the Town for recreational use. There are two campgrounds in the National Forest, which are The Wild River Campground, and The Hastings Campground. The Hastings site has historical value due to the fact that it was once a thriving town in the late 1800's through early 1900's. Hastings was connected to Gilead by the Wild River Lumber Company railroad. Many people from Gilead lived and worked in Hastings at the mills and lumber camps during the brief time of its existence.

## **PRESERVATION ORGANIZATIONS**

The Gilead Historical Society was formed in 2004. Their mission is to preserve the history of the Town of Gilead for future generations and to continue to improve the land and buildings. The Gilead Historical Society began this effort with the previously mentioned old schoolhouse. The Society provided funds and land through private donations for the archaeological survey and present location of the Village Schoolhouse in 2008 and 2009. Future development of the lot, with historical preservation in mind, is the goal of the Gilead Historical Society.

The Bethel Historical Society (ME), the Shelburne Historical Society (NH), the Berlin Historical Society (NH) and the Gorham Historical Society (NH) are all local historical societies that have historical connections to Gilead.

The Maine Historic Preservation Commission has done extensive archaeological site work in Gilead due to the reconstruction of Route 2. They have donated several boxes of artifacts that were collected from the digs that they did.

## **POTENTIAL THREATS**

Due to the reconstruction of Route 2, there were several sites that were either completely or partially destroyed. The work that the Maine Historic Preservation Commission has done will ensure that even though these sites were physically destroyed, they will still be preserved through the reports that have been done. These two Archaeological Surveys, Phase I and Phase II, are on file with the Gilead Historical Society.

The relatively recent, WMNF Recreation Facility Analysis 5-year Proposed Program of Work Report identified the White Mountain National Forest Picnic Area in Gilead for closure. Since this was written by Mr. Chapman, the WMNF has agreed to continue long-term maintenance and the town has agreed to undertake daily maintenance such as mowing and general cleanup of the area. This park has been in existence for many years and was the site of the J. W. Bennett farm. Their gravesite is on the hill behind the picnic area.

Both of the rivers that flow through Gilead are a big concern to the residents, since they provide beauty and recreation to the area. Due to the recent purchases by environmentally conscious people of large tracts of land, especially along the Androscoggin River, this will ensure the land will be conserved and will retain its beauty and recreation value.

# **ARCHAEOLOGICAL RESOURCES**

Gilead has had a number of archaeology sites investigated, historic as well as pre-historic, due to its location along both sides of the Androscoggin River and much of its' land being owned by the White Mountain National Forest, the Bog Brook Maine National Guard Facility, and the gas part of the Portland Pipe Line. The widening of Route #2, along the Androscoggin River, has also caused the Maine Department of Transportation to employ the Maine Historic Preservation Commission's archaeology team to do Phase I, II, and II B, archaeological surveys in this area. A list of the sites that have been surveyed have been included in this report, as well as topographical and historic maps (Peabody's Patent 1791, Oxford County Maps of Gilead: 1858, 1880, 1910), locating some of the historic structure sites as well as sensitive areas shaded for pre-historic and historic sites mostly along both sides of the Androscoggin River, the Wild River and part of the Bog Road area, (Maine Historic Preservation Commission, Appendix II). The map of sensitive areas indicates areas that may contain historic or prehistoric archaeological sites. Maps of specific sites are generally not made widely available to the public but may be viewed by contacting the Gilead Historical Society.

## **Historic and Archaeological Resources**

The following is a list of archaeological resources of importance to the State and the town.

## List of Historic Archaeological Sites Gilead, Maine, Oxford County

Site Number:	Name:	Quad No.	Ethnicity Type	Date
ME 169-001	Wild River Camp	33A	American Camp, CCC	1933-1942
ME 169-002	Bennett Cemetery	33A	American Cemetery	20 <sup>th</sup> century, 1909-1929
ME 169-003	Androscoggin #4	33A	American Domestic	c. 1800 to c.1850
ME 169-004	Pleasant river #7	33A	American Farmstead	Middle 19 <sup>th</sup> c. to early 20 <sup>th</sup> c.
ME 169-005	P.R. Burbank	32B	American Domestic	From before 1858 to after 1893
ME 169-006	Bennett no 4/Richmond	33A	American Farmstead	From the early 19 <sup>th</sup> c.
ME 169-007	J.M. Bennett no. 5	33A	American Farmstead	From the early 19 <sup>th</sup> c.
ME 169-008	Prescott no. 3	33A	American Farmstead	From the early 19 <sup>th</sup> c.
ME 169-009	Daniel "the Hermit"	33A	American Farmstead	From the early 19 <sup>th</sup> c.
ME 169-010	Peabody School	33A	American School	Mid. to late 19 <sup>th</sup> c. through 1940
ME 169-011	Parmenio Peabody no.7	33A	American Farmstead	c. 1830 through 19 <sup>th</sup> c.
ME 169-012	Coffin , no.10	33A	American Farmstead	early 19 <sup>th</sup> c. into 20 <sup>th</sup> c.
ME 169-013	Gilead Village School	33A	American School	last half of 19 <sup>th</sup> c. into 20 <sup>th</sup> c.
ME 169-014	Everett no. 20	33A	American Farmstead	last half 19 <sup>th</sup> c. into 20 <sup>th</sup> c.
ME 169-015	Esty #21	32B	American Farmstead	19 <sup>th</sup> c.
ME 169-016	Unidentified cellar	33A	Unidentified	Possibly mid. to late 19 <sup>th</sup> c.
ME 169-017	Industrial	33A	American Industry	
ME 169-018	Bog Brook Mill	33A	American Grist Mill	by 1858 gone by 1910
ME 169-019	Hammon - Leighton	33A	American Saw Mill	1850 - early 20 <sup>th</sup> c.

\*(see map in Appendix II: "Known Historic Archaeological Sites and Areas Sensitive for Historical Archaeology in Gilead")

## List of Prehistoric Archaeological Sites Gilead, Maine, Oxford County

See map of potential archaeological sites in Appendix II.

## List of Historic Archaeological Sites Gilead, Maine, USDA, Forest Service, White Mountain National Forest

Site Number	Name	Ethnicity Type	Date
3-286	E. Adams Farmstead Site	American Farmstead	19 <sup>th</sup> c
3-152	E. Adams House Site	American Domestic	19 <sup>th</sup> c
3-155	Gilead Village	American Domestic	
3-041	Grand Trunk RR Water Tank	American Railroad	
3-325	Gilead Storage Depot	Public works	
3-154	Bennett Cemetery	American Cemetery	19 <sup>th</sup> c
3-153	Foundation	Unidentified	
3-151	S. A. Coffin House Site	American Domestic	19 <sup>th</sup> c
3-145	D. B. Bean House Site	American Domestic	19 <sup>th</sup> c
3-150	D. Hodgeman House Site	American Domestic	19 <sup>th</sup> c
3-175	Peabody Tavern Building	American Tavern	18 <sup>th</sup> c
3-138	Peabody school Site	American School	19 <sup>th</sup> c
3-137	P. Peabody Farmstead Site	American Farmstead	19 <sup>th</sup> c
3-136	T. M. Richardson homestead Site	American Domestic	19 <sup>th</sup> c
3-285	Isolated Campsite	American Camp	
3-139	H. Bennett Homestead Site	American Domestic	19 <sup>th</sup> c
3-143	O. Bennett Homestead Site	American Domestic	19 <sup>th</sup> c
3-140	Dwellings	American Domestic	
3-141	Dwelling	American Domestic	
3-142	M. Bennett Farmstead Site	American Farmstead	19 <sup>th</sup> c
3-141	Birch Mill Site	American Mill, Birch	19 <sup>th</sup> c
3-156	Mill Dwelling Site	American Mill, Domestic	19 <sup>th</sup> c
3-144	A. Bennett Farmstead Site	American Farmstead	19 <sup>th</sup> c
3-248	Farmstead Site	American Farmstead	19 <sup>th</sup> c
3-147	Wheeler Mine site	American Mine	19 <sup>th</sup> c
3-148	Wheeler Mine Site	American Mine	19 <sup>th</sup> c

**Closing Statement:**

It is the goal of the Comprehensive Planning Committee, to preserve the history of the Town of Gilead by identifying their historical, architectural and archaeological resources (including both historic and prehistoric sites), which are important to the heritage of the Townspeople. It is also a goal to support the preservation of significant historical, architectural, and archaeological resources.

To help in this process is the creation of a Historic Resources Committee, within the Gilead Historical Society. The Committee will provide guidance to the Planning Board in its development and administration of ordinances to ensure that historic and archaeological resources are protected and conserved to the greatest extent possible. Another important link in this process is for this committee is to serve as a clearing house for educational materials and technical assistance on matters relating to the protection of Gilead's historic, architectural, and archaeological heritage.

**Bibliography:**

Freeport Historical Society:

Maule, Elizabeth, Comprehensive Plan for Freeport 1994.

Gilead Historical Society:

Chapman, Hugh and Lin, ME 169-018 Bog Brook Mill site in field survey,  
Oxford County Maps of Gilead, 1858, 1880, 1910 & Peabody Patent 1791 Map, GHS  
Collection.

Maine Historic Preservation Commission, Augusta, ME:

Cranmer, Leon, Spiess, Dr. Arthur, and Troutman, Elizabeth.

Archaeology Sites: Guidelines for Growth Management Planning 2004

Maine Sites Inventory Historic records, topographical maps, Gilead, USGS, Areas  
Sensitive for Prehistoric 2007 and Historic Archaeology January, 2008.

Reports: ME 161- 013, Buttrick, Norm and Chapman, Hugh, The Gilead Village Schoolhouse Archaeological Survey, (2008), ME169-006 & ME169-012, Cranmer, (2006), and of Phase II Archaeology Survey on R#2, Gilead, ME, Leon Cranmer, (2004).

Reiche Jr., Howard C., and Chapman, Hugh G., The Smile of Providence, the Long Point Press, Falmouth, ME, Gilead Bicentennial Committee, 2004.

U. S. D. A., Forest Service, White Mountain National Forest, Jordan, Sarah, Archaeologist, (site maps of archaeological surveys, Report: Bog Brook/Stiles Family, 2003, and other archaeological information), Roenke, Karl, Forest Archaeologist, (White Mountain National Forest Cultural Resource Reconnaissance Report, "Peaked Hill Timber Sale", 2005, and other archaeological information).

# Appendix I

Archaeological Sites  
Guidelines for Growth Management Planning  
Maine Historic Preservation Commission 2004



JOHN ELIAS BALDACCI  
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

EARLE G. SHETTLEWORTH, JR.  
DIRECTOR

## ARCHAEOLOGICAL SITES GUIDELINES FOR GROWTH MANAGEMENT PLANNING

April 2004

### Types of Resources

Two types of archaeological sites need consideration during Growth Management Planning: prehistoric archaeological sites (Native American, before European arrival) and historic archaeological sites (mostly European-American, after written historic records about 1600 A.D.). Prehistoric sites include camp or village locations, rock quarries and work shops, and petroglyphs or rock carvings. Historic archaeological sites may include cellar holes from houses, foundations for farm buildings, mills, wharves and boat yards, as well as shipwrecks.

The Maine Historic Preservation Commission (MHPC) is the central repository in the state for archaeological information. Our survey files include computer files, map sets, paper data forms, field notes, detailed unpublished reports, photographic archives, and published works. Archaeological files are exempt from "right-to-know" legislation, and are accessible only with permission to protect sensitive archaeological sites and landowners' privacy. Summaries of sensitive archaeological information are made available for Growth Management planning.

### What MHPC Provides

During the Growth Management planning process, the Commission will provide each community with a list of known historic and prehistoric archaeological sites in the municipality (if any), and summary information about site location and significance. The Commission will also provide a map of archaeologically sensitive areas for prehistoric sites, and an indication whether historic sites are known from documentary sources only or have been located by survey work.

Historic archaeological sites can be predicted most often by a review of historic records, maps and deeds. Settlement often focused on transportation corridors, first rivers, then roads as they were built. Archaeological sites from the first wave of European settlement in any town are likely to be significant (National Register eligible).

Prehistoric archaeological site sensitivity maps are based on the current understanding of Native American settlement patterns (known site locations and professionally surveyed areas) within the portion of the state where the municipality is located. Most commonly, prehistoric archaeological sites are located within 50 m of canoe-navigable water, on relatively well-drained, level landforms. Some of the most ancient sites (>10,000 years old) are located on sandy soils within 200 m of small (not canoe-navigable) streams. Where professional archaeological survey is not complete, archaeological sensitivity maps are based on water shoreline, surficial geology, and landform.

### Standard of Historic Significance

The standard of what makes an archaeological site worthy of preservation should normally be eligibility for, or listing in, the National Register of Historic Places. Because the National Register program accommodates sites of national, state and local significance, it can include local values. Because of physical damage to a site and/or recent site age, some sites are not significant.



PRINTED ON RECYCLED PAPER

PHONE: (207) 287-2132

FAX: (207) 287-2335

p2.

### **Goal of Growth Management**

The municipality should establish a mechanism for review of all construction or other ground disturbing activity within prehistoric archaeologically sensitive and historic archaeologically sensitive areas, or including known archaeological sites. This mechanism might include contacting MHPC for an opinion, and/or review of the construction area by an MHPC-approved archaeologist.

Maine's subdivisions statute (30-A MRSA 4401-4407) recommends review of impact on "historic sites" (Section 4404(8)), which includes both National Register listed and eligible buildings and archaeological sites. Maine's Shoreland Zoning statute (38 MRSA 435-449) includes, as one of its purposes, "protect archaeological and historic resources" (Section 435). Growth management planning should consider archaeological site protection for both of these statutes.

Subdivision or other construction review ordinances might contain language indicating applicability and subdivision plan requirements similar to the following:

"Archaeological sites within or adjacent to the proposed subdivision which are either listed in or eligible to be listed in the National Register of Historic Places, or within or adjacent to an area designated as archaeologically sensitive or potentially containing such sites, as determined by the municipality or the Maine Historic Preservation Commission. An appropriate archaeological survey shall be conducted."

"If one or more National Register eligible or listed archaeological sites will suffer adverse impact, appropriate mitigation measures shall be proposed in the subdivision plan, and submitted for comment to the Maine Historic Preservation Commission at least 20 days prior to action being scheduled by the Planning Board."

### **Contacts at MHPC**

Prehistoric archaeology: Dr. Arthur Spiess, 287-2132 [arthur.spiess@maine.gov](mailto:arthur.spiess@maine.gov)

Historic archaeology: Leon Cranmer, 287-2132 [leon.cranmer@maine.gov](mailto:leon.cranmer@maine.gov)

## **Appendix II**

Historic and topographical maps Figures 1-6



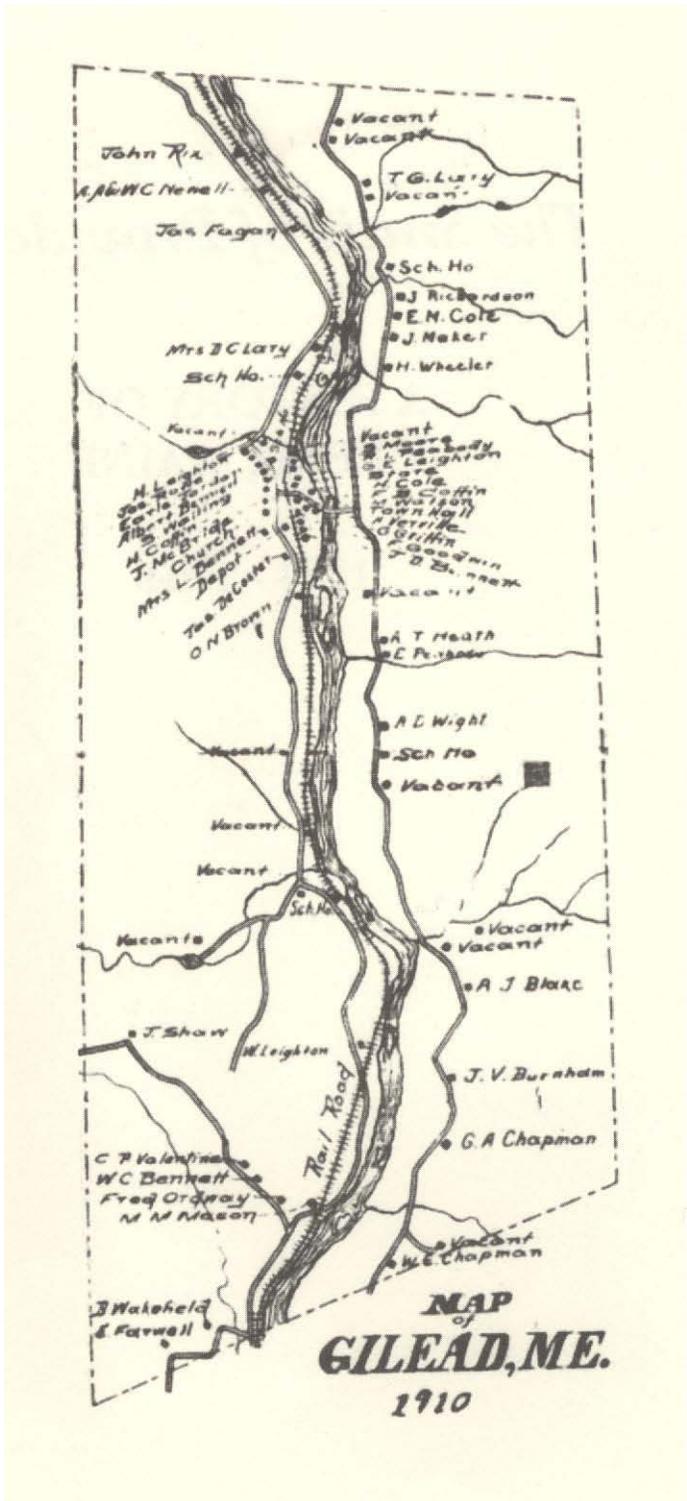


Figure 3: Gilead Map 1910

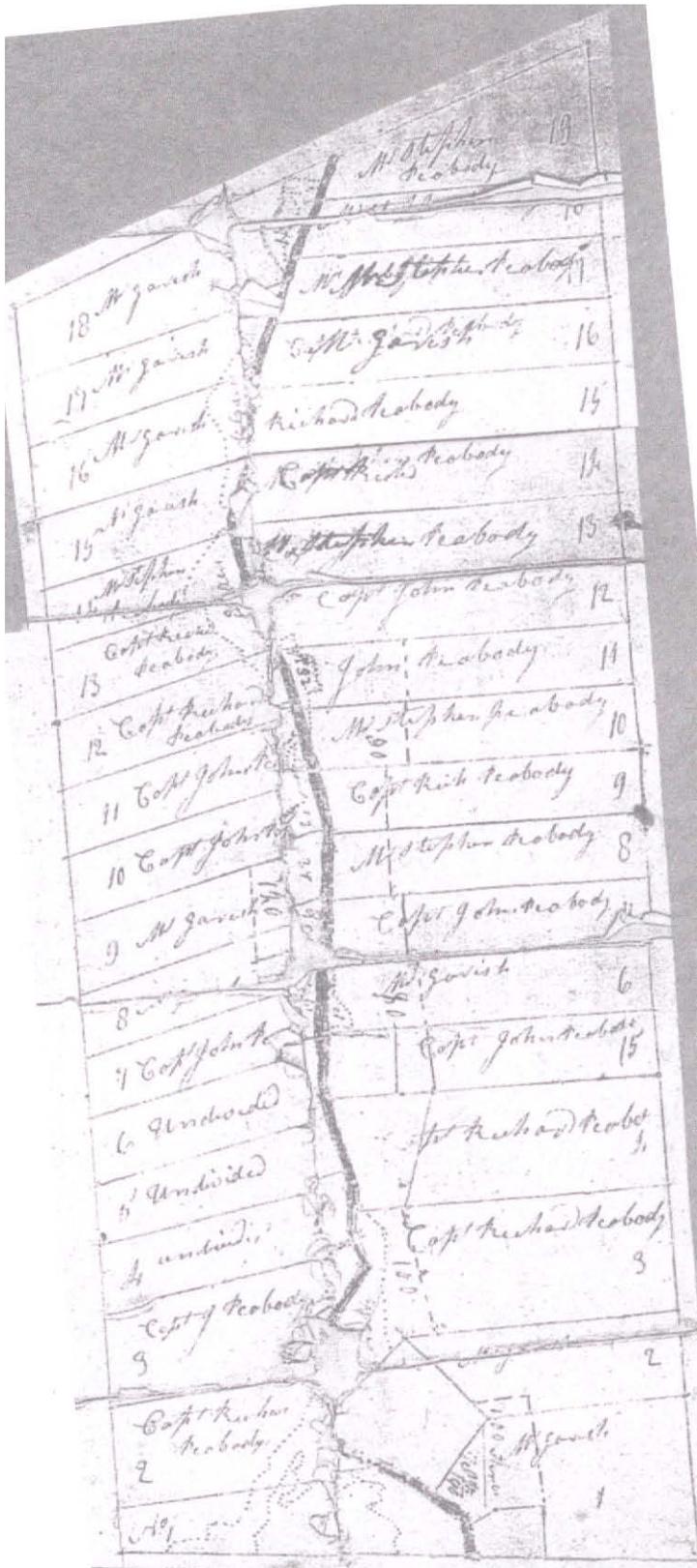


Figure 4: Peabody Patent Map 1791

999 999-



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



Areas sensitive for prehistoric archaeology

Known Prehistoric  
Areas Sensitive for

inform  
Maine Historic  
D

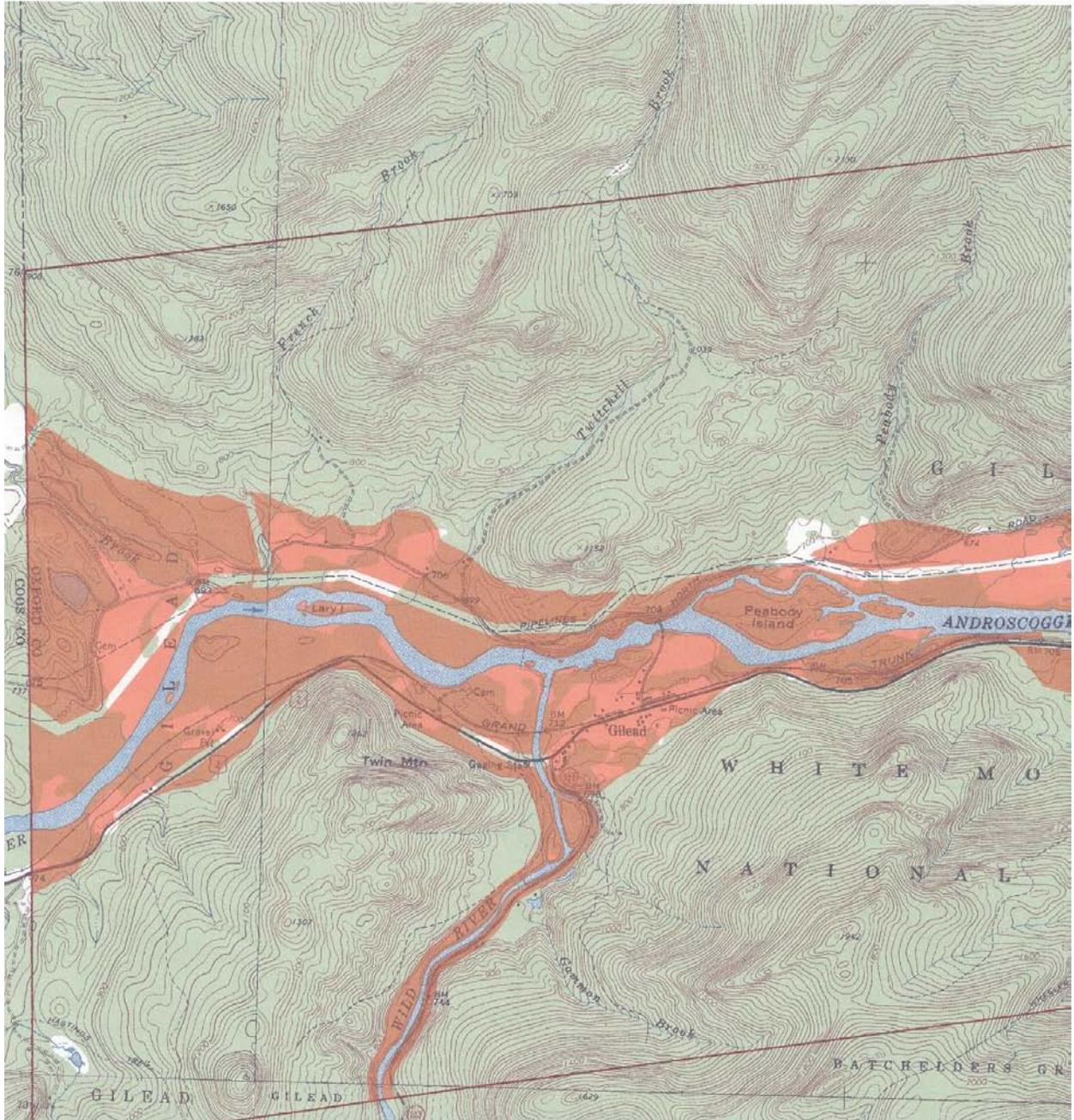


Figure 5: Area Sensitive for Prehistoric Archaeology in Gilead, MHPC 2007

**ic Archeological Sites and  
Prehistoric Archaeology\* in  
Gilead**  
ation provided by  
Preservation Commission  
ember 2007

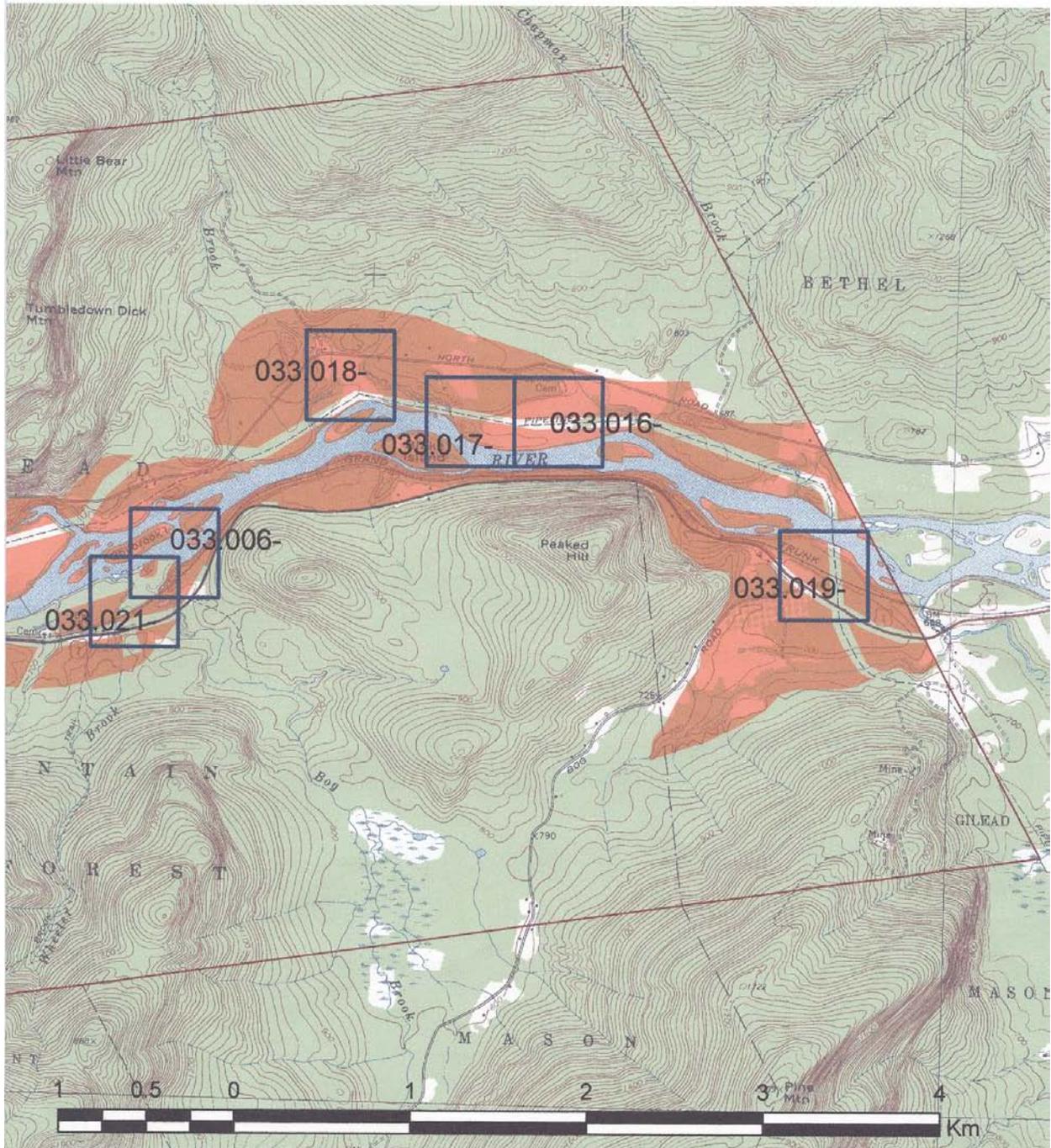


Figure 6: Area Sensitive for Prehistoric Archaeology in Gilead MHPC 2007

ME 999-999

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

Known Historic Areas Sensitive for



Areas sensitive for historic archaeology

inform: Maine Historic Ja

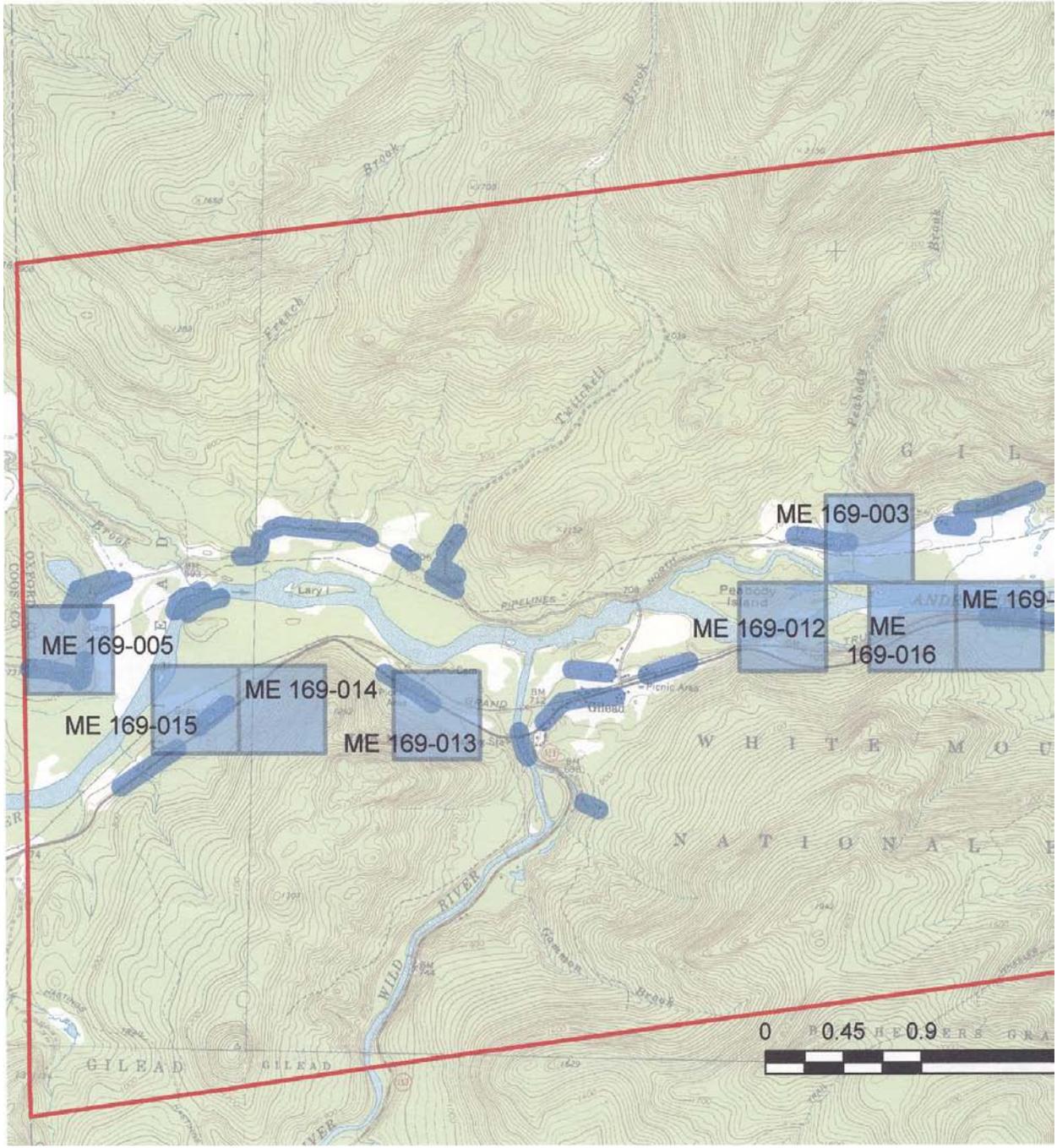


Figure 7: Area Sensitive for Historic Archaeology in Gilead MHPC January 2008

**Archeological Sites and  
Historic Archaeology\* in  
Gilead  
Information provided by  
Preservation Commission  
January 2008**

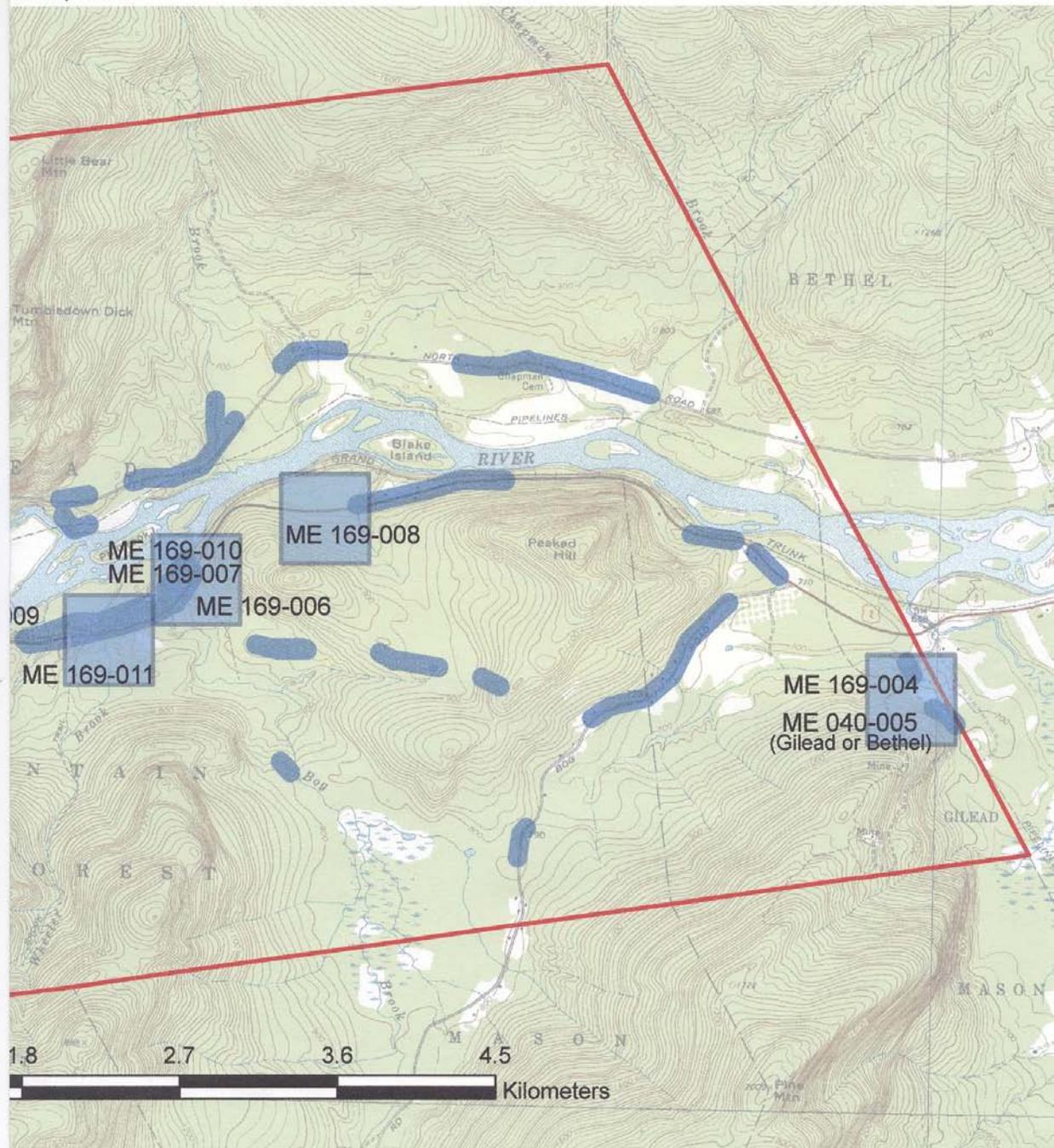
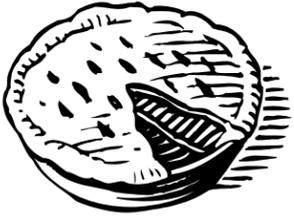


Figure 8: Area Sensitive for Historic Archaeology in Gilead MHPC January 2008

**Additional  
Information  
On  
Public Participation**

**The Comprehensive Planning Committee**  
**Invites You to Discuss**

Homemade Pie  
will be served

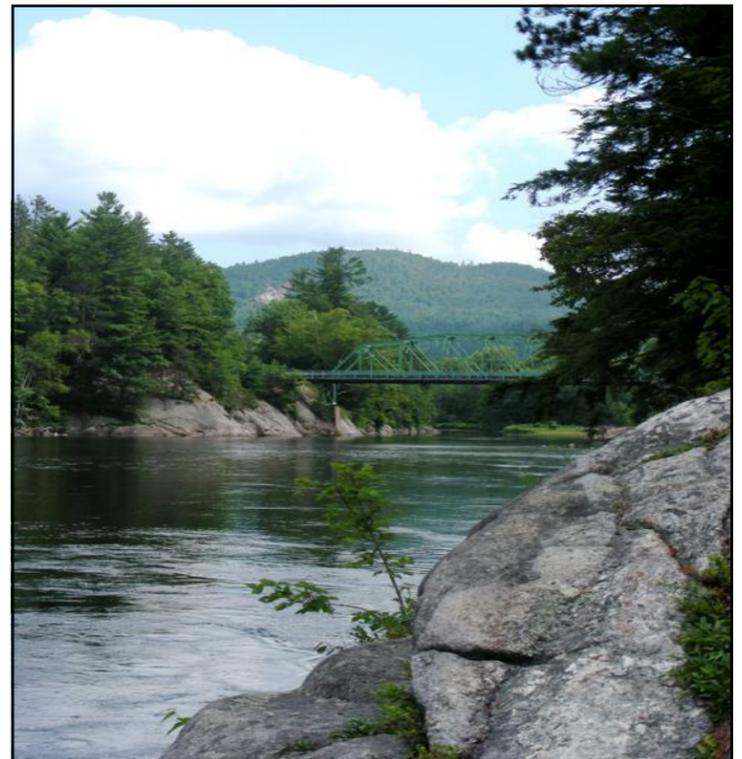


# The Future of Gilead

**When.....Thursday, January 17**  
**Where..Bog Brook Training Center**  
**Time.....6:30 PM**

- Snow Date: Jan 24th
- All ages welcomed
- Child care will be provided

- This is our introductory public meeting to tell you about the comprehensive planning process and, most importantly, **to gain your insight.**
- We will be asking for your thoughts on our future.
- Your input is important to



**Potential topics for discussion:**

- ⇒ **The uniqueness of Gilead, your likes and dislikes.**
- ⇒ **Special places and future needs.**
- ⇒ **Your concerns about the future.**
- ⇒ **Opportunities that we have.**

Remember the  
Homemade Pie



If you have questions, please contact Jack Pucak 836.2729 or Lin Chapman 836.2987.

# Comprehensive Planning Forum

January 17, 2008

## Agenda

### **Refreshments and Introduction (6:30 to 6:55)**

What is a Comprehensive Plan?  
What is the process?  
What are we going to do tonight?

### **Input Session #1 (6:55 to 7:25)**

Why is/what makes Gilead unique?  
What are the special places? – Please use the maps  
What do you like – What would you like to see changed?

### **Report from Session #1 (7:25 to 7:35)**

### **Break (7:35 to 7:45)**

### **Input Session #2 (7:45 to 8:15)**

What are the future needs?  
What are our opportunities?

### **Report from Session #2**

**What is a Comprehensive Plan:** Gilead completed and adopted a Comprehensive Plan in 1993 and will be updating over the next year. It is called a “comprehensive” plan because it is intended to consider a wide range of topics that towns have some impact on through their fiscal/taxation and spending processes, through land use regulation, or through pro-active work such as economic development. It is a blueprint for the future. Topics covered in the comprehensive plan include:

Population and Demographics

Economy

Housing

Transportation and Roads

Recreation

Fiscal Capacity and Capital Investment Plan

Natural Resources including water resources

Critical Resources and Scenic Resources

Historical and Archeological Resources

Agricultural and Forestry Resources

Public Facilities

Land Use

## FORUM 1 SUMMARY

<b>A.</b>	<b>UNIQUENESS</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	Basically friendly	X		
2.	Slower pace than nearby towns	X		
3.	Small		X	
4.	Rural nature		X	
5.	Quiet	X		X
6.	Community – sense (yes-no – could be more)			X
7.	Centrally located		X	
8.	Mountain views		X	
9.	Moisture		X	
10.	Wildlife		X	
11.	Physical beauty			X
12.	Trails, fishing, mountain climbing, we have it all!!!!			X
13.	Location			X
14.	Androscoggin River - Best fishing, canoeing	X		
15.	Outdoor – major opportunity for recreation		X	
16.	Independence	X		
17.	Potential for diff. ventures	X		
18.	Traffic – major route	X		
19.	Growth potential great fishing/river activities		X	
<b>B.</b>	<b>SPECIAL PLACES</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	Wight's, Larry & Twitchell Brooks swimming holes & fishing	X		
2.	Wild River swimming holes & fishing	X		
3.	Town Hall – family functions	X		
4.	Most areas – wildlife	X		
5.	Hiking trails	X		
6.	National Forest picnic area	X		
7.	Cemeteries	X		
8.	None		X	
9.	None			X

## FORUM 1 SUMMARY

<b>C.</b>	<b>LIKES</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	Quiet	X		
2.	Forest Areas	X		
3.	Seclusion	X		
4.	Wildlife	X		
5.	Dependable people	X		
6.	Enhance our lives?		X	
7.	More green*		X	
8.	windmills		X	
9.	police force – ambulance service		X	
10.	community interfaith sanctuary		X	
11.	Ball field(s)		X	
12.	computers in library*		X	
13.	Legacy for children**		X	
14.	\$,		X	
15.	None			X
16.				
<b>D.</b>	<b>DISLIKES</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	None	X		
2.	Reduce taxes*		X	
3.	Fee to use WNF		X	
4.	Lower speed limit		X	
5.	Trash along road		X	
6.	Bus our own children		X	
7.	Challenging to raise kids, not friendly, no activities, not welcoming of children			X
8.	North Road bicyclists, Danger			X

## FORUM 1 SUMMARY

<b>E.</b>	<b>CHANGES</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	Town Center – Office	X		
2.	General Store	X		
3.	Post Office	X		
4.	Welcome center			X
5.	Market – grocery			X
6.	See locals take advantage of opportunities	X		
7.	Running out of oil (alternative energy)		X	
8.	Utilization of railway		X	
9.	Local agriculture		X	
10.	Recreation and park for children	X	X	
11.	Rec. Field, Ball, etc. (instead of boat launch)			X
12.	River/mountain access		X	
13.	Restrictions* big land owners		X	
14.	Better communication, DSL, Broadband, Cable			X
15.	Friends & Family Day – Broaden it to include others			X
16.	Observe property boundaries			X
17.	Respect property & Roads			X

## FORUM 1 SUMMARY

<b>F.</b>	<b>FUTURE NEEDS</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	Retention of our uniqueness		X	
2.	Controlled development	X		
3.	No change			X
4.	No development			X
5.	Police – if population grows	X		
6.	Make use of: Idle lands, Gardens & Play areas	X		
7.	Community	X		
8.	Computer Resources – library	X		
9.	Computer in library or town office			X
10.	Better public management	X		
11.	Recreation	X		
12.	More economic growth		X	
13.	Lower self-employment tax		X	
14.	Agricultural opportunities		X	
15.	Self-employment		X	
16.	Local store			X
17.	P.O.			X
18.	Fire hydrants		X	
19.	Speed limits on North Road		X	
20.	Town garage centralized, smaller at dump		X	
21.	Better/bigger town garage			X
22.	Children Ball field/skating rink		X	
23.	Places for kids Outside			X
24.	Youth – future for them		X	
25.	Child care			X
26.	More uses of Town Hall		X	
27.	Wildlife management grants		X	
28.	Store reopened		X	
29.	Schoolhouse – saved, used, bought?		X	
30.	New Route 2 configuration		X	
31.	Jobs			X
32.	Public transportation e.g., Mountain Explorer because of energy			X
33.	Meals on Wheels			X
34.	Elderly services, Transport & Elderly housing			X
35.	Ambulance service			X
36.	Make people aware of economic opportunities, marketing, lecture series, hobby help, barter help, computer help			X

## FORUM 1 SUMMARY

<b>F.</b>	<b>FUTURE NEEDS (Cont.)</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
37.	Rentals			X
38.	Gilead to itself for opps.			X
39.	Town website – for posting minutes, public information, etc.			X
40.	Need community activities			X
41.	Town Office -Work toward town center	X		
<b>G.</b>	<b>OPPORTUNITIES</b>	<b>GROUP 1</b>	<b>GROUP 2</b>	<b>GROUP 3</b>
1.	Growth – economically	X		
2.	Promote agriculture: Potatoes, Orchards, etc.	X		
3.	Seek incentives for business	X		
4.	Land preservation	X		
5.	Town Forest Program. Look into it?!		X	
6.	Tourism – welcome center	X		
7.	Grants for fuel assistance & Community Concepts	X		
8.	Green energy	X		
9.	Hydro on river	X		
10.	Schoolhouse: Library, children activities, snowmobile club		X	
11.	Cleaner river! fishing, hunting, river boat casino, swimming		X	
12.	Retreat Center		X	
13.	Trails better identified		X	
14.	Tap into pipeline, \$\$?		X	
15.	Town Hall uses		X	
16.	Train Station		X	
17.	Errol, Jefferson, Bog Brook Center		X	
18.	Route 2 – Traffic			X
19.	Evans Notch Lodge			X
20.	Venues, showcase for local businesses			X
21.	Tie into bussing kids with public & Sr. transport.			X

	TOPIC	FORUM GROUP 1	FORUM GROUP 2	FORUM GROUP 3	LATER INPUT	Category 1	Category 2	Category 3
<b>Uniqueness</b>								
1	Basically friendly	X				CH		
2	Slower pace than nearby towns	X				CH		
3	Small		X			CH		
4	Rural nature		X			CH		
5	Quiet	X		X		CH		
6	Community – sense (yes-no – could be more)			X		CH		
7	Centrally located		X			E		
8	Mountain views		X			N		
9	Sufficient Moisture		X			N		
10	Wildlife		X			N		
11	Physical beauty			X		N		
12	Trails, fishing, mountain climbing, we have it all!!!!			X		N	RE	
13	Location			X		E		
14	Androscoggin River - Best fishing, canoeing	X				N	RE	
15	Outdoor – major opportunity for recreation		X			N	RE	
16	Independence	X				CH		
17	Potential for business ventures	X				E		
18	Traffic – major route	X				E		
19	Growth potential of fishing/river activities		X			N	RE	
<b>B. Special Places</b>								
1	Wight's, Larry & TwitCHell Brooks swimming holes & fishing	X				R		
2	Wild River swimming holes & fishing	X				R		
3	Town Hall – family functions	X				CH		
4	Most areas – wildlife	X				N		
5	Hiking trails	X				N	RE	
6	National Forest picnic area	X					RE	
7	Cemeteries	X				H		
8	Entered on map		X					
9	Entered on map			X				
<b>C. Like</b>								
1	Quiet	X				cl		
2	Forest Areas	X				N		
3	Seclusion	X				cl		

	TOPIC	FORUM GROUP 1	FORUM GROUP 2	FORUM GROUP 3	LATER INPUT	Category 1	Category 2	Category 3
4	Wildlife	X				N		
5	Dependable people	X				cl		
<b>D. Would Like</b>								
1	Enhance our lives		X			o		
2	More green		X			Eng		
3	Windmills		X			Eng		
4	Police force – ambulance service		X			M		
5	Community interfaith sanctuary		X			Cl		
6	Ball field(s)		X			R		
7	Computers in library		X			M		
8	Legacy for CHildren		X			Y		
9	Keep current land restrictions				X	LU		
10	Control of WMNF parking area				X	O		
11	Allowances for people working to improve their land				X	LU		
12	Maintain subdivision 5 acre lot size requirement				X	LU		
13	Identify most probable land development areas and assign reasonable lot size requirements.				X	LU		
14	CP Update to be based on existing ordinances				X	LU		
<b>E. Dislike</b>								
1	Taxes (want reduced)		X			M		
2	Fee to use WNF (should be free)		X			O		
3	Speed limit (should be lower)		X			O		
4	Trash along road		X			M		
5	Bus our own CHildren		X			M		
6	CHallenging to raise kids (not friendly, no activities, not welcoming)en						4	
7	North road bicyclists			X		R		
<b>F. CHanges</b>								
1	Town Office	X				M		
2	General Store	X				E		
3	Post Office	X				M		
4	Welcome center			X		E		
5	Market – grocery			X		E		

	TOPIC	FORUM GROUP 1	FORUM GROUP 2	FORUM GROUP 3	LATER INPUT	Category 1	Category 2	Category 3
6	See locals take advantage of opportunities	X				E		
7	Running out of oil (alternative energy)		X			Eng		
8	Utilization of railway		X			E		
9	Local agriculture		X			E	LU	
10	Recreation and park for CHildren	X	X			R	Y	
11	Rec. Field, Ball, etc. (instead of boat launCH)			X		R		
12	River/mountain access		X			RE		
13	Restrictions* big land owners		X			R		
14	Better communication, DSL, Broadband, Cable			X		M		
15	Friends & Family Day – Broaden it to include others			X		CH		
16	Observe property boundaries (snowmobiles and ATVs)			X		R		
17	Respect property & Roads			X		R		
<b>G.</b>	<b>Future Needs</b>							
1	Retention of our uniqueness		X			CH		
2	Controlled development	X				LU		
3	No CHange			X		O		
4	No development			X		LU		
5	Police – if population grows	X				M		
6	Make use of: Idle lands, Gardens & Play areas	X				E	R	
7	Sense of Community	X				CH		
8	Computer Resources – library	X				M		
9	Computer in library or town office			X		M		
10	Better public management	X				M		
11	Recreation	X				R		
12	More economic growth		X			E		
13	Agricultural opportunities		X			E		
14	Self-employment		X			E		
15	Local store			X		E		
16	P.O.			X		M		
17	Fire hydrants		X			M		

	TOPIC	FORUM GROUP 1	FORUM GROUP 2	FORUM GROUP 3	LATER INPUT	Category 1	Category 2	Category 3
18	Speed limits on North Road		X			M		
19	Town garage centralized, smaller at dump		X			M		
20	Better/bigger town garage			X		M		
21	CHildren Ball field/skating rink		X			R	Y	
22	Places for kids Outside			X		R	Y	
23	Youth – future for them		X				Y	
24	CHild care			X			Y	
25	More uses of Town Hall		X			M	R	
26	Wildlife management grants		X			N	E	
27	SHoolhouse – saved, used, bought?		X			H		
28	New Route 2 configuration		X			E		
29	Jobs			X		E		
30	Public transportation e.g., Mountain Explorer because of energy			X		Eng		
31	Meals on Wheels			X		Eld		
32	Elderly services, Transport & Elderly housing			X		Eld		
33	Ambulance service			X		M		
34	Make people aware of economic opportunities, marketing, lecture series, hobby help, barter help, computer help			X		E		
35	Rentals			X		E		
36	Opportunities for Gilead residents			X		E		
37	Town website – for posting minutes, public information, etc.			X		M		
38	Need community activities			X		R		
<b>H.</b>	<b>Opportunities</b>							
1	Growth – economically	X				E		
2	Promote agriculture: Potatoes, OrCHards, etc.	X				E		
3	Seek incentives for business	X				E		
4	Land preservation	X				LU		
5	Town Forest Program		X			M	R	N

	TOPIC	FORUM GROUP 1	FORUM GROUP 2	FORUM GROUP 3	LATER INPUT	Category 1	Category 2	Category 3
6	Tourism – welcome center	X				E		
7	Grants for fuel assistance & Community Concepts	X				LI		
8	Green energy	X				Eng		
9	Hydro on river	X				Eng	E	
10	SCHoolhouse: Library, CHildren activities, snowmobile club		X			R	Y	M
11	Cleaner river! fishing, hunting, swimming		X			N	R	N
12	Retreat Center		X			E		
13	Trails better identified		X			E	N	
14	Town Hall uses		X			M		
15	Train Station		X			E		
16	Bog Brook Center		X			O		
17	Route 2 – Traffic			X		E		
18	Evans NotCH Lodge			X		E		
19	Venues, showcase for local businesses			X		E		
20	Tie into bussing kids with public & Sr. transport.			X		M		

## Notes from Forum

### Interests

Small town character  
Economic Dev.  
Tourism/Rec.  
Property rights (lot sizes)  
Taxes  
Preservation/cons (nat. res.) wildlife  
Youth/Elderly  
Police/Fire/Amb. Municipal

### More Discussion on:

Ambulance service

- Equipment
- Training
- Staff
- Is there a need for additional emergency/ambulance services?

Bus trans. for school & elderly?

Population

146

41

30

11

228 +/- 2

reg voters

non registered

kids (school)

preschool

### Property Rights

- Lot size (1-5 acres)
- Frontage (Village & Rural)
- Need for additional ord.
- Rivers & ponds – lot size/frontage
- Should your neighbor have unrestricted use of your lot
- Should the town review development proposals for
  - Subd
  - Commercial dev
  - Industrial dev
- Should the town enact a building code?
- Does the town need better code enf.?

## **Natural Resources**

- Should town purchase land for purpose of conservation – town forest –
  - Forestry
  - Recreation
  - Conservation
  - Wildlife
- Should the town preserve historic/arch. Sites?
- Purchase/encourage
- Rules
- Buffers around wetlands
- Buffers around streams
- Restrictions on bldg on steep slopes
- Ridgeline development
- Andro River }
  - Lot size } check S.Z. Ord.
  - Setback }
- Encourage set aside of forest/open land for
  - Wildlife and forestry
  - Wildlife management

## **Rural Character/Sense of Community**

- Restrict new dev. To maintain small town character.
- Will natural barriers rest. Development? (steep slopes)
- Should dev. On steep slopes be restricted? (>20%)
- Youth & Elderly Services
- Would you participate in community activities?
  - Town Hall activities
  - Ball field
  - Playground
  - Historical society programs
  - Youth reading group
  - Common computer
  - Friends and family
  - Nature/walking trail

## **Youth & Elderly**

- Transportation for elderly
- Programs – local
  - Activities
  - Volunteer opportunities

## **Economic Development**

- Should we encourage the dev. of tourism

# Gilead Comprehensive Planning Committee Questionnaire

The Gilead Comprehensive Planning Committee has been meeting since last fall. During that time we have collected data on the town, reviewed considerable data and maps provided by the State Planning Office, held a public forum to get your input, and talked with many of our neighbors. We would now like to ask you to provide us with more input by completing the attached questionnaire.

From our discussions to date and from your input at the public forum, we have developed some major themes to reflect comments at the public meeting.

Land Use and Property Rights

Natural Resources

Rural Character

Sense of Community

Youth Services

Elderly Services

Economic Development

Municipal Services

**Please complete and return the questionnaire by October 15<sup>th</sup>. It may be returned by**

Mailing to: Comprehensive Planning Committee  
P.O. Box 910  
Bethel, ME 04217

Dropping off in designated envelopes at:

New Town Office Doorway

Solid Waste Transfer Station

Comprehensive Planning Committee meetings are generally held at the town office on the third Tuesday of each month at 7:00 PM. All meetings are open to the public, and each of you is welcome.

Gilead Comprehensive Plan Committee members:

Jill Bujnowski  
Norm Buttrick  
Hugh Chapman  
Fran Head  
Becky Morin  
Jack Pucak  
Sue Saunders  
Alice Strait

If you are interested in helping with community programs, please fill out the form on the back and return it to us.

# Gilead Comprehensive Planning Committee

\_\_\_ I am interested in volunteering with community programs.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**Please complete and return by October 15<sup>th</sup>. It may be returned by**

Mailing to: Comprehensive Planning Committee  
P.O. Box 910  
Bethel 04217

Dropping off in designated envelopes at:

New Town Office Doorway

Solid Waste Transfer Station

## Gilead Comprehensive Planning Committee Survey

Currently, lot sizes are 1 acre for single residential lots and 5 acres for lots occurring in a subdivision. The 5-acre lot size for subdivisions was designed to encourage preservation of at least 4 acres of the lot for forestry. The state minimum lot size for having a well and a septic system is a ½ acre. (For purposes here, 20,000 square feet is considered a ½ acre and 40,000 sq. ft is considered 1 acre.)

1. Are you concerned with lot sizes and road frontage for future development? Yes No
2. Should required lot sizes and road frontage be different in different areas of town? Yes No
3. Circle the size lot you believe we should have in the village area.  
**1/2 (one-half) 1 2 3 acres**
4. Circle the size lot you believe we should have in rural areas.  
**1 2 3 4 5 greater than 5 acres other (please state) \_\_\_\_\_**
5. Should subdivision lots have a larger lot size than a single lot? Yes No
6. Should the size of waterfront lots differ from other areas of town? Yes No
7. Circle the lot size for waterfront lots.  
**1 2 3 4 5 acres**
8. Frontage on town or state roads for lots in the village areas is 200 feet.  
Should this be decreased to provide for village type development (dwellings slightly closer together as in the existing village)? Yes No
9. Frontage for single residential lots outside of the village area is 200 feet.  
Should this be **smaller larger or stay the same**
10. Should frontage along rivers be increased beyond the 200 feet required by state law? Yes No
11. Should setbacks from rivers be increased from the state required 75 feet?  
**If yes, should it be (circle one) 100 ft 125 ft. or more \_\_\_\_\_?** Yes No
12. Is there a need for any additional land use controls or land use ordinances? Yes No
13. Should your neighbors have unrestricted use of their land? Yes No
14. Should you have unrestricted use of your land? Yes No
15. Should the town have ordinances that allow for review of proposed commercial or industrial development? Yes No
16. Should the town enact a building code? Yes No
17. Should the Town enact a road ordinance that covers all new roads? Yes No
18. Does the town need better code enforcement? Yes No
19. Should the town establish a town forest for conservation, recreation, and forestry? Yes No

20. Please rank the following in their order of importance with 1 being the highest priority.  
 Recreation     Forestry     Conservation     Wildlife     Open space
21. Should the town preserve historic buildings?    Yes    No    Archaeological sites?    Yes    No
22. Should the Town request a survey of historic/archaeological sites which may be at risk?    Yes    No
23. Should the town consider wetland and stream protection in their ordinances?    Yes    No
24. Should the town review erosion control plans for buildings on steep slopes?    Yes    No
25. Should the town place any restrictions on development on high mountain tops and ridgelines in order to protect views?    Yes    No
26. Should the town place any restrictions on new development in order to maintain small, rural town character?    Yes    No
27. Would you participate in or use additional community activities?    Yes    No

Check all activities in which you would participate.

- |  |  |
|--|--|
| <input type="checkbox"/> Town Hall Activities (such as dances) | <input type="checkbox"/> Historical Society Programs     |
| <input type="checkbox"/> Friends and Family Day                | <input type="checkbox"/> Nature/ Walking Trails          |
| <input type="checkbox"/> Improved River Access                 | <input type="checkbox"/> Common Computer Facility        |
| <input type="checkbox"/> Children's Reading Groups             | <input type="checkbox"/> Youth Reading or Learning Group |
| <input type="checkbox"/> Playground                            | <input type="checkbox"/> Ball field                      |
| <input type="checkbox"/> Other (please state) _____            |  |

28. Do we need more local activities and services for youth?    Yes    No
29. Do we need more local activities and services for the elderly?    Yes    No
30. Do you have any interest in volunteering to help your community?  
 Please either put your name and contact information on the survey or mail us your name and contact information on the enclosed form.    Yes    No
31. Should we encourage the development of tourism?    Yes    No
32. Would you support additional funding for first response emergency personnel training?    Yes    No
33. What other services would you like to see the town provide? \_\_\_\_\_
- 

**Comments:**

## Gilead Comprehensive Planning Committee Survey Results

Survey Question	Response	Percent	Rank
1. Are you concerned with lot sizes and road frontage for future development?	Yes	75%	
	No	25%	
2. Should lot sizes and road frontage be different in different areas of town?	Yes	41%	
	No	59%	
3. Indicate lot size wanted in village area:	1 Acre		First
	1/2 Acre		Second
	2 Acres		Third
	3 Acres		Fourth
4. Indicate lot size wanted in rural area:	1 Acre		First
	3 Acres		Second (Tie)
	5 Acres		Second (Tie)
	> 5 Acres		Third
	2 Acres		Fourth
	4 Acres		Fifth
5. Should subdivision lots have a larger size than a single lot?	Other		Sixth
	Yes	58%	
6. Should the size of waterfront lots differ from other areas of town?	No	42%	
	Yes	27%	
7. Indicate waterfront lot size:	No	73%	
	1 Acre		First
	5 Acres		Second
	3 Acres		Third
	2 Acres		Fourth
8. Lot frontage decreased for village to less than 200 feet to provide for village development?	4 Acres		Fifth
	Yes	33%	
9. Lot frontage outside village (in residential areas)?	No	67%	
	Same		First
	Smaller		Second
10. Lot frontage along rivers be increased beyond 200 feet?	Larger		Third
	Yes	21%	
11. Should setbacks from rivers be increased beyond 75 feet?	No	79%	
	Yes	33%	
	No	68%	
	100 ft.		First (Tie)
	125 ft.		First (Tie)
12. Is there a need for additional land use controls or ordinances?	More		Second
	Yes	37%	
13. Should your neighbors have unrestricted use of their land?	No	63%	
	Yes	50%	
14. Should you have unrestricted use of your land?	No	50%	
	Yes	52%	
15. Should the town have ordinances to review commercial or industrial development?	No	48%	
	Yes	85%	
	No	15%	

## Gilead Comprehensive Planning Committee Survey Results

Survey Question	Response	Percent	Rank
16. Should the town enact a building code?	Yes	60%	
	No	40%	
17. Should the town enact a road ordinance for new roads?	Yes	63%	
	No	37%	
18. Does the town need better code enforcement?	Yes	57%	
	No	43%	
19. Should the town establish a town forest?	Yes	60%	
	No	40%	
20. Rank the following in importance:	Recreation		First
	Open Space		Second
	Forestry		Third
	Conservation		Fourth
	Wildlife		Fifth
21. Should the town preserve historic buildings?	Yes	80%	
	No	20%	
21. Should the town preserve archaeological sites?	Yes	86%	
	No	14%	
22. Should the town request a survey historic/archeological sites that may be at risk?	Yes	80%	
	No	20%	
23. Should the town consider wetland and stream protection in their ordinances?	Yes	81%	
	No	19%	
24. Should the town review erosion control for buildings on steep slopes?	Yes	83%	
	No	17%	
25. Should the town place any restrictions on development on high mountain tops and riddelines to protect views?	Yes	60%	
	No	40%	
26. Should the town place any restrictions on new development to maintain small, rural town character?	Yes	62%	
	No	38%	
27. Would you participate in or use additional community activities? (Shows number of respondents who checked off each item.)	Yes	64%	
	No	36%	
	Other		10
	Children's Reading		7
	Computer		7
	Youth Read/Learn		7
	Ball Field		6
	Playground		5
	Town Hall		4
	Historical		4
	Impr. River		3
	Nature		2
	Friends		1
28. Do we need more local activities for youth?	Yes	70%	
	No	30%	
29. Do we need more local activities for elderly?	Yes	69%	
	No	31%	
30. Do you have any interest in volunteering to help your community?	Yes	69%	
	No	31%	
31. Should we encourage the development of tourism?	Yes	72%	
	No	28%	
32. Would you support additional funding for emergency personnel training?	Yes	82%	
	No	18%	

## RESULTS OF TOWN SURVEY

		Updated	Percent
1. Concerned with lot size and frontage	Yes	33	<b>75</b>
	No	11	25
2. lot size different in areas	Yes	19	41
	No	27	<b>59</b>
3. Lot size wanted in Village	1/2	17	2
	1	21	1
	2	4	3
	3	0	4
4. Lot size Rural	1	16	1
	2	3	4
	3	7	2
	4	1	5
	5	7	2
	> 5	6	3
	Other	0	6
5. Subdivision Lots Larger	Yes	26	<b>58</b>
	No	19	42
6. waterfront lot size differ	Yes	12	27
	No	33	<b>73</b>
7. waterfront lot size	1	15	1
	2	7	4
	3	8	3
	4	3	5
	5	9	2
8. frontage decreased for village	Yes	15	33
	No	31	<b>67</b>
9. frontage outside village	Smaller	9	2
	Larger	5	3
	Same	29	1
10. frontage along rivers be increased	Yes	10	21
	No	37	<b>79</b>
11. Setbacks from rivers increased	Yes	13	33
	No	27	<b>68</b>
	100 ft.	8	1
	125 ft.	8	1
	more	1	2
12. need for additional land use controls	Yes	17	37
	No	29	<b>63</b>
13. Neighbors have unrestricted use of land	Yes	22	50
	No	22	50
14. unrestricted use of your land	Yes	23	52
	No	21	48
15. ordinances to review com/ind dev	Yes	40	<b>85</b>
	No	7	15
16. enact building code	Yes	27	<b>60</b>
	No	18	40
17. Road ord for new roads	Yes	27	<b>63</b>
	No	16	37
18. Better code enforcement	Yes	25	57
	No	19	43
19. town forest	Yes	27	<b>60</b>
	No	18	40

## RESULTS OF TOWN SURVEY

20. Rank importance with 1 being highest priority (lowest total is most popular)	Recreation	153	1
	Forestry	139	3
	Conservation	107	4
	Wildlife	92	5
	Open Space	145	2
21. Preserve Historic buildings	Yes	37	<b>80</b>
	No	9	20
21, Preserve Archaeological sites	Yes	38	<b>86</b>
	No	6	14
22, Survey sites that may be at risk	Yes	36	<b>80</b>
	No	9	20
23. consider wetland and stream protection	Yes	38	<b>81</b>
	No	9	19
24. Review erosion control for buildings on steep slopes	Yes	30	<b>83</b>
	No	6	17
25. restrictions on dev on high mountain tops and ridgetops	Yes	28	<b>60</b>
	No	19	40
26. restrictions to maintain rural character	Yes	29	<b>62</b>
	No	18	38
27. Additional community activities	Yes	21	<b>64</b>
	No	12	36
	Town Hall	18	4
	Friends	30	1
	Impr. River	21	3
	Children's Reading	11	7
	Playground	16	5
	Historical	18	4
	Nature	25	2
	Computer	9	7
	Youth Read/Learn	12	7
	Ball Field	14	6
Other	0	10	
28. More local activities for youth	Yes	31	<b>70</b>
	No	13	30
29. More local activities for elderly	Yes	31	<b>69</b>
	No	14	31
30. Interest in volunteering	Yes	27	<b>69</b>
	No	12	31
31. Develop tourism	Yes	31	<b>72</b>
	No	12	28
32. Additional funding for emergency personnel training	Yes	36	<b>82</b>
	No	8	18
Other Services	What other		

# COMPREHENSIVE PLANNING COMMITTEE SUMMARY

Report to Annual Town Meeting – March 2009

The Comprehensive Plan (CP) is a guide for growth and development of the community. It examines historical, present and future trends and places considerable emphasis on those characteristics valued by residents. Inventory data, analysis and town input is used to develop: goals, policies, strategies and land use plans. The CP creates the foundation for future land use and growth and helps define future capital improvement needs. It additionally establishes the framework to encourage and manage town actions required to carry out the CP's recommendations.

The Comprehensive Planning Committee (CPC) is working to update the existing CP which was developed in the 93-94 timeframe. The CPC is scheduled to complete the updated plan by the end of 2009. This update is being based on the old plan but the new regulations and changes in town necessitate changes to the CP. It will also comply to the extent practical with new state regulations developed since the last plan was done.

Citizen input received to date places importance on maintaining the quiet, friendly, small town atmosphere, outdoor recreation, open spaces and respect for the environment and natural resources. Other inputs expressed by a majority of individuals are as follows. A number of these items will require further discussion and while being acceptable to a majority may not please everyone.

1. People seem to like the existing land use rules and committee foresees no major changes in single homes, subdivisions, and designated "growth" areas.
2. There seems to be concerns with subdivisions possibly impacting natural resources.
3. There seems to be concerns with commercial and industrial development possibly changing the character of the town. To this end, an ordinance to provide for the review of commercial and industrial development may be worthwhile.
4. Steep slope erosion, ridgeline and high mountain side development appear to be issues that need further discussion.
5. There may be a need to develop a road standards ordinance to protect the natural environment and especially water quality and to ensure that there is adequate fire and safety access over all roads.
6. There may be a need to develop more local activities for youth and elderly.
7. Historic and Archaeological buildings should be preserved.

The CPC wishes to thank the many individuals who have provided input via the town forum, survey, meeting attendance or comments made to committee members. Further involvement from citizens will be necessary to review and comment on the list of items and issues noted and on the draft CP. The planning committee looks forward to your continued interest and input.

floodplain to the north of Route 2 and the mountainous terrain to the south of Route 2 create substantial constraints to commercial development, with the exception of some land in the most easterly portion of the town. The most likely commercial development would be small travel services such as gasoline/convenience stores; however, with Bethel, Maine, and Gorham, New Hampshire offering travelers services approximately 10 miles east and west, respectively, the market for such services is low.