

Rumford

Comprehensive Plan

Update



Adopted
November 5, 2013

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Introduction

The purpose of the comprehensive plan is to define what the people of Rumford want for Rumford's future. It is thus an extremely important public document. It is to be used by town officials, boards, committees and organizations over the ten year planning period. The Plan suggests general directions, recognizing that specific details will require further efforts. However, the Plan should be considered a living document, meaning that it will require review and revisions as Rumford changes over time. The Plan is, however, intended to guide any future changes in the Town's land use regulations, as required by law, so that they will reflect the goals and polices of this Plan. The discussions of capital needs and spending priorities are intended as general guides, not specific proposals. The Plan is also a requirement for many grants that the Town or other groups may wish to apply for.

The Plan was developed by a committee of local citizens appointed by the Selectperson's. They spent more than 18 months discussing what makes Rumford such a special place and what needs to be done in the future to keep it that way. The committee listened to many people, residents, non-residents, and stakeholders as the plan was developed. What they heard is reflected throughout the Plan.

This Plan will update the Comprehensive Plan adopted in 1998. Those familiar with the 1997 Plan will find this Plan to be much bolder in that it attempts to put forth a detailed program to guide Rumford over the next ten years. It also expects town official to embrace the Plan and support the implementation of the Plan.

The Plan is presented in several parts. They include a Vision for Rumford, background information, policies, action strategies, and regional coordination.

Vision for Rumford

If you are to read only one part of the Plan please let it be the Vision for Rumford. The Vision talks about the character and special places in Rumford, current trends, and finally Rumford's vision for the future. It sets the tone for the remainder of the Plan. The Vision for Rumford was the result of public meetings where people told the Committee what they liked about Rumford and what the future should hold for the Town.

Background Information

The comprehensive planning process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, its infrastructure, its services, and, its natural features. To provide that factual base information about Rumford and surrounding areas was collected, organized, and analyzed. Areas considered in the background information related to historic, cultural, and, archaeological resources, population, economy, housing/affordable housing, transportation, water resources, natural resources, agriculture and forestry, outdoor recreation, public facilities and services, fiscal capacity, and land use and development patterns.

In the background information there are several forecasts for the 10-year planning period. These include population and housing demand. Such forecasts were based upon past trends and accepted forecasting techniques.

The background information is intended to be a snapshot of Rumford based on the best information available in 2011-2012. Communities are dynamic places and thus the background information may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presents a reliable picture of Rumford and provides the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.

Policies and Action Strategies

The most important elements of the comprehensive plan are the goals, policies and action strategies which the community adopts. They present the directions the community will take to achieve its vision for the future and address issues identified in the background information. Policies are statements of direction the community desires to take, and action strategies define specific actions the Town should undertake in order to carry out the directions contained in the policies. The Plan itself does not mandate action by the Town but rather outlines the direction, and actions that the community may take based on the public input given during the development of the Plan.

Action strategies for carrying 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 actions three to five years from plan adoption, and long-term actions six to ten years from plan adoption. Those responsible for undertaking the strategies are also identified.

Following each background information topic area are the goals, policies and action strategies relating to the topic. State planning rules require each comprehensive plan to include minimum policies and action strategies. These required policies and action strategies have, in some cases, been revised to reflect Rumford's needs. They are identified as policies necessary to address State of Maine Goal and action strategies necessary to address State of Maine Goal are in *italic* type.

There are also policies and actions strategies identified as Rumford's own policies and strategies. These are included to address needs specific to Rumford and to aid in the achievement of the Vision for Rumford.

The Rumford Comprehensive Plan Committee thoroughly considered each and every one of the policies and action strategies and assessed its implications. In addition, it relied heavily on what the residents of Rumford told the Committee at public sessions in July 2012. Although, in not all instances did the committee unanimously agree, it is the position of the Committee that the following presents a realistic direction for Rumford over the next 10 years.

V *ision for Rumford*

Based in Part on the Public Opinion Session Held on July 26, 2012.

C *haracter and Special Places*

Located on a major bend along the Androscoggin River Rumford became a pulp and paper making center in the early 20th century. As the result population grew from 900 in 1890 to 7,000 in 1920 and peaking at about 10,230 in 1940. The rate of population growth and its timing, before the dependence upon the automobile, created a character that is still very much evident today. There are defined downtowns, including the Island and Congress Street, and the neighborhoods of Rumford Falls, Smith Crossing, and Virginia and to a lesser extent in Rumford Corner and Point. These areas are compact and walkable unlike more modern day development characteristics that are sprawling and automobile dependent. Thoughtful architecture during the early growth period is a major component of Rumford's current day character.

Outdoor recreation and sports has been important to those that have lived and who live in Rumford today. Hosmer Field and other town parks are used and appreciated by residents and visitors. When Rumford is mentioned skiing, particularly Nordic, immediately comes to mind. The Chisholm Ski Club at Black Mountain of Maine has a long history for providing an outstanding venue for Nordic competition. The Androscoggin River is now an important recreational resource providing for an excellent sport fishery and paddling.

There are vast areas of woods, hills and mountains including Whitecap. These areas provide wood for pulp and paper making, homes for wildlife, scenic views and outstanding fall foliage. Other important natural features include Rumford Falls and Mount Zircon Spring.

Rumford is one of 63 Regional Service Centers in Maine and serves as the service and economic center for the River Valley Region. Rumford is the educational, recreational and cultural center of the Region. It provides convenience goods and services to meet the day-to-day needs of the year-round residents of the region and tourists. Paper production, retail trade and services are the major component of Rumford's economy.

Municipal facilities and government are working well and the level of service is above that of Maine towns of similar size. This has been due in a large part by the significant property tax base associated with pulp and paper industry.

C *urrent Trends*

Rumford, like most industrial centers in Maine, has experienced population decline since the 1960s. Several factors have contributed to this trend including industrial/manufacturing modernization resulting in a smaller workforce and lack of new employment opportunities to replace jobs in the traditional

industrial/manufacturing sectors. Rumford's population decreased by 9% from 1990 to 2000 and continued to decline by 11% from 2000 to 2010. The greatest percentage of Rumford's population (31%) falls within the 45-64 age group. This age group comprises most of the baby boom generation and is now reaching retirement age. The second greatest age category (21%) was the 25-44. Rumford's elderly population, 65 plus years of age, (22%) is above that of Oxford County (20%). The median age of Rumford 2000 population was 41.2 years in 2000 and 44.0 years in 2010.

From the turn of the century, Rumford's economy has been driven by the pulp and paper industry. Today, the Rumford Paper Company is owned by NewPage Corporation with headquarters in Miamisburg, Ohio. The mill produces an average of 550,000 tons of paper annually and some 500,000 tons of pulp per year. Approximately 900 people are directly employed by NewPage with many other's employment being dependent on the mill. Of the 900 employees at the mill some 270 reside in Rumford. The annual payroll at NewPage is \$60 million with \$20 million spent on goods and services in Oxford County. Rumford serves as a service and retail center for the Dixfield, Mexico and Peru area. With a year-round population of approximately 14,000 in Rumford and five surrounding communities, the town plays an important regional role as a service provider and location of shopping opportunities. While some businesses are directly related to the wood and pulp industries, logging equipment and supplies and trucking, the majority are general consumer oriented including automobile repair, personal services, restaurants, food, banking, and other retail goods. Home occupations or businesses run out of a home or garage are common in Rumford.

Recent Rumford employment trends reflect the changing economy from goods producing to service providing. While manufacturing is still a major component its job opportunities are decreasing. In 1990, 29% percent, or 830 persons, of the labor force were employed in the manufacturing of goods. However, since 1990, the impacts of modernization, closures and other actions within the manufacturing sectors are reflected in the fact that in 2010, 500 individuals living in Rumford were employed in manufacturing.

The majority of occupied dwelling units (66%) in Rumford are owner occupied. This percentage of owner occupied dwellings increased by 5% between 2000 and 2010. The remainder of occupied dwelling units (34%) were renter occupied. The percentage of renter occupied dwelling units was the greatest of any community in Oxford County.

In 2010 Rumford had a rental vacancy rate of 27% and a homeowner vacancy rate of 1.3% for a total of 650 vacant dwelling units. Since the 1980s the vacancy rate of rental units has increased from 11% to the current 27%. This high rental vacancy rate has led to a deterioration of units particularly in some structures in absentee ownership.

Rumford's Vision for the Future

The Vision, or mental picture of what Rumford should look and feel like in 10-20 years, is bold and progressive. It is based on facts and uncertainties. It will not be easy to achieve. But without effective intervention by both public and private sectors current trends are likely to continue which is not what people of Rumford want.

Most importantly Rumford will have retained its heritage and the assets people enjoy. These include amazing architecture, friendly neighborhoods, outdoor recreation opportunities, a walkable community, excellent municipal services and reasonable cost of living.

Population decline will be stabilized but will not increase significantly. This will be the result of gains in good paying jobs in the Rumford and River Valley and Rumford being a place that people want to live. The economic health of Rumford will have been the result of a progressive effort to promote Rumford as a place to locate a business. This effort will be spearheaded by professional economic development staff that will work with other agencies and groups interested in economic growth and diversification. Strategies will be in place that address the many economic and social impacts of Mill downsizing or shut down.

There will be shops, stores and businesses that locals, visitors and those passing through frequent to purchase goods and services. The “Island” will be the focal point of shops attracting more people as the result of expanded goods offering, sidewalk and façade improvements, signage and retention of its architectural significant buildings. The Gateway Area TIF District will be redeveloped in a public private partnership to include businesses and stores while not detracting from the economic viability of the “Island.” The Puiia Business Park will be completed and open for new businesses. Sprawling commercial development will have been controlled so not to diminish the viability of in-town businesses.

Significant historic architectural structures and areas will have been maintained and improved where needed including those Strathglass Park. This will have been accomplished by both private and public action and investment. A historic preservation ordinance will aid in assuring that historic values are retained and people will want to come to Rumford to view historic sites.

Dilapidated buildings, particularly multi family, will have been upgraded or demolished. The town through an acquisition and removal program will have played an important role in removal of dilapidated buildings. Those that remain will meet safety standards and be an asset to the community. Where these buildings are removed they will be replaced with pocket parks or off street parking.

Public facilities and services will have retained their quality. The level of service provided will be based on public needs and reasonable property tax rates. There will be quality roads and sidewalks some of which will have been reconstructed. Space for law enforcement and fire department activities will be adequate. There will be a new public safety building located in the Gateway Area perhaps shared with Mexico. Out of economic necessity there will be greater cooperation among towns to provide public services and facilities and equipment. Changing education needs for all ages will have been provided.

Outdoor recreation opportunities will have been retained and expanded in some cases to serve residents and provide an economic boost. A long range recreation plan will have been prepared and implementation begun. Recreation needs such as walking/hiking/biking trails, park improvements including some being “pet friendly” will be addressed in the plan. The skiing heritage will be an important part of recreation.

Natural resources and features will have continued to be important to residents and visitors alike. Their quality will have not been degraded. The Androscoggin River, mountains, scenic views, forests and rural areas will be elements that define Rumford.

There will be new enthusiasm in town that will make things happen including the implementation of this Plan. Groups will work together to achieve common goals. There will be greater dissemination of town information to keep the public informed. Students will have become more engaged in government. New generations of town volunteers will step forward to supplement or replace those that have helped make Rumford the town that it is. Most of all, Rumford will be a place where people want live, do business and visit because of its unique assets.



View from Whitecap Mountain

HISTORIC & ARCHAEOLOGICAL RESOURCES

Background Information

Findings

- ❖ ***Rumford contains seven structures and the Strathglass Park Historic District listed on the National Register of Historic Places.***
- ❖ ***The Maine Historic Preservation Commission reports 35 known prehistoric archaeological sites in Rumford.***
- ❖ ***Rumford's land use ordinances do not contain specific performance standards that will protect historic resources.***

Historic Background

To understand the founding of Rumford, it is necessary to recognize that the present day Concord, New Hampshire, was granted as Pennacook Plantation on January 17, 1725 and was incorporated as Rumford on February 9, 1734. The name was changed to Concord in 1765 to reflect the concord reached with the Bow Treaty.

The beginnings of Rumford, Maine can be traced back to 1652 to a boundary dispute between the Massachusetts Bay and New Hampshire colonies. This complicated issue was not settled for more than 100 years and left a number of citizens of the present day Concord, New Hampshire, deprived of their land holdings. These people, who become known as the “sufferers” because of the loss of their lands, eventually petitioned the Massachusetts General Court for a tract of uninhabited land in the District of Maine. The request was finally granted in 1774, and the area was settled as New Pennacook Plantation, the name it held until its incorporation as Rumford in 1800.

The town was settled as an agricultural and lumbering community and remained as such for more than 100 years. In 1899 Hugh J. Chisholm open Continental bag Company and in 1901, the first paper machine was started at the Oxford Paper Company. Chisholm saw the Rumford Falls as an opportunity to produce power, and it was that power that led to paper making in Rumford. The paper industry transformed the agricultural community of 898 people in 1890 to an industrial center of almost 7,000 people twenty years later in 1910. Rumford's population peaked in 1940 with approximately 10,500 residents.

***H*istoric Structures**

There is a growing recognition between citizens and governments across the country of the value of a community's historic resources. Historic buildings provide insight into a community's past and help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings can conserve resources, time, energy and money while they sustain a sense of community character.

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 funded, licensed or executed by the federal government. Registered properties are provided no protection by such registration from activities undertaken by their owners with private financing.

Rumford contains seven structures and a historic district listed in the National Register of Historic Places. The structures listed in the national register include the following.

- | | |
|---------------------------------------|---|
| Deacon Hutchins House: | Located on Route 5, this Federal period two-and-one-half story residence was built in 1818 by Hezekiah Hutchins. |
| Mechanics Institute: | This four-story building on Congress Street was designed by a Boston architectural firm under guidelines established by Hugh Chisholm. The Institute was organized by the Rumford Falls Power Company as a benevolent and educational association for mill workers. |
| Municipal Building: | The Rumford Municipal Building on Congress Street constructed in 1915-17 is the most sophisticated example of its type in Oxford County. This two-and one-half storied brick structure with granite trim displays modillioned entrance portico in a modified Doric order and large Palladian windows with decorative swags above. A wall of an interior courtroom is painted with a large scale mural "Birth of Law" by the noted Monmouth artist Harry Cochrane. |
| Rumford Falls Power Company Building: | The Rumford Falls Power Company Building, also on Congress Street, was constructed in 1906 and designed by the well-known New York architect Henry J. Hardenbergh. It was the headquarters of the firm largely responsible for growth in Rumford during the period. The building is characterized by a highly exuberant exterior and a rich classical interior. |
| Rumford Public Library: | Constructed in 1903 and expanded in 1969, the library is a brick structure whose recessed arched entrance conveys a Romanesque Revival quality. |

Rumford Point

Congregational Church: Constructed in 1864-65, this church displays tall multi-paned windows, a double-doored entry capped with a distinctive triangular pediment, and a belfry pierced with round-arch louvered openings. The interior walls are painted with trompe d'oeil frescoes.

Strathglass Building:

Constructed in 1906, this four-story (fourth story added in 1931) has colossal engaged Ionic columns of limestone which support massive entablature with a highly elaborate cornice. This building on Congress Street is a county landmark of architectural significance.

Strathglass Park**Historic District:**

Designed to provide affordable housing in the 1900s Strathglass Park was built by Rumford Realty Company organized by Hugh Chisholm. All of the structures were reportedly designed by the noted New York architect Cass H. Gilbert. This turn of the century residential development contained 186 dwelling units consisting of brick duplex and wooded houses. Today, the structures are privately owned and remain architecturally significant.

In addition to the structures listed in the National Register of Historic Places, Randall H. Bennett in his book Oxford County, Maine, A Guide to its Historical Architecture, identified a number of other structures representing important local historic architecture. These included the following.

Calvin Howe Farmstead (Orchard Hill):	Route 5
Samuel Lufkin Farmstead (Silver farm):	East Andover Road
Phineas Wood House:	East Andover Road
Center Meeting House (Congregational Church):	Rumford Center Village
Oliver Pettengill Farmstead:	Route 2
Alexander Kimball House:	Rumford Point Village
Lyman Rawson House:	Rumford Point Village
Kimball Store:	Rumford Point Village
1824 House:	Rumford Point Village
Moses F. Kimball House:	Rumford Point Village
Porter Kimball House:	Rumford Point Village
Monroe House:	Rumford Point Village
Kimball School House:	Rumford Point Village
Ebenezer Virgin House:	Rumford Corner Village
Peter C. Virgin House:	Rumford Corner Village
Jeremiah Wardwell House:	Rumford Corner Village
Edward Small House:	Route 232
Moody House:	Route 232
Jonathan A. Bartlett House:	South Rumford Road
Cotton Elliot Farmstead:	South Rumford Road
Odd Fellows Block:	Congress Street
Continental Paper Bag Co. Mill:	Lowell Street
Prospect Avenue and Franklin Street Houses:	Prospect Avenue/Franklin Street
Universalist Church (poor condition):	Franklin Street at Plymouth Avenue

St. Uthanasius-St John Church:
Baptist Church:
St. Barnabus Episcopal Church:
Nathan Knapp House:
Chisholm School:
Hancock Apartments (poor condition):

Maine Avenue at Knox Street
Plymouth Avenue at Washington Street
Rumford Avenue at Penobscot Street
Washington Street
Rumford Avenue
Hancock Street

Rumford Historical Society

The current historical society was organized on March 3, 1970. The society's home/museum is at the Lufkin School in Rumford Center and is open during the summer months. The business office, research center, photographs and collections with the history of Rumford are housed at the Rumford Town Hall.

Strathglass Park Preservation Society

The Strathglass Park Preservation Society was created in 2008 to plan, raise funds for the historic preservation of Strathglass Park and its historic structures. To date several improvement projects have been completed and a booklet published that identifies the significance of the buildings in Strathglass Park and explains how to maintain and preserve them. More restoration work in the Park is needed.



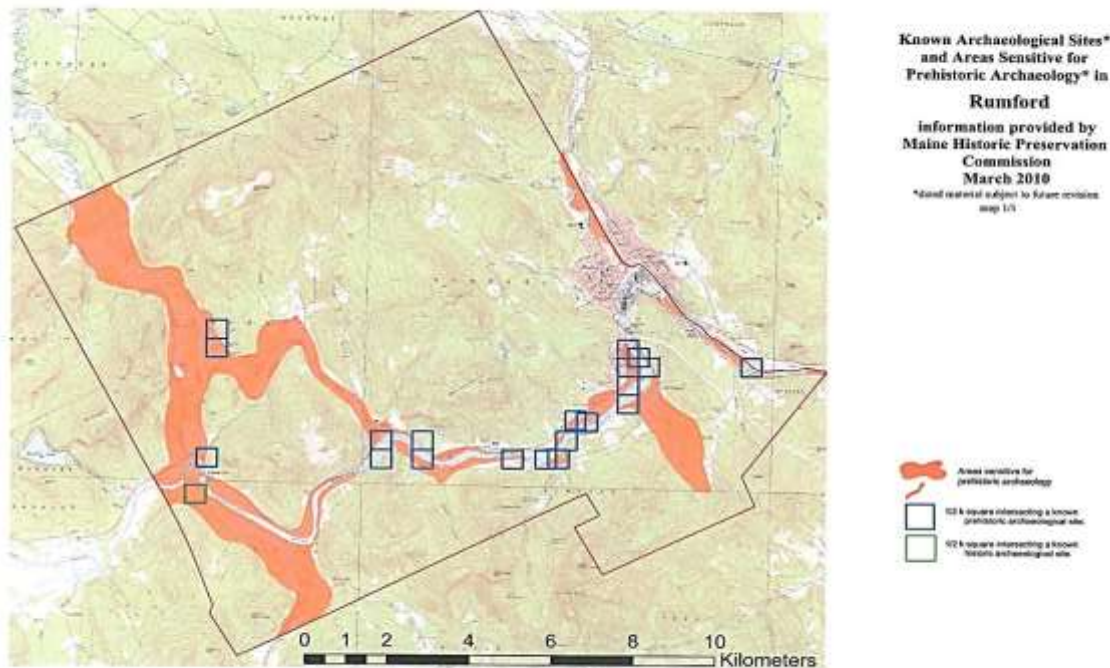
Strathglass Park

Archaeological Resources

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 which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and early roads.

The Maine Historic Preservation Commission reports 35 known prehistoric archaeological sites in Rumford. Thirty-two sites have been identified on the banks of the Androscoggin River from above Rumford Falls dam to just downstream from Rumford Point. These sites were identified during a professional survey as part of the application for dam relicensing. The other sites are along the Ellis River. Other potential sites may exist along the remainder of the banks of the Androscoggin River above Rumford Point, Ellis River and Swift River.

The Maine Historic Preservation Commission has documented Rumford's industrial features (American mill c.1870-1920), Price Hotel (American hotel and tavern c.1850-1900), Kimball's Ferry (American ferry crossing c.1839-1956) and unidentified cellar (American domestic late 19th -20th century) as historic archaeological sites. No professional surveys for historic archaeological sites have been conducted to date in Rumford. Future archaeological survey should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18th and early 19th centuries.



Protection of Historic and Archaeological Resources

Rumford's land use ordinances, site plan review and subdivision, do not contain specific performance standards that will protect historic resources. Shoreland zoning standards do address archaeological resources.

H *istoric & Archaeological Resources*

Goals, Policies & Action Strategies

Introduction

Rumford is rich in historic resources and which makes it a special place in regards to historic architecture. Their loss would have a substantial effect on Rumford's character. They need to be retained for future generations.

State of Maine Goal that the Plan needs to address:

To preserve the State's historic and archaeological resources.

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

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

Action strategies necessary to address State of Maine Goal:

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

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Prepare amendments to land use ordinances that require the planning board to incorporate maps and information provided by the Maine Historic Preservation Commission into their development review process.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Work with the Historical Society and 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/Time Frame

Historical Society/Mid Term

Rumford's own policies and action strategies:

Policy

Identify and maintain the values of those structures, sites and areas that possess architectural characteristics of historical importance and/or possess historical significance.

Action Strategies

Prepare amendments to land use ordinances that contain standards to assess impacts upon historic structures, sites, and locations by allowing the Planning Board to require either a survey of the site or consultation with a qualified professional and require measures to be implemented to minimize negative impacts caused by development or redevelopment of the site or adjacent to the site.

Responsibility/Time Frame Planning Board & Historical Society/Short Term

Seek grants such as CDBG and other funds to assist owners of property in the National Registered Strathglass Park Historic District and other structures of historic significance to undertake exterior restoration of structures and grounds.

Responsibility/Time Frame Town Manager, Selectperson's, Strathglass Park
Preservation Society & Historic Society/Short Term &
Ongoing

As provided for in Title 30-A MRSA Section 5730 and Title 36 MRSA Section 5219-BB assess the benefits to raise or appropriate money to reimburse taxpayers for a portion of taxes paid under Title 36, Part 2 on real property if the property owner agrees to maintain the property in accordance with criteria that are adopted by ordinance by the governing legislative body of the municipality and that provide for maintaining the historic integrity of important structures and areas.

Responsibility/Time Frame Town Manager, Tax Assessor, & Selectpersons/Short
Term & Ongoing

Develop and maintain a listing of historic structures and sites and develop an educational program for owners of such properties in techniques to maintain historic values and encourage owners of property that qualify for the National Register of Historic Places to seek designation.

Responsibility/Time Frame Historical Society/Short Term & Ongoing

Prepare historic preservation ordinance provisions that contains standard to retain the exterior characteristics and assess alternatives to demolition of structures on the National Register of Historic Places

Responsibility/Time Frame Planning Board & Historical Society/Short Term

Seek National Register of Historic District designation of the assemblage of the fashionable wood and brick homes in the Prospect and Franklin Street Area.

Responsibility/Time Frame Planning Board & Historical Society/Mid Term

Identify and seek to register those historic and archeological resources suitable for listing on the National Registers of Historic Places.

Responsibility/Time Frame Historical Society/Ongoing

Policy

Include the town's historic heritage and resources in economic development strategies.

Action Strategy

Promote historic resources in Rumford's economic development strategy.

Responsibility/Time Frame

Economic Development Groups/Ongoing



Strathglass Building (Hotel Harris)

P ***OPULATION CHARACTERISTICS***

Background Information

F ***indings***

- ❖ ***Rumford, like most industrial centers in Maine, has experienced population decline.***
- ❖ ***Rumford's population in 2010 was older than that of Oxford County and the State.***
- ❖ ***It is expected the population will remain in the 5,000 range over the 10-year planning period.***

I ***ntroduction***

Population trends and forecasts provide the foundation for understanding the anticipated population characteristics over the 10-year planning period. By examining population characteristics, trends and forecasts, Rumford can plan for future demands on community services as the result of population change.

P ***opulation Trends***

Rumford, like most industrial centers in Maine, has experienced population decline since the 1960s. Several factors have contributed to this trend including industrial/manufacturing modernization resulting in a need for a smaller workforce and lack of new employment opportunities to replace jobs in the traditional industrial/manufacturing sectors. According to the U.S. Census, Rumford's population decreased by 9% from 1990 to 2000 and continued to decline by 11% from 2000 to 2010. Rumford's resident population decreased by 1,240 people (or by 17%) from 1990 to 2010. Except for the town of Bethel, surrounding communities experienced no increase or declines in their populations from 1990-2010. Bethel's population increased by 12%. The remaining communities population changes were Andover (-5.0%), Dixfield (-1.0%), Mexico (-19.8%), Peru (0.0%) and Roxbury (-15.6%).

While many factors have contribute to population loss over the past 20 years in Rumford and surrounding communities, the decline in employment opportunities in pulp and paper making and wood products and

related businesses without new employment opportunities has been a major factor. A second factor has been the aging of the population resulting in lower birth rates.

***Population Change
1990-2010***

	1990	2000	2010	1990-2000 Percent Change	2000-2010 Percent Change	1990-2010 Percent Change
Rumford	7,078	6,472	5,841	-9.4%	-10.8%	-17.5
Andover	953	864	821	-9.3%	-5.0%	-13.9
Bethel	2,329	2,411	2,607	3.5%	8.1%	12.0%
Dixfield	2,574	2,514	2,550	-2.3%	1.4%	-1.0%
Mexico	3,344	2,959	2,681	-11.5%	-9.4%	-19.8%
Peru	1,541	1,515	1,541	-1.7%	1.7%	0.0%
Roxbury	437	384	369	-12.1%	-3.9%	-15.6%
Oxford County	52,602	54,755	57,833	4.1%	5.6%	9.9%

Rumford's natural increase in population (the number of births minus deaths) was negative 385 from 2000-2010 which accounts for approximately 56% of the population loss from 200-2010. The remainder of the loss was due to out-migration.

***Births and Deaths
2000-2011***

Year	<i>Rumford</i>			<i>Oxford County</i>		
	Births	Deaths	Natural Increase	Births	Deaths	Natural Increase
2000	74	90	-16	517	550	-33
2001	61	114	-53	526	613	-87
2002	72	82	-10	530	558	-28
2003	54	83	-29	547	647	-100
2004	57	94	-37	581	622	-41
2005	66	98	-32	570	653	-83
2006	66	83	-17	591	598	-7
2007	75	93	-18	570	601	-31
2008	50	92	-42	514	617	-103
2009	53	96	-43			
2010	58	70	-20			
2011	50	81	-31			
Total	691	1,076	-385	4,946	5,459	-513

Seasonal Population

Seasonal residential population associated with second home development is not a factor in Rumford's overall population characteristics. The 2010 census reported 70 homes used on a seasonal basis. While this was an increase from the 30 reported by the 1990 census the population increase associated with second homes is minimal. Transient short term seasonal population can have a much greater impact on population. This is practically true in the winter when hundreds of athletes and supporters come to Black Mountain to compete in regional and national x-county events. Resident seasonal population will not become a factor during the planning period.

Seasonal population is, however, a significant factor in the greater Rumford region. To the north, Roxbury's seasonal population exceeds 600, Andover exceeds 400, and to the west, seasonal population increases in Bethel and Newry is in the thousands.

Age Distribution

The greatest percentage of Rumford's population (31%) falls within the 45-64 age group. This age group comprises most of the baby boom generation and is now reaching retirement age. The second greatest age category (21%) was the 25-44. Rumford's elderly population, 65 plus years of age, (20%) is above that of Oxford County (20%). The median age of Rumford 2000 population was 41.2 years in 2000 and 44.0 years in 2010. This median age was older than both Oxford County (43.6) and the state (42.0).

Population Distribution by Age 2000-2010

Age Group	2000		2010	
	Number	Percent	Number	Percent
Under 5	344	5.3	293	5.0
5 - 17	1,151	17.8	882	15.1
18 - 24	462	7.1	467	8.0
25-44	1,676	25.9	1,227	21.0
45-64	1,433	22.1	1,791	30.7
65+	1,406	21.7	1,181	20.2
TOTAL	6,472		5,841	
Median Age	41.2		44.0	

Population Distribution by Age 2010

Age Group	Rumford		Oxford County	
	Number	Percent	Number	Percent
Under 5	293	5.0	2,976	5.2
5 - 17	882	15.1	9,359	16.2
18—24	467	8.0	4,097	7.1
25-44	1,227	21.0	12,861	22.2
45-64	1,791	30.7	18,715	32.4
65+	1,181	20.2	9,843	17.0
TOTAL	5,841		57,833	
Median Age	44.0		43.6	

Educational Attainment

In 2010, Rumford had approximately the same percentage as Oxford County with people over 25 years of age with high school education. However, Rumford had a lower percentage of its 25 years and older population that had a bachelor's degree, graduate degree, or professional degree.

Educational Attainment 2010 (Persons 25 years and older)

	<i>Rumford</i>		<i>Oxford County</i>
	<i>Number</i>	<i>Percent</i>	<i>Percent</i>
Less than 9th grade	<i>257</i>	<i>5.8%</i>	4.7%
9th to 12th grade, no diploma	<i>373</i>	<i>8.4%</i>	7.8%
High School Graduate or Equivalency	<i>1,925</i>	<i>43.1%</i>	43.3%
Some college, no degree	<i>862</i>	<i>19.3%</i>	17.4%
Associate Degree	<i>484</i>	<i>10.8%</i>	8.3%
Bachelor's Degree	<i>394</i>	<i>8.8%</i>	12.3%
Graduate or Professional Degree	<i>167</i>	<i>3.7%</i>	6.2%
<i>TOTAL</i>	<i>4,462</i>		41,049

Occupation of Residents

The greatest percentage of workers in Rumford (23.6%) was in sales and office occupations followed by management, professional and related occupations (21.7%) in 2010.

**Employment by Occupation
2010**

Occupation	Rumford		Oxford County	
	# of Workers	% of Total	# of Workers	% of Total
Management, professional and related occupations:	470	21.7%	6,830	26.3%
Service occupations	385	17.8%	5,205	20.1%
Sales and office occupations	510	23.6%	5,595	21.6%
Farming, fishing and forestry occupations	45	2.1%	440	1.7%
Construction, extraction and maintenance occupations	310	14.3%	3,965	15.3%
Production, transportation and material moving occupations	440	20.3%	4,195	16.2%
Employed persons 16 years and over	2,165		25,950	

Income

Rumford's 2010 median household income was lower than Oxford County at \$31,950. Among the surrounding communities, Roxbury had the highest median household income of \$49,940 with Bethel second at \$42,050.

**Median Household Income
2000-2010**

	2000	2010
Rumford	\$27,640	\$31,950
Andover	\$36,060	\$36,060
Bethel	\$33,800	\$44,110
Dixfield	\$36,560	\$41,230
Mexico	\$27,410	\$29,470
Peru	\$38,080	\$42,050
Roxbury	\$41,750	\$49,940
Oxford County	\$33,440	\$39,750
Maine	\$37,240	\$46,930

Population Projections

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified. It should be understood, however, that predicting population at the town level with great accuracy is difficult at best.

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. In Rumford an increase in population will be the result of in-migration (people moving to Rumford) rather than natural increase (the number of births minus deaths). Recent trends in natural increase have been negative meaning that there have been more deaths than births in Rumford on an annual basis. This trend is expected to continue based on the aging of the town's population and smaller numbers of people in the child bearing age groups.

Over the 10-year planning period in or out migration will largely be driven by employment opportunities in Rumford and the River Valley. Any significant economic event could alter the future population projection. Any such event will necessitate a reexamination of future population.

It is expected the population will remain in the 5,000 range over the planning period. There will be continued increase in the percentage of the population in the 45+ age groups.



Information Center



Background Information

F*indings and Conclusions*

- ❖ ***Rumford is one of 63 Regional Service Centers in Maine and serves as the service and economic center for the River Valley Region.***
- ❖ ***In 2011 the Maine Department of Labor listed more than 175 retail and service businesses in Rumford.***
- ❖ ***Recent Rumford employment trends reflect the changing economy from goods producing to service providing.***
- ❖ ***To diversify its economic opportunities, Rumford must take advantage of its and the region's economic associated assets that are many.***

R*egional Economic Perspective*

The region's economy was traditionally based on pulp and paper and wood and related industries. The pulp and paper mill established in 1901 in Rumford was long the driving force of the regional economy and is still a significant factor today. Wood and related businesses were located in almost every town with mills: Andover, Bethel, Dixfield, Greenwood, Mexico and Peru. Some of those mills are still in operation today. Rumford developed and remains today as the primary service center of goods and services. Smaller centers are in Bethel, Dixfield and Mexico.

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 while always a part of the region's economy began a new era in the late 1950s with the beginning of the Sunday River Ski Resort. In later years it would undergo major expansions becoming the largest ski resort in Maine. Now Newry, the home of the Sunday River Ski Resort, and neighboring Bethel are major recreation attractions as are to a lesser degree are Greenwood, Rumford and Woodstock.

Major employers in the Region include NewPage Paper, Sunday River Skiway, Rumford Hospital, Bethel Inn Resort, Irving Forest Products, RSU # 10, SAD #44, Gould Academy and Wal-Mart.

Rumford LMA

During the 1980's and 90's, the economy of the Rumford Labor Market Area (LMA) remained stagnant. The paper mill in Rumford which dominates the local economy could no longer be counted on for expansion, even as mechanization raised output. Consequently this LMA lost population during the 1980's and 90's in contrast to what was occurring in two neighboring communities, Bethel and Newry, located within this LMA. Tourism in these two communities has grown during the 1980s and early 1990s to become the leading employer in this area.

The table below reports the non-farm wage and salary employment by economic sector for the Rumford LMA. This LMA includes the Towns of Greenwood and Woodstock. Listed below are employment comparison highlights.

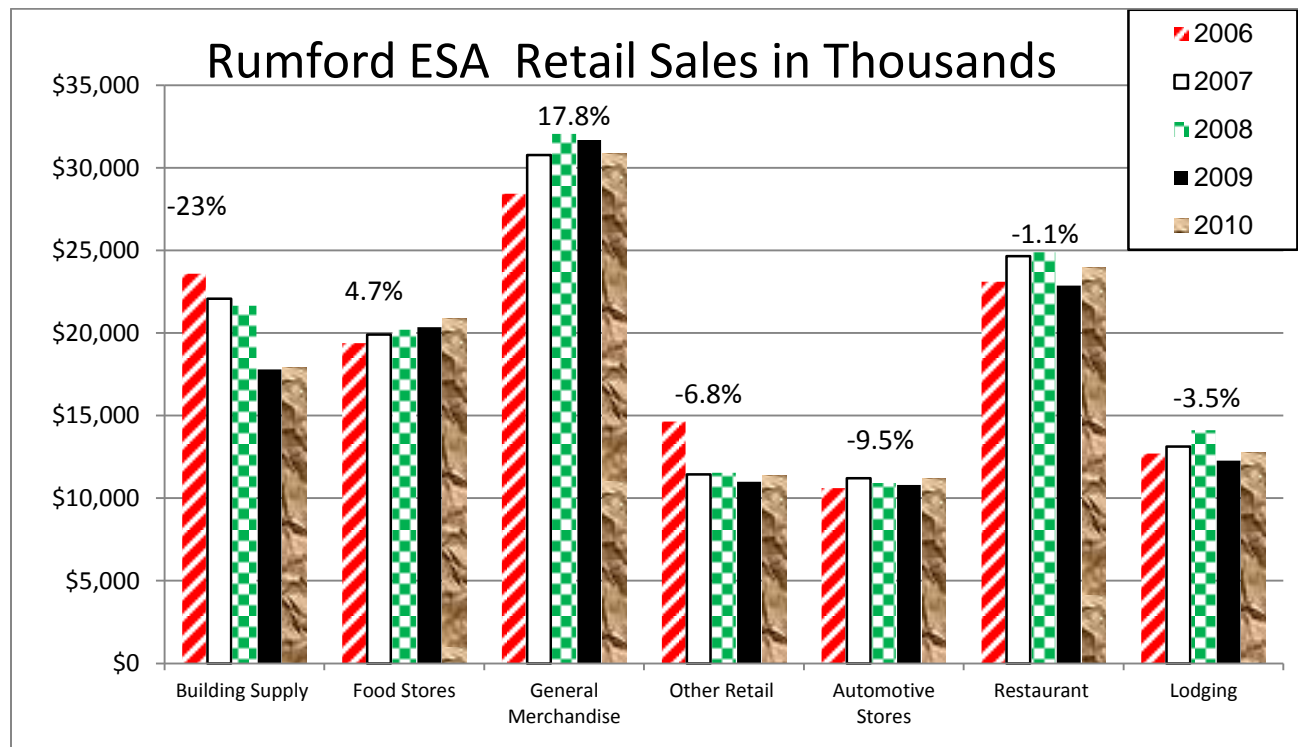
- Total employment in the LMA was 6,921 a decrease of almost 8% from 7,520 in 2006. 25% goods producing jobs, 75% service providing jobs and 3% government jobs.
- Manufacturing made up 18% of all good producing jobs in the LMA.
- Retail Trade made up 13% of service providing jobs.
- Leisure and hospitality make up 19% of service jobs, transportation and utilities 17%, education and health services 26%, other services 3%, finance, insurance and real estate 2%, and professional and business services 3%.

Rumford LMA Nonfarm Wage and Salary Employment					
	2006	2007	2008	2009	% Change 06-09
Total All Industries	7,520	7,554	7,339	6,921	-7.97%
Goods Producing	2,056	2,023	1,929	1,700	-17.32%
Construction	373	385	379	341	-8.58%
Manufacturing	1,577	1,536	1,452	1,271	-19.40%
Service Providing	5,464	5,532	5,410	5,220	-4.47%
Transportation/Utilities	1,303	1,258	1,252	1,210	-7.14%
Information	43	48	43	44	2.33%
Finance, Insurance, Real Estate	179	171	167	165	-7.82%
Professional and Business	218	215	238	218	0.00%
Education and Health Services	1,857	1,945	1,841	1,826	-1.67%
Leisure and Hospitality	1,423	1,454	1,426	1,316	-7.52%
Other Services	208	206	213	219	5.29%
Public Administration	232	234	230	223	-3.88%

The Rumford LMA monthly unemployment rate remained well above the State and US unemployment rate for the last 24 months. From March 2009 to March 2011, the unemployment rate peaked at a high of 15.1% in May 2009 (7.1% higher than the state average for the same month) and was lowest at 11.2% in Dec-Feb 2011. Since March 2010 the unemployment rate has been 2.8 to 5.9% higher than the state.

The peaks in unemployment tend to occur during the transition months of April/May and November/December. This is due, in part, to seasonal employment fluctuations in the tourism industry. As of March 2011 the rate was 11.3% in the LMA, while the state was 8.5% and the US was 9.2%.

The Rumford retail sales area includes the towns of Andover, Bethel, Byron, Carthage, Dixfield, Gilead, Grafton Township, Hanover, Mason Township, Mexico, Milton Township, Newry, Peru, Riley Township, Roxbury, Rumford, and Upton. Total retail sales have decreased (7.1%) from 2006 to 2010. The greatest decrease was in building supply sales (24%), and other retail sales (22.1%). There were increases in general merchandise 8.7%, food store sales 7.6%, automobile sales 5.3%, restaurants 3.7% and lodging 0.3%.



Rumford's Economy

Over the past 30 years the economy of Rumford and surrounding towns has experienced a noticeable change. The economic change has been from a goods producing to a service providing. The decline in employment opportunities in manufacturing, practically wood related products, has led the change. Employment at the Rumford paper mill has declined by 500 since the mid 1990's. In addition wood related mills in Andover, Mexico and Peru have ceased operations. Today more people that live in Rumford are employed in retail trade than in manufacturing. The shift in economic characteristics in Rumford and neighboring towns has been a significant factor in the population decline over the past 30 years.

Rumford is one of 63 Regional Service Centers in Maine and serves as the service and economic center for the River Valley Region. Rumford is the educational, recreational and cultural center of the Region.

It also provides convenience goods and services to meet the day-to-day needs of the year-round residents of the region and tourists. Paper production, retail trade and services are the major component of Rumford's economy.

From the turn of the century, Rumford's economy has been driven by the pulp and paper industry. In early 1902, 44 tons of paper were being produced each day at the Oxford Paper Company. By 1906, six paper machines were running and the mill employed 900. Today, the Rumford Paper Company owned by NewPage Corporation with headquarters in Miamisburg, Ohio. The mill produces an average of 550,000 tons of paper annually and some 500,000 tons of pulp per year. Approximately 900 people are directly employed by NewPage with many others employment being dependent on the mill. Of the 900 employees at the mill some 270 reside in Rumford. The annual payroll at NewPage is \$60 million with \$20 million is spent on goods and services in Oxford County. The mill is critical to both the local and regional economy.



NewPage Mill

Besides an industrial center, Rumford serves as a service and retail center for the Dixfield, Mexico and Peru area. With a year-round population of approximately 14,000 in Rumford and five surrounding communities, the town plays an important regional role as a service provider and location of shopping opportunities. While some businesses are directly related to the wood and pulp industries, logging equipment and supplies and trucking, the majority are general consumer oriented including automobile

repair, personal services, restaurants, food, banking, and other retail goods. Home occupations or businesses run out of a home or garage are common in Rumford.

Many of the retail and service business are located on Shopper's Island, the location of the traditional downtown. Congress Street serves as the downtown's main street and is lined with many businesses. Today it still exhibits historic downtown characteristics.



Congress Street

In 2011 the Maine Department of Labor listed more than 175 retail and service businesses in Rumford. Most of these businesses are small in relation to the number of people they employ.

Businesses run the gamut from asbestos removal to restaurants. Most cater to residents of Rumford and surrounding towns. Over the past five to ten years, there have not been major changes in composition and type of retail stores. However, some have come and others have gone.

Information on the amount and type of retail sales is an indicator of business activity in a community. The table below details consumer retail sales in Rumford for the years 2004-2011. Consumer sales, which include building supplies, food stores, general merchandise, other retail, auto, restaurant, and lodging, are indicators of economic conditions and trends and how different times of the year may impact retail sales.

In 2011 there was approximately \$28,250,000 in retail sales by businesses in Rumford. Retail sales have remained fairly consistent since 2006. However, the amount of retail sales have decreased since 1990s when they average approximately \$36,000,000 annually.

**Total Consumer Retail Sales
2004-2011
Rumford
(In thousands of dollars)**

Year	Consumer Retail Sales	Annual Percent Change
2004	\$24,428.2	
2005	\$25,567.6	4.7%
2006	\$29,048.2	13.6%
2007	\$28,158.7	-3.1%
2008	\$29,105.4	3.4%
2009	\$28,859.4	-1.0%
2010	\$28,974.8	0.1%
2011	\$28,250.4	-2.1%

Source: Maine Revenue Services

Retail sales in food stores account consistently for the largest percent of retail sales in Rumford. These stores include large supermarkets to small corner food stores. It should be noted the values of sales are for snacks and non-food items only as food intended for home occupation is not taxed. The second amount of sales is from restaurants followed by general merchandise (clothing, furniture, shoes, household durable goods and the like).

**Total Consumer Retail Sales by Type
2004-2011
Rumford
(In thousands of dollars)**

Year	Building Supply	Food Store	General Merchandise	Other Retail	Auto/Transportation	Restaurant	Lodging	Total Consumer Sales
2004	\$1,582.5	\$6,980.0	\$2,147.3	\$3,594.2	\$3,646.7	\$5,621.3	\$856.2	\$24,428.2
2005	\$1,654.7	\$7,247.6	\$2,630.0	\$4,059.5	\$4,117.5	\$5,084.5	\$773.8	\$25,567.6
2006	\$1,883.9	\$7,090.3	\$3,218.0	\$6,861.6	\$3,660.6	\$5,707.6	\$626.2	\$29,048.2
2007	\$2,110.7	\$7,187.5	\$5,335.3	\$3,487.0	\$3,784.5	\$5,789.4	\$464.4	\$28,158.7
2008	\$2,153.6	\$7,288.7	\$6,415.5	\$3,665.5	\$3,280.7	\$5,895.1	\$406.3	\$29,105.4
2009	\$1,779.9	\$7,352.1	\$6,515.4	\$3,716.0	\$3,143.0	\$6,038.9	\$314.1	\$28,859.4
2010	\$1,815.6	\$7,195.9	\$6,424.9	\$3,896.9	\$3,251.4	\$6,092.1	\$298.0	\$28,974.8
2011	\$1,817.3	\$7,264.0	\$6,188.4	\$3,865.6	\$2,881.3	\$5,963.9	\$269.9	\$28,250.4

Source: Maine Revenue Services

Further review of total consumer sales by quarter indicates that there is a fairly even distribution of consumer retail sales throughout the year. This information suggests that Rumford serves as a consistent source of goods throughout the year. Sales associated with the summer and/or winter tourist seasons are not currently a major factor in the local economy. It is hoped that economic development actions will increase tourist dollars spent in Rumford in the years ahead.

**Percent of Total Consumer Sales by Quarter
Rumford**

Year	Quarter			
	1st	2nd	3rd	4th
1996	21.6	25.4	26.6	26.4
2004	22.6	25.2	27.0	25.2
2008	21.7	25.9	25.9	26.6
2011	22.7	25.5	25.5	26.2

Source: Maine Revenue Services

Labor Force

Since 2004, Rumford's labor force has declined by 185 based on information collected by the Maine Department of Labor. The decline and growth in the towns labor force is reflected in the fluctuation of Oxford County's labor force during the same period. This is an indication of the local, regional, state and national economies as the result of the great recession of the late 2000's. Rumford unemployment rate has been consistently higher than that of Oxford County.

Average Annual Labor Force Rumford & Oxford County 1994-2010

	Town of Rumford		Oxford County	
	Labor Force	Unemployment Rate	Labor Force	Unemployment Rate
1994	2,818	11.1%	24,630	9.6%
2004	2,593	6.7%	27,687	5.6
2005	2,595	7.6%	28,009	5.8
2006	2,596	8.0%	28,498	5.7
2007	2,547	7.3%	28,379	5.8
2008	2,536	8.2%	28,478	7.1
2009	2,524	13.7%	28,148	10.8
2010	2,475	12.7%	28,024	10.2
2011	2,408	12.0%	28,680	9.7%

Source: Maine Department of Labor

Recent Rumford employment trends reflect the changing economy from goods producing to service providing. While manufacturing is still a major component its job opportunities are decreasing. In 1990, 29% percent, or 830 persons, of the labor force were employed in the manufacturing of goods. However, since 1990, the impacts of modernization, closures and other actions within the manufacturing sectors are reflective in the fact that in 2010, 500 individuals living in Rumford were employed in manufacturing.

More individuals in Rumford's labor force are employed in retail trade than any other type of job. Employment in health services (13% of the labor force) and educational services (8% of the labor force) employed the greatest numbers in the service sector.

***Distribution of Labor Force by Industry
Rumford
1990 & 2010***

<i>Industry</i>	<i>1990</i>		<i>2010</i>	
	<i># of Workers</i>	<i>% of Total Employed Labor Force</i>	<i># of Workers</i>	<i>% of Total Employed Labor Force</i>
Agriculture, Forestry & Mining	29	1.0%	54	2.3%
Construction	332	11.5%	188	7.9%
Manufacturing	833	28.9%	499	20.1%
Transportation	83	2.9%	68	2.6%
Public Utilities	34	1.2%	31	1.3%
Wholesale Trade	41	1.4%	27	1.1%
Retail Trade	484	16.8%	503	21.1%
Finance, Insurance & Real Estate	132	4.6%	56	2.4%
Health Services	334	11.6%	302	12.7%
Educational Services	198	6.9%	184	7.7%
Entertainment & Recreation Services	59	2.0%	180	7.5%
Other Services other than Public Administration	177	6.2%	99	4.2%
Other Professional Services	89	3.1%	80	3.4%
Public Administration	57	2.0%	115	4.8%
Total	2,877		2,362	

Source: U.S. Census

Over the past 30 years the number of workers who live and work in Rumford has declined. It has dropped from 2,070 to 1,560. Greater numbers of workers are traveling to work locations Bethel, Newry, Norway/Paris and Lewiston/Auburn than in years past. Most workers travel to work in car, truck or van and drive alone.

Tax Increment Financing Districts

In February 2012 the town approved three tax increment financing districts (TIF), Puiia Business Park, Rumford Falls Entryway and Gateway Area. These three new districts are in addition to the Rumford Industrial Park TIF. The Puiia Business Park TIF District located on Route 108 is a parcel of approximately 64 acres. That parcel will be subdivided into 19 lots each of which will be a separate TIF District. The purpose of the Districts is to establish the framework for providing the financial incentives required to spur economic development in and around the Puiia Business Park, to increase the Town's tax base and to increase employment.

The Rumford Falls Entryway TIF District is comprised of 30 lots adjacent to Route 2 and Prospect Avenue in Virginia. These lots are expected to be aggregated together into six to eight separate TIF Districts when specific development proposal are presented. The purpose of the Districts is to create a package of incentives to act as a catalyst for growth of businesses and redevelopment within the Rumford Falls Entryway area.

Thirty-three individual lots adjacent to Cumberland, Waldo and Hancock Streets and Lincoln and Essex Avenues comprise the Gateway Area TIF District. These lots are expected to be aggregated together into six to eight separate TIF Districts when specific development proposals are presented. The purpose of the Districts is to create a package of incentives to act as a catalyst for growth of businesses and redevelopment.

Each of the TIF Districts are located in designated growth areas.

Regional Economic Development Plans

Rumford is included in the 2011 Comprehensive Economic Development Strategy for the Androscoggin Valley Economic Development District. The Strategy establishes the economic, transportation, and community planning direction for the Androscoggin Valley Economic District. The Androscoggin Valley Council of Governments' Regional Capital Investment Plan contains projects in Rumford.

In 2008 the River Valley Agricultural Commission published their Economic Development Plan. The intent of the Plan is to foster the retention and expansion of existing farms and the creation of new agriculture enterprises. The Commission is comprised of representatives from the Town of Rumford, River Valley Growth Council, River Valley Chamber of Commerce, School Nutrition Services, Threshold to Maine RC&D Area and area farmers. The four primary goals of the Commission are:

- To expand the number of agricultural producers in the River Valley area, and improve the economic viability of existing farms
- To provide consumers with access to high quality, locally produced agricultural products.
- To improve the level of support services for local farmers.
- To create value added businesses and other infrastructure to help diversify to local economy.

Economic Expectation

There is no question that the economies of Rumford and surrounding towns have changed. No longer can the economy only be based on the paper industry and associated businesses. To diversify its economic opportunities, Rumford must take advantage of its and the region's many economic associated assets.

Rumford has superior public infrastructure. Its roads, sewer and water systems have the capacities needed for new growth. There is three phase power and excellent broadband access. It has business parks with available space. Rail comes to town and Routes 2 and 108 carry significant volumes of vehicle traffic. It has a viable historic downtown area and many important historic structures and areas.

There is Black Mountain of Maine and the Chisholm Ski Club internationally known for its x-county ski racing venue. The full recreational values of the Androscoggin River have not been reached. Rumford Falls drops 180 feet in one mile and is the greatest drop east of Niagara Falls. Whitecap Mountain provides an extensive open summit with sweeping 360 degree views of surrounding mountains and valleys. Other activities that support economic health are 4th July events and road rally racing.

In recent years Rumford's economic development efforts have largely been by volunteers. In 2008 the volunteers of the Economic Development Committee published the *Economic Development: Outlook and Strategies for Rumford*. It looked at economic opportunities relating to energy, wood products, informational technologies, transportation, promoting entrepreneurialism, expansion of higher education, health care, tourism, retail development and crafts, art and the creative economy. Since 2008 volunteers have work to implement the strategies. In the FY 2013 budget \$40,000 was appropriated for economic development.

There are several organizations that aid Rumford in economic development. These include Androscoggin Valley Council of Governments, the River Valley Growth Council and Western Maine Economic Development Council. Newer private groups active in promoting economic development include Envision Rumford.

Expansions in the retail and service sectors due to growth in recreation and tourism in the region will develop over the 10-year planning period. There is need for aggressive efforts of the region's municipalities and other organizations to improve and expand the economy.



Goals, Policies & Action Strategies

Introduction

Over the past 30 years the economy of Rumford has experienced a noticeable change. The economic change has been from goods producing to service providing. The decline in employment opportunities in manufacturing, particularly wood related products, has led the change. Rumford needs to take bold and non-traditional actions to address its economic future.

State of Maine Goal that needs to be addressed:

To promote an economic climate which increases job opportunities and overall economic well-being.

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Support the type of economic development activity the community desires, reflecting the community's role in the region.

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

Coordinate with regional economic development organizations and towns as necessary to support desired economic development.

Action strategies necessary to address State of Maine Goal:

Assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, economic opportunities staff, a regional economic development initiative, or other.

Responsibility/Time Frame

Select person's & Town Manager/Short Term & Ongoing

Prepare amendments to land use ordinances to reflect the desired scale, design, intensity, and location of future economic development.

Responsibility/Time Frame

Planning Board/Mid Term & Ongoing

For public investments to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.).

Responsibility/Time Frame

Select person's & Town Manager/Ongoing

Participate in any regional economic development planning efforts.

Responsibility/Time Frame

Economic Opportunities Staff/Ongoing

Rumford's own policies and action strategies:

Policies

Promote Rumford as a community that has sufficient infrastructure, labor force, and markets to business and industry.

Help existing industry and businesses improve their performance and grow and help in start-up of new industry and businesses.

Action Strategies

Revitalize the Economic Development Committee and rename as the Economic Opportunity Committee.

Responsibility/Time Frame:

Selectperson's/Short Term

Hire/appoint municipal staff or contract for a person(s) with proven credentials to serve as the Economic Opportunities Director to be responsible for business assistance, the marketing of Rumford, business attraction, coordinating with other agencies and groups promoting economic growth and provide support to the Economic Development/Opportunity Committee.

Responsibility/Time Frame:

Selectperson's/Short Term

Update the *Economic Development: Outlook and Strategies for Rumford*.

Responsibility/Time Frame:

Economic Opportunities Staff & Economic Opportunity Committee/Short Term

Use Tax Increment Financing as a way to encourage business location and growth.

Responsibility/Time Frame:

Selectperson's/Ongoing

Policy

Maintain and enhance the unique character and business viability of Shopper's Island.

Action Strategies

Support and participate in activities of Envision Rumford.

Responsibility/Time Frame:

Selectperson's, Town Manager & Economic Opportunities Staff /Short Term & Ongoing

Provide public restroom facilities on Shopper's Island.

Responsibility/Time Frame:

Selectperson's/Merchant's Association/Short Term

Policy

Develop new areas for commercial/business development while maintaining the viability of existing business locations.

Action Strategy

Complete the infrastructure improvements in the Puiia Business Park.

Responsibility/Time Frame: Selectperson's & Public Works/Short Term

Policy

Support the full use of Black Mt. of Maine and other recreation resources and opportunities to encourage economic diversification and growth.

Action Strategy

Include a stronger component in the *Economic Development: Outlook and Strategies for Rumford* that builds on the current and potential outdoor recreation asset in Rumford.

Responsibility/Time Frame: Economic Opportunities Staff & Economic Opportunity Committee/Mid Term

Policy

That Rumford is seen aesthetically pleasing to residents, businesses, business patrons and tourists.

Action Strategy

Initiate/continue a gateway enhancement program to beautify and enhance the appearances of the entrances to Rumford including shrubs and trees and signage system that directs patrons to Shopper's Island.

Responsibility/Time Frame: Selectperson's, Public Works Department & Chamber of Commerce/Ongoing

Seek public and private funds to implement a loan program for store front improvements.

Responsibility/Time Frame: Town Manager & Economic Opportunities Staff/Mid Term

Policy

Provide a transportation system including rail sidings conducive to business/industrial development and expansion.

Action Strategies

Work with regional groups and MaineDOT to upgrade highway, rail and transit services.

Responsibility: Town Manager/Ongoing

Assess the feasibility of developing truck to rail loading/unloading facility.

Responsibility: Economic Opportunities Staff/Mid Term



Background Information

***F*indings**

- ❖ ***From 2007 -2011 permits were issued for 10 new homes and two replacement homes. In addition, approximately 20 permits were issued for "camps."***
- ❖ ***Nearly 83% of Rumford's housing stock was built before 1970 and 57% was constructed in 1950 or earlier.***
- ❖ ***While substandard housing can be found in a number of locations in Rumford a concentration of such substandard conditions exist in area bounded by Lincoln Avenue, Hancock Street, Rumford Avenue and Falmouth Street.***

***I*ntroduction**

Local housing characteristics are an essential part of a comprehensive plan. An understanding of housing supply, trends, availability, conditions, and affordability is important in the overall planning process.

Rumford's housing characteristics, largely, reflect the industrial development period of the early 1900s. Forty-five percent of all dwelling units were constructed before 1940 and 40% are found in multi-family structures. High density residential areas and well-designed neighborhoods are around the central business areas and industrial area. This design reflects the early industrialization of Rumford and the lack of the influence of the automobile. Housing issues during the 10-year planning period will include a surplus of multi-family dwellings and deteriorating structural conditions in some locations.

***H*ousing Trends**

According to 2010 information, the number of total housing units in Rumford increased by eight or 0.2% between 2000 and 2010. This rate of growth was well below that of surrounding communities except Mexico and Roxbury. This very small growth rate reflects the population decline trend and surplus housing supply.

***Number of Housing Units
2000-2010***

	<i>2000</i>	<i>2010</i>	<i># Change 2000-2010</i>	<i>Percent Change 2000-2010</i>
Rumford	3,280	3,288	8	0.2%
Andover	553	603	50	9%
Bethel	1,447	1,861	414	29%
Dixfield	1,118	1,180	62	6%
Mexico	1,448	1,404	-44	-3%
Peru	849	909	60	7%
Roxbury	457	430	-27	-6%

Source: 2000 U.S. Census
2009 American Community Survey

Local building permit information confirms the low number of housing starts reported by the Census. From 2007 -2011 permits were issued for 10 new homes and two replacement homes. In addition approximately 20 permits were issued for "camps."

Type of Dwelling Unit

Slightly more than half (54%) of the total residential dwelling units in Rumford are found in 1-unit detached or attached structures. Dwellings in multi-family structures approach 42% of the total dwelling units. Manufactured homes/mobile homes comprised 4% of the total housing stock. Rumford's history as an industrial center and the nature of the housing that developed around that industry has made the town's dwelling types significantly different from that of Oxford County. Major differences are found in the percentage of multi-family (44% Rumford/15% Oxford County) and mobile homes (4% Rumford/10% Oxford County). Rumford has a much greater percentage of multi-family units and much lower percentage of mobile homes. The small percentage of mobile homes reflects the availability of affordable single-family dwellings and rental units in Rumford.

While seasonal or second homes are an important part of Oxford County's housing characteristics, they were not so in Rumford. In 2010 it was reported that 73 units were held for seasonal use which was an increase from 2000.

In recent times there have been new "camps" constructed in the rural areas of Rumford primarily by non-residents. In addition a few year round homes have been purchased for occasional use.

***Distribution of Housing Units by Type & Occupancy
Rumford
2000-2010***

	2000		2010	
	Number	Percent	Number	Percent
Total	3,280		3,288	
Single-family	1,824	55%	1,777	54%
Multi-family	1,308	40%	1,392	42%
Mobile home	148	5%	119	4%
Vacant Housing Units	404	13%	654	20%
# for seasonal or recreational use	47	1.0%	73	2.0%
Owner Occupied	1,749	61%	1,728	66%
Renter Occupied	1,127	39%	906	34%

Source: 2000 U.S. Census
2009 American Community Survey

Owner/Renter Patterns

In 2010, the majority of occupied dwelling units (66%) in Rumford were owner occupied. This percentage of owner occupied dwellings increased by 5% between 2000 and 2010. The remainder of occupied dwelling units (34%) were renter occupied. The percentage of renter occupied dwelling units was the greatest of any community in Oxford County.

***Distribution of Occupied Year-round Housing Units by Tenure
2010***

<i>Owner Occupied</i>		<i>Renter Occupied</i>		<i>Total</i>
<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
1,728	66%	906	34%	2,634

Source: American Community Survey

Average Household Size

As with most Maine communities and the nation, the number of persons per dwelling unit declined between 2000 and 2010. Rumford and surrounding communities, with the exception of Bethel, saw the average household size decrease. It is expected that this trend will not continue at the same rate of decline over the 10-year planning period. Household size will stabilize or increase slightly.

Average Household Size 2000-2010

	<i>2000</i>	<i>2010</i>	<i>% Change 2000-2010</i>
Rumford	2.21	2.17	-1.8%
Andover	2.14	2.13	-0.5%
Bethel	2.33	2.33	0.0%
Dixfield	2.47	2.24	-9.3%
Mexico	2.27	2.26	-0.4%
Peru	2.59	2.45	-5.4%
Roxbury	2.33	2.04	-12.5%
Oxford County	2.42	2.35	-2.9%

Source: U.S. Census
American Community Survey

Vacancy Rates

While vacancy rates fluctuate, based on housing demand and economic conditions, vacant housing units are needed to provide housing opportunities within a community. Based on information from the 2010 American Community Survey Rumford had a rental vacancy rate of 27% and a homeowner vacancy rate of 1.3% or for a total of 650 vacant dwelling units. Since the 1980s the vacancy rate of rental units has increased from 11% to the current 27%. This high rental vacancy rate has led to a deterioration of units particularly in some structures in absentee ownership. The availability of single-family homes for sale is reported to be adequate to meet current demands.

Based on population forecasts for the ten-year planning period and market demands, it is expected that rental vacancy rates will remain high.

Housing Conditions

The condition of a town's housing stock is an indicator of its economic vitality and important to the perception of community character. Analysis of Census information, questionnaires, and physical inspections are all methods used to assess housing conditions. Each method has its advantages and disadvantages with physical inspection of each housing unit being the best.

The age of the town's housing stock is one indicator of housing conditions. General assumptions can be made that the older the structure, the more likely it is to have structural, electrical, insulation deficiencies and/or lead paint hazards. Nearly 83% of Rumford's housing stock was built before 1970 and 57% was constructed in 1950 or earlier. If it can be assumed that the age of housing stock reflects physical condition, then a significant portion of Rumford's housing stock may be in need of upgrading.

In an effort to address life safety concerns the Town has undertaken a program to inspect occupied rental properties using the NFPA 101 Life Safety Code. The Code Office and Fire Department have inspected some 100 dwelling units per year most commonly finding violations relating to smoke detection and egress. Property owners are required to correct documented violations within a 12 month period. On average, it has been found that to correct life safety violations in a three unit multi family structure, is between \$4,000 and \$6,000. The inspection program is limited to life safety concerns and has not considered other factors that would indicate substandard housing.

While substandard housing can be found in a number of locations in Rumford a concentration of such substandard conditions exist in area bounded by Lincoln Avenue, Hancock Street, Rumford Avenue and Falmouth Street.

The Town maintains a reserve fund to acquire and/or remove dilapidated structures.

**Age of Housing Stock/Year Structure Built
2010**

Year Built	Rumford		Oxford County	
	Number	Percent	Number	Percent
2000-2009 ¹	10 ¹	0.0%	2,260	6%
1990-1999	143	4%	4,711	13%
1980-1989	202	6%	5,578	16%
1970-1979	213	7%	5,255	15%
1960-1969	353	11%	2,410	7%
1950-1959	500	15%	2,775	8%
1940-1949	404	12%	2,121	6%
1939 or earlier	1,473	45%	10,503	30%
Total	3,288		35,613	

Source: American Community Survey

¹ Although the American Community Survey report no new housing built between 2000 and 2009 Rumford building permit information indicate 10 new homes, two replacement homes and 20 permits for camps were issued between 2007-2011.

Housing Assistance Programs

Information provided by the Maine State Housing Authority identifies that there is 378 housing units with subsidies. These include nine family units, 151 senior units, 39 special needs units and 179 housing choice vouchers. Approximately 42% of renter occupied housing units have some type of subsidy.

**Subsidized Housing Units
2009**

Type	Total Units
Family Units	9
Senior Units	151
Special Needs Units	39
Housing Choice Vouchers(Section 8)	179
Total	378

Source: Maine State Housing Authority

Affordability/Workforce Housing

It is important for towns to have a mix of housing types and cost ranges. Having housing that is affordable goes hand-in-hand with economic growth. The quality of the affordable housing is important to the community. Having housing that is reasonably energy efficient and has adequate facilities, such as hot water and bathrooms, prevents low income families from being forced to live in substandard housing which can lead to blight and further impoverishment of the families.

Affordable/workforce housing means different things to different people. In simple terms, a home or a rent is affordable if a person or family earns enough money to pay the monthly cost for decent, safe and sanitary housing and have sufficient money left over to pay for other living necessities. It is generally accepted that a home owner should not spend more than 28%-33% of income for housing cost that include principle, interest, taxes and insurance. Renters should not spend more than 30% of their income on rent and utilities.

Workforce housing is somewhat a new term in the planning and housing community. It can mean almost any type of housing but is always affordable. It is intended to appeal to key members of the workforce including but not limited to teachers, office workers, service workers, police officers and the like. Workforce housing is affordable, generally single-family, and in or near employment opportunities rather than in distant locations.

Based on information obtained from the Maine State Housing Authority, the median-priced home in Rumford is affordable to the median income family in the Rumford Labor/Housing Market Area. Affordability is measured by an affordability index. An index greater than one means that the median value home is affordable to median income households; an index less than one means that the median value home is unaffordable for median income households. Between 2004 and 2009 the affordability index for Rumford has ranged from 0.92 to 1.33. Compared to the Rumford labor/Housing Market Area the Rumford affordability index has been much higher meaning that homes are more affordable.

<i>Rumford – Homeownership Affordability Index</i>						
<i>Year</i>	<i>Affordability Index Rumford LHMA¹</i>	<i>Affordability Index Rumford</i>	<i>Median Home Sale Price</i>	<i>Median Income</i>	<i>Income Needed to Afford Median Home Sale Price</i>	<i>Home Price Affordable to Median Income</i>
2004	1.09	1.27	\$68,500	\$30,920	\$24,390	\$86,820
2005	0.97	1.21	\$74,200	\$31,390	\$25,940	\$89,800
2006	0.98	0.92	\$100,000	\$31,850	\$34,530	\$92,230
2007	0.94	0.97	\$96,900	\$32,460	\$33,460	\$94,010
2008	0.88	1.24	\$77,450	\$33,100	\$26,750	\$95,850
2009	1.07	1.33	\$72,500	\$33,720	\$25,360	\$96,380

Source: Maine State Housing Authority

¹ Labor/Housing Market Area

Rental housing is important in meeting the needs for affordable/work force and elderly housing. In 2009, the Maine State Housing Authority reported that the average two bedroom rent in Rumford was \$580. That compares to \$640 for the Rumford Labor/Market Area. An income of \$23,300 would be needed to afford the average rent in Rumford. This information indicates that households with 80% or less of the median income may not be able to afford the average rents in Rumford.

Based upon income information and generally accepted affordable housing rents and sale prices of houses, affordable housing opportunities exist in Rumford. However, because of the town's over supply of housing stock, particularly rental, it should be expected that the lower priced dwellings may have needs in improvements including structural, electrical, heating and/or insulation upgrading.

Affordable housing opportunities are a regional issue and the amount of need depends on individual town characteristics. At present there are no active regional affordable housing coalitions. However, Community Concepts and Maine State Housing Authority offer affordable housing programs.

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

Future Housing Demand

Future population and the characteristics of the existing housing stock are major factors in identifying future housing demands. Adequate housing is very important in supporting economic growth. This element of the comprehensive plan identifies the need for additional housing over the next ten years. As with any forecast, unforeseen influences can greatly impact its validity.

Rumford's population is expected to remain in the 5,000 range over the 10-year planning period. Based upon an average household size of 2.14 persons, a demand will not exist for additional year-round dwelling units. The normal housing demand forecasting methods do not show a housing demand based on the current number of available units. However, an increase in new dwellings will occur. This will be the result of a loss/removal of dilapidated single and multi-family structures, and new single family construction.

Housing/Affordable Housing

Goals, Policies & Action Strategies

Introduction

At the present time there is an oversupply of housing in Rumford particularly multi-family residential. This has resulted in affordable housing but also in some becoming dilapidated.

State of Maine Goal that needs to be addressed:

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

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Encourage and promote adequate workforce housing conditions to support the community's and region's economic development.

Ensure that land use controls encourage the development of quality affordable housing, including rental housing.

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

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

Action strategies necessary to address State of Maine Goal:

Prepare ordinance amendments to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.

Responsibility/Time Frame

Planning Board/Short Term

Support and participate in a regional affordable housing coalition to address regional affordable and workforce housing needs.

Responsibility/Time Frame

Town Manager/Ongoing

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

Responsibility/Time Frame

Planning Board/Short Term

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/Time Frame

Planning Board/Short Term

On a biennial basis, prepare for the planning board a report about the value of newly constructed/placed residences which will allow the planning board to assess if at least 10% of new homes are affordable. If the assessment indicates that there is an inadequate supply of affordable housing develop strategies to address the need.

Responsibility/Time Frame

Code Enforcement Officer & Assessor/Ongoing

Rumford's own policies and action strategies:

Policy

Allow a variety of housing types to provide for the changing housing needs of current and future housing consumers.

Action Strategies

Seek options for the development of assisted elderly housing.

Responsibility/Time Frame

Regional Affordable Housing Coalition/Ongoing

Policy

That housing in Rumford is safe and sanitary.

Action Strategies

Continue the residential property inspection and follow-up program under the NFPA 101 Life Safety Code.

Responsibility/Time Frame:

Code Enforcement Officer & Fire Department/Short Term & Ongoing

Prepare a Residential Property Maintenance Ordinance.

Responsibility/Time Frame:

Code Enforcement Officer & Fire Department/Short Term

Use the authority established in Title 17 M.R.S.A. Section 2851 (Dangerous Buildings) as needed to remove unsafe and unsanitary structures.

Responsibility/Time Frame:

Selectperson's/Ongoing

Seek Community Block Grant Funds for assisting in upgrading substandard residential properties.

Responsibility/Time Frame:

Grant Coordinator & Selectperson's/Ongoing

Maintain and provide sufficient funding for the long-term acquisition and demolition plan for those areas and residential properties unsuited for rehabilitation or in locations designated for future business development.

Responsibility/Time Frame:

Selectperson's, Code Enforcement Officer & Fire Department/Short Term & Ongoing

Seek CDBG grants, including those for housing rehabilitation, blight abatement and redevelopment.

Responsibility/Time Frame: Grant Administer/Ongoing

Support/participate in the efforts of the River Valley Healthy Communities Coalition's lead-based paint abatement program.

Responsibility/Time Frame: Selectperson's, Code Enforcement Officer &/Health Officer/Ongoing

Assess the options, feasibility and cost for developing a public/ private partnership program to acquire, demolish and redevelop dilapidated residential properties.

Responsibility/Time Frame: Selectperson's/Mid Term

Assist neighborhood associations to improve the older neighborhoods of Rumford.

Responsibility/Time Frame Selectperson's/Ongoing



PUBLIC FACILITIES AND SERVICES

Background Information

Findings and Conclusions

- ❖ ***Rumford maintains approximately 46 miles of sanitary sewer lines and 20 pumping stations.***
- ❖ ***The number of students from Rumford attending public schools has been on the decline over the past 10 years.***

Introduction

An examination of Rumford's public facilities and services and their current day capacities is an important element of the comprehensive plan. In addition, the future demands upon the town's public facilities and services must be addressed. This section presents an analysis of the current demands placed upon existing town facilities and services and also determines if public facility or service system additions and improvements will be needed to adequately meet future demands.

Water System

The Town of Rumford is served by the Rumford Water District. Private wells meet the water needs of development found outside the District's service area.

The Rumford Water District, a quasi-municipal district, is overseen by an appointed board of trustees. The District provides water service to residential, commercial, industrial and governmental entities. The distribution system has some 42 miles of water mains serving more than 4,200 people. In addition, there are 213 fire hydrants maintained by the District. An average of 702,000 gallons of water a day is used.

The District's water source is from groundwater extracted from sand and gravel aquifers. The primary source is from the sand and gravel aquifer associated with the Ellis River. There are two wells, Milligan's Primary and Milligan's Back-up in this aquifer. The primary well is capable of producing 1,000 gallons of water per minute. The back up well can produce 700 gallons per minute. The secondary source, Scotties Wells, is located in the sand and gravel aquifer associated with the Swift River. This source has two wells. The #1 well produces 400 gallons per minute, and the #2 well can produce 200 gallons per minute. The District owns some 200 acres of land around the Scotties Brook wells to aid in source protection.

There are two underground storage facilities constructed in 1991, the (Hillside) Blanchard Reservoir and Maple Street Reservoir, that have a combined storage capacity of 2 million gallons.

Rumford has enacted a Wellhead Protection Ordinance for the Ellis River and Scotties Brook Wells. This ordinance set forth permitted and prohibited uses in each of the three zones. The Ellis River Aquifer Protection standards include zone 1, which consists of land owned or fully controlled by the Water District and within the 200-day travel time. Zone 2 is the area between the 200 and 2500-day travel time and zone 3 is the remainder of the Ellis River watershed. The Scotties Brook Aquifer Protection standards include zone 1, which consists of the land within 300 feet of each wellhead. Zone 2 is the area between the 200 and 2500-day travel time and a 250 foot buffer on each side of Scotties Brook and its tributaries. Zone 3 is the remainder of the Scotties Brook watershed. Existing uses in both Rumford and Mexico could be a threat to water quality in these aquifers.

Any major expansions of the water system over the next ten years would require the district to apply for a rate case with the State of Maine Public Utilities Commission. The District does have a Comprehensive Plan. In the event of a rate case the District's Trustees would select a priority project from the Comprehensive Plan and possibly also do a smaller project.

Public Sewer System

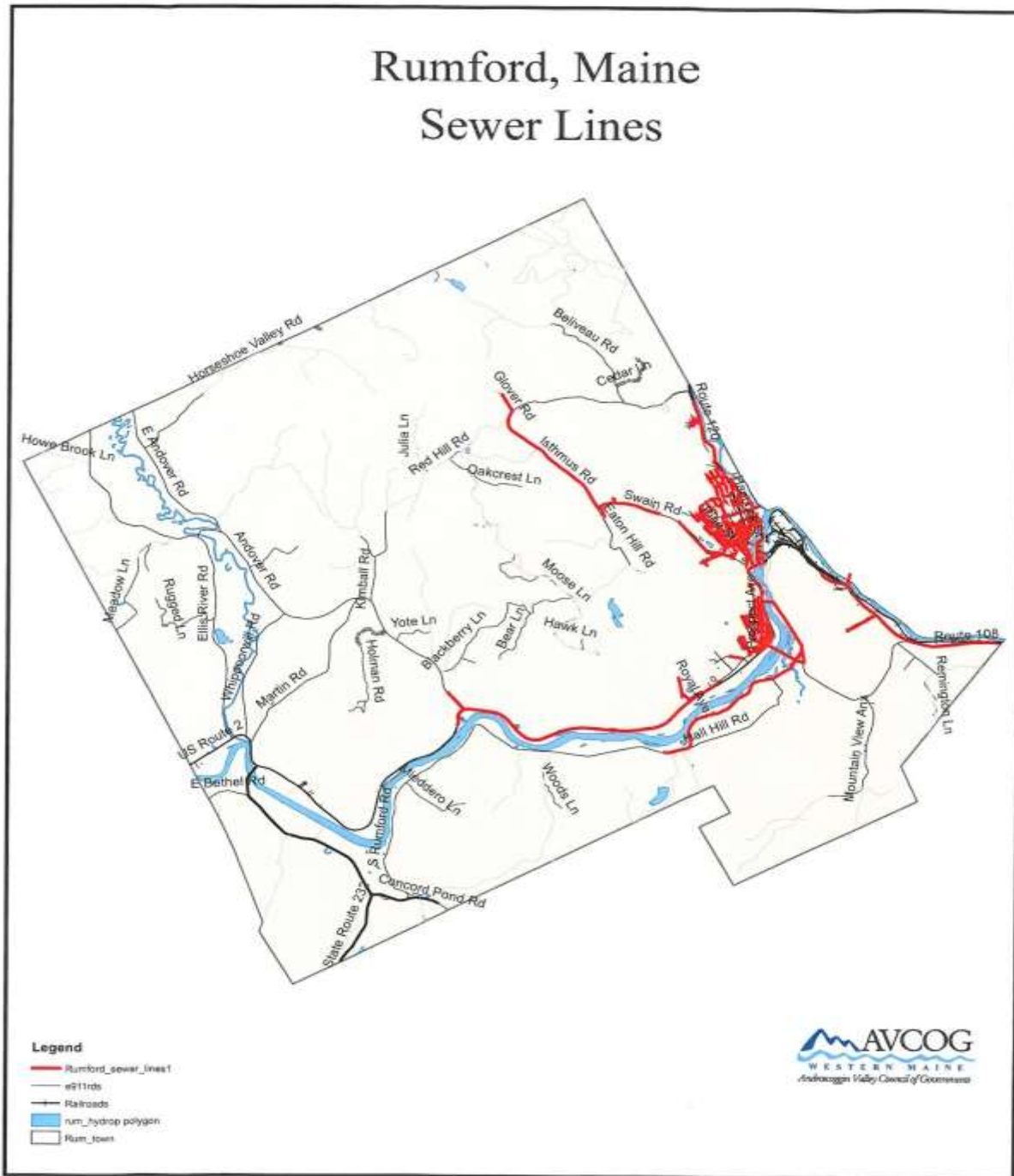
The more densely developed areas of Rumford, Route 2 to the Andover Road and Rumford Point are served by public sewer systems. The town is responsible for collecting sewerage and pumping it to the treatment plant in Mexico and operated by the Rumford-Mexico Sewer District. The District includes the four communities of Rumford, Mexico, Dixfield, and Peru and each town has their own sewage collection system. (Peru has no sewer lines but pays into the District.) Rumford maintains approximately 46 miles of sanitary sewer lines and 20 pumping stations. The waste water treatment facility receives waste water generated by approximately 3,000 residential connections and 350 commercial connections in Rumford, Mexico and Dixfield. The overall collection system has 28 pump stations three of which are operated and maintained by the District. The others are operated and maintained by the towns. The facility provides a secondary level of treatment via aeration basins and secondary clarification. The treated waste water is discharged to the Androscoggin River. Wasted sludge is dewatered and composted in site. The facility was relicensed in 2010 for an average monthly discharge of 2.65 million gallons per day. There are no combined sewer overflow points associated with the District's or town's collection systems. The sewage treatment plant has sufficient capacity for the planning period.

The stormwater system in Rumford is separate from the sewer system. However, there is infiltration of water into the system due to aging sewer lines and roof drains. There is a continuing program to eliminate this infiltration by replacing/relining sewer lines and the elimination of roof drains. Also, the program includes repair and replacing stormwater structures before failure. Future development may require larger stormwater pipe sizes.

The Rumford Point waste treatment facility is operated by the Rumford-Mexico Sewage District. It receives sanitary waste water flows for approximately 15 residential users. It receives no industrial flows and has no known combined sewer overflow points. The facility was licensed in 2010 to discharge a monthly average flow of up to 19,000 gallons per day of secondary treated waste water to the Androscoggin River.

Rumford maintains a multi-year sewer system improvement/extension program. In the past public funds for extensions are placed in a reserve account but now funds for extensions and maintenance are through increased user fees. When roads are reconstructed, sewer lines are replaced as needed. Sewer system extensions are based on an analysis of the number of houses per lineal mile and areas with growth potential for industrial, commercial or residential uses. The final decision on sewer extensions rests with the Board of Selectperson's. Group #1 extensions include Mountain View Annex, Burgess Hill Road and Penacook Road.

Septic tank sludge is disposed of at the Rumford-Mexico Treatment Facility.



Public Works Department

The Town's road and sewer systems are maintained by the Public Works Department. Besides road maintenance, the Public Works Department reconstructs roads, sidewalks, parks and lays sewer lines.

The Department's 16 employees include the Superintendent of Public Works, garage clerk, drivers and mechanics. All highway equipment is stored at the Highway Garage on Route 2. This 10,000 square foot building is in good condition.

Solid Waste Disposal

Rumford is a member of the Northern Oxford Regional Solid Waste Board (NORSWB) that is a quasi-municipal corporation with six members including Mexico, Rumford, Dixfield, Roxbury, Byron, and Peru. Rumford contracts with a private sector vendor for curbside pickup for both recyclables and solid waste. The Board's Transfer Station is located on Route 2 in Mexico. The transfer station consists of a relatively large building housing a stationary solid waste compactor and recycling center. Residents, commercial businesses and the curbside collection vehicles dump their commercial and household trash in the building for compaction and transport to a licensed solid waste disposal facility. Currently municipal solid waste is taken to a commercial landfill in northern New Hampshire. NORSWB maintains its own trailers and hires a private sector vendor to transport the trailers to the disposal facility.

A large portion of the building is dedicated to the processing and storage of sorted recyclables from residents and businesses. In 2007 Rumford had a recycling rate of 36%. The sorted waste is brought in by residents as well as commercial entities and the contracted hauler. It is baled in a horizontal baler and then marketed to various brokers. Due to size limitations, some baled product that is not subject to serious degradation from the weather is stored outside on site.

In addition, NORSWB has a wooden storage area for the collection of Universal Wastes and electronics. Occasionally the building overflows and some of these wastes are stored in the recycling section of primary building. Universal Waste (UW) is collected from the site by a private sector vendor that recycles the material in accordance with Maine's "Product Stewardship Law." Currently, there is no charge to NORSWB for the collection and disposal of UW.

The NORSWB also handles a number of bulky waste items including metals and white goods, tires, construction and demolition debris (that by definition in Maine includes many bulky items such as furniture, mattresses, bulky toys, and shingles, sheetrock and "dirty" demolition materials such as vinyl siding, linoleum and other flooring and countertop materials, and pressure treated wood, "clean" woodwaste that consists of brush and construction and demolition debris consisting mainly of wood that has minimal contamination and can be burned in a wood waste to energy boiler.

In general, the solid waste collection and disposal systems have sufficient capacity for the planning period. Since the economic downturn of 2008, waste streams in general have decreased significantly. While they are not predicted to increase significantly, the NORSWB transfer station can handle significantly more residential and commercial solid waste for transfer to a landfill. This can be accomplished by adding transfer trailers and would not require any changes to the facilities.

It is not expected that there will be significant increases in UW collection, and again, if it should occur, more frequent removal of the UW by the private sector vendor can be arranged. This is true of the other types of materials handled at the transfer station. The exception could be an increase in recycling. Any significant increase would not necessarily require a larger facility or more equipment, but it could require additional personnel to move the sorted, loose material off of the floor and into bales. However, as with other wastes, baled material could be moved more often so that additional storage space for baled material would not be necessary.

Several other potential impacts on the facility should be noted, although minimal action is needed as this is written. The Maine Department of Environmental Protection has been concerned with storage of various bulky wastes directly on the ground as is done at the Mexico facility. If rules were to tighten on this, then there could be a need to construct asphalt or concrete pads or develop a containerized system. There have also been some past issues with contamination of the “clean” woodwaste collection pile, most notably with pressure treated wood. If this continues to be an issue, it could require additional monitoring of customers dropping off material at this storage area.

In conclusion, NORSWB needs to be aware of its potential future needs, but at this time, no significant changes or capital expenses are necessary to serve the residents of Rumford and the other five towns that are members of NORSWB.

***E*ducation**

Rumford is a member of Western Foothills Regional School Unit # 10. On July 1, 2009 the MSAD #s 21, 39 and 43 consolidated to become RSU # 10. The RSU includes the communities of Buckfield, Byron, Canton, Carthage, Dixfield, Hanover, Hartford, Mexico, Peru, Roxbury, Rumford and Sumner. With more than 2,800 students and 600 employees RSU # 10 is one of the largest employers in the Region.

The public schools in Rumford include. The Rumford Elementary School on Lincoln Street includes grades EK-5 and enrollment ranges from 275-295. Located on Hancock Street the Mountain Valley High School includes grades 9-12. Rumford Students in grades 6-8 attend the Mountain Valley Middle School in Mexico. The Pennacook Learning Center Day Treatment Program on Forest Avenue provides a location provides a setting were students can address their emotional, behavioral, and academic needs.

The number of students from Rumford attending public schools has been on the decline over the past 10 years. This is reflective of the overall population decline in Rumford.

***Public School Enrollment
1995 - 2011
October 1st Enrollment***

Year	K-8	9-12	Total K-12
1997			1,056
2006	614	378	992
2007	610	402	1,012
2008	546	376	922
2009	509	365	874
2010	531	339	870
2011	570 ¹	271	841

¹ Includes 4YO and EK

The University College of the University of Maine System Rumford/Mexico located in Mexico provides face-to-face instruction plus high tech distance education. Some 30 degree and certification programs are offered.

Region 9, School of Applied Technology in Mexico offers 10 programs ranging from automotive technology to the metal trades.

The Holy Savior Diocesan Catholic School is located on Maine Street with enrollment of approximately 60 students from preschool through eighth grades.

Police Department

The Rumford Police Department operates from the basement of the Municipal Building. The space used by the Department is less than suitable for modern day police work. The Department includes the Police Chief, 11 full time officers, and one full time administrative assistant/dispatcher. The Department provides 24 hours per day coverage and dispatching for its own force during business hours. It is then dispatched by the Oxford County Regional Communications Center. The Department also has lock up facilities.

The Police Department provides police protection to the entire Town. Backup police service is provided in the form of mutual aid by the State Police, Oxford County Sheriff's Office, and the Mexico Police and Dixfield Police Departments. The Department receives approximately 4,500 calls for service annually. The most frequent complaints or requests for service include motor vehicle, domestic violence, criminal trespass, harassment, disturbance, juvenile complaints and police assistance. The types of calls typically responded to are more often than not are coupled with alcohol, drug and mental health issues.

Calls are typically more violent than a decade ago. The Police Department maintains three marked cruisers, two unmarked cruiser, and Chief's car. Marked cruisers are replaced on a one per year rotating basis.

The police protection service provided by the Town was reduced by the town in 2009 by two officers. Since that time calls for service have increased. The Police Chief reported police protection is inadequate at times to meet the needs/demands of the existing population based on call volume and crime type.

Emergency Medical Services

Emergency medical services are provided by Med-Care Ambulance Service. Med-Care is owned 11 towns in the River Valley. In addition to Rumford other towns that own the service include Andover, Byron, Canton, Carthage, Dixfield, Hanover, Mexico, Newry, Peru, and Roxbury. Med-Care's primary service is to provide emerge medical services. It is licensed at the Intermediate Advanced Life Support Level. The medical staff consists of paramedics, intermediates and EMT's. A new base facility is under construction in Mexico. Services are adequate to meet current and planning period needs.

Fire Department

The Town of Rumford's Central Fire Station is on Congress Street. Originally constructed in 1925 the station has some limitations in regards to the housing modern day firefighting equipment. These include weight restriction and the size of bays. Within the next 10-20 years the Station will need replacement. The Department includes the Chief and nine full-time firefighters and 12 paid on call firefighters. There are three firefighters on duty 24/7. A substation is in Rumford Point and is operated by volunteers.

The Fire Department provides service to the entire town. The Department has a Mutual Aid Agreement with several adjacent and nearby communities. Dispatching is provided by the Oxford County Regional Communication Center.

There are approximately 180 fire hydrants to provide water for firefighting purposes. The ISO fire protection rating is 4/9. Recent development in the more remote areas of Rumford that are accessed by substandard private roads have necessitated the purchase of rural firefighting equipment. Water availability for fighting remote structure fires has become a greater concern.

In 2012 the towns of Mexico and Rumford agreed to jointly purchase a ladder truck to serve both Fire Departments. As the result of population decline and financial reasons greater regional cooperation in firefighting will be required.



Ladder 3

***H* Health Services**

The Rumford Hospital located on Franklin Street is a critical access hospital, providing comprehensive primary care and sophisticated diagnostic services. In 1987 Central Maine Healthcare assumed management of the hospital in 1999 it became a subsidiary of the CMHC system. Beginning in 2004 a strategically planned program of renovation and rejuvenation was begun. They included infrastructure upgrades, enlargement of the emergency department and day surgery areas, and a new wing.

In addition to the Rumford Hospital, there is Swift River Health Care and the Rumford Community Health Center. Rumford and surrounding communities are served by several physicians, dentists, and chiropractors. Offices of Tri-County Mental Health Services and Oxford County mental Health Services are located on Congress Street. There is a complement of social service agencies provided a wide array of services to Rumford.

***R*umford Public Library**

The Rumford Public Library located on Rumford Avenue was established in 1903 and enlarged in 1969. The building is on the national Register of Historic Places and is in good condition. The town funds the library budget with other monies coming from donations. Annual total circulation is approximately 80,000. Library holdings include more than 50,000 books, periodicals, recordings and videos. Public computers are available at the library with many programs. In addition, the Library is part of the Minerva libraries, the Mainecat libraries, the INFO NET book site, the Central Maine Library District and the MLA. Library cards are free of charge for residents of Rumford, Byron, Hanover, and Roxbury.

Municipal Administrative Offices

Municipal functions are carried out at the Municipal Building on Congress Street. Constructed in 1916, the building houses the municipal offices, the police department, an office of the Oxford County Sheriff's Department and the Northern Oxford County District Court. The Rumford Falls Auditorium located on the third floor has undergone extensive renovations that allows for greater public use. The Municipal Building is sufficient to meet current and planning period demands except for police functions.

Administration

Rumford's town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. These meetings provide citizens the opportunity to discuss local issues, and vote on items of town business such as the budget, ordinances, and bylaws. The Town Manager, who administers the day-to-day operations of town government, is hired by the five-member Board of Selectperson's. The manager also serves as the community development director.

The Planning Board, appointed by the Selectperson's, consists of five members and two alternates. The Board is responsible for reviewing and acting upon subdivision applications and shoreland zoning permits. In addition, the Board administers the Floodplain Management Ordinance and Wellhead Protection Ordinance. It is the responsibility of the Planning Board to maintain and recommend amendments to the town's land use ordinances.

Other appointed and elected boards and committees include the RSU # 10 Board members, Med-Care Board, Rumford Water District Board, Northern Oxford County Solid Waste Board, Board of Appeals, Board of Assessors, Finance Committee, Library Trustees, Park Commission and Rumford-Mexico Sewage District Board.

P *ublic Facilities and Services*

Goals, Policies & Action Strategies

Introduction

An examination of Rumford's public facilities and services and their current day capacities is an important element of the comprehensive plan. In addition, the future demands upon the town's public facilities and services must be addressed. This section presents an analysis of the current demands placed upon existing town facilities and services. It also determines if public facility or service system additions and improvements will be needed to adequately meet demands and the ability for tax payers to afford them.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

Efficiently meet identified public facility and service needs.

Provide public facilities and services in a manner that promotes and supports growth and development in growth areas.

Action strategies necessary to address State of Maine Goal:

Identify capital improvements needed to maintain or upgrade public services to accommodate anticipated growth and changing demographics.

Responsibility/Time Frame *Town Manager & Department Heads/Ongoing*

Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in growth areas.

Responsibility/Time Frame *Selectperson's, Public Works & Water District/Ongoing*

Encourage Water District to coordinate planned service extensions with the Comprehensive Plan.

Responsibility/Time Frame *Selectperson's & Water District/Ongoing*

*Explore options for greater regional delivery of municipal services and use of municipal facilities.
Responsibility/Time Frame Town Manager & Department Heads/Ongoing*

Rumford's own policies and action strategies:

Policy

Provide modern, functional and safe fire and police facilities.

Action Strategies

Undertake a public safety building feasibility study to house the fire and police departments.

Responsibility/Time Frame Town Manager, Fire and Police Departments/Mid Term

Include in the public safety feasibility study an analysis of space for Mexico fire and police.

Responsibility/Time Frame Public Safety Building Feasibility Study Group/Mid Term

In the public safety feasibility study, assess locating the building in the Gateway Area.

Responsibility/Time Frame Public Safety Building Feasibility Study Group/Mid Term

Policy

Maintain and/or improve the level of service and/or reduce costs of providing public services.

Action Strategies

Undertake a 10-year public service level of service analysis based on anticipated population and acceptable property tax rate.

Responsibility/Time Frame Town Manager, Board of Selectperson's & Department Heads/Ongoing

Participate in discussions and analysis of joint municipal service delivery with other communities.

Responsibility/Time Frame Town Manager, Board of Selectperson's & Department Heads/Ongoing

Policy

Maintain the high quality of the town's roads and sidewalks.

Action Strategy

Update annually the Long-Range Plan for roads, sidewalks and bridges.

Responsibility/Time Frame Public Works & Selectperson's/Ongoing

Policy

That the education system is responsive to changing educational needs of all age groups and the business community.

Action Strategy

Call an annual summit between the education community, community leaders and the business community to identify and address changing educational needs.

Responsibility/Time Frame Town Manager &, Economic Opportunities Staff/Ongoing

Policy

Coordinate water and sewer extensions with the comprehensive plan.

Action Strategy

Before extensions to the water and sewer systems are undertaken assess whether such extensions are consistent with the Comprehensive Plan.

Responsibility/Time Frame

Planning Board/Ongoing



Municipal Building

T **RANSPORTATION**

Background Information

Findings and Conclusions

- ❖ ***US Route 2 is classified as a retrograde arterial meaning that the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit.***
- ❖ ***There are 30 publically owned bridges in Rumford.***
- ❖ ***Rumford maintains approximately 11 miles of sidewalks with the majority in Rumford Falls. This system, designed prior to the reliance upon the automobile, is generally very good.***

Introduction

The major transportation systems for people and goods in Rumford and into and out of Rumford are State and local roads and highways, rail and sidewalks. The nearest airport is in Bethel. The major highways into Rumford are Routes 2 and 108. Secondary Routes are 5, 120 and 232. US Route 2 is a major east/west travel corridor through Maine. In Rumford Route 2 is also comprised of urban local streets including Lincoln Street, Hancock Street, Rumford Avenue and Franklin Street. These streets are lined with commercial and residential land uses.

The NewPage Paper Mill is the largest traffic generator in Rumford. Some 900 people commute to the mill each day. With the production 550,000 tons of paper annually vast amounts raw wood products flow to the mill, most of it by truck. US Route 2 is the major truck route to the mill and Route 108 the secondary Route. Most truckers avoid traveling US Route 2 through the urban area of Rumford Falls using a short section of Route 108 to reach the mill. Heavy trucks ascending and descending the steep grade of US Route 2 at Falls Hill create vehicle and pedestrian safety concerns.

Rumford contains approximately 92 miles of public roads. The town has total maintenance (summer and winter) of 59 miles. The Maine Department of Transportation maintains 37 miles of summer roads and 14 miles of winter roads. There are 19.5 miles of state highways, 26.5 miles of state aid highways and 45 miles of town ways. There are 11 miles of sidewalks. The Town has annual road maintenance and improvement program of approximately \$1.6 million maintains a five-year road and sidewalk improvement program.

Rail freight service to NewPage Paper Company is provided by Pan Am Railways. The rail line ends at the mill.

Highway Classification & Conditions

The Maine Department of Transportation (MaineDOT) has classified highways based on functions within Rumford as arterial, major collector, minor collector, or local.

Arterial Highways are 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. US Route 2 and Route 108 are arterial highways. US Route 2 is also classified as a retrograde arterial meaning that the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit.

Collector highways are routes that collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Major Collector highways in Rumford include Routes 5, 120 and 232. Minor collectors are Intervale, South Rumford and Wyman Hill 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. There are approximately 45 miles of local roads in Rumford.

Detailed examination of local road conditions is important and should be done on an annual basis. Inventorying road conditions allows the town to determine the physical condition of local roads which can help direct future investments and suggest the need for capital expenditures for reconstruction.

Regional issues related to road conditions that should be considered include the need to continue upgrading major routes to provide for high speed access to the River Valley.

Highway Capacities

MaineDOT maintains traffic volume data for selected roads in Rumford. Typically, these counts are done every two or three years. However, data may not be available at all locations every two or three years because data collection points can change over time.

***Average Annual Daily Traffic Volume
2003-2011***

Location	2003	2011
US Route 2(Bridge St.) northeast of Prospect Ave.	12,920	10,350
US Route 2(Lincoln Ave.) east of Waldo St.	10,580	9,210
US Route 2 south of South Rumford Rd.	8,570	8,570
Us Route 2 east of Andover Rd.	5,410	5,120
State Route 108 at Industrial Park Rd.	2,770	2,980
State Route 232 southeast of East Bethel Rd.		1,060
State Route 5 (Ellis River Rd.) west of Andover Rd.	910	900
State Route 120 (Hancock St.) at Richardson Brook	1,830	1,310
Congress St.	2,380	1,940
Wyman Hill Rd. south of South Rumford Rd.	1,370	1,180

Source: Maine Department of Transportation

Traffic volumes can change as the result of new development in a town or region, or as a result of changes to the town's or region's economy. The traffic volumes listed above show overall decreases for the period examined. The reduction in traffic volumes is consistent with volumes for this time period throughout most of the region.

Regional Transportation Plans

The MaineDOT maintains several transportation plans. These include the Statewide Long-Range Transportation Plan, the Statewide Transportation Improvement Program and the Biennial Capital Work Plan.

The Statewide Transportation Improvement Program is a four year, federally required, transportation capital improvement program. It identifies federal funding for scheduled transportation projects receiving Federal Highway Administration funding. Projects in Rumford include in the FY 2012-2015 Plan were intersection improvements at Route 108 and Rumford Business Park, intersections improvements at Route 108 and Wyman Hill Road and Martin Memorial Bridge replacement.

The Biennial Capital Work Plan contains projects to be undertaken over the in two year period. The FY 2012-2013 Work Plan included the following projects in Rumford: bridge culvert replacement on Andover Road, bridge wearing surface Upper Canal Bridge, sidewalk improvement near Rumford Elementary School and preliminary engineering for Haverhill Bridge improvements.

The Androscoggin Valley Council of Governments Regional Strategic Transportation Investments Plan has identified a project that would realign Route 2 in Rumford to more efficiently move traffic through Rumford into downtown Mexico. The action would reroute heavy trucks and through traffic out of residential neighborhoods on Hancock Street and to improve roadway and traffic flow.

Motor Vehicle Crash Data

The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least \$1,000 damage or personal injury. A report entitled “Maine Accident Report Summary” provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of “Critical Rate Factor” (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as “High Crash Locations” (HCLs).

Based upon information provided by MDOT for the period January 1, 2006 to December 31, 2008, there were two locations in Rumford with a CRF greater than 1.00 and eight or more crashes.

<i>Motor Vehicle Crash Summary Data – 2009-2011</i>		
<i>High Crash Locations</i>		
Crash Location	# of Crashes	CRF
Intersection of Lincoln Ave. and Waldo St.	12	2.63
Intersection of Bridge St., Route 108, Veterans St.	9	2.71

Bridges

There are 30 publicly owned bridges in Rumford. All but three of these bridges are owned by the state and maintained by MaineDOT. The other three are owned and maintained by the Town of Rumford.



Martin Memorial Bridge

The Martin Memorial Bridge at Rumford Point is scheduled to be replaced in 2014. The \$9.3 million project will result in a new bridge approximately 600 feet upstream of the existing bridge. It will have 32-foot wide. Potentially with shoulders to better accommodate snowmobile traffic. In addition the MaineDOT is studying possible improvements to the Haverhill Bridge. The bridge provides access to the NewPage Mill and Brookfield Power. While at one time it spanned water it no longer does. Potentially the bridge could be replaced with a road.

Street Construction Standards

Street construction standards are included in the Subdivision Ordinance. This results in that there are no standards for construction on streets that are not to be located in a subdivision. The Fire Department has attempted to use NFPA standards for rural roads that serve large lots that do not qualify for subdivision review but have had limited success. Street construction standards provide for the continuation of existing streets and the avoidance of dead end streets. Sidewalks can be required when there can be connections with current or future sidewalks. Over the past 10-20 years there have been no new streets constructed that serve residential subdivision development. The Public Works Department maintains the public roads and sidewalks.

Access Management

In 2000, the Maine legislature adopted “An Act to Ensure Cost Effective & Safe Highways in Maine”. This law’s intent is to assure the safety of the traveling public, protect highways against negative impacts on highway drainage systems, preserve mobility and productivity, and avoid long-term costs associated with constructing new highway capacity. The state’s Access Management Rule identifies a hierarchy of highway technical standards for state and state-aid highways located outside of urban compact areas. In Rumford the Access Management Rule applies to those portions of Routes 2 and 108 outside the Urban Compact Area, Routes 5, 120 and 232, and Intervale, Milton, South Rumford and Wyman Hill Roads.

US Route 2 and Route 108 are arterial highways. US Route 2 is also classified as a retrograde arterial meaning that the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit.

Collector highways are routes that collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. Major Collector highways in Rumford include Routes 5, 120 and 232. Minor collectors are Intervale, South Rumford and Wyman Hill Roads.

Both the Site Plan Review and Subdivision Ordinances include access management standards. These standards include minimum sight distances, limits on driveway entrances, and driveway design.

Sidewalks

Rumford maintains approximately 11 miles of sidewalks with the majority in Rumford Falls. This system, designed prior to the reliance upon the automobile, is generally very good. Improvements to the sidewalks on Shoppers Island need to be improved while retaining their character. The sidewalk system allows pedestrian movement from the compact residential areas to schools, the business district and other public places.

Street design standards provide for sidewalks in subdivisions as well as paved shoulders for pedestrians and bicycles.

Parking

The town owns and maintains seven parking lots. These include the Information Booth (40 spaces), Library (22 spaces), River Street/Congress (14 spaces), River Street behind House of Pizza (14 spaces), River Street behind Fire Station (21 spaces), Lowell Street near Dunkin Donuts (16 spaces) and old Agway Lot across the Hartford Bridge (35 spaces).

These lots are in generally good condition and are meeting normal demand. On street parking is provided on Shopper's Island and most other streets in the compact areas. At times parking on Shoppers Island exceeds availability as is the case when major sporting events take place at Hosmer Field.

Additional off-street parking is needed in the more compact residential areas of Rumford Falls including Strathglass Park. These areas were developed before the two car households and thus lots are not of sufficient size to provided needed off-street parking area.

The Site Plan Review Ordinance includes off-street parking requirements. They have been designed to be flexible in downtown areas through the use of shared parking and public parking. In addition the use of an existing building is deemed to be in compliance with off-street parking requirements.

Bicycle Routes

There are no formal bicycle facilities/routes in town. US Route 2 between Bethel and Rumford has wide paved shoulders allowing for bicycle travel. Other major routes are not well suited to bicycling. More bicycle lanes are needed.

Railroad

Rail freight service to NewPage is provided by Pan Am Railways. The rail line ends at the mill. Although NewPage is the primary user of the railroad in Rumford, other businesses receive or ship goods. However, the yard lacks facilities for regular transfer of goods for those other than the Mill. No expansion plans in Rumford are known to exist.

There has been continued discussion concerning reestablishing passenger rail service to Bethel, northern New Hampshire and to Montreal. Such passenger rail service is seen as an economic benefit for Rumford.

Aviation

Commercial airports available for Rumford residents and businesses include Central Maine Regional Airport in Norridgewock, Augusta State Airport, the Auburn-Lewiston Municipal Airport in Auburn, and the Portland International Jetport.

The closest airfield to Rumford is Colonel Dyke Field in Bethel approximately 20 miles west of Rumford. The field is publicly owned and has one 3,150-foot long by 60-foot wide paved runway.

Public Transportation

Western Maine Transportation Services, Inc. (WMTS) provides “paratransit” and deviated-fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Curb-to-curb (a.k.a. “paratransit”) and deviated-fixed-route services are available to the general public using the WMTS paratransit bus and minivan fleet. WMTS also provides human service transportation, including MaineCare (Medicaid) trips, to all destinations pre-approved by Maine DHHS. MaineCare transportation is provided both by the WMTS paratransit bus and minivan fleet, and by reimbursed volunteer drivers and Friends & Family self-driven rides which use private vehicles, depending on location and circumstances.

The types/purposes of rides provided by WMTS vary depending upon the rider’s needs. The greatest number of rides are for clinical appointments for both adults and children, including developmental services (e.g. day habilitation programs, speech therapy, occupational therapy, etc.). Other trip purposes include shopping, personal appointments (hair, banking, social service, legal, etc.), employment, adult education, entertainment, social and family engagements, and dining at restaurants and senior meal centers, during non-holiday weekdays.

WMTS provides public service between Rumford and Lewiston Auburn one day a week. There has been expressed interest in additional transit services between Rumford, Farmington and Lewiston Auburn.

T *ransportation*

Goals, Policies & Action Strategies

Introduction

The transportation system into and within Rumford is important to its economy and livability. Improvements to the current system are needed as are new opportunities.

State of Maine Goal that needs to be addressed:

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

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

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

Safely and efficiently preserve or improve the transportation system.

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.

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).

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

Action strategies necessary to address State of Maine Goal:

Develop and maintain a prioritized transportation system (roads, sidewalks and trails) expansion, improvement, maintenance, and repair plan.

Responsibility/Time Frame

Town Manager, Public Works & Selectperson's/Short Term & Ongoing

Participate in regional and state transportation planning efforts that include high speed highway access to outside markets.

Responsibility/Time Frame

Town Manager & Economic Opportunities Staff/Ongoing

Review land use ordinances to assess conflicts with the following state mandated laws and regulations:

Policy objectives of the Sensible Transportation Policy Act that links transportation and land use planning processes;

State access management regulations relating to vehicle access to state highways; and

State traffic permitting regulations for large developments.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Prepare amendments to land use ordinances that include standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and sidewalk connections when appropriate.

Responsibility/Time Frame

Planning Board/Short Term

Rumford's own policies and action strategies:

Policy

Seek passenger rail service to Western Maine.

Action Strategy

Support state, regional and local efforts to have passenger rail service on the St. Lawrence and Atlantic Railway to Bethel and beyond.

Responsibility/Time Frame

Selectperson's/Ongoing

Policy

Reroute heavy trucks and through traffic out of residential neighborhoods on Hancock Street to improve roadway and traffic flow.

Action Strategy

Request the Androscoggin Valley Council of Governments to reexamine the proposal for rerouting as contained in their Regional Strategic Transportation Investments Plan.

Responsibility/Time Frame

Town Manager/Short Term

Policy

Provide a formal park & ride lot.

Action Strategy

Request the MaineDOT Park & Ride Lot Program to assess the options for a park & ride lot in Rumford.

Responsibility/Time Frame

Town Manager/Mid Term

Policy

Assess the demand and options to provide local, regional and interstate bus/transit service.

Action Strategy

Request the Androscoggin Valley Council of Governments to conduct a transit need assessment study.

Responsibility/Time Frame

Town Manager/Mid Term

Policy

That there is adequate off street parking on Shoppers Island and in compact residential areas including Strathglass Park.

Action Strategy

Develop a long range Shoppers Island parking plan including multi-tier parking facilities.

Responsibility/Time Frame

Town Manager, Public Works & property owners/Long Term.

Action Strategy

Develop a public/private partnership to seek options for providing additional off street parking in compact residential areas.

Responsibility/Time Frame

Town Manager, Public Works & property owners/Mid Term.

Policy

Encourage expanded use of the rail infrastructure.

Action Strategy

Develop an intermodal transfer facility to serve the Rumford region.

Responsibility/Time Frame

Economic Opportunities Staff/Long Term

Policy

Improve traffic safety on Route 2 at Falls Hill particularly associated with heavy trucks.

Action Strategy

Work with MaineDOT to assess and implement traffic safety improvements.

Responsibility/Time Frame

Police Department/Short Term



Background Information

Findings and Conclusions

- ❖ ***In addition to the industrial values of the Androscoggin River its recreation value is becoming an economic factor.***
- ❖ ***The Rumford Water District supplies some 24 million gallons of water monthly from sand and gravel.***

Introduction

Water resources were a major factor in Rumford's development. It was used to provide power for mills, float pulp for paper making and to discharge industrial and municipal waste products. Today water resources still are an important economic factor in that the Androscoggin River still produces power and has become a recreational resource.

Surface Waters

Androscoggin River: The Androscoggin River is the major surface water resource in Rumford. The Androscoggin flows for approximately 15 miles through the southern portion of town and forms the eastern border with Mexico. By the time the Swift and Androscoggin Rivers join, the Androscoggin has drained some 2,070 square miles.

The river has a highly regulated flow management system. Several headwater lakes are manipulated to store water during periods of high runoff and to release water to the river stream 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.

Before the damming and industrialization of the Androscoggin River, it was a rough and rugged water system. With an average drop of eight feet per mile, it was a raging torrent during periods of high runoff. At times of minimal runoff, the river resembled a brook at various points along its path to the Merrymeeting Bay, a tidal estuary. Prior to the changes in the river system created by man, it was naturally pure; however, even then, the river experienced siltation and the contamination from organic debris.



Androscoggin River

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, New Hampshire, Rumford, Jay, and Livermore Falls; they discharged raw liquors from the sulfite pulping process to the river. As the pulp and paper industry and the economy grew, increased demands were placed upon the river to assimilate industrial and domestic wastes.

In the early 1940's, the public would no longer tolerate the condition of the river which gave off hydrogen sulfide gases and discolored exposed metal and paint. In a report presented to the Maine Sanitary Water Board in February 1942, it was stated 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." It was estimated that the industrial discharge to the river was equivalent to that from a population of 2,411,500.

Since the 1940's, both industries and municipalities have constructed treatment plants which treat waste before they are discharged to the river. Under the State of Maine Water Classification Program, the Androscoggin is classified as "B" to its confluence with the Ellis and from that point to Merymeeting Bay "C." The Water Classification Program defines Class B waters as the 3rd highest classification and shall be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, Section 403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as unimpaired. . The river is

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classified as "C", the fourth highest classification, as it flows from the Ellis River to Merrymeeting Bay in Brunswick. Class "C" waters must be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; agriculture; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, section 403; navigation; and as a habitat for fish and other aquatic life. There are two licensed point discharges to the Androscoggin River in Rumford. These are at the Rumford Point Treatment Plan and the NewPage Paper Mill.

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. Advocacy groups working on the River include the Androscoggin River Watershed Council and the Androscoggin River Alliance.

Swift River: The Swift River which originates at Swift River Pond in Township E has a total drainage area of 125 square miles and joins the Androscoggin at the Rumford/Mexico line. The Swift flows through a portion of northeast Rumford and has been assigned water quality classification of "B." Above that line the River has been assigned an "A" classification. The Maine River Study published in 1982 by the Maine Department of Conservation identified the Swift as having significant geological/hydrologic, scenic, and white water boating values.

Ellis River: The Ellis River begins in Ellis Pond in Roxbury and flows for 20 miles and drains some 160 square miles before joining with the Androscoggin at Rumford Point. The Ellis has been assigned an "A" classification, the second highest classification. The Maine Rivers Study cited the Ellis River for its canoe touring and historic landmark values.

Class A waters shall be of such quality that they are suitable for the designated uses of drinking water after disinfection; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation except as prohibited under Title 12, section 403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as natural.

Scotties Brook: Scotties Brook drains the northeastern portion of Rumford and flows to the Swift River. It has been determined that the Brook is a "losing stream" in that water flowing in the Brook enters the aquifer. The Rumford water District has supply well in that aquifer. Therefore the water quality of Scotties Brook is important.

Davis Pond: Davis Pond is a small (15 acres) shallow pond in the floodplain of the Ellis River. Its watershed is primarily forested and totals 646 acres with 625 acres in Rumford. Due to the location and purposes of these great ponds their shore lands are undeveloped.

Joes Pond: Joes Pond is a small (15 acres) shallow, maximum depth of four feet, warm water pond with its entire 291 acre forested watershed in Rumford. It is located at the eastern base of Glass Face Mountain. Its shoreland is undeveloped.

Mt. Zircon Reservoir: The Mt. Zircon Reservoir was created in 1913 by the damming of Zircon Brook and served as the town's primary public drinking water source until the development of the Ellis River Aquifer wells. With a watershed of 1660 acres, only 197 are in Rumford. Its shoreland is undeveloped.

Studies over the past decade show phosphorus, which acts as a fertilizer to algae and other plant life in the lake, is a major threat to lake and pond water quality. While shoreland zoning has provided some protection, the studies indicate phosphorus can be contributed in significant quantities from the entire

watershed. The quality of water in a lake depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Runoff from the forest is relatively low in quantity and high in quality. Water is stored in depressions and evaporates or seeps into the ground to become ground water thereby preventing it from running over the land surface and exporting nutrients (i.e., phosphorus) from the system. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. 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 generally carries higher concentrations of phosphorus and may also exacerbate erosion and sedimentation problems.

In Rumford the greatest threats to the continued good water quality of all surface waters is from non-point sources caused by improper land management practices that create erosion of soil that carry phosphorus, stormwater runoff, junkyards, animal wastes and failed subsurface wastewater disposal systems. While there has been no documentation of invasive plants. Point sources of pollution are regulated by the Maine Department of Environmental Protection.

In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. Subdivision and site plan review standards include provisions for control of erosion and sediment and phosphorus.

Two of the organizations that promote water resource protection are the Androscoggin River Watershed Council and the Androscoggin River Alliance. The Androscoggin River Watershed Council was created to advocate and support: environmentally responsible economic, community and recreational development; continued improvement of the natural environment; provide educational opportunities; encourage inter-community and inter-state cooperation and planning that recognizes the human and natural resources of the watershed; and develop and maintain broad based involvement. The Watershed Council has been successful and Rumford participates in the Council. The Androscoggin River Alliance works together with individuals, other organizations, and federal, state and local governments for a healthy River.

***G*round Water**

Ground water is water 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. Wells in sand and gravel aquifers yield from 10 gallons per minute (gpm) up to 2,000 gpm, while wells in fractured bedrock generally yield from 2 to 25 gpm.

Sand and Gravel Aquifers

A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent meltwater rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick.

Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. Commonly, the flow path of ground water through the aquifer is from the valley walls toward a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

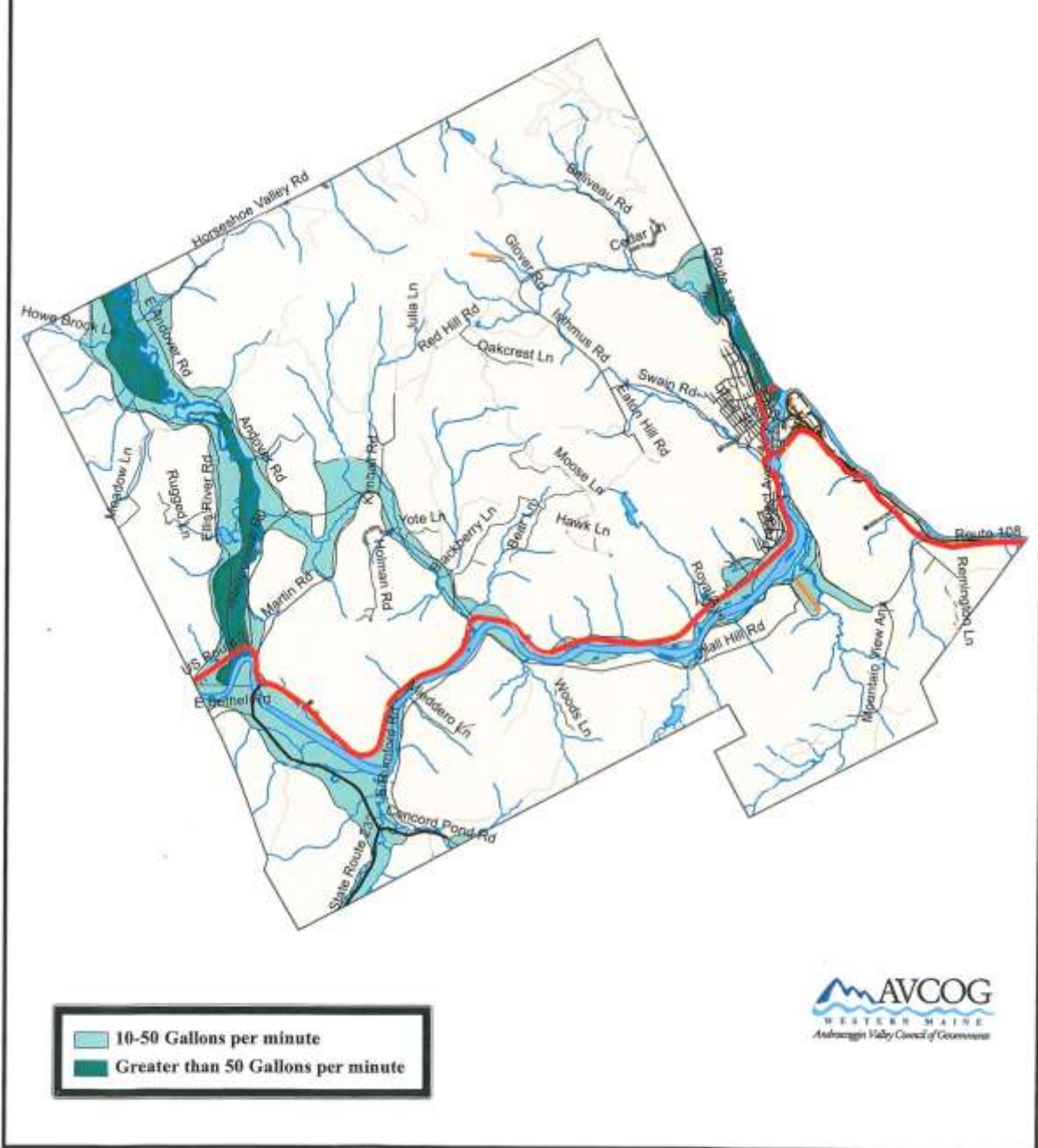
Water in the aquifer moves between the sand and gravel grains at a rate determined by the sizes of the pores (porosity) and the steepness of the flow path (the hydraulic gradient). The flow rates of ground water through the sand and gravel found in the area average from 10 to 500 feet per day depending on the coarseness of the material through which the water is traveling.

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. As water infiltrates from the ground surface and goes down through the unsaturated zone above the water table, the soil, sands and gravel act as a filter and remove some contaminants. The degree of filtration depends on the thickness of the unsaturated zone above the water table, and the kind of contaminants. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water.

Mapping of sand and gravel aquifers by the Maine Geological Survey indicates several significant aquifers associated with the Androscoggin, Ellis and Swift Rivers. The largest of these aquifers is associated with the Ellis River which has the capability of containing wells with yields of greater than 400 gallons per minute. The Rumford Water District supplies some 24 million gallons of water monthly from these aquifers. The primary Rumford Water District wells are in a high yield portion of this aquifer. The Swift River Aquifer is considerably smaller than the Ellis River Aquifer but has produced significant volumes of water for both the Rumford Water District and Mexico Water Districts. Wells in this aquifer have been reported to produce up to 400 gallons per minute.

Rumford has enacted a Wellhead Protection Ordinance for the Ellis River and Scotties Brook Wells. This ordinance set forth permitted and prohibited uses in each of the three zones. The Ellis River Aquifer Protection standards include zone 1, which consists of land owned or fully controlled by the Water District and within the 200-day travel time. Zone 2 is the area between the 200 and 2500-day travel time and zone 3 is the remainder of the Ellis River watershed. The Scotties Brook Aquifer Protection standards include zone 1, which consists of the land within 300 feet of each wellhead. Zone 2 is the area between the 200 and 2500-day travel time and a 250-foot buffer on each side of Scotties Brook and its tributaries. Zone 3 is the remainder of the Scotties Brook watershed. Existing uses in both Rumford and Mexico could be a threat to water quality in these aquifers.

Rumford, Maine Sand and Gravel Aquifers



Bedrock Aquifers

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses.

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.

Water Resources

Goals, Policies & Action Strategies

Introduction

Surface and ground water resources are important to Rumford. Their protection is important to the town's future.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State policies required to address State of Maine Goal:

Protect current and potential drinking water sources.

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

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

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

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

Action strategies necessary to address State of Maine Goal:

Prepare amendments to land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA §420-D and 06-096 CMR 500 and 502).

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

Maine Pollution Discharge Elimination System Stormwater Program.

Responsibility/Time Frame

Planning Board/Short Term

Prepare amendments to correct inconsistencies and to update the Wellhead Protection for the Ellis River and Scotties Brook Aquifer Ordinance.

Responsibility/Time Frame Water District & Planning Board/Short Term

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

Responsibility/Time Frame Code Enforcement Officer/Ongoing

Prepare, adopt, provide training, and enforce 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/Time Frame Selectperson's & Public Works/Short Term & Ongoing

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

Responsibility/Time Frame Code Enforcement Officer/Ongoing

Provide educational materials at appropriate locations regarding aquatic invasive species.

Responsibility/Time Frame Code Enforcement Officer/Ongoing

Assess the need for preparing amendments to land use ordinances, as applicable, to incorporate low impact development standards.

Responsibility/Time Frame Planning Board/Mid Term

Rumford's own policies and action strategies:

Policy

That development and subsurface sewage disposal takes place on or in soils suited for the proposed use.

Action Strategy

Prepare amendments to the Subdivision Ordinance to allow the Planning Board to require the identification of well exclusion areas and a nitrate-nitrogen analysis when soil conditions and densities dictate such an analysis.

Responsibility/Time Frame Planning Board/Short Term

Policy

That development, redevelopment and other land use activities do not degrade surface water quality.

Action Strategy

Prepare amendments to the Subdivision Ordinance that contain provisions that assure that development and other land use activities are managed to protect surface water quality.

Responsibility/Time Frame Planning Board/Short Term

Policy

Protect the Water District's wells and recharge areas.

Action Strategy

With the communities of Andover, Byron, Hanover, Newry, and Roxbury and the Land Use Planning, develop a protection strategy for the Ellis River Aquifer recharge area including the examination of incentives for participation.

Responsibility/Time Frame

Water District/Mid Term

NATURAL RESOURCES

Background Information

Findings and Conclusions

- ❖ ***Two Focus Areas of Statewide Ecological Significance have been designated in Rumford.***
- ❖ ***The Androscoggin River has become an important sport fishery as the result of significantly improved water quality.***

Introduction

The natural resource base of a community plays an important role in overall community development. Natural resources can enhance or limit the growth potential of a community and are significant factors in the planning of a community's future. Various natural resources are also factors in "quality of life."

Rumford is a part of the West Central Maine Region in the New England upland physiographic area. This area is characterized by forested mountains and hilly upland topography. The climate is humid continental with cold winters with abundant snowfall while summers are pleasant and warm. Precipitation averages approximately 40 inches annually and is distributed rather evenly throughout the year.

Topography

Topography relates to the general land form of an area. Often a locale may be called mountainous, hilly or flat. Knowledge of the topographic characteristics of a community is important because of its influence on development, scenic views and aesthetics. In general, Rumford's topography is characterized by three valleys associated with the Androscoggin, Ellis and Swift Rivers with rugged mountainous and hilly topography over the remainder of the town.

Two factors are important when topography is considered -- relief and slope. Relief refers to the height of land forms above sea level and relative to surrounding land forms. The highest elevation in Rumford is approximately 2,340 feet above mean sea level atop Black Mountain and the lowest elevation is approximately 400 feet above mean sea level along the Androscoggin River at the Rumford/Peru line. Therefore, local relief is some 1,940 feet. Other significant points of high elevations include Whitecap (2,200'), South Twin (2,150') and Glass Face (1,900').

Slope or the amount of 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 20%, construction and other land use activities are more difficult and the potential for environmental degradation increases. Twenty percent slopes generally do not present the engineering problems associated with development on slopes of greater than 20%.

Approximately 65 percent of Rumford's land area has slopes more than 20%. These steeper slopes are found throughout the town except in areas associated with the plains of the rivers and streams.

Soils

Soils and their properties are extremely important to past, current, and future community characteristics. In Maine, where soils were highly suitable for agriculture, its presence is still an important element in community character. Today, soils are still important factors in agriculture and forestry but are also critical in determining locations for new roads and residential development utilizing subsurface sewage disposal.

The United States Department of Agriculture, Soil Conservation Service has identified and mapped the soils within Rumford. This information is presented in a soil survey report which locates and identifies soil types. The soil mapping has identified many different soil types in Rumford. Each soil type has its own characteristics, and descriptions of each are beyond the scope of the Comprehensive Plan. The vast majority of soils can be categorized as very stony with moderate to steep slopes. These soils include: Hermon and Monadnock Association, Lyman-Turnbridge-Monadnock complex, Dixfield-Marlow Association, Herman & Monadnock Association, Dixfield Colonel Association and Abram-Rock out crop-Lyman complex. The general characteristics of these soils are very stony, wetness, and frost action.

Soil potentials for low density residential development have been identified and mapped as an element of the Comprehensive Plan. Soil potential ratings for low density residential development (single-family residences with basements, subsurface sewage disposal, with or without an on-site source of water and newly constructed paved roads) are useful in the comprehensive planning process to plot areas generally suitable for residential development utilizing subsurface waste water disposal. Soil properties considered to determine development potential includes texture, permeability, slope, surface stones, water table, flooding, depth to bedrock, restrictive layer, and drainage.

Based upon the soil's potential ratings, approximately 20 percent of the land area in Rumford has received a high or medium soils potential rating for low density residential development. While these soils are scattered throughout the town, concentrated areas are shown on the following map. The remainder of the soils has received a "low" rating due to flood plains and excessive slopes and wetness.

Prime Farmland Soil

Prime farmland soils, as defined by the United States Department of Agriculture, Soil Conservation Service, are the best "farmlands" nationwide. Criteria for designation as "Prime Farmland" are tied directly to soil properties and not land use except urban land. If the land is urban or built-up, it cannot be prime farmland. Prime farmland, however, can be land in cultivation, forest, pasture, or idle, and it can be remote or inaccessible. Prime farm land soils in Rumford are found along the flood plains of the Androscoggin and Ellis Rivers. These areas are currently used for row crops and hay land.

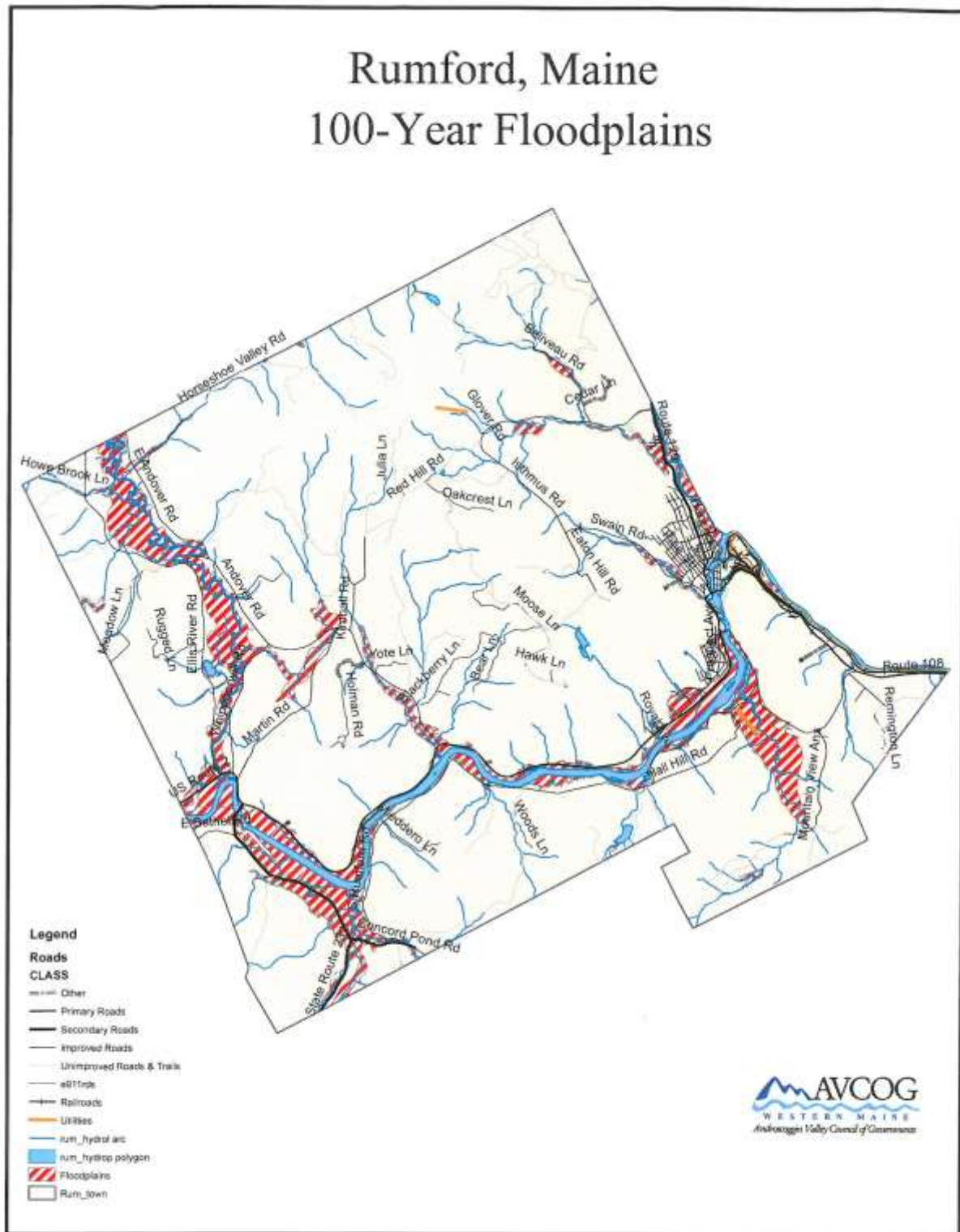
Floodplains

A flood plain is the flat expanse of land along a river or shoreline covered by water during a flood. Under the Federal Insurance Program, the 100-year floodplain is called the flood hazard area. During a flood, water depths in the floodplain may range from less than a foot in some areas to more than 10 feet in others. However, regardless of the depth of flooding, all areas of the flood plain are subject to the requirements of the Flood Insurance Program. 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 and some land area adjacent to its banks.

The areas of Rumford most susceptible to flooding are along the banks of the Androscoggin, Concord, Ellis and Swift Rivers and Logan Brook. Ice is a major hazard during spring flooding, posing a threat to bridges and other structures. The flood of record occurred in 1936 with a peak flow on the Androscoggin River of 74,000 cubic feet per second (cfs). After the 36 floods, a flood wall was constructed on the west side of Shopper's Island. This wall prevents erosion and offers protection to the commercial district. The April 1987 flood event had a recorded flow of 63,000 cfs with a recurrence interval of more than 100 years. This flood resulted in approximately \$2.5 million in flood damage related assistance.

Rumford participates in the National Flood Insurance Program which allows owners of property that is in the 100-year floodplain to purchase flood insurance. The town has also enacted floodplain management standards. The Shoreland Zoning Ordinance places undeveloped areas of the 100-year flood plain with-in 250 feet of the Androscoggin River in a resource protection district. The entire 100-year floodplain adjacent to the Ellis River is also zoned resource protection.

In 2012, there were 62 flood insurance policies issued in Rumford with a total coverage of approximately \$7.7 million. Since 1978, there have been 39 claims with a total paid out of \$660,000.



Wetlands

Wetlands are important natural resources for several reasons. They perform valuable ecological functions including shoreline stabilization, water storage for flood control, recharging ground water supplies, and natural treatment of contaminated waste waters. In addition, wetlands provide habitat for many species of game and non-game wildlife. Wetlands are characterized by wetland hydrology, soil types, and hydrophytes (wetland plants) which are used in wetland identification.

The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify wetlands as small as two acres in size. Major wetland systems in Rumford are adjacent to Logan and Meadow Brooks and the Concord and Ellis Rivers. In addition, numerous smaller wetlands are found throughout the town. These wetlands are classified palustrine scrub-shrub, emergent and forested.

Under the Mandatory Shoreland Zoning Law, the town is required to regulate various land use activities adjacent to 18 fresh water non-forested wetlands that are 10 acres or greater in size. Five of these wetlands have been assigned a high or medium wildlife value rating, and the area within 250 feet from their upland edge has been zoned resource protection.

Wetlands have different functions and some have more than one. The functions of wetlands in Rumford have been identified and mapped. These functions include: runoff/floodflow alteration/erosion control/sediment retention; plant/animal habitat; finfish habitat; and cultural value. These wetlands are important natural features in Rumford. Ten wetland systems have three functions, seven have two functions and six one function.

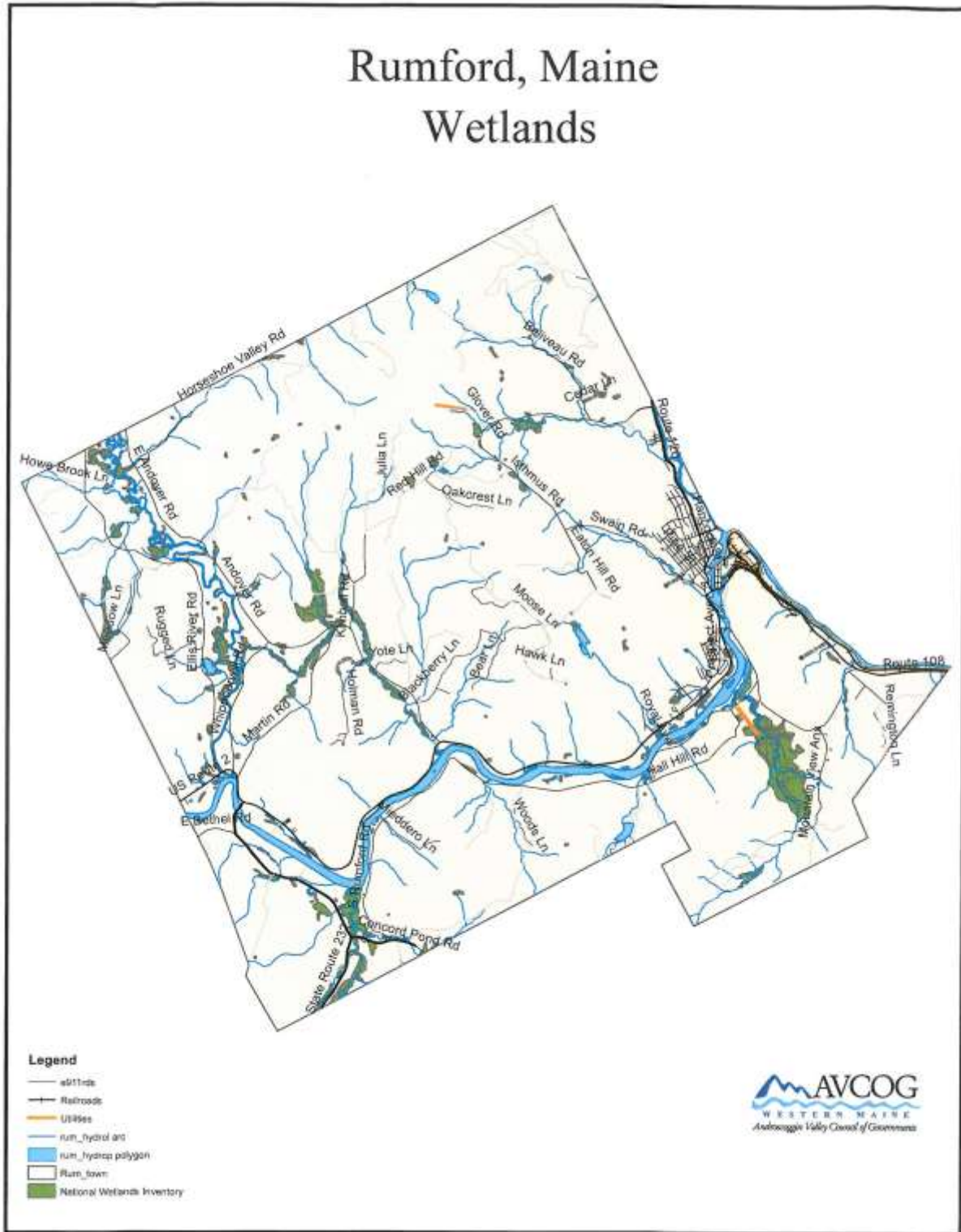
Wildlife

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land, and thus are directly dependent on the land base for habitat. Although there are many types of habitats important to our numerous species, there are three which are considered critical: water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat 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, moose and deer. Each wetland type consists of plant, fish and wildlife associations specific to it. Five wetland areas in Rumford have been rated by the Maine Department of Inland Fisheries and Wildlife as having high or moderate waterfowl and wading habitat value.

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. Much riparian habitat exists in Rumford particularly adjacent to the Androscoggin and Ellis Rivers.

Rumford, Maine Wetlands



While deer range freely over most of their habitat during spring, summer and fall, deep snow cover (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 deer wintering areas can vary from year to year or within a given year but most are traditional in the sense that they are used year after year. The Maine Department of Inland Fisheries and Wildlife has mapped deer wintering areas in Rumford. Except for areas that fall under shoreland zoning, there are currently no local regulations or programs to maintain their habitat value.

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. There are two types of undeveloped habitat blocks in Rumford. The first are forested blocks that are less than 300 feet from other non-forested habitat or less than 500 acres. These blocks contain a greater edge to interior habitat ratio. The second type is forested blocks greater than 300 feet from other non-forested habitat and greater than 500 acres. Both types of these undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose.

The undeveloped area north of Route 2 and east of the East Andover Road is part of a very large, more than 26,000 acres, undeveloped wildlife habitat block that extends into Andover and Roxbury.

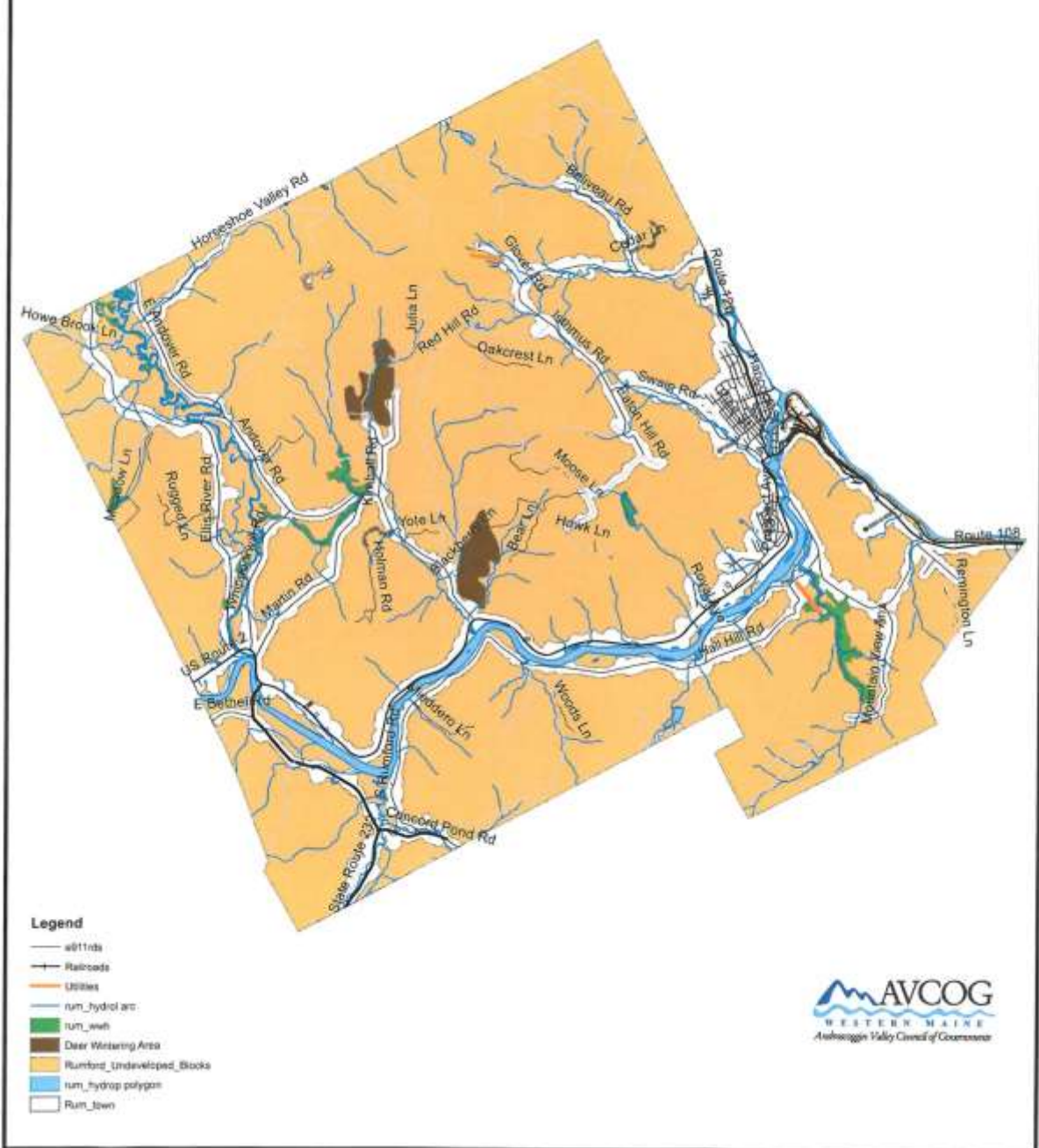
While the critical areas meet the specific needs of certain wildlife species and are necessary for survival, they alone cannot support adequate populations of deer and other wildlife. A variety of habitat types ranging from open field to mature timber are necessary to meet the habitat requirements of most wildlife species throughout the year. Since different species have different requirements of home ranges, loss of habitat will affect each in different ways ranging from loss of individual nesting, feeding, and nesting sites to disruption of existing travel patterns.

Generally, loss of this habitat will not have an immediate negative impact on wildlife populations; however, the cumulative loss will reduce the capacity of an area to maintain and sustain viable wildlife population.

***F*isheries**

The Androscoggin River has become an important sport fishery as the result of significantly improved water quality. The river from Rumford to Jay has an outstanding smallmouth bass fishery with many fish in the 2 to 3 pound class. In addition to smallmouth bass the river has become an excellent fishery for brown and rainbow trout. The Maine Department of Inland Fisheries and Wildlife has an aggressive stocking program of brown, brook and rainbow trout in the river segment from Gilead to Dixfield. In 2011 alone, more than 18,000 trout were stocked. The Ellis River that joins the Androscoggin River at Rumford Point provides a cold water fishery. The river is stocked with brook trout. Smaller brooks and streams including the Swift River also provide fishing opportunities.

Rumford, Maine Significant Wildlife Habitats



High Value Plant & Animal Habitats

The Beginning with Habitat Program has compiled data and mapped Maine's high value plant and animal species and their habitats. The species and habitats have been identified as having a State status of endangered, threatened or of special concern. In Rumford the Sandbar Willow has been identified as endangered. It is a shrub, growing usually 1-1.5 meters high, with elongate, sharply pointed leaves, with teeth at the edges spaced far apart. The Sandbar Willow is documented in only four Maine communities.

The Silverling is considered as a threatened plant species. It grows on ledges on bare gravel with little or no organic matter or soil. Its habitat on exposed mountain tops is frequently traversed by hiking trails. It has been documented in eight communities in Maine. Bald Eagles, bat hibernaculum, creeper, (a freshwater mussel) and wood turtles are considered species of special concern. They are documented in Rumford.

Focus Area of Statewide Ecological Significance

Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat and relatively intact natural landscapes. Focus areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities and local land trusts. Boundaries of focus areas are drawn by the Maine Natural Areas Program and the Maine department of Inland Fisheries and Wildlife. There are two Focus Areas in Rumford.

The Ellis River Focus Area is over six miles of the stream valley of the Ellis River in Rumford and Andover. Multiple rare species including turtles and freshwater mussels have been documented. It is also the location of a bat hibernaculum, only one of four known in the state to support any significant number of bats. This Area also includes an Oak-Ash Woodland that is considered as a rare and exemplary nature community. Much of this Focus Area is in a resource protection district under the Shoreland Zoning Ordinance due to wetlands and floodplains.

The second Focus Areas of Statewide Ecological Significance is Whitecap Mountain. Whitecap Mountain is part of a well-defined ridge formation that reaches a maximum elevation of 2,200 feet. The extensive open summit provides sweeping 360 degree views of surrounding mountains and valleys. The red pine woodland on the summit is the largest known community of this type in Maine. Adjoining the pine woodland is a 55 acre mid-elevation bald and is one of ten known occurrences known in the state. Two rare plant species are documented along the ridge line and summit of Whitecap. These are the silverling, a small white flowering plant and smooth sandwort. In addition the mountain sandwort, a species of special concern, is widely scattered over the entire exposed summit. In 2007 the Mahoosuc Land Trust purchased a portion of the bald top of Whitecap as well as some of the south and east facing slopes.



View From Whitecap Mountain

Scenic Resources

Rumford's and the River Valley Region's topography and other natural features provide some striking views. The Comprehensive Plan has identified several scenic areas and views in Rumford. While there are many scenic areas in Rumford, those identified are believed to be the most noteworthy areas. To quantify these views, a rating system was employed to rank each scenic view. The system considered three variables and a scoring system described below:

1. Distance of Vista or View Shed: This variable considers how long a distance a vista can be viewed. It assumes that a view or vista which is blocked only a few hundred feet from the observer have relatively lesser value than a view that can be seen for miles.
2. Uniqueness: Although not always impressive, the features in the landscape which are rare contribute "something special" to that landscape.
3. Accessibility: Given scenery has lesser importance if there is no public access to it or access is difficult.

A scale of one to three was used to score each variable with one being the lowest and three the highest. The criterion was as follows:

Distance of Vista: 1 Point - immediate foreground

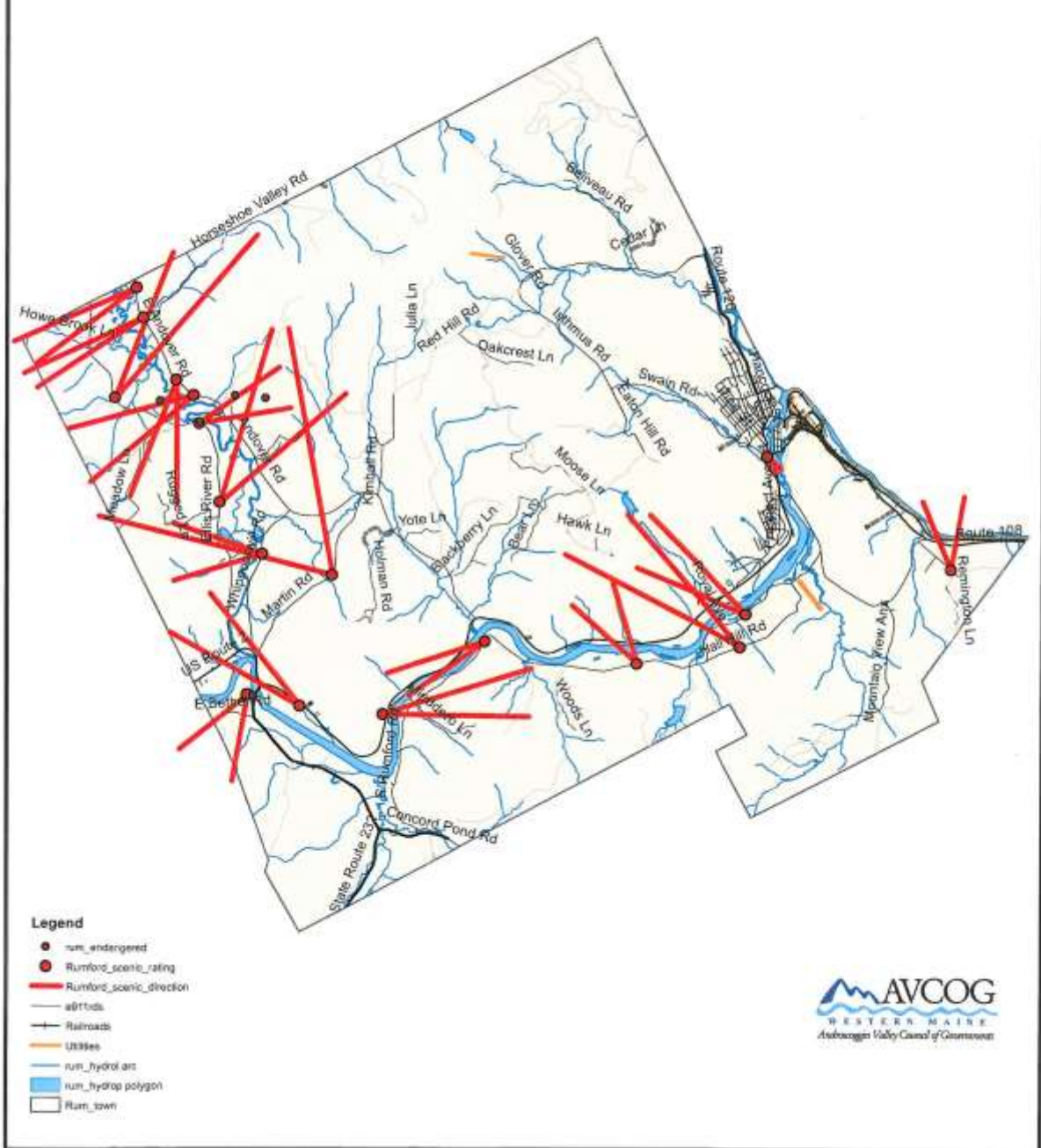
	2 Points - up to one mile
	3 Points - more than one mile
Uniqueness:	1 Point - contains no unique qualities
	2 Points - contains some characteristic
	3 Points - contains impressive/unique qualities such as mountains, views of water, etc.
Accessibility:	1 Point - access difficult such as along "path" or trail
	2 Points - access via public road
	3 Points - access via scenic turnout or similar area

The location and view sheds are shown on the following map.

Other Natural Features

The Mount Zircon Spring and the Rumford Falls are other significant natural features. The spring is a moon tide spring whose flow is governed by the gravitational pull of the moon. Its normal flow is 43 gallons per minute but increases to 60 gallons per minute at a full moon. It is believed that the spring is one of only two in the world. Rumford Falls drops 180 feet in one mile and is the greatest drop east of Niagara Falls.

Rumford, Maine Scenic View Locations & Viewsheds



***P*rotection of Natural Resources**

Degradation of the natural resources would have lasting effects on the character of the town. These could include the loss of wildlife habitats, natural community and/or scenic quality due to new development. Over the 10-year planning period it is not expected that residential development will be a threat to natural resources. One type of development, grid scale wind energy, could impact natural resources. In the Rumford area the Record Hill project has been built in Roxbury and projects proposed or interest in projects in Dixfield, Peru and Rumford.

Through ordinances, floodplain management, shoreland zoning, site plan review, subdivision, and Wind Energy Facility the town regulates land use activities. In 2009 the Town enacted a new Shoreland Zoning Ordinance that complies with the most recent guidelines adopted by the Board of Environmental Protection. In addition the Floodplain Management Ordinance, Site Plan Review Ordinance and Subdivision Ordinance provide protection when development projects are proposed.

The Mahoosuc Land Trust is active in Rumford and the region. The Trust purchased a portion of Whitecap Mountain with the help of over 500 donors and grants from the Land of Maine's Future Board and five charitable organizations. In the future the Trust can be an important player in conserving natural resources.

The Androscoggin River Watershed Council was created to advocate and support: environmentally responsible economic, community and recreational development; continued improvement of the natural environment; provide educational opportunities; encourage inter-community and inter-state cooperation and planning that recognizes the human and natural resources of the watershed; and develop and maintain broad based involvement. The Watershed Council has been successful and Rumford participates in the Council.

Natural Resources

Goals, Policies & Action Strategies

Introduction

In addition to water resources other natural resources, including, wildlife and fisheries, open spaces and scenery are critical to the town's way of life and economy.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

Conserve critical natural resources in the community.

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

Action strategies necessary to address State of Maine Goal:

Review and prepare amendments as needed to ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.

Responsibility/Time Frame

Planning Board/Short Term

Designate critical natural resources (resource protection areas under shoreland zoning, wetlands of special significance, significant wildlife habitats, threatened, endangered and special concern animals species habitat, rare or exemplary communities, and areas containing plant species declared to be threatened or endangered) as, Critical Resource Areas in the Future Land Use Plan.

Responsibility/Time Frame

Comprehensive Plan Committee/Short Term

Prepare amendments to land use ordinances that ask 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, and/or extent of excavation.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Prepare amendments to land use ordinances that, require the planning board to include as part of their review process, consideration of pertinent Beginning with Habitat maps and information regarding critical natural resources.

Responsibility/Time Frame Planning Board/Short Term & Ongoing

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

Responsibility/Time Frame Planning Board/Ongoing

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

Responsibility/Time Frame Mahoosuc Land Trust/Ongoing

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

Responsibility/Time Frame Mahoosuc Land Trust & Tax Assessor/Ongoing

Rumford's own policies and action strategies:

Policy

That development and road construction that takes place on steep slopes is undertaken in a manner to minimize environmental degradation and municipal costs.

Action Strategies

Prepare amendments to the Subdivision and Site Review Ordinances to include performance standards relating to drainage and erosion, infrastructure and access for subdivisions and other large scale development proposed on slopes of 20% or greater.

Responsibility/Time Frame Planning Board/Short Term

Prepare amendments to the Subdivision Ordinance that require lots of 40+ acres to be considered as lots for the purposes of subdivision review.

Responsibility/Time Frame Planning Board/Short Term

Policy

Maintain fishery and wildlife resources through habitat preservation or enhancement.

Action Strategies

Prepare amendments to the Subdivision and Site Plan Review Ordinances that require buffer areas along rivers, brooks, and streams that maintain a suitable riparian habitat.

Responsibility/Time Frame Planning Board/Short Term

Retain the Shoreland Zoning Ordinance provisions that place wetlands regulated by the Mandatory Shoreland Zoning Act and the land area within 250 feet horizontal distance from the upland edge in a resource protection district if the wetland has been assigned a significant wildlife value.

Responsibility/Time Frame Planning Board/Ongoing

Prepare amendments to street construction standards relating to culvert design, installation and maintenance so not to impede fish/wildlife passage.

Responsibility/Time Frame Planning Board/Short Term

Prepare and adopt standards relating to culvert design, installation and maintenance so not to impede fish/wildlife passage and require their implementation by the community's officials, employees, and contractors.

Responsibility/Time Frame

Selectperson's & Public Works/Short Term & Ongoing

Policy

Manage development in flood prone areas so as to minimize flood damage and protect human life.

Action Strategy

Administer strictly and enforce the Floodplain Management Ordinance.

Responsibility/Time Frame

Code Enforcement Officer/Ongoing

Policy

Conserve scenic view locations from permanent degradation that would alter town character.

Action Strategies

Prepare amendments to the Site Plan Review Ordinance that contain provisions that request an assessment of the impact upon identified scenic sites and views by proposed development and grant the Board authority to require proposed development that is found to impact identified scenic sites and views to minimize negative impacts caused by such development.

Responsibility/Time Frame

Planning Board/Ongoing

Prepare amendments to Site Plan Review and Wind Energy Facilities Ordinances that regulate the construction or expansion of telecommunication towers and commercial wind towers including limiting towers to areas that are not identified as scenic site and view areas.

Responsibility/Time Frame

Planning Board/Short Term

Seek conservation easements or similar methods to maintain significant scenic areas.

Responsibility/Time Frame

Mahoosuc Land Trust/Ongoing

Policy

Provide areas for current and future generations to access important natural resource areas.

Action Strategies

Retain public/town ownership of land parcels such as "poor farm" and "Franklin Annex" as community open space.

Responsibility/Time Frame

Selectperson's/Ongoing

Conduct an assessment of tax acquired property to determine if it should have public open space value.

Responsibility/Time Frame

Selectperson's/Ongoing

Establish an open space acquisition fund such as from the sale of timber from town-owned land and other sources.

Responsibility/Time Frame

Selectperson's/Short Term & Ongoing



Top of Whitecap Mountain

AGRICULTURE & FOREST RESOURCES

Background Information

Findings and Conclusions

- ❖ ***Over the ten year planning period, significant loss of agriculture land to development is not expected.***
- ❖ ***Of the approximately 42,000 acres of forest land, 27,900 acres are registered in the Tree Growth Tax Program on 260 parcels.***

Introduction

Agriculture and forest lands support the Region's economy and help create a rural character in large portions of Rumford.

Agricultural Resources

In 2007, Oxford County had 545 farms with the average farm size of 126 acres. Over the past 15 years the number of farms increased from 358 to 545 but the average farm size decreased from 180 acres to 126 acres. The primary agricultural products in the county are vegetables, fruits and dairy products.

Most agricultural land in Rumford is used for pasture/hay (1,770 acres) followed by cropland (670 acres). The largest concentrated area of active agricultural land is found near Rumford Point along both Routes 2 and 232 and the South Rumford Road. The land area between the Androscoggin River and these roads is rich floodplain soil and is the most intensive agricultural area in Rumford. The second most active agriculture area is found on the floodplains of the Ellis River. Overall the importance of agriculture is declining. Today Sunday River Farms is the major commercial level farm in Rumford growing potatoes and other row crops. Other land is used to grow grass for hay. In addition to these there are hobby farms and community gardens.

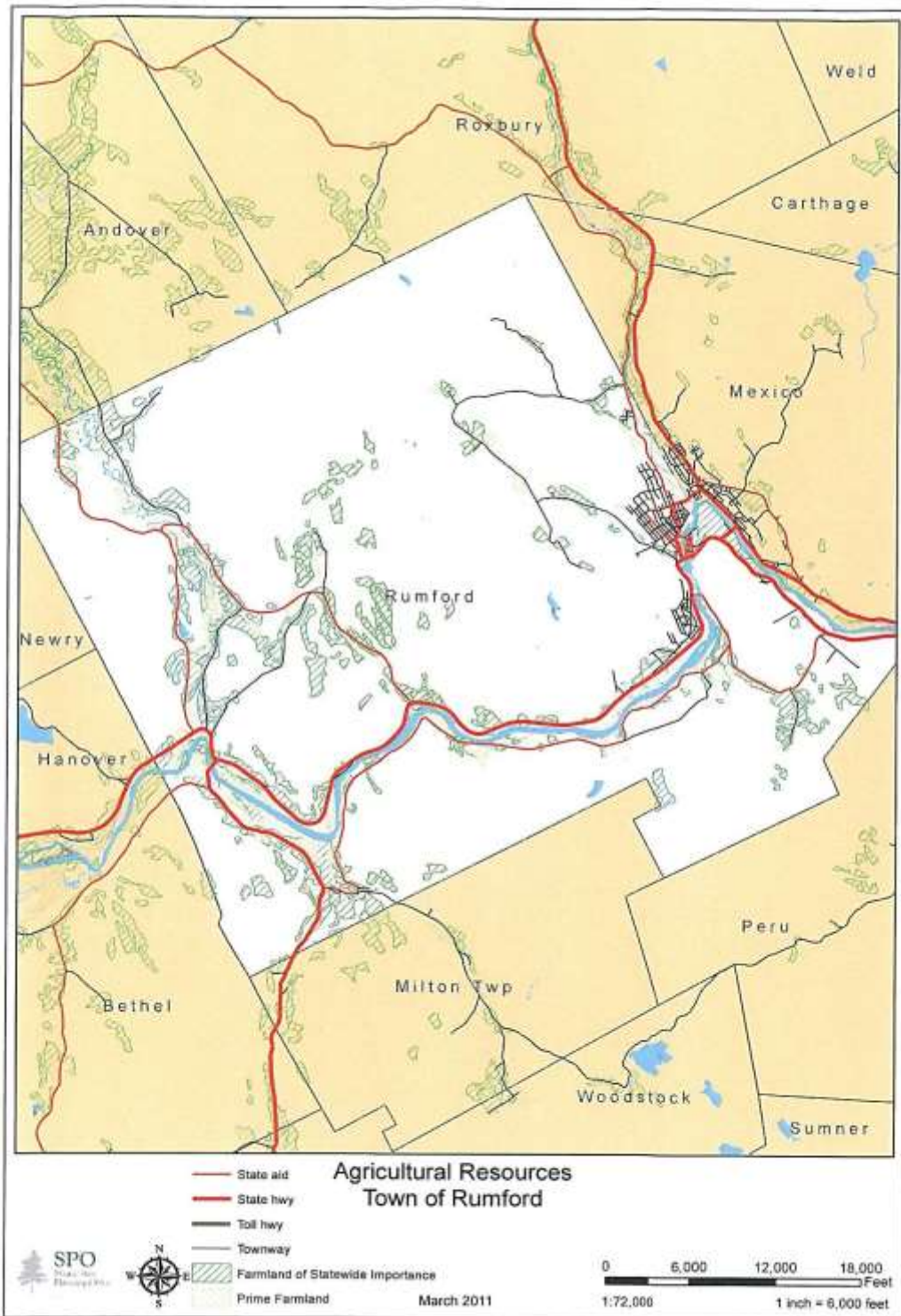
Both prime farmland soils and farmland soils of statewide importance exist in Rumford. Some of these areas of soils are used for agricultural purposes, some are forested and other areas have been developed as non-agricultural uses.

In 2010 there were no parcels registered under the Farmland Tax Program. Rumford was one of 13 communities in Oxford County that had no land registered under the Farmland Tax Program.

Over the planning period, significant loss of this important agriculture land to development is not expected. This is due to its location within floodplains and a limited demand for new residential development.



Sunday River Farms Harvest



In 2008 the River Valley Agricultural Commission published their Economic Development Plan. The intent of the Plan is to foster the retention and expansion of existing farms and the creation of new agriculture enterprises. The Commission is comprised of representatives from the Town of Rumford, River Valley Growth Council, River Valley Chamber of Commerce, School Nutrition Services, Threshold To Maine RC&D Area and area farmers. The four primary goals of the Commission are:

- To expand the number of agricultural producers in the River Valley area, and improve the economic viability of existing farms
- To provide consumers with access to high quality, locally produced agricultural products.
- To improve the level of support services for local farmers.
- To create value added businesses and other infrastructure to help diversify to local economy.

The Commission found that factors in favor of an expanded agriculture sector in the River Valley are an abundance of natural resources and a large customer base to the south and west, and growing demand for locally produced food products.

***F*orest Resources**

As with most of the communities in Maine, Rumford is primarily forested. Soils are important to wood production. In soils rated "good" for forest uses, growth rates are high and produce good yields of forest products. In soils rated "poor," growth rates are so slow that intensive management may not be justified as an economic practice.

Recent work on forest quality site identification has found that rooting depth, water availability, and nutrients all contribute to how well trees grow and what species do better. The most important of these is rooting depth. From general observation, it appears that Rumford has generally good forest sites. The same slopes which diminish site quality for housing development make excellent sites for growing trees. Those more limited sites with restricted rooting zones created either by higher seasonal water tables or shallow ledge is normally characterized by softwood forest of spruce, fir, and cedar. The mixed hardwood/softwood species forests normally occur on intermediate sites.

Rumford is approximately 85% forested. The total acreage in town is approximately 50,000 acres, meaning there are some 42,000 acres of forest. Of the approximately 42,000 acres of forest land, 27,900 acres are registered in the Tree Growth Tax Program on 260 parcels. The only Oxford County town that has more acres in tree growth than Rumford is Byron with 30,000 but on 28 parcels. Since 1988 there has not been a significant decrease of the total acres in the Tree Growth Tax Program. Most sites are well stocked with commercial size trees. If an estimate of 12 cords per acre is made, then Rumford's forests have more than 500,000 cords growing in them. These forests are owned by a variety of private owners with a variety of objectives. Most of them have harvested wood from their land in the past and intend to in the future.

Forests are generally characterized by a mixture of hardwood species on the better drained sites and softwood more poorly drained sites. The forests of Rumford are mostly hardwood types with the softwood areas restricted to dry ridge tops and wet seeps and low lands with high water tables.

The normal harvesting method used is partial removal of the volume in the stand. This may range from 25 to 75 percent of the stand. This method allows forests to regrow and be harvested again on intervals 10 to 40 years.

The Maine Forest Service reports that between 1991 and 2009 there were 690 timber harvests on 29,800 acres of land in Rumford. Selective harvest accounted for 26,000 acres of all timber harvest and the average harvest area was approximately 40 acres. Forestry is important and stable in Rumford.



Agriculture & Forest Resources

Goals, Policies & Action Strategies

Introduction

The agricultural and forest resources are components of Rumford's economy and character. Their current and future use for production needs to be assured.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

State Policies required to address State of Maine Goal:

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

Support farming and forestry and encourage their economic viability.

Action strategies necessary to address State of Maine Goal:

Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by Title 12 MRSA section 8869.

Responsibility/Time Frame

Planning Board/Ongoing

Consult with Department of Agriculture if any land use regulations are considered pertaining to agricultural management practices as required by Title 7 MRSA section 155.

Responsibility/Time Frame

Planning Board/Ongoing

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

Responsibility/Time Frame

Tax Assessor/Ongoing

Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.

Responsibility/Time Frame

AVCOG/Ongoing

Prepare amendments to land use ordinances that would limit non-residential development in critical rural areas (significant farmland, forest land or mineral resources; high-value wildlife or fisheries habitat; scenic areas; public water supplies; scarce or especially vulnerable natural resources; and open lands functionally necessary to support a vibrant rural economy) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses and home occupations.

Responsibility/Time Frame

Planning Board/Mid Term

Prepare amendments to land use ordinances that permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, pick-your-own operations, firewood operations, sawmills and log buying yards.

Responsibility/Time Frame

Planning Board/Mid Term

Rumford's own policies and action strategies:

Policy

Encourage the owners of land best suited for agricultural use to maintain such land for ongoing and/or future agricultural use.

Action Strategies

Support statewide initiatives directed toward current use taxation of agricultural and forest land.

Responsibility:

Selectperson's/Ongoing

Support activities of the River Valley Agricultural Commission.

Responsibility:

Selectperson's/Ongoing

Build awareness of agriculture issues and the importance of buying local foods in Rumford and the River Valley

Responsibility:

River Valley Agricultural Commission/Ongoing

Attend meetings of the River Valley Agricultural Commission.

Responsibility:

Selectperson's & Town Manager/Ongoing

Seek input from the River Valley Agricultural Commission in developing land use ordinance provisions that could impact agriculture.

Responsibility:

Planning Board/Ongoing

Policy

Maintain an urban street tree program.

Action Strategy

Seek assistance for the Maine Forest Service under the Project Canopy Program for street tree planting.

Responsibility/Time Frame

Town Manager/Short Term & Ongoing

O **UTDOOR RECREATION**

Background Information

Findings and Conclusions

- ❖ ***Outdoor recreation assets and opportunities can play a role in the economic diversification in Rumford and region.***
- ❖ ***Black Mountain is known as one the best Nordic skiing venues in North America.***
- ❖ ***The Androscoggin River has become an important sport fishery as the result of significantly improved water quality.***

Introduction

Recreation opportunities both organized and unstructured are important elements of Rumford's quality of life. Rumford has a long tradition of providing quality outdoor recreation opportunities. Municipal organized recreational activities are directed by the Parks Commission appointed by the Board of Selectperson's. The Commission is responsible for overseeing municipal provided recreation facilities. The Parks Department maintains town recreation facilities and is staffed by two full-time and one part-time employee.

Outdoor recreation assets and opportunities can play a role in the economic diversification in Rumford and region.

Public Recreation Facilities & Programs

The town owns and maintains several recreation areas. The largest is Hosmer Field. This 12 acre site in Rumford Falls is the center piece of Rumford's outdoor recreation facilities. The site contains a regulation baseball field, lighted football/soccer field, two practice fields, 1/4 mile paved running track, four tennis courts, four basketball courts, ice skating rink, 20 horse shoe pits, and a 1/2 mile walking trail and picnic tables along the Swift River. Besides public use, the Mountain Valley High School uses the facilities at Hosmer Field. At times of major events at Hosmer Field parking availability is not adequate. Also the ice skating season could be extended by a roof over the rink.

Falmouth Field on the opposite side of Lincoln Avenue of Hosmer Field contains three little league/softball fields. Little league teams and the men and women softball leagues use these fields. The Virginia Ball Field found between Front Street and Route 2 is used by little league farm teams. The

Rumford Point CAA field is in Rumford Point and contains little league and Babe Ruth fields. The Smith Crossing Field along Route 108 contains a softball field.

The town also maintains four passive recreation type areas. These include Memorial Park, Morency Park, and the Information Booth. Memorial Park at the head of Congress Street bordering the canal contains benches, picnic tables and grill. Morency Park is a small open space type park between River Street and the Androscoggin River with benches and a gazebo. The open space at the information booth is at the bottom of Great Falls and provides picnic tables and outstanding river views. The new 1/8 mile Chisholm Trail is located between the Library and the Androscoggin River. While not maintained by the Recreation Department, there is playground at the Rumford Elementary School.

The Greater Rumford Community Center plays an important part in recreation in Rumford. This private non-profit organization operates the Community Center on Congress Street that contains a fitness facility, indoor basketball, racket ball, running track, saunas, and pool, bumper pool, foosball, ping pong and air hockey tables. The Community Center also sponsors baseball, softball flag football, soccer and programs. Other programs include swimming, Black Mountain day camp, ju-jitsu, karate and gymnastics. The town, through local appropriations, financially supports the programs of the Greater Rumford Community Center. Some physical improvements to the facilities are needed including handicapped accessibility.

Black Mountain of Maine

Now owned by the Maine Winter Sports Center, Black Mountain of Maine has a long history of being an alpine and Nordic skiing venue for the residents of Rumford and far beyond. Originally development in the early 1960's by the Chisholm Ski Club it was owned and operated by the Greater Rumford Community Center until the acquisition by the Maine Winter Sports Center in 2003. After the purchase by the Maine Winter Sports significant improvements were made that include two new chairlifts. There are 3020 alpine trails and glades with a vertical drop of 1,380 feet far more than the original 470 foot drop. A new 13,000 square foot base lodge was also construction.

Black Mountain is known as one the best Nordic skiing venues in North America. It has been the site of many state, regional and national competitive x-county racing championships. There 17 kilometers of trails that can be configured into different loops.

Today the Chisholm Ski Club still plays a critical role at Black Mountain. From maintaining the x-county trails to officiating both alpine and x-county competitive events the Club is a community asset that is unique to the Region.



Black Mountain of Maine

Access to Surface Waters

The major surface water system in Rumford is the Androscoggin River. The State of Maine has constructed a public boat launch on the Androscoggin approximately two miles west of the Great Falls. The site provides a hard surface launch and parking. The Rumford Boat Launch is one of the access points to the Androscoggin River Trail. The upper canoe trail was created in 2001 by the Mahoosuc Land Trust to provide access to the River from Shelburne New Hampshire to Rumford.

Access and landing sites are about five miles apart and are located in Shelburne, Gilead, Bethel, Hanover and Rumford. A designated portage around Rumford Falls would help those boaters using the river trail. The trail continues below Rumford with access sites in Mexico, Dixfield, Canton and points south.

Access to the Ellis and Swift Rivers are at bridge locations and other traditional points.

Walking and Hiking Trails

There are several walking and hiking trails in Rumford. There is the ½ mile public Swift River Trail and 1/8 mile Chisholm Trail that are maintained by the Parks and Recreation Department. There is the Falls Hill Trail and Mount Zircon Trails located on private property but the public generally enjoys use of these trails. The Whitecap Trail access the summit of Whitecap Mountain at an elevation of 2,214 feet. The approximately 2^{1/2} mile walking trail is on private property including land owned by the Mahosuc Land Trust. A walking trail has been developed that connects Whitecap to Black Mountain. It crosses private property and developed by volunteers.

Future trails should be considered to connect Androscoggin Boat Launch to Falls Hill, from Veterans Street to Canal Street, and from Hosmer Field to the Mexico Recreation Park.

Bicycle Trails

There are no formal bicycle facilities/routes in town. US Route 2 between Bethel and Rumford has wide paved shoulders allowing for bicycle travel. Other major routes are not well suited to bicycling.

In 2012 the town commissioned a study to assess the feasibility of developing mountain bike trails on the town garage property. The study found that portions of the parcel to be suitable for trail development. It was estimated trail development would be approximately \$14,500. There is also interest in a designated bicycle route from the boat launch to Black Mountain.

Snowmobile Trail System

Organized in 1970 the Rumford Polar Bears Snowmobile Club has built and maintains some 90 miles of trails throughout Rumford. In addition to local trails ITS 82 and Trail 17 are the major trails through Rumford allowing travel through Maine as well as New Hampshire and Canada. The trails all of which are located on private property are maintained throughout the year by club volunteers.

There is a snowmobile Park and Ride Lot located off Route 2 and the South Rumford Road for those that trailer their sleds to access the trails. In 2008 the construction of the Club's groomer garage and maintenance shop base begun. It is located on a two acre parcel leased by the Town to the Club for a 99 year period.



Rumford Polar Bears Snowmobile Club Groomer

ATV Trail System

The River Valley Riders ATV Club maintains a trail system through Rumford, Mexico, Dixfield, Roxbury, Byron Township E and Phillips. Expanded trails would help economic development.

Fishing and Hunting

The Androscoggin River has become an important sport fishery as the result of significantly improved water quality. The river from Rumford to Jay has an outstanding smallmouth bass fishery with many fish in the 2 to 3 pound class. In addition to smallmouth bass the river has become an excellent fishery for brown and rainbow trout. The Maine Department of Inland Fisheries and Wildlife has an aggressive stocking program of brown, brook and rainbow trout in the river segment from Gilead to Dixfield. In 2011 alone, more than 18,000 trout were stocked. The Ellis River that joins the Androscoggin River at Rumford Point provides a cold water fishery. The river is stocked with brook trout. Smaller brooks and streams including the Swift River also provide fishing opportunities.

Wildlife both of game and non-game species are plentiful. Hunting in the area follows the Maine hunting seasons. The game includes, bear, deer, rabbit and partridge. Most private land owners have traditionally allowed public access to their lands for hunting and other outdoor recreation activities. Changes in land ownership characteristics in change this tradition.

***P* Private Outdoor Recreation Areas**

Private owned outdoor recreation opportunities are many in the Rumford area. They include the nine hole Oakdale Country Club Golf Course in Mexico, the Sunday River Ski Resort, the 18 hole Sunday River Golf Club in Newry and the Bethel Inn Resort in Bethel.



Forest Rally



Goals, Policies & Action Strategies

Introduction

Outdoor recreational opportunities are many in Rumford. They are significant reasons why people live here and can be an element of economic diversification. These opportunities need to be retained and expanded.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Provide recreational facilities and programs on a regional basis as necessary to meet current and future needs.

Preserve open space for recreational use as appropriate.

Seek to achieve or continue to maintain at least one major point of public access to major water bodies for appropriate recreation activities and work with nearby property owners to address concerns.

Action strategies necessary to address State of Maine Goal:

Develop a joint recreation master plan with Mexico to meet current and future needs, including the use of Poor Farm land and Franklin Annex land, explore ways of addressing the identified needs and/or implementing the recommendations of the plan.

Responsibility/Time Frame

Rumford Park Commission, Parks Departments & Planning Board/Short Term

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

Responsibility/Time Frame

Parks Department, Snowmobile Club, ATV Club, Peak of the Week Club Mahoosuc Land Trust, Androscoggin River Watershed Council & Other Interested Parties/Ongoing

Work with the Mahoosuc Land Trust and other conservation organizations to pursue opportunities that will protect important parcels of open space or recreational land.

Responsibility/Time Frame Town Manager/Ongoing

Provide education materials about the benefits and protections for landowners who allow public recreational access on their property including information on Maine's landowner liability law.

Responsibility/Time Frame Snowmobile Club, ATV Club & Mahoosuc Land Trust/Ongoing

Rumford's own policies and action strategies:

Policy

Retain Rumford's skiing heritage.

Action Strategies

Support the efforts Black Mountain of Maine and the Chisholm Ski Club to maintain and enhance their skiing heritage.

Responsibility/Time Frame Selectperson's/Ongoing

Policy

Encourage the continued use availability and expansion of hiking trails.

Action Strategy

Encourage owners of land over which popular hiking trails pass to continue public use.

Responsibility/Time Frame: Peak a Week Hiking Club/Ongoing

Policy

Maintain a system of snowmobile and ATV trails.

Action Strategy

Support the efforts of the snowmobile and ATV clubs to maintain and improve their trail systems.

Responsibility/Time Frame Selectperson's/Ongoing

Policy

Acquire important public open space/recreation sites.

Action Strategy

Create an open space fund from proceeds of timber harvesting on Town owned woodlots to acquire important sites.

Responsibility/Time Frame Selectperson's/Short Term & Ongoing

Policy

Promote outdoor recreational opportunities in economic opportunity strategies.

Action Strategy

Work with the economic development groups to promote and expand the range of recreational opportunities available in the region to broaden the area's tourist base.

Responsibility/Time Frame

Selectperson's & Economic Opportunity Staff/Ongoing

EXISTING LAND USE & FUTURE LAND USE PLAN

Background Information

Findings and Conclusions

Of the approximately 42,000 acres of forest land, 27,900 acres are registered in the Tree Growth Tax Program on 260 parcels.

Rumford contains the greatest amount of land associated with industrial uses in Oxford County.

Rumford's residential development patterns reflect the influence of the town's industrial development period.

Major natural land constraints to development in Rumford include wetlands, hydric soils, floodplains and slopes. Although these constraints exist, there is a sufficient land base without these natural constraints to accommodate additional growth anticipated during the 10-year planning period.

Introduction

A major element of the comprehensive plan is an analysis of the use of land and development patterns. By analyzing past and present development patterns, we can gain insights into community functions, understand spatial relationships, examine past and current priorities, and set future direction. Current land use patterns and future development trends are cornerstones in the development of policies and action strategies that will direct future development characteristics of the community.

The Town of Rumford has approximately 50,000 acres of total area. Only a small portion, 900 acres of the town's total area is surface water.

Rumford's land use and development patterns reflect its two economic periods and the natural landscape that place limitations on suitable developable areas. The first economic period centered on agriculture and the development of small villages including Rumford Corner, Rumford Center and Rumford Point. These agricultural-based villages still provide a picture of early day Rumford. The second economic period that began in the late 1890s transformed an agricultural community of 900 people to an industrial center of 7,000 people in just twenty years. The pulp and paper industry begun by Hugh J. Chisholm changed the character of Rumford Falls that is still prevalent today. The great influx of mill workers, Chisholm's apparent eye for worker housing, planning and architecture and lack of influence of the automobile resulted in the community of Rumford Falls. In an area of a little more than one square mile, the "Falls" developed into to one of Maine's most important industrial centers containing the mill,

commercial center and residential areas to house more than 7,000 people. A second area known as Virginia at the head of the falls developed as a second compact residential neighborhood.

This development pattern is still prevalent today although newer commercial and residential development has dispersed from the traditional Rumford Falls because of lack of suitable developable land and the desire of newer residents to live in more suburban and rural locations.

Woodland/Forest Land Use

Rumford is approximately 85% forested. The total acreage in town is approximately 50,000 acres, meaning there are some 42,000 acres of forest. Of the approximately 42,000 acres of forest land, 27,900 acres are registered in the Tree Growth Tax Program on 260 parcels. The only Oxford County town that has more acres in tree growth than Rumford is Byron with 30,000 but on 28 parcels. Since 1988 there has not been a significant decrease of the total acres in the Tree Growth Tax Program. Most sites are well stocked with commercial size trees. If an estimate of 12 cords per acre is made, then Rumford's forests have more than 500,000 cords growing in them. These forests are owned by a variety of private owners with a variety of objectives. Most of them have harvested wood from their land in the past and intend to in the future. The undeveloped area north of Route 2 and east of the East Andover Road is part of a very large, more than 26,000 acres, commercial forest area that extends into Andover and Roxbury.

Over the planning period, the majority of commercial forest of Rumford will remain as such due to available markets and their unsuitableness for other types of land uses caused by slope, soils and inaccessibility.

Agricultural Land Use

Most agricultural land in Rumford is used for pasture/hay (1,770 acres) followed by cropland (670 acres). The largest concentrated area of active agricultural land is found near Rumford Point along both Routes 2 and 232 and the South Rumford Road. The land area between the Androscoggin River and these roads is rich floodplain soil and is the most intensive agricultural area in Rumford. The second most active agriculture area is found on the floodplains of the Ellis River.

In 2010 there were no parcels acres registered under the Farmland Tax Program. Rumford was one of 13 communities in Oxford County that had no land registered under the Farmland Tax Program.

Over the planning period, significant loss of this important agriculture land to development is not expected. This is due to its location within floodplains and a limited demand for new residential development.

Industrial/Manufacturing Land Use

Manufacturing and industrial activity is often the most intense use of land. In Rumford, the Rumford Paper Company Mill dominates the town's industrial land use. The mill's site of approximately 120 acres beside the Androscoggin River dominates the urban landscape. Future expansion of the Mill site in relation to land area is restricted by the river, topography and commercial areas.

In the late 1980's, the town developed the Rumford Industrial Park at Smith Crossing reached by Route 108. This site containing approximately 40 buildable acres is served with all needed infrastructure. A second industrial/business park is under construction east of the Rumford Industrial Park. The Puia Business Park located on Route 108 is a parcel of approximately 64 acres which will be subdivided into 19 lots

Rumford's rugged topography and floodplains limit suitable areas for future manufacturing and industrial type uses. While scattered sites are identifiable, suitable locations with developable land areas of more than 50 acres are limited.

Institutional/Public Land Use

Institutional and public land uses are centered in the Rumford Falls. On Shoppers Island is found the town hall and municipal offices, fire station and post office. Off the Island but in the Falls is the Rumford Hospital, Swift River Health Care, Rumford Elementary School, St. Athanasius-St. John School, the Rumford Public Library and several churches. Located on the fringe of the traditional compact area is the Mountain Valley High School.

Commercial/Service Land Use

Commercial and service land use in Rumford can be placed into one of four categories: Shoppers Island; downtown commercial; highway commercial; and scattered commercial. The traditional commercial and service area of Rumford is found on Shoppers Island. Bordered on one side by the Androscoggin River and on the other by the Upper Canal, the 25-acre Shoppers Island serves as an important commercial and service center. Besides government offices, the Island is the location of banks, restaurants and retail establishments and professional services such as real estate, legal and medical. In addition to business, an 88-unit housing complex, the offices of Rumford Paper Company and the River Valley Technology Center are on or next to the Island. Vacant land for development does not exist on the Island. However, there are several sites with structures that could be redeveloped and some upper floors are not used or are underutilized.

Downtown commercial land use is commercial/service type land use that is found in the compact area of Rumford but not on Shoppers Island. Several concentrated areas of this land use type exist. These are Waldo Street, the corner of Hancock and Lincoln Streets, Bridge Street and Prospect Avenue and Prospect Avenue in Virginia.

The Waldo Street commercial area is developing by way of conversion of multi-family residential uses to commercial. In this area, retail including hardware, furniture and other similar goods are found. The Hancock and Lincoln Streets corner that is also Route 2 is automobile oriented with service stations and auto sales and parts. Portions of this commercial area are located in the new the Gateway Area TIF District. The Bridge Street/Prospect Street commercial area is auto and hardware oriented.

The Prospect Avenue commercial area in Virginia is generally auto oriented with service stations, auto repair and sales. Portions of this commercial area are located in the new Rumford Falls Entryway TIF District. This area is limited to expansions by Route 2, floodplain and existing structures. Rumford contains two major travel corridors, Route 2 and Route 108. Route 2 is the greater traveled route with an annual average daily traffic volume of more than 5,000 and has the greatest amount of highway commercial land use. While there is approximately 9 miles of Route 2 from Virginia to the

Rumford/Hanover line, highway commercial development is found primarily in a one mile stretch west of Virginia. Uses include fast foods and other restaurants, lodging, and the Abbott Farm Plaza. The Abbott Farm Plaza contains a large department store and several smaller retail and service establishments. Through the remainder of the Route 2 corridor, other commercial/service land uses are scattered. Much of the land adjacent to Route 2 has limited development potential as the result of floodplain or slope.

While Route 108 is the second major travel corridor in Rumford, highway commercial type land use is limited as the result of the proximity of the Androscoggin River and slope. Several businesses are found at Smith Crossing as is the Rumford Industrial Park and the yet to be completed Puiia Business Park.

Village Land Use

Rumford contains several traditional villages. The two largest are Rumford Point and Rumford Center. Others include Rumford Corner and South Rumford. The traditional villages of Rumford were established during the agricultural economic period of development. Rumford Center and Rumford Point still maintain their early village characteristics although Route 2 passes through them. These two compact areas contain structures of historic value, small retail business, churches and traditional village residential.

Residential Land Use

Rumford's residential development patterns reflect the influence of the town's industrial development period. Most residential dwelling units are found in an area of compact high density served by public water and sewer. Of the approximately 3,300 total dwelling units in Rumford, it is estimated that two-thirds are found in two areas, Rumford Falls and Virginia. This compact residential development pattern allows for the efficient delivery of municipal services. Other areas of concentrated residential land use are in South Rumford and Smith Crossing. Much of the new residential growth over the past 35 years has been away from the traditional compact area. Several factors influenced this pattern of residential development. Most important is the home owner's choice to live in a more rural area. While there have been approximately 10 new residential structures over the past five years areas that saw residential growth 10-20 years ago were in the more rural areas of the town including Hall Hill Road, Isthmus Road, and Whippoorwill Road.

The Rumford compact residential area contains a mixture of residential types. Much of the area was developed in the early 1900s to house construction and mill workers and their families. Residential types include large single family homes, two family dwellings and large multi- tenement structures. Lots are small ranging from 2,000 to 5,000 square feet reflecting residential development patterns before the popularity of the automobile. The area was laid out in the traditional grid pattern with street rights-of-ways of 60 or 50 feet and blocks of approximately 600 feet in length. The Falmouth, Rangeley and Cumberland Street area consists of large multi-tenant structures. Waldo Street reflects similar residential land uses, however, a movement toward retail and services have occurred. Hancock and Erchles Street contain the brick structures of Strathglass Park and are two-family and multi-tenant. Penobscot Street south of Lincoln Avenue is one and two-family and changes to multi-family as it nears Maine Avenue. Somerset Street is also multi-family. Washington Street south to Maine Street is larger older single-family. Franklin Street, Knox Street and Pine Street contain neighborhoods of a mixture of single, two and multi-family structures. Maple Street is primarily a single-family neighborhood. The Piscataquis Street, Strafford Avenue, Kennebec Street, Hall Street and Swift Avenue area is a more recently developed area of single-family homes.

The Virginia residential area is the second area of compact residential land use. While much smaller than Rumford Falls, approximately 150 acres in size, it contains some 300 dwellings. Situated on a side hill

above the Falls of the Androscoggin River, expansion is restricted due to slopes. Structures are a mixture of single-family and multi-family.

The Smith Crossing residential area was developed in the late 1800s by Italian families who came to Rumford to work in the mills. This area is small when compared with Rumford Falls and Virginia containing less than 100 dwelling units.

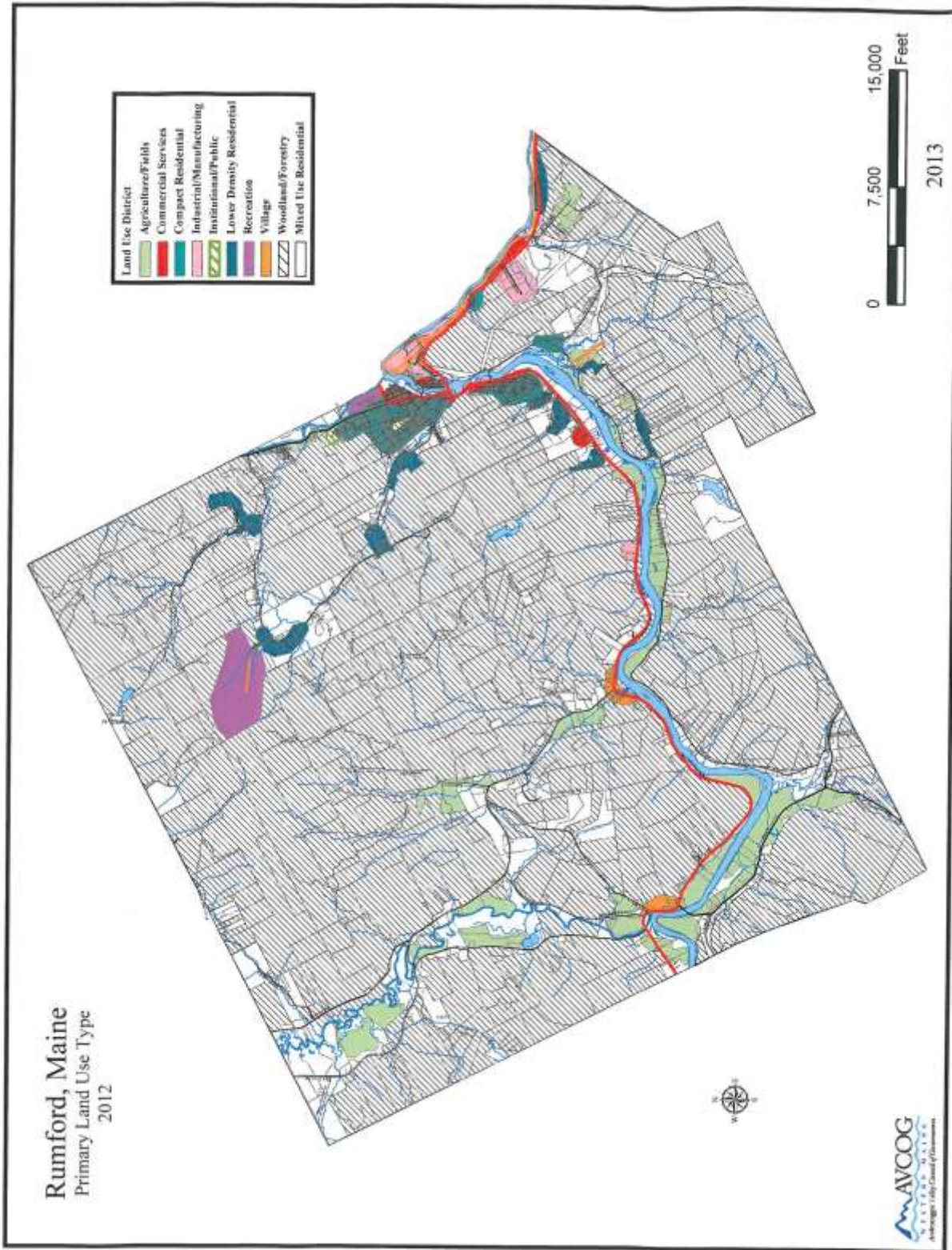
South Rumford is a residential area of primarily single-family dwellings on lots ranging in size from 25,000 to 40,000 square feet.

There are several areas of concentrated low density residential development in Rumford. Some were developed many years ago and others in the past 30 years. Lot sizes in the areas are in the one to three acre range. Low density residential land use is found along portions of Andover, Beliveau, Burgess Hill, Hall Hill, Isthmus, Penacook, South Rumford and Swan Roads.

Recreational Land Use

Two areas of recreational land use are significant in Rumford. Black Mountain of Maine provides nationally recognized competitive cross country ski trails and alpine skiing on lighted trails. A swimming pool, biking and hiking trails are also found at the Black Mountain complex.

The compact area of Rumford in Hosmer Field provides fields for baseball, football, track and other field events.



Land Use Trends

There have not been changes to land use patterns that are considered as significant over the past 10 years. Several trends are notable however. One has been the subdividing of large forest tracts into lots of 40+ acres. There has been no planning board review of these lots because the town's subdivision regulations exempt lots of more than 40 acres from subdivision review. Most lots have been sold to out-of-state buyers some of whom have built "camps". These lots are accessed by below standard private roads and in part led to the need for new firefighting apparatus to reach this new development. While no construction has commenced as yet the Scotty Brook at Black Mountain Subdivision could have definite impact on residential development patterns. Approved in 2006 the subdivision is located on 443 acres of land off of the Isthmus Road northwesterly of downtown Rumford and just southeasterly of the Black Mountain Ski Area. The subdivision includes 145 residential units in multi-family buildings, 23 houses in common-land cluster arrangements, 28 houses in small lot clusters and 112 single-family lots ranging in size from approximately 20,000 square feet to two acres.

The major industrial type development was the construction of the Rumford Power Associates Limited Partnership (Energy Management Company) gas fired energy plant in the Rumford Industrial Park. New commercial development has not been a significant factor in land use change over recent past.

Land Use Ordinances

Rumford's most recent comprehensive plan was adopted in November 1998. That plan contains a future land use plan. While ordinances were prepared to carry out that plan they have not been brought before voters for adoption.

The town has adopted a Shoreland Zoning Ordinance, a Floodplain Management Ordinance, Subdivision Regulations, Site Plan Review Ordinance, Wellhead Protection Ordinance, and Wind Energy Facility Ordinance.

Shoreland Zoning Ordinance

The Shoreland Zoning Ordinance adopted in 2009 has been approved by the Commissioner of the Department of Environmental Protection. The compact and industrial area shoreland's has been placed in a general development district. Non-developed floodplains have been placed in a resource protection district that prohibits most structural development. The areas within 250 feet of the upland edge of 11 fresh water wetlands have been zoned as well. These wetlands were identified based on mapping prepared by the National Wetlands Inventory Maps prepared by the U.S. Department of the Interior, Fish and Wildlife Service.

Floodplain Management Ordinance

The Town participates in the National Flood Insurance Program and has enacted a Floodplain Management Ordinance that is compliant with the requirements of National Flood Insurance Program. The Ordinance is administered by the Code Enforcement Officer.

Subdivision Regulations

The town, through the planning board, reviews subdivisions based on a Subdivision Regulation adopted in the 1986 and amended in 2004, 2005 and 2010 and the State Subdivision Law.

Site Plan Review Ordinance

Site Plan Review standards were first adopted in 2002. The Ordinance grants the authority to review and approve commercial type develop. Performance standards for traffic, noise, lighting, and environmental impacts are included in the ordinance.

Wellhead Protection Ordinance

In 1994, the town adopted the Wellhead Protection Ordinance for the Ellis River Aquifer to protect the newly developed wells of the Rumford Water District. In 2006 the Ordinance was amended to add the Scotties Brook Aquifer. The ordinance establishes three protection districts or zones and identifies permitted and prohibited uses in each of the three zones.

Wind Energy Facility Ordinance

In 2011 the Wind Energy Facility Ordinance was adopted that regulates grid scale wind power projects. Among performance standards included in the ordinance are noise, shadow flicker, setbacks and decommissioning.

Lot Size Requirements

The Shoreland Zoning Ordinance requires a minimum lot area of 40,000 square feet per residential dwelling unit. The Subdivision Regulations requires a minimum of 10,000 square feet per lot if served by public sewer and 40,000 square feet if not. In all other situations if a lot is not served by sewer a minimum of 20,000 square feet is required. There is not lot size requirement if served by water and sewer.

Effectiveness of Land Use Regulation Program

Rumford has an appointed planning board and a full time certified Code Enforcement Officer. For the most part land use regulation has been effective based on the small amount of new development that has occurred over the last 10 years. One major open space subdivision was reviewed and approved under the Subdivision Regulations.

The Planning Board primary role has been a review board. The Board needs to expand its planning functions as directed by the Comprehensive Plan and Selectperson's.

Land Needed for Future Growth

To estimate land needed for future growth, considerations must be given to population growth or decline, the nature of potential types of commercial type development, availability of infrastructure and the natural land constraints to development. Some of this information is contained in sections of the plan that discuss population, housing, economy and critical natural resources.

Major natural land constraints to development in Rumford include wetlands, hydric soils, floodplains and slopes. Although these constraints exist there is a sufficient land base without these natural constraints to accommodate additional growth anticipated during the 10-year planning period.

Rumford's population is expected to remain in the 5,500 range over the 10-year planning period. Based upon an average household size of 2.14 persons, a demand will not exist for additional year-round dwelling units. The normal housing demand forecasting methods do not show a housing demand based on the current number of available units. However, a small increase in new dwellings will occur. This will be the result of a loss/removal of dilapidated single and multi-family structures, and new single family construction. Should the recent trend of large lot subdivisions (lots of 40 acres or more) and the construction of non-year round homes continue more land will be devoted to a seasonal resident use.

Over the past 20 years there has not been a major change in the amount of land used for commercial uses. There has been land changed from one type of commercial use to another and small parcels developed. Rumford wants to attract new commercial activities and has created the Puiia Business Park, Rumford Falls Entryway and Gateway Area tax increment financing districts. These areas will be the location of much of the new commercial uses.

Rumford contains the greatest amount of land associated with industrial uses in Oxford County. The largest area is the Rumford Paper Company owned by NewPage Corporation. There is not expected to be a significant demand for land for industrial uses over the 10-year planning period. However, should land be in demand for industry/manufacturing it is available in the two industrial/businesses parks.

Land Use

Goals, Policies & Action Strategies

Introduction

The land use patterns in Rumford still reflect that of an early industrial town. There are areas of high density industrial/commercial and residential uses. Much of these areas are walkable which is a characteristic that is becoming important again. There are large areas devoted to forestland. The current land use patterns will be an asset to Rumford's future.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Coordinate Rumford's land use strategies with other local and regional land use planning efforts.

Support the locations, types, scales, and intensities of land uses that Rumford desires as stated in its vision.

Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas.

Establish/continue efficient permitting procedures, especially in growth areas.

Protect critical resource and rural areas from the impacts of development.

Action strategies necessary to address State of Maine Goal:

Prepare amendments to land use ordinances to implement the Future Land Use Plan that include: clear definitions of desired scale, intensity, through site plan review standards, and location of future development; establish fair and efficient permitting procedures and explore streaming permitting procedures in growth areas; and clearly define protective measures for critical and important natural resource and rural areas.

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Include anticipated municipal capital investments needed to implement the future land use plan in the Capital Investment Plan.

Responsibility/Time Frame *Town Manager, Department Heads, Finance Committee & Selectperson's/Short Term & Ongoing*

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

Responsibility/Time Frame *Town Manager & Selectperson's/Ongoing*

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

Responsibility/Time Frame *Planning Board/Short Term & Ongoing*

Employ a Code Enforcement Officer who is certified in accordance with 30-A MRSA §4451 and provide him/her with the tools, training, and support necessary to enforce land use regulations.

Responsibility/Time Frame *Selectperson's/Ongoing*

Track new development by type and location and prepare an annual report.

Responsibility/Time Frame *Code Enforcement Officer & Planning Board/Short Term & Ongoing*

Annually evaluate implementation of this Plan as outlined in the Plan Evaluation element.

Responsibility/Time Frame *Planning Board/Ongoing*

Rumford's own policies and action strategies:

Policy

Encourage infill development on vacant or underutilized parcels.

Action strategy

Prepare amendments to the Site Plan Review Ordinance to provide for an expedited review process for new development or redevelopment proposed to be located on vacant or underutilized parcels in the three tax increment financing districts (TIF), Puiia Business Park, Rumford Falls Entryway and Gateway Area.

Responsibility/Time Frame *Planning Board/Short Term*

Policy

Manage non-residential development to be an asset to the community and not in conflict with adjacent property and uses.

Action strategies

Review and prepare amendments, as necessary, to the Site Plan Review Ordinance to assure that the criterion relating to traffic and access, parking, lighting, landscaping, signage, noise, pedestrian circulation, structure design and scale are consistent with the Comprehensive Plan.

Responsibility/Time Frame *Planning Board/Short Term*

Review and prepare amendments, as necessary, to the Site Plan Review Ordinance that include provisions relating to noise, odor and electrical interference that protect residential areas and neighborhoods from the impacts of non-residential development.

Responsibility/Time Frame *Planning Board/Short Term*

Policy

Direct new commercial/business type development to those areas of the community where it will not conflict with residential land uses or create environmental hazards.

Action strategies

Prepare a Land Development Ordinance to implement the Future Land Use Plan.

Responsibility/Time Frame Planning Board/Mid Term

In the Land Development Ordinance, designate suitable locations for future commercial/industrial development.

Responsibility/Time Frame Planning Board/Mid Term

Policy

Encourage new development to locate in areas served by public water and sewer.

Action strategy

In the Land Development Ordinance designate primary growth areas in location served or that can be served by public water and sewer.

Responsibility/Time Frame Planning Board/Mid Term

Policy

That cluster commercial development is favored over strip development next to Route 2 as a means to minimize traffic hazards and maintain the Route 2 corridor character.

Action strategy

Strictly administer the access management standards contained in the Site plan Review Ordinance.

Responsibility/Time Frame Planning Board/Ongoing

Future Land Use Plan

Introduction

One of the most important purposes of the comprehensive plan is to establish a guide for future growth and development. The plan establishes the foundation for land use decisions, defines various development areas within the community, and identifies future capital improvement needs. It is important, therefore, that the comprehensive plan set forth a realistic development guide so that the community can prosper and maintain valued characteristics.

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Rumford. The narrative of the Future Land Use Plan identifies areas where various land uses should occur. The location of these areas and use characteristics has been based upon the Vision for Rumford and the policies and action strategies.

The Future Land Use Map shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. Some critical natural resource areas as defined the Comprehensive Plan Review Criteria Rule are not identified on the map but will be conserved by recommendations contained in Comprehensive Plan. The map was developed based on the Vision for Rumford and policies and action strategies contained in the Plan. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the Comprehensive Plan recommends the Town develop in the years ahead. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions.

Principles that guided the development of Rumford's Future Land Use Plan and Map include the following:

- * Encourage growth and development that creates employment opportunities and stabilizes population.
- * Provide suitable locations for new and expanded service/commercial/industrial development.
- * Maintain and enhance the economic value of Shopper's Island.
- * Maintain and improve the values of residential areas.
- * That the type and location of development take advantage of Rumford's infrastructure including the transportation system, and sewer and water systems.
- * Manage commercial development along the Routes 2 and 108 corridors to minimize traffic congestion and present attractive gateways to Rumford and the Western Maine region.
- * Maintain Rumford's historic heritage.
- * Manage development so that Rumford's valued characteristics including woodland, scenic views, natural resources and open space are maintained.

Implementation

The Future Land Use Plan and Future Land Use Map will be implemented through amendments to existing ordinances. In addition, there will be consideration of the need for the development of a land use ordinance. Any land use ordinance will contain only those needed standards that are not or cannot be included in current ordinances. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments in relation to the purposes and dimensional requirements of the various land use areas. The Future Land Use Map will also serve as a basis for the drafting of any future land management district map. During the development of ordinances and ordinance amendments, the public would be given ample opportunity, through public meetings and hearings, for input.

Land Use Areas

Significant Resource Areas

Significant resource areas are those areas in Rumford most vulnerable from development and other land use activities. They are important factors in defining Rumford's Vision. These areas warrant special consideration due to their vulnerability of degradation. Land use activities within these areas require stricter regulation than in other areas. These areas that include critical resource areas as defined the Comprehensive Plan Review Criteria Rule, will, as stated in Rumford's Vision, will continue to important to residents and visitors. These areas have been located based on the best information available in 2011-2012. Sources of information included the Maine Department Environmental Protection, the Maine Department of Inland Fisheries and Wildlife, the Maine Department of Conservation and the National Flood Insurance Program. As improved/new scientific information comes available about these resources this plan and applicable ordinances need to be amended to reflect that information.

Significant resource areas include the following.

Floodplains

The major floodplains in Rumford are found along the Androscoggin, Concord, Ellis and Swift Rivers and Split Brook. The land area within the 100-year floodplain that is not developed or suitable for development adjacent to the Androscoggin and Swift Rivers will be placed in a shoreland resource protection district that prohibits most new structural development. In areas that are within the 100-year floodplains of these two rivers that are developed, new construction and redevelopment will comply with the standards of Rumford's Floodplain Management Ordinance. The entire width of the 100-year flood plain of the Ellis River will be placed in a protection district. In other floodplain areas, new residential development will be prohibited in floodways, and in the remainder of the floodplain, new construction and redevelopment will comply with the standards of Rumford's Floodplain Management Ordinance.

Shoreland Areas

The land area within 250 feet from great ponds, rivers and 75 feet of streams is critical to the well-being of the resource. In addition, these areas contain significant wildlife habitats and travel corridors. These areas should be limited to residential and nonstructural uses except those areas in built up portions of Rumford adjacent to the Androscoggin River and other areas that already have concentrations of commercial or manufacturing development or are suitable for such development.

Wetlands

Non-forested freshwater wetlands of ten acres or more in size and that have been rated as having moderate or high wildlife values regulated under the Mandatory Shoreland Zoning Act and the land area within 250 feet of their upland edge will be designated as protection districts that restrict most structural development and protect their resource values. Freshwater wetlands of ten acres or more in size and that have not been rated as having moderate or high wildlife values regulated under the Mandatory Shoreland Zoning Act and the land area within 250 feet of their upland edge should be designated as protection districts that allow structural development under defined conditions and protects their resource values. Local ordinance standards will allow owners of record to construct residential structures of limited size adjacent to these wetlands if there are no locations on such property that is not in the resource protection district on which they can be built. Other wetlands will, through development review standards, be maintained to the maximum extent for their resource values.

Watersheds

Rumford contains three great ponds or ponds with a surface area of 10 acres or more. The land area that drains to these great ponds or watershed area directly affects the quality of water. Development with the potential to disturb soil in these watersheds will be managed to maintain and improve water quality.

Significant Ground Water Supply Areas/Sand and Gravel Aquifers

These areas, because of potential for degradation and/or contamination, require that new development or redevelopment activities practice safeguards to minimize potential degradation. The Rumford Water District's primary source of water is from wells in a sand and gravel aquifer adjacent to the Ellis River. The District's secondary source of water is from wells located in a sand and gravel aquifer associated with Scotty's Brook and the Swift River. These areas will be protected by the Wellhead Protection Ordinance for the Ellis River and Scotties Brook Wells. This Ordinance will be updated as needed to assure the protection of the aquifers.

Significant Wildlife Habitat

Wildlife, both game and non-game, is valued by both residents and visitors to Rumford. Suitable habitats are critical to their health and survival. There are deer wintering areas, significant waterfowl and wading bird habitat, riparian areas and large blocks of undeveloped land that are considered as critical habitats. These areas will be conserved through shoreland zoning standards and ordinances standards as identified in the Natural Resource section that will conserve their resource values. The area around wetlands with a high/moderate waterfowl and wading bird habitat value will continue to be placed in a resource protection district.

Focus Area of Statewide Ecological Significance

Two Focus Areas of Statewide Ecological Significance have been designated in Rumford based on an unusually rich convergence of rare plant and animal occurrences, high value habitat and relatively intact natural landscapes. Focus areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities and local land trusts. These areas will be conserved by standards included in site plan review and subdivision ordinances.

Steep Slopes

Areas of two or more contiguous acres, with sustained slopes of 20 percent or greater, will be placed in resource protection that prohibits structural development when they are in areas regulated under the Mandatory Shoreland Zoning Law. When development will take place in other areas of steep slopes, local development standards will assure safeguards are undertaken to prevent erosion and sedimentation and municipal costs are minimized.

Scenic Locations

Scenic locations and views identified in the comprehensive plan are important characteristics of Rumford. Impacts upon their locations will be minimized through development standards.

For the purposes of the Growth Management Law, these areas are considered Critical Resource Areas.

Shopper's Island Commercial Area

The traditional retail and service area for Rumford is found on Shopper's Island. Located on the Island are government offices and services and retail, services, and professional services. In addition, an 88-unit housing complex is found on the Island, and the offices of NewPage are adjacent to the Island. The Island contains several structures listed on the National Register of Historic Places including the Municipal Building, Strathglass Building, Rumford Falls Power Company Building, and Mechanics Institute. Structures on the Island are multi-storied and most share common walls. Parking is provided on-street and by public and private parking lots. There is no vacant land on the island for development, however, several underutilized structures exist which sites could be redeveloped or converted to additional off-street parking. The purpose of this area is to maintain Shopper's Island as a unique commercial and service area. Appropriate uses include retail, services, professional and residential. Development standards should assure that architectural values of the Island are maintained, signage complements building design and a pedestrian environment is maintained. Street level of floor space will be used for commercial, retail and service uses. Floor space above the street level will be encouraged to be used for professional and residential uses. River banks along the Androscoggin should be beautified and maintained. This area supports the vision that the "Island" will be the focal point of shops attracting more people as the result of expanded goods offering, sidewalk and façade improvements, signage and retention of its architectural significant buildings.

For the purposes of the Growth Management Law, this area is considered a Growth Area.

Rumford Falls North Gateway Area

Rumford Falls North Gateway is intended to be a major long-term redevelopment area. It includes the Gateway Area TIF District. Presently, this 10-block area including Falmouth Street, Rumford Place, Byron Street, Cumberland Street, Waldo Street, Essex Avenue, and Oxford Avenue contains older multi-unit residential structures with a mixture of commercial and services. To redevelop this area building acquisition and demolition will be required. This 20-acre redevelopment area would serve as the Route 2 gateway into Rumford and provide an improved appearance to of the town at its eastern entrance. Appropriate uses for this area include municipal public safety facilities, recreation, retail, services, automobile services and food services.

Site design will consider access management standards for entrances to Lincoln Avenue and vehicular and pedestrian movement within and from this area to Shopper's Island. An overall architectural and landscaping design concept for the redevelopment area needs to be selected which acts to draw people to the area.

This Area supports the Town's Vision that The Gateway Area TIF District will be redeveloped in a public private partnership to include businesses and stores while not detracting from the economic viability of the "Island" and dilapidated buildings, particularly multi family, will have been upgraded or demolished.

For the purposes of the Growth Management Law, this area is considered a Growth Area.

Rumford Falls Medical Area

The Rumford Falls Medical Area is centered around the Rumford Hospital on Franklin Street and Lincoln Avenue. In addition to the hospital, other medical related uses and one and two-family homes are found in the area. Additional medical related services and offices should be encouraged in this area. This can be accomplished through the conversion of homes or redevelopment. Site review standards will include off-street parking, noise level limits and landscaping.

For the purposes of the Growth Management Law, this area is considered a Growth Area.

Commercial Areas

Besides Shopper's Island Commercial Area and the Rumford Falls North Gateway Area, several other commercial locations exist or are developing. The purpose of these areas is to provide locations for commercial and service type business that are not suited for the Island or Rumford Falls North Gateway Area. Development and major redevelopment in these areas will receive review by the Planning Board under site plan review. Considerations will include access management, parking, landscaping and impacts on adjacent property. These areas support the Town's Vision that there will be shops, stores and businesses that locals, visitors and those passing through frequent to purchase goods and services.

For the purposes of the Growth Management Law, these areas are considered Growth Areas.

Bridge/Prospect/Spruce Street Commercial Area

This area of commercial development contains auto related services. Expansion potential of this commercial area is limited except north on Spruce Street, by slopes, Bean Brook and existing residential development. Due to the volume of traffic on Route 2, and the grade of Falls Hill redevelopment of this area must consider traffic safety.

Virginia/Prospect Street Commercial Area

This area contains a mix of automobile services and retail uses. It includes the Rumford Falls Entryway TIF District comprised of 30 lots adjacent to Route 2 and Prospect There is some additional development potential in this area including the west side of Prospect Avenue. The primary access to the area should be from Prospect Avenue rather than Route 2 to minimize traffic conflicts. Common access should be provided onto Route 2.

Route 2 Commercial

Route 2 west of Virginia has experienced highway commercial type development including a shopping plaza. It is expected that due to the volume of traffic and limited locations in Rumford for commercial type uses that require larger land parcels, Route 2 will continue to attract commercial business. Over the past twenty years, new commercial type development has moved to this important travel corridor. Future commercial-type development is appropriate for this area. The purpose of this area is to provide locations for commercial and service-type land uses that will not conflict with the traffic-carrying function of this important travel corridor. It is intended that development is managed to avoid a "commercial strip" through requiring planned development and limiting curbcuts. Appropriate uses for this area include commercial, service, wholesale, public, and light manufacturing.

Lot size standards will require a minimum of 20,000 square feet for areas served by public water and sewer and a minimum of 40,000 square feet for areas not served by public sewer. In addition, lot sizes will be designed so that not more than 70 percent of the lot is covered by impervious surfaces such as structures and parking areas. Setbacks for structures and parking areas will be of such depth as to allow for safe entrance "throat" lengths to remove traffic from Route 2 and allow buffering between the highway and parking areas. Acceptable access management standards will be imposed in this area including shared access for commercial subdivisions.

Route 108 Commercial

Route 108 from Smith Crossing to the Wyman Hill Road contains several low impact commercial uses. These uses are small scale service related businesses and low traffic generators. Similar commercial uses are appropriate for this area. Lot size will require a minimum of 20,000 square feet for areas served by public water and sewer and a minimum of 40,000 square feet for areas not served by public sewer. In addition, lot sizes will be designed so that not more than 70 percent of the lot is covered by impervious surfaces such as structures and parking areas. Setbacks for structures and parking areas will be of such depth as to allow for safe entrance "throat" lengths to remove traffic from Route 108 and allow buffering between the highway and parking areas.

Industrial/Manufacturing

Rumford's traditional industrial land use activity is centered at the of approximately 120 acre NewPage Paper Mill complex. In the late 1980's, the town developed the Rumford Industrial Park at Smith Crossing reached by Route 108. This site containing approximately 40 buildable acres is served with all needed infrastructure. A second industrial/business park is under construction east of the Rumford Industrial Park. The Puiia Business Park located on Route 108 is a parcel of approximately 64 acres which will be subdivided into 19 lots.

Lot standards need to be flexible to provide necessary off-street parking and outdoor storage areas as required. Setbacks, screening and landscaping requirements contained in site plan review standards will be flexible to allow tailoring to the specific potential impacts and appearance of each type of development. Other considerations include noise, outdoor lighting, vibration and smoke.

The Future Land Use Map identifies several locations for future development in addition to existing areas. These areas are intended to serve as locations for manufacturing, processing, warehousing, and distribution and other comparable uses. Because of the nature of such uses, these areas need to be buffered from less intensive uses, serviceable by sewer and water, and accessed by transportation systems with the capacity to carry anticipated traffic.

For the purposes of the Growth Management Law, these areas are considered Growth Areas.

Village Areas

Three village areas have been identified in the Future Land Use Plan: Rumford Center, Rumford Corner and Rumford Point. These traditional villages are small centers of residential, public and commercial uses. Uses compatible with the character of these villages will be encouraged. Lot size and densities will continue to reflect the existing patterns of development.

For the purposes of the Growth Management Law, these areas are considered Growth Areas.

Residential Areas

Rumford's residential development patterns reflect the influence of the town's industrial development period. Most residential dwelling units are found in an area of compact high density served by public water and sewer. Of the approximately 3,300 total dwelling units in Rumford, it is estimated that two-thirds are found in two areas, Rumford Falls and Virginia. This compact residential development pattern allows for the efficient delivery of municipal services. Other areas of concentrated residential land use are in South Rumford and Smith Crossing. Most of the limited residential growth over the past 25 years has been away from the traditional compact area next to town roads in the more rural areas including Hall Hill Road, Isthmus Road, and Whippoorwill Road. The future land use plan identifies three types of residential development areas. These are intended to provide suitable locations for the residential growth that will occur over the next 10 years and to maintain and improve where necessary existing residential areas and neighborhoods.

For the purposes of the Growth Management Law, these areas are considered Growth Areas.

High Density One and Two Family Residential

This area is intended for high density one and two-family dwellings excluding mobile homes. Besides residential uses, public uses including schools and small retail uses such as neighborhood stores are appropriate. Densities will not exceed four single-family structures per acre and six two-family units per acre. Thirty percent of the lot should be in lawn or patio space. When multi-family structures are constructed there would not exceed ten units per acre with 30 percent of the lot in lawn or patio space.

Multi-Family Residential

This area is intended for multi-family development at high densities. In addition to residential uses, public uses including schools and small retail uses such as neighborhood stores are appropriate. Densities should not exceed 14 units per acre with 30 percent of the lot in lawn or patio space. Off-street parking space will be required to meet parking demand.

Suburban Residential

The purpose of this area is to provide for primarily residential areas of medium density adjacent to town-maintained or developer constructed roads while minimizing local service costs. Residential development, including single, multi-family and mobile home parks, will be the primary land use. Other non-intensive land uses, including public and semi-public, should be allowed after site plan review.

Lots not served by public water and sewer will be a minimum of 40,000 square feet with a minimum of 150 feet of street frontage. Multi-family development should not exceed one unit per 20,000 square feet.

Lots served by public water and sewer will have a minimum of 20,000 square feet with 100 feet of street frontage. Densities for multi-family development will not exceed one unit per 10,000 square feet. When subdivisions are to be accessed by off-site streets, the subdivision should be limited to two access points.

Rural Area

This area comprises a significant portion of the land area in Rumford. Much of this land is managed as commercial forest, has slopes greater than 20 percent and is accessible only by forest management roads. The purpose of this area is to maintain its rural character and to encourage the continued production of renewable resources. Forestry and agriculture and associated activities are the preferred uses in this area. Other uses which require rural locations are suited for this area. These include mining, home occupations, recreation, and natural resource-based manufacturing. Residential development that takes place in the rural area will be of a density that maintains rural values. Open-space-type development that maintains land suitable for forestry will be encouraged through a density bonus and relaxation of road frontages and road travel way widths. Density requirements will be a minimum of 80,000 square feet for each dwelling with 200 feet of road frontage.

For the purposes of the Growth Management Law, this area is considered a Rural Area.

Open Space/Recreation Area

The purpose of the Open Space/Recreation Area is to provide for current and future outdoor recreation needs. It includes both public and private outdoor recreation areas. They are such areas as Black Mountain of Maine, Whitecap Mountain Preserve, Hosmer Field, and trails. In addition areas with the potential for public outdoor recreation have been included. These areas should be retained for current and future outdoor recreation opportunities.

Historic Overlay

The purpose of the Historic Overlay District is to manage development and redevelopment of historically significant structures and areas to conserve their unique architectural values. The overlay district includes the following structures and areas and may include others over time.

Mechanic Institute - 44-56 Congress Street

Municipal Building - 145 Congress Street

Rumford Falls Power Company- 59 Congress Street

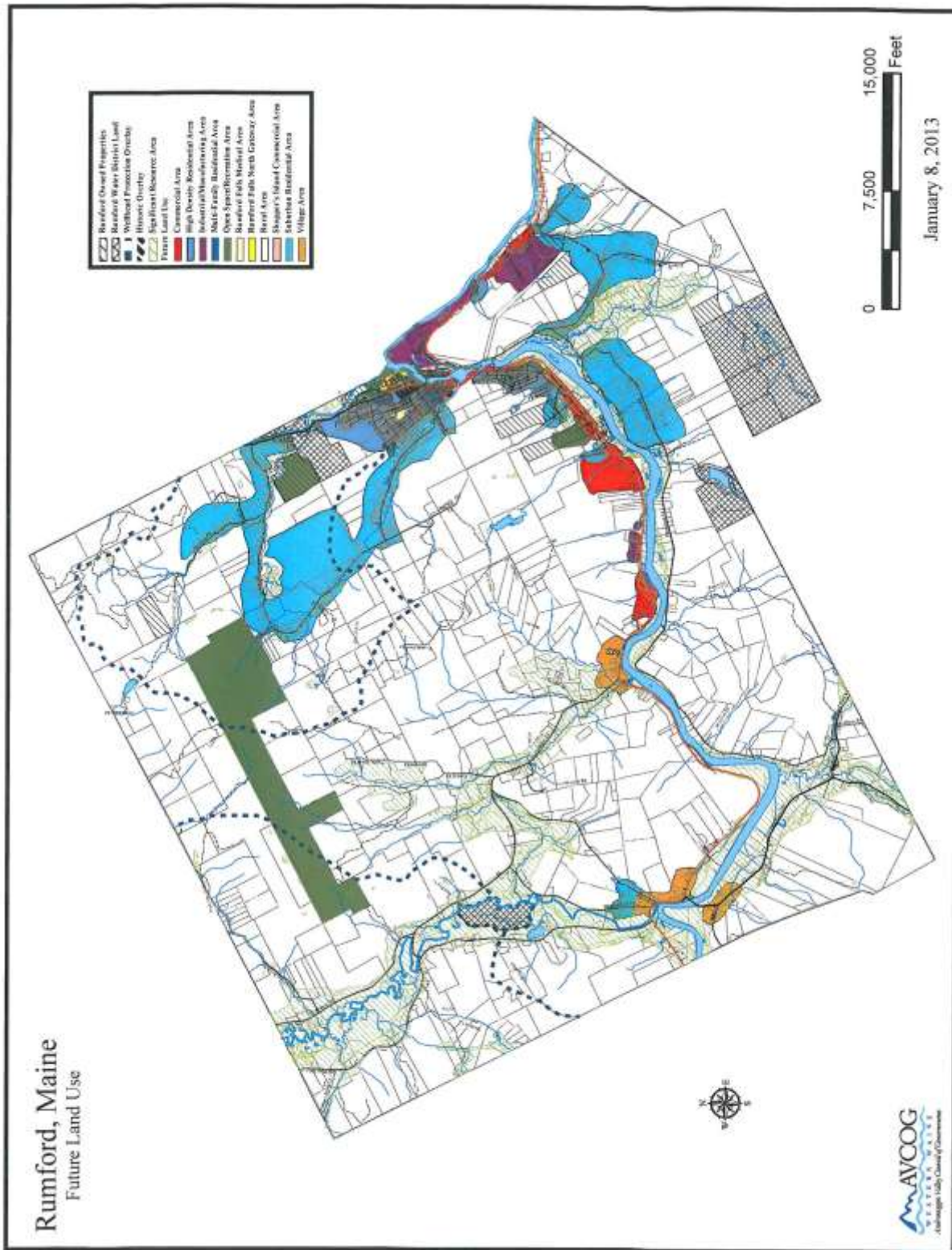
Strathglass Building - 33 Hartford Street

Rumford Public Library

Strathglass Park - Bounded by; Lincoln Ave., Hancock St., Maine Ave., York St, Somerset St.

Rumford Point Congregational Church

The Historic Overlay support the Town's Vision that significant historic architectural structures and areas will have been maintained and improved.



FISCAL CAPACITY & CAPITAL INVESTMENT PLAN

Background Information

Findings and Conclusions

- ❖ ***In 2010 the total value of real and personal property was \$591,552,000 which was by far the most of any Oxford County town.***
- ❖ ***Total municipal expenditures decreased slightly between 2007 and 2011.***
- ❖ ***Rumford has an economic dependency on the Rumford Paper Company that in 2011 paid 27% of the total property taxes collected.***

Introduction

A community's fiscal capacity refers to its ability to meet current and future needs through public expenditures. Over the next ten years, demands will be placed upon Rumford's fiscal capacity to provide various Town services. In addition to today's public services there may be needs for new or expanded public facilities and equipment, infrastructure improvements and recreation facilities and land acquisition. The Plan will make various recommendations requiring public investment. These recommendations must be considered in light of Rumford's financial capacity to pay for them.

Revenues

The largest source of revenue for the town is property taxes. In 2010 the total value of real and personal property was \$591,552,000 which was by far the most of any Oxford County town. That total was comprised of \$103,872,000 of land, \$280,717,000 of buildings and \$206,963,000 of personal property. With the Rumford Paper Company's assessed valuation of \$128,552,000 in personal property and \$20,897,000 in land and buildings it is the greatest tax payer in Rumford. In the fiscal year that ended June 30, 2011 the Company property tax assessment was some \$3,554,000. This represented approximately 27% of the total property taxes collected. Other significant tax payers are Brookfield, \$2,761,000, and Rumford Power Inc., \$2,562,000.

Other major consistent sources of revenues are excise taxes and intergovernmental funds.

**Valuation and Mil Rate
Rumford
Fiscal Years 2007-2011**

Fiscal Year	Assessed Valuation (Local)	Annual % Change	State Valuation	Annual % Change	Mil Rate	Property Taxes
2007	\$718,508,600		\$665,250,000		18.8	\$11,183,300
2008	\$712,990,700	-0.8%	\$697,350,000	4.8%	19.6	\$11,915,000
2009	\$590,900,700	-17.1%	\$739,600,000	6.1%	24.0	\$12,368,700
2010	\$591,552,400	0.1%	\$734,150,000	-0.7%	22.5	\$14,300,100
2011			\$604,800,000	-17.6%		\$13,284,800

Source: Town of Rumford Annual Reports

**Municipal Revenue
Rumford
Fiscal Years 2007-2011
(Numbers Rounded)**

Fiscal Year	2007	2008	2009	2010	2011
Property Taxes	\$11,183,300	\$11,915,000	\$12,368,700	\$14,300,100	\$13,284,800
Excise Taxes	\$772,000	\$765,100	\$740,400	\$687,700	\$676,300
Intergovernmental Revenues	\$1,274,300	\$1,261,100	\$1,622,000	\$2,601,900	\$1,850,500
Charges for Services	\$	\$	\$	\$798,100	\$873,400
Miscellaneous Revenues	\$558,000	\$396,400	\$376,800	\$332,000	\$375,500
TOTAL	\$13,787,500	\$14,337,500	\$15,245,900	\$18,719,900	\$17,060,500

Source: Town of Rumford Annual Reports

The Town has steadily maintained a sufficient unrestricted fund balance (\$6,063,000 as of June 30, 2011) to sustain government operations, while also maintaining significant reserve accounts (\$1,710,000 as of June 30, 2011) for future capital and program needs.

Expenditures

Total municipal expenditures decreased slightly between 2007 and 2011. Over the period there was expenditure decreases in public safety, public works, health and sanitation, and education. The recent recession and declining population led to budget reductions in these areas. The largest expenditure item is special assessments that included in 2011 an educational appropriation of \$5,935,400 which was only \$57,000 more than in 1996.

***Significant Expenditures
Rumford
Fiscal Years 2007-2011
(Numbers Rounded)***

Category	2007	2008	2009	2010	2011
General Government	\$751,100	\$713,600	\$761,400	\$700,300	\$754,400
Public Safety	\$2,554,300	\$2,353,200	\$2,210,400	\$2,157,700	\$2,309,000
Public Works	\$2,619,000	\$2,815,300	\$2,607,600	\$2,174,900	\$2,336,400
Health & Sanitation	\$723,500	\$767,900	\$664,000	\$671,600	\$676,300
Welfare	\$62,300	\$64,600	\$67,300	\$82,100	\$55,800
Public Services	\$457,600	\$547,400	\$526,600	\$470,600	\$418,300
Social Services	\$	\$	\$	\$215,400	\$186,500
Education	\$5,896,300	\$6,252,900	\$6,461,200	\$6,359,800	\$5,935,400
County Taxes	\$484,200	\$449,000	\$446,100	\$482,200	\$485,600
Tax Increment Financing Agreement	\$1,443,900	\$1,540,400	\$1,617,000	\$2,099,900	\$1,909,800
Debt Service	\$939,200	\$148,400	\$278,700	\$300,400	\$202,600
Capital Outlay	\$	\$	\$	\$281,200	\$332,100
Unclassified	\$1,317,900	\$1,298,300	\$1,257,900	\$1,162,500	\$1,170,800
TOTAL	\$17,249,200	\$16,951,000	\$16,898,200	\$17,158,700	\$16,773,000

Source: Town of Rumford Annual Reports

Capital Projects Fund

The town maintains a capital projects fund used for the construction or acquisition of significant capital facilities which in 2011 totaled approximately \$1,710,000. Capital project funds have been established for the highway, fire, police, and parks departments, town hall, public library, and other town properties, and sewer extensions.

To reduce expenditures associated with costly capital projects Rumford has considered sharing such costs with other communities. Currently there is discussion concerning the purchase of a new ladder truck with Mexico.

Municipal Debt

As of the end of fiscal year 2011, the Town of Rumford had an outstanding long-term debt of approximately \$930,000. This debt was composed of two general obligation bonds. One for \$828,000 to be paid off in November 2012 and the second in the amount of \$1,035,000. That bond will be retired in July 2017.

How much debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debt for schools, sewer, airport, water and special-district purposes are excluded. Based upon state valuation, the maximum debt under state law, including debt associated with specials districts, Rumford could carry what would be approximately \$90,000,000. Presently, Rumford has an outstanding municipal debt of approximately \$930,000. Rumford has significant borrowing power, based on its state valuation, to fund major capital projects.

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 financing of major capital expenditures compared with the ability of the tax base to support such costs. In considering Rumford's capacity to fund normal municipal services and capital projects, two areas are important. First, in recent years, annual increases in valuation (not considering the agreement with Boise) have been approximately equal to the rate of inflation. Such a rate of increase in valuation does not allow new services or programs to be implemented without a mil rate increase. Rumford does, however, have significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon individual taxpayers.

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed compared with the ability of the property tax base and other revenue sources to support such expenditures. In considering Rumford's capacity to fund normal municipal services and capital projects, three areas are important. First, is change in valuation. A rate of the increase in valuation greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Recently there has been a decrease the town valuation but inflation has also been low. Second, Rumford has an economic dependency on the Rumford Paper Company that in 2011 paid 27% of the total property taxes collected. The continued viability of the paper industry over the 10 year planning period will be a major

factor in Rumford's fiscal capacity. Third Rumford has significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon taxpayers.

Fiscal Capacity

Goals, Policies & Action Strategies

Introduction

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed compared with the ability of the property tax base and other revenue sources to support such expenditures.

State of Maine goal Plan that needs to be addressed:

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

Policies of the Plan are to:

Policy necessary to address State of Maine Goal:

Finance existing and future facilities and services in a cost effective manner.

Explore grants available to assist in the funding of capital investments.

Reduce Maine's tax burden by staying within LD 1 spending limitations.

Action strategies necessary to address State of Maine Goal:

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

Responsibility/Time Frame

*Town Manager, Selectperson's & Department Heads/
Ongoing*

Rumford's own policy and action strategies:

Policy

Plan for the adequate provision for public facilities and services.

Action Strategy

Maintain a capital investment plan that annually identifies the Town's capital needs, assesses the Town's ability to pay for capital needs, establishes priorities for the identified needs, identifies funding sources and establishes a multi-year program implementing the capital investment plan.

Responsibility/Time Frame

Town Manager, Department Heads, Finance Committee
& Selectperson's/Short Term & Ongoing

Action Strategy

Prepare and maintain a contingency plan for the loss of property tax revenue should the Mill downsize or shut down.

Responsibility/Time Frame

Town Manager, Department Heads, Finance Committee
& Selectperson's/Short Term & Ongoing

Capital Investment Plan

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Capital investments as contained in the Capital Investment Plan are expenditures greater than \$25,000 that do not recur annually, have a useful life of greater than three years, and result in fixed assets. They 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, and the acquisition of land for community benefit. Capital investments or improvements usually require the expenditure of public funds: town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period.

The capital needs and spending priorities are intended as general guides, not specific proposals. Funds for each need will require actions at future town meetings.

**Capital Investment Needs
2013-2022**

Item	Year	Priority	Estimated Cost	Probable Funding Source
<u>Capital Investments Identified by Department</u>				
Public Works Equipment/Buildings				
Low Bed	2013-2014		\$40,000	CR/RF
Sweeper	2013-2014		\$150,000	CR/RF
Excavator	2014-2015		\$160,000	CR/RF
Truck	2015-2016		\$110,000	CR/RF
Truck	2016-2017		\$150,000	CR/RF
Sand/Salt Shed	2018	Medium	\$400,000	RF/G
Public Works/Bituminous Surfacing Program				
	2013		\$73,500	CR/RF
	2014		\$91,000	CR/RF
	2015		\$76,500	CR/RF
	2016		\$51,000	CR/RF
Public Works/Sidewalk Improvement Program				
	2013		\$73,000	CR/RF
	2014		\$47,000	CR/RF
	2015		\$40,000	CR/RF
	2016		\$43,500	CR/RF
Public Works/Permanent Road Program				
	2013		\$352,400	CR/RF
	2014		\$248,700	CR/RF
	2015		\$435,700	CR/RF
	2016		\$350,000	CR/RF
Public Works/State Aid Program				
	2013		\$94,000	G
	2014		\$115,000	G
	2015		\$130,000	G
	2016		\$130,000	G
Rumford Public Library				
Sewer Bathroom	2013-2014		\$45,000	RF
Repair Foundation/Pointing	2014-2015		\$50,000	RF

Item	Year	Priority	Estimated Cost	Probable Funding Source
Elevator	2015-2016		\$100,000	RF
Fire Department				
Pumper	2013-2014		\$275,000	RF/B
Tanker	2014-2015		\$275,000	RF/B
Command Vehicle	2016-2017		\$60,000	CR/RF
Parks Department				
Walking Trail Improvement	2013-2015		\$54,000	G/RF
Equipment Replacement	2013-2015		\$56,000	RF/CR
Football Field Light Poles	2016-1017		\$100,000	RF
<u>Capital Investments Needed to Implement Action Strategies of Comprehensive Plan</u>				
Strathglass Park/ exterior restoration of structures and grounds	2015-2020	Medium	TBD	G/D
Restroom facilities on Shopper's Island.	2014	High	TBD	RF
Infrastructure improvements/ Puuia Business Park.	2014	High		RF/CR
Gateway enhancement	2014-2022	Medium	TBD	G/RF/D/TIF
Store front improvements	2014-2018	Medium	TBD	G/D/TIF
Upgrading substandard residential properties	2014-2023	Medium	TBD	G
Acquisition and demolition of residential properties unsuited for rehabilitation or in locations designated for future business development	2014-2023	High	TBD	G/RF/TIF
Off street parking in residential areas.	2015-2020	Low	TBD	RF/UF/D
Off street parking improvements/Shoppers Island	2015-2022	Low	TDD	RF/UF
Park & ride lot	2018	Medium	TBD	G
Intermodal transfer facility	2021	Low	TBD	RF/UF/D
Open space acquisition fund	2016-2023	Low	TBD	RF
Trail development	2014-2023	Medium	TBD	G/RF/D

NOTES:

CR:	Current Revenues	G:	Grants
RF:	Reserve Funds	D:	Donations
B:	Bonds	UF:	User Fees
TIF:	Tax Increment Financing	TBD:	To Be Determined

Regional Coordination Program

Introduction

The Town of Rumford realizes that coordination and/or joint action is necessary to address a number of regional/interlocal planning issues. Based upon the results of the inventory and analysis, the review of the various policies contained in this Plan, the following regional issues have been included in the Regional Coordination Program.

Planning Issues

- ❖ Economic Growth and Development
- ❖ Transportation and Highway Improvements
- ❖ Ground water and public water supply protection
- ❖ Surface water resources
- ❖ Joint municipal service delivery

Goals, Policies & Action Strategies

Policy necessary to address State of Maine Goal:

Coordinate with regional economic development organizations and towns as necessary to support desired economic development.

Action strategies necessary to address State of Maine Goals:

Participate in any regional economic development planning efforts.

Responsibility/Time Frame

Economic Opportunities Staff/Ongoing

Policy necessary to address State of Maine Goal:

Encourage and promote adequate workforce housing conditions to support the community's and region's economic development.

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

Action strategies necessary to address State of Maine Goals:

Support and participate in a regional affordable housing coalition to address regional affordable and workforce housing needs.

Responsibility/Time Frame

Town Manager/Ongoing

Policy necessary to address State of Maine Goal:

Efficiently meet identified public facility and service needs.

Action strategies necessary to address State of Maine Goals:

Explore options for greater regional delivery of municipal services and use of municipal facilities.

Responsibility/Time Frame

Town Manager & Department Heads/Ongoing

Policies necessary to address State of Maine Goal:

Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems

Action strategies necessary to address State of Maine Goals:

Participate in regional and state transportation planning efforts that include high speed highway access to outside markets.

Responsibility/Time Frame

Town Manager & Economic Development Staff/Ongoing

Policies necessary to address State of Maine Goal:

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

Action strategies necessary to address State of Maine Goal:

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

Responsibility/Time Frame

Code Enforcement Officer/Ongoing

Policies necessary to address State of Maine Goal:

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

Action strategies necessary to address State of Maine Goal:

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

Responsibility/Time Frame

Planning Board/Ongoing

Policies necessary to address State of Maine Goal:

Support farming and forestry and encourage their economic viability.

Action strategies necessary to address State of Maine Goal:

Include agriculture, commercial forestry operations and land conservation that supports them in local or regional economic development plans.

Responsibility/Time Frame

AVCOG/Ongoing

Policies necessary to address State of Maine Goal:

Provide recreational facilities and programs on a regional basis as necessary to meet current and future needs.

Action strategies necessary to address State of Maine Goal:

Develop a joint recreation master plan with Mexico to meet current and future needs, including the use of Poor Farm land and Franklin Annex land, explore ways of addressing the identified needs and/or implementing the recommendations of the plan.

Responsibility/Time Frame

Rumford Park Commission, Parks Departments & Planning Board/Short Term

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

Responsibility/Time Frame

Parks Department, Snowmobile Club, ATV Club, Peak of the Week Club Mahoosuc Land Trust, Androscoggin River Watershed Council & Other Interested Parties/Ongoing

Policies necessary to address State of Maine Goal:

Coordinate Rumford's land use strategies with other local and regional land use planning efforts.

Action strategies necessary to address State of Maine Goal:

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

Responsibility/Time Frame

Planning Board/Short Term & Ongoing

Policies necessary to address State of Maine Goal:

Finance existing and future facilities and services in a cost effective manner.

Action strategies necessary to address State of Maine Goal:

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

Responsibility/Time Frame

Town Manager, Selectperson's & Department Heads/Ongoing

Rumford's own policies and action strategies:

Policy

Provide a transportation system including rail sidings conducive to business/industrial development and expansion.

Action Strategy

Work with regional groups and MaineDOT to upgrade highway, rail and transit services.

Responsibility:

Town Manager/Ongoing

Policy

Maintain and/or improve the level of service and/or reduce costs of providing public services through multi community involvement.

Action Strategy

Participate in discussions and analysis of joint municipal service delivery with other communities.

Responsibility/Time Frame

Town Manager, Board of Selectperson's/Department Heads/Ongoing

Policy

Seek passenger rail service to Western Maine.

Action Strategy

Support state, regional and local efforts to have passenger rail service on the St. Lawrence and Atlantic Railway to Bethel and beyond.

Responsibility/Time Frame

Selectperson's/Ongoing

Policy

Assess the demand and options to provide local and regional transit service.

Action Strategy

Request the Androscoggin Valley Council of Governments to conduct a transit need assessment study.

Responsibility/Time Frame

Town Manager/Mid Term

Policy

Protect the Water District's wells and recharge areas.

Action Strategy

With the communities of Andover, Byron, Hanover, Newry, and Roxbury and the Land Use Planning, develop a protection strategy for the Ellis River Aquifer recharge area including the examination of incentives for participation.

Responsibility/Time Frame

Water District/Mid Term

Policy

Encourage the owners of land best suited for agricultural use to maintain such land for ongoing and/or future agricultural use.

Action Strategies

Support statewide initiatives directed toward current use taxation of agricultural and forest land.

Responsibility:

Selectperson's/Ongoing

Support activities of the River Valley Agricultural Commission.

Responsibility:

Selectperson's/Ongoing

Build awareness of agriculture issues and the importance of buying local foods in Rumford and the River Valley

Responsibility:

River Valley Agricultural Commission/Ongoing

Plan Implementation & Evaluation

Introduction

The real value of the comprehensive plan is its implementation. The plan contains many policies and action strategies which when considered together sets a direction for the future of Rumford as identified in Rumford's vision. It is recognized that that all the actions will not occur at once and some may never come to fruition. Over time the plan may need amendments as priorities change and new opportunity arise. The following action strategies will guide plan implementation and evaluation.

Action Strategies

Charge the Planning Board with overseeing the implementation of the plan.

Responsibility/Time Frame

Selectperson's/Upon Plan Adoption

The Planning Board will be responsible for this plan as the base for the community's long-range planning and with overseeing the implementation of the plan. The Planning Board will submit quarterly reports to the Selectperson's and annual reports to Town Meeting on the status of the implementation activities that include the following.

The reports will indicate the implementation status of each of the action strategies and the Future Land Use Plan in the Plan.

The reports will assess the percent of municipal growth-related capital investments in growth areas by identifying the type, amount, location and year of all municipal growth-related capital investments.

The reports will state the location, type, amount (number of new homes and businesses) and size by year of new development in relation to growth areas, rural areas and significant resource areas as designated in the Plan.

The reports will document critical resource areas including information on type, area and location protected through acquisition, easements or other measures.

Acquire necessary planning services to assist the Planning Board in implementing the action strategies contained in the Plan.

Responsibility/Time Frame

Selectperson's/Short Term & Ongoing

P *ublic Participation Summary*

Comprehensive Plan Committee: The Selectperson's appointed a 10 member committee to oversee the development of the comprehensive plan. The committee began meeting with AVCOG on a monthly basis in January 2012 and continued meeting until the plan was ready for town meeting action.

Public Visioning Session: On July 26, 2012 the committee sponsored a visioning session.

Meeting with Planning Board: On February 28, 2013 the committee held a joint meeting with the planning board to review the draft plan.

Meeting with Selectperson's: On March 5, 2013 the committee held a joint meeting with the Selectperson's to review the draft plan.

Public Hearing: On April 25, 2013 a public hearing on the proposed plan was conducted.

Use of Media: Public meeting notices were sent to local newspapers.

Use of Technology: Notices of meetings, minutes of meetings and Plan drafts were posted on the town's Web Site.

Comprehensive Plan Committee Members: Rita Aromaa, Philip Blampied, Dennis Breton, Peter Buotte, Frank Diconzo, Jesse Heath (resigned), Kevin Saisi, Chair, Jim Thibodeau, Kenrick Thibodeau and James Windover.

Town Staff: Carlo Puiia, Town Manager

Advisor: John Maloney, Androscoggin Valley Council of Governments

Appendix A
Rumford
Comprehensive Plan Update

ANALYSIS
&
KEY ISSUES
RESULTS

Prepared By:
Rumford Comprehensive Plan Update Committee
July 2012

Introduction

One of the initial tasks of the Comprehensive Plan Committee was to consider the key issues that may face the town as the development of the comprehensive plan was begun. The Rule used by the Department of Agriculture, Conservation & Forestry Municipal Planning Assistance Program in their review of comprehensive plans includes a series of questions that the plan must address unless determined not to be applicable.

The following checklist presents the result of the Committee's opinion on the key issues. The checklist contains four columns for a response to the question. The yes column means it is a key issue, the no column means it is not an issue, unsure means that it is not known at this time if it is or is not a key issue and further information is needed to make a determination and N.A. means the question is not applicable to Rumford. Committee comments are also stated after each subject area.

Rumford Comprehensive Plan Update Analysis and Key Issue Results

Population and Demographics	Yes	No	N.A.
<p>1. Is the rate of population change expected to continue as in the past,</p> <p><i>There has been a depopulation trend over the past 30 years.</i></p> <p><i>Population trends will depend on the stability of the Mill.</i></p> <p>2. or to slow down</p> <p>3. or speed up?</p> <p>4. What are the implications of this change?</p> <p><i>Town will have to cope with continued population decline.</i></p> <p><i>The affordable housing supply may attract people to Rumford.</i></p>	√		
<p>5. What will be the likely demand for housing, municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?</p> <p><i>Will be a greater demand for owner occupied.</i></p> <p><i>Need options of elderly housing/assisted living.</i></p>			
<p>6. Does your community have a significant seasonal population, is the nature of that population changing?</p> <p><i>There is a significant seasonal population in Newry but it has little impact on Rumford.</i></p> <p><i>There is short term transient seasonal population during x-country racing events.</i></p> <p><i>There have been a few houses in Strathglass Park purchased by non- residents for seasonal use.</i></p> <p><i>Some camp lots sold.</i></p> <p>7. What is the community's dependence on seasonal visitors?</p> <p><i>No significant dependence on seasonal visitors.</i></p>		√	

<p>8. If your community is a service center or has a major employer, are additional efforts required to serve a daytime population that is larger than its resident population?</p> <p><i>Rumford is a service center and has the paper mill but there are not major additional efforts needed to serve that population.</i></p>		✓	
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Economy	Yes	No	N.A.
<p>1. Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment and municipal tax base?</p> <p><i>Major changes in manufacturing. Decline in the past 20-30 years in paper, wood and shoe manufacturing in both Rumford and the region.</i></p> <p><i>Has resulted in population loss because of the jobs gone. Once products made here now made overseas.</i></p>	✓		
<p>2. Does the community have defined priorities for economic development?</p> <p><i>Over the years there has been a start & stop approach to economic development depending on leadership.</i></p> <p>3. Are these priorities reflected in regional economic development plans?</p>		✓	
<p>4. Are there a traditional downtown or village centers in the community, are they deteriorating or thriving?</p> <p><i>Congress Street commercial area OK.</i></p> <p><i>Waldo Street commercial area bad</i></p> <p><i>Rumford Point Village mostly residential.</i></p>	✓	✓	
<p>5. Is tourism an important part of the local economy?</p> <p><i>Should be/could be.</i></p> <p>6. What steps can it take to strengthen tourism?</p> <p><i>Maximize Black Mt activities.</i></p> <p><i>Promote Androscoggin River activities including fishing.</i></p> <p><i>Promote family outdoor recreation development.</i></p> <p><i>Good hotel/motel needed.</i></p>		✓	
<p>7. Do/should home occupations play a role in the community?</p> <p><i>Home occupations exist more are needed.</i></p>	✓		

Economy	Yes	No	N.A.
<p>8. Are there appropriate areas within the community for industrial or commercial development?</p> <p>Industrial/business parks.</p> <p>Waldo Street Area (Gateway Area TIF District) but acquisition, demolition and redevelopment is needed.</p> <p>Designated fund for building removal is needed.</p> <p>Rumford has a large land area but topography limits locations for commercial/industrial development.</p>	<p>✓</p> <p>✓</p>		
<p>9. If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?</p> <p>Will depend on Site Plan Review standards.</p>		<p>✓</p>	
<p>10. Are public facilities, including sewer, water, broadband access or three-phase power, are needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?</p> <p>The above facilities and services are in good shape.</p> <p>Could a municipal power company reduce energy costs?</p> <p>Lower electrical rates would help businesses.</p>			
<p>11. If there are local or regional economic development incentives such as TIF districting, do they encourage development in growth areas?</p> <p>Four TIF districts all in what are considered as growth areas.</p>	<p>✓</p>		
<p>12. How can/does the community use its unique assets such as recreational opportunities, historic architecture, civic events, etc. for economic growth?</p> <p>Assets that are and/or can be used include:</p> <p>Rumford Falls</p> <p>Historic resources</p> <p>4th of July activities</p> <p>Fly In</p> <p>Black Mountain/ski races</p> <p>Road Rally Racing</p> <p>Fairs</p>			

Housing	Yes	No	N.A.
1. How many additional housing units, including rental units, will be necessary to accommodate projected population and demographic changes during the planning period? <i>Rumford has an oversupply of housing. Some new housing will be constructed because the character of the current supply does not meet desired type. There may be a market for upper scale condos</i>			
2. Is housing, including rental housing, affordable to those earning the median income in the region? 3. Is housing affordable to those earning 80% of the median income?	✓ ✓		
4. Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community? <i>Some year-round homes have been purchased for occasional use but not to any great extent. These include a few units in Strathglass park.</i>	✓		
5. Will additional low and moderate income family, senior or assisted living housing be necessary to meet projected needs for the community and region? <i>Senior assisted housing needed to allow elderly to stay in Rumford. Should be privately owned rather than subsidized. Elementary school could be a potential location for elderly housing.</i> 6. Will these needs be met locally or regionally? <i>Would like to meet locally so people can stay in Rumford.</i>	✓ ✓		
7. Are there other major housing issues, such as substandard housing? <i>There are many nice residential neighborhoods in Rumford. There a areas of substandard housing (a concentration of such substandard conditions exist in area bounded by Lincoln Avenue, Hancock Street, Rumford Avenue and Falmouth Street). In some locations the land is worth more than the building. Concerns with life safety, lead paint, energy efficiency and appearance. More public funds needed for purchase/demolition of substandard buildings. Possible partnership with the town and private owners for removal should be considered.</i>	✓		
8. Do existing regulations encourage or discourage development of affordable/workforce housing?	✓		

Transportation	Yes	No	N.A.
<p>1. What are transportation system concerns in the community and region? What, if any, plans exist to address these concerns?</p> <p>Passing lane on Falls Hill & cross walk at top of Hill.</p> <p>Bicycle lanes needed.</p> <p>Speed limit enforcement</p> <p>Passenger rail service to Bethel could help Rumford's economy.</p> <p>High speed highway access to outside markets</p> <p>Bridge repair.</p>			
<p>2. Are conflicts caused by multiple road uses, such as a major state or U.S. route that passes through the community or its downtown and serves as a local service road as well?</p>		√	
<p>3. To what extent do sidewalks connect residential areas with schools, neighborhood shopping areas, and other daily destinations?</p> <p>The side walk system is very good as the built portions were developed when walking was the major means of getting somewhere.</p>			
<p>4. How are walking and bicycling integrated into the community's transportation network (including access to schools, parks, and other community destinations)?</p> <p>Sidewalks system very good.</p> <p>Bicycling opportunities need attention.</p>			
<p>5. How do state and regional transportation plans relate to your community?</p> <p>The Regional Strategic Investment Plan for the AVCOG Region includes investment relating to transit, and Route 2 realignment in Rumford.</p> <p>The MaineDOT improvement plan includes bridge construction and side walk improvements in Rumford.</p>			
<p>6. What is the community's current and future budget for road maintenance and improvement?</p> <p>\$2.3 Million</p> <p>Town maintains a reserve account for roads.</p>	√		
<p>7. Are there parking issues in the community? What are they?</p> <p>Off street parking in older residential areas needed. These areas were developed when people walked to work/had only one vehicle.</p> <p>Parking in the winter in Strathglass Park is a problem.</p> <p>Parking on Shoppers Island can be problem at time.</p> <p>Parking is at a premium at sporting event at Hosmer Field.</p>	√		

Transportation	Yes	No	N.A.
8. Do available transit services meet the current and future needs of community residents? Need inter and intra bus service. Need bus service to Lewiston/Auburn and Farmington. Need local transit system. Van pools needed. Park and Ride lot(s) needed.		✓	
9. If transit services are not adequate, how will the community address the needs?			
10. Does the community have local access management or traffic permitting measures in place? There are standards in the site plan review ordinance.	✓		
11. Do local road design standards support desired land use patterns?	✓		
12. Do the local road design standards support bicycle and pedestrian transportation? Not in existing developments. Will support in new development.	✓		
13. Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? There has been only one major residential subdivision in recent years. It had short cul-de-sacs and a loop road.	✓		
14. Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs?	✓		

Recreation	Yes	No	N.A.
1. Will existing recreational facilities and programs in the community and region accommodate projected changes in age groups or growth in your community? Rumford has a very strong recreation heritage.	✓		
2. Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable? The GRCC could use improvements including handicapped access or perhaps replacement. Parking can be a concern at major events at Hosmer Field. Portage around Rumford Falls. Pet Park.	✓		

Recreation	Yes	No	N.A.
<p>3. Are important tracts of open space commonly used for recreation publicly owned or otherwise permanently conserved?</p> <p><i>Mahoosuc Land Trust owns the White Cap Mountain Preserve. Town owns the poor farm land (200 acres) and 100 acres on Franklin Annex. These lands should be considered to retain for future recreational uses. Land acquisition adjacent to Hosmer field for expansion.</i></p>	✓	✓	
<p>4. Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?</p> <p><i>Could considered \$ received for timber harvesting of town owned land go into a land acquisition fund.</i></p>		✓	
<p>5. Does the public have access to each of the community's significant water bodies?</p> <p><i>Access is available to Androscoggin River and Ellis River. Other ponds are small and receive little use.</i></p>	✓		
<p>6. Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?</p> <p><i>Snowmobile club trails OK. Some conflicts with ATV use. Whitecap trail OK. Trail being developed from Whitecap to Black Mountain by volunteers. Swift River trail and library trail maintained by recreation department.</i></p>	✓	✓	
<p>7. Is traditional access to private lands being restricted?</p> <p><i>Not too much but some.</i></p>		✓	

Water Resources	Yes	No	N.A.
<p>1. Are there point sources (direct discharges) of pollution in the community?</p> <p><i>There are two licensed treated discharges to the Androscoggin River (Rumford Point Treatment Plant and Rumford paper Company).</i></p> <p>If so, is the community taking steps to eliminate them?</p>		✓	
<p>2. Are there non-point sources of pollution?</p> <p><i>Some from erosion but not significant.</i></p> <p>If so, is the community taking steps to eliminate them?</p>		✓	
<p>3. How are public groundwater supplies and surface water supplies and their recharge areas protected?</p> <p><i>Water District owns land around wells. Wellhead protection ordinances in force. The Ordinance could use updating.</i></p>	✓		
<p>4. Do public works crews and contractors use best management practices to protect water resources in their daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)?</p>	✓		
<p>5. Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?</p>	✓		

Natural Resources	Yes	No	N.A.
1. Are any of the communities critical natural resources threatened by development, overuse or other activities?		✓	
2. Are local shoreland zone standards consistent with state guidelines and with the standards placed on adjacent shorelands in neighboring towns?	✓		
3. What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources? Regulatory (shoreland zoning, site plan review, subdivision regulations) Non regulatory (retain town forest and land acquired for non-tax payment if it has resource values).			
4. Is there current regional cooperation or planning underway to protect shared critical natural resources? Androscoggin River Watershed Council Androscoggin River Alliance	✓		
5. Are there opportunities to partner with local or regional groups?	✓		
Agriculture and Forestry Resources	Yes	No	N.A.
1. How important is agriculture and/or forestry and are these activities growing, stable, or declining? Forestry stable and important. Agriculture declining. Sunday River Farm only commercial farm. Kimball hays. Some hobby farms.			
2. Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?		✓ ✓	
3. Are farm and forest land owners taking advantage of the state's current use tax laws? Tree Growth yes Farm & opens space no	✓	✓	
4. Has proximity of new homes or other incompatible uses affected the normal operations of farming and logging?		✓	
5. Are there large tracts of industrial forest land that have been or may be sold for development in the foreseeable future? One large tract was sold and development approved but not built. Had limited timber value due to excessive cutting. Have been tracts divided into 40+ acre lots for camp development.	✓		
6. If so, what impact would this have on the community?			

7. How does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers' markets, or community-supported agriculture)? Have town woodlots, community gardens and farmers markets	✓		
8. Does the community have town or public woodlands under management, or that would benefit from forest management?	✓		

Historic and Archeological Resources	Yes	No	N.A.
1. Are historic patterns of settlement still evident in the community? Very much so.	✓		
2. What protective measures currently exist for historic and archaeological resources and are they effective? Very limited and not effective.		✓	
3. Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?		✓	
4. Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource? Strathglass Park historic district, others on Congress Street . Make tax incentives known.	✓		

Public Facilities and Services	Yes	No	N.A.
1. Are municipal services adequate to meeting changes in population and demographics?	✓		
2. Has the community partnered with neighboring communities to share services, reduce costs and/or improve services? In what ways? Sewage treatment, solid waste disposal, education, general assistance	✓		
3. If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? Stormwater separation/infiltration & inflow.	✓		
4. Is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 MRSA §1163), or will it be?	✓		
5. If the community has a public water system are any public water supply expansions anticipated? No major expansions foreseen over 10-year planning period. If so, have suitable sources been identified and protected? Is the water district extension policy consistent with the Future Land Use Plan?		✓	

Public Facilities and Services	Yes	No	N.A.
6. If the town does not have a public sewer or water system, is this preventing the community from accommodating current and projected growth?			✓
7. Are existing stormwater management facilities adequately maintained? What improvements are needed? Remove stormwater from sewer system How might future development affect the existing system?	✓		
8. How do residents dispose of septic tank waste? Private haulers take to treatment plant. Are there issues or concerns regarding septic tank waste?	✓	✓	
9. Is school construction or expansion anticipated during the planning period? Are there opportunities to promote new residential development around existing and proposed schools?	✓	✓	
10. Is the community's emergency response system adequate? Are improvements a needed? Fire and Police facilities are becoming antiquated	✓ ✓		
11. Is the solid waste management system meeting current needs? Is the community reducing the reliance on waste disposal and increasing recycling opportunities? Are improvements needed to meet future demand?	✓ ✓	✓	
12. Are improvements needed in the telecommunications and energy infrastructure? Speed of internet.	✓		
13. Are local and regional health care facilities and public health and social service programs adequate to meet the needs of the community? Costs are an issue	✓		
14. Will other public facilities, such as town offices, libraries, and cemeteries accommodate projected growth?		✓	
16. Does the community have a street tree program?	✓		

Public Facilities and Services	Yes	No	N.A.
Fiscal Capacity and Capital Investment Plan	Yes	No	N.A.
1. How will future capital investments identified in the plan be funded? Reserve funds, designated funds, grants & bonds.			
2. If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds? Based on state law the town could borrow up to \$90 million.	✓		
3. Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made? Have jointly purchased fire truck with Mexico.	✓		
4. Other The effects of the Mill shut down/downsizing needs to be considered in relation to the town's fiscal capacity			
Land Use	Yes	No	N.A..
1. Is most of the recent development occurring: lot by lot; in subdivisions; In planned developments? Over the past 10 years there has been a small amount of new development. That has occurred has been on individual lots rather in subdivisions. Is recent development consistent with the community's vision?	✓		
What regulatory and non-regulatory measures would help promote development of a character, and in locations that are consistent with the community's vision? Property maintenance code, removal of dilapidated buildings, retention of Strathglass Park values.			
2. Is the community's administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer? Planning board acts as review board much of the time rather than a planning board. Planning board needs to be tasked with things. Planning board training needed. A member of the board of Selectperson's should attend planning board meetings. C-Plan needs to set planning board priorities. Code enforcement is adequate.	✓	✓	
Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced? Is the floodplain management ordinance consistent with state and federal standards?	✓ ✓ ✓		

02.21.13-JAM

03.04.13-JAM

03.06.13-JAM

RUMFORD COMPREHENSIVE PLAN

Section I

Inventory & Analysis

Prepared by

The Rumford Comprehensive Plan Committee

and

Androscoggin Valley Council of Governments

November 1998

The Comprehensive Plan, presented in two sections--the Inventory & Analysis and Goals, Policies, & Strategies--should serve as a guide for the community and town officials as they make decisions about the future of Rumford. The Plan suggests general directions; recognizing the specific details will require further efforts. The Plan should be considered a living document meaning that it will require review and revisions as Rumford changes over time.

The Plan is not a zoning ordinance, and the future land use map is not a zoning map. The Plan is, however, intended to guide future changes in the Town's land use regulations so that they will reflect the goals and policies of this plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

This Plan is the result of the efforts of the Comprehensive Plan Committee and the citizens of Rumford that provided ideas during the planning process.

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INTRODUCTION

The comprehensive planning process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Committee, with assistance from Androscoggin Valley Council of Governments, collected, organized, and analyzed information about Rumford. Areas considered in the inventory and analysis elements related to population, economy, housing, transportation, natural resources, historic, cultural, and, archaeological resources, land use and development patterns, outdoor recreation, public facilities, and fiscal capacity.

The information to prepare the inventory and analysis came from several sources. Individual committee members collected information only available in Rumford. Other information came from state and federal sources. State agencies provided information on the location of wildlife habitat, traffic volumes, traffic accidents and lake and pond phosphorus loads. Much of the characteristics concerning Rumford's population information from the U.S. Department of Commerce 1990 Census was used. While this information was somewhat dated, it was the best readily available for the comprehensive plan.

The inventory and analysis also made several forecasts for the 10-year planning period. These included year-round population growth and year-round housing demand. Such forecasts were based on past trends and acceptable forecasting techniques.

The inventory and analysis are intended to be a snapshot of Rumford based on the best information available in 1997 and 1998. Communities are dynamic places, and thus, the inventory and analysis may not reflect all community characteristics at time of the adoption of the plan or five years from adoption. However, it presented a reliable picture of Rumford and provided the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and policies.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Findings and Implications

- ❖ **Rumford contains seven structures and a district listed on the National Register of Historic Places.**
- ❖ **Registered properties are provided no protection by such registration from activities undertaken by their owners with private financing.**
- ❖ **In addition to the structures listed in the National Register of Historic Places, Randall H. Bennett in his book, *Oxford County, Maine, A Guide to its Historical Architecture*, identified a number of other structures representing important local historic architecture.**

Historic Background

To understand the founding of Rumford, it is necessary to recognize that the present day Concord, New Hampshire, was originally called Pennacook (for the Indians who lived there). It was incorporated as the township of Rumford in 1733 (for the town in England that was home of the original Pennacook settlers) and in 1765 it became Concord.

The beginnings of Rumford, Maine can be traced back to 1652 to a boundary dispute between the Massachusetts Bay and New Hampshire colonies. This complicated issue was not settled for more than 100 years and left a number of citizens of the present day Concord, New Hampshire, deprived of their land holdings. These people, who become known as the “sufferers” because of the loss of their lands, eventually petitioned the Massachusetts General Court for a tract of uninhabited land in the District of Maine. The request was finally granted in 1774, and the area was settled as New Pennacook Plantation, the name it held until its incorporation as Rumford in 1800.

The town was settled as an agricultural and lumbering community and remained as such for more than 100 years. In 1901, the first paper machine was started at the Oxford Paper Company. Hugh J. Chisholm saw the Rumford Falls as an opportunity to produce power, and it was that power that lead to paper making in Rumford. The paper industry transformed the agricultural community of 898 people in 1890 to an industrial center of almost 7,000 people twenty years later in 1910. Rumford's population peaked in 1940 with approximately 10,500 residents.

Historic Structures

There is a growing recognition between citizens and governments across the country of the value of a community's historic resources. Historic buildings provide insight into a community's past and help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings can conserve resources, time, energy and money while they sustain a sense of community character.

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 funded, licensed or executed by the federal government. Registered properties are provided no protection by such registration from activities undertaken by their owners with private financing.

Rumford contains seven structures and a historic district listed in the National Register of Historic Places. The structures listed in the national register include the following.

- Deacon Hutchins House:** Located on Route 5, this Federal period two-and-one-half story residence was built in 1818 by Hezekiah Hutchins.
- Mechanics Institute:** This four-stories building on Congress Street was designed by a Boston architectural firm under guidelines established by Hugh Chisholm. The Institute was organized by the Rumford Falls Power Company as a benevolent and educational association for mill workers.
- Municipal Building:** The Rumford Municipal Building on Congress Street constructed in 1915-17 is the most sophisticated example of its type in Oxford County. This two-and one-half storied brick structure with granite trim displays modillioned entrance portico in a modified Doric order and large Palladian windows with decorative swags above. A wall of an interior courtroom is painted with a large scale mural "Birth of Law" by the noted Monmouth artist Harry Cochrane.
- Rumford Falls Power Company Building:** The Rumford Falls Power Company Building, also on Congress Street, was constructed in 1906 and designed by the well known New York architect Henry J. Hardenbergh. It was the headquarters of the firm largely responsible for growth in Rumford during the period. The building is characterized by a highly exuberant exterior and a rich classical interior.

Rumford Public Library: Constructed in 1903 and expanded in 1969, the library is a brick structure whose recessed arched entrance conveys a Romanesque Revival quality.

Rumford Point

Congregational Church: Constructed in 1864-65, this church displays tall multi-paned windows, a double-doored entry capped with a distinctive triangular pediment, and a belfry pierced with round-arch louvered openings. The interior walls are painted with trompe d'oeil frescoes.

Strathglass Building: Constructed in 1906, this four-story (fourth story added in 1931) has colossal engaged Ionic columns of limestone which support massive entablature with a highly elaborate cornice. This building on Congress Street is a county landmark of architectural significance.

Strathglass Park

Historic District: Designed to provide affordable housing in the 1900s Strathglass Park was built by Rumford Realty Company organized by Hugh Chisholm. Many of the structures were designed by the noted New York architect Case H. Gilbert. This turn of the century residential development contained 186 dwelling units consisting of brick duplex and wooded houses. Today, the structures are privately owned and remain architecturally significant.

In addition to the structures listed in the National Register of Historic Places, Randall H. Bennett in his book *Oxford County, Maine, A Guide to its Historical Architecture*, identified a number of other structures representing important local historic architecture. These included the following.

Calvin Howe Farmstead (Orchard Hill):	Route 5
Samuel Lufkin Farmstead (Silver farm):	East Andover Road
Phineas Wood House:	East Andover Road
Center Meeting House (Congregational Church):	Rumford Center Village
Oliver Pettengill Farmstead:	Route 2
Alexander Kimball House:	Rumford Point Village
Lyman Rawson House:	Rumford Point Village
Kimball Store:	Rumford Point Village
1824 House:	Rumford Point Village
Moses F. Kimball House:	Rumford Point Village
Porter Kimball House:	Rumford Point Village
Monroe House:	Rumford Point Village
Kimball School House:	Rumford Point Village
Ebenezer Virgin House:	Rumford Corner Village
Peter C. Virgin House:	Rumford Corner Village
Jeremiah Wardwell House:	Rumford Corner Village
Edward Small House:	Route 232

Moody House:	Route 232
Jonathan A. Bartlett House:	South Rumford Road
Cotton Elliot Farmstead:	South Rumford Road
Odd Fellows Block:	Congress Street
Continental Paper Bag Co. Mill:	Lowell Street
Prospect Avenue and Franklin Street Houses:	Prospect Avenue/Franklin Street
Universalist Church:	Franklin Street at Plymouth Avenue
St. Uthanasius-St John Church:	Maine Avenue at Knox Street
Baptist Church:	Plymouth Avenue at Washington Street
St. Barnabus Episcopal Church:	Rumford Avenue at Penobscot Street
Nathan Knapp House:	Washington Street
Chisholm School:	Rumford Avenue
Hancock Apartments:	Hancock Street

Archaeological Resources

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 which occurred after written records began.

In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline. These areas provided good locations for boat access and camp locations. Although some 4,500 archaeological sites have been identified in Maine, there may be an additional 12,000 sites to be discovered.

The Maine Historic Preservation Commission reports Rumford's industrial features as historic archaeological sites. Besides the inventory of early industrial sites, the Commission has identified a need for a field survey and inventory of the first wave of Anglo-American settlers and the sites of their homesteads, first churches and schools. Surveys to date have identified a total of 36 prehistoric historic archaeological sites in Rumford. Thirty-three sites have been documented along the banks of the Androscoggin River between the Rumford Falls dam to Rumford Point. Three sites are known in the Ellis River Valley. Other potential sites may exist along the remainder of the banks of the Androscoggin River, Ellis River and Swift River.

POPULATION CHARACTERISTICS

Findings and Implications

- ❖ It is forecasted that Rumford's population loss will be reversed over the ten-year planning period.
- ❖ Rumford's population is older than that of Oxford County and the State.
- ❖ Migration versus natural increase is the major component of Rumford's population change.

Introduction

Population trends and forecasts provide the foundation for understanding the anticipated growth that will occur over the next 10-year planning period. By examining population characteristics, trends and forecasts, Rumford can plan for future demands on community services as the result of population change.

Population Trends

Rumford, like most industrial centers in Maine, has experienced population decline since the 1960s. Several factors have contributed to this trend including industrial modernization resulting in a smaller workforce and movement to the more rural communities. According to the U.S. Census, Rumford's population decreased by 12% from 1970 to 1980 and continued to decline by 14% from 1980 to 1990. Rumford's resident population decreased by 2,300 people (or by 24%) from 1970 to 1990. Except for the town of Mexico, surrounding communities experienced increases in their populations from 1970 to 1990. Surrounding communities of Andover (20%), Dixfield (18%), and Roxbury (61%) experienced the largest percentage increases in population from 1970 to 1990.

During the 1980s, Rumford's population declined by 14% (or 1,162 people). Again, surrounding communities, except for the towns of Bethel, Mexico and Peru, experienced population increases. Bethel's population declined by less than 1%, and Mexico's population declined approximately 14% from 1980 to 1990. Peru's resident population fell 1.5%. For the most part, surrounding communities' population continued to increase at a slower pace than during the 1970s. Andover (7.5%), Dixfield (7.7%), and Roxbury (17.2%). Overall, Oxford County's population grew 21% from 1970 to 1990. While many factors contribute to population growth or loss within a community or region, it is expected that a decline in the employment opportunities in manufacturing industries, especially at Boise Cascade (Mead), was a significant factor in Rumford's population decline between 1970 and 1990.

Table 1-1 Population Change 1970-1990					
	1970	1980	1990	1970-1980 Percent Change	1980-1990 Percent Change
Rumford	9363	8240	7078	-12.0%	-14.1%
Andover	791	850	953	7.5%	12.1%
Bethel	2220	2340	2329	5.4%	0.5%
Dixfield	2188	2389	2574	9.2%	7.7%
Mexico	4309	3698	3344	-14.2%	-9.6%
Peru	1345	1564	1541	16.3%	-1.5%
Roxbury	271	373	437	37.6%	17.2%
Oxford County	43457	49043	52602	12.9%	7.3%
Source: U.S. Census 1970, 1980, 1990					

Population estimates prepared by the Maine Department of Human Services (MDHS) show a small decline (4%) in Rumford's population from 1990 to 1995. Surrounding communities' estimates show no dramatic increases or decreases except for Mexico (-6%) and Peru (7.5 %).

Table 1-2 Rumford Estimated Population Change 1990-1995				
	1990	1995 (Est.)	Numerical Change	Percent Change
Rumford	7,078	6,795	-283	-4.0%
Andover	953	933	-20	-2.1%
Bethel	2,329	2,335	6	0.3%
Dixfield	2,574	2,550	-24	-0.9%
Mexico	3,344	3,133	-211	-6.3%
Peru	1,541	1,657	116	7.5%
Roxbury	437	430	-7	-1.6%
Oxford County	52,602	53,440	838	1.6%

Source: Maine Dept. of Human Services

Rumford's natural increase in population (the number of births minus deaths) totaled 60 from 1990 to 1996 according to Maine Department of Human Services and Rumford Annual Reports. From 1990 to 1993, Oxford County's natural increase was 520 persons. This information suggests that out migration based on 1995 population estimates is the controlling factor in population change in Rumford.

Table 1-3 Births and Deaths 1990-1996						
	Rumford			Oxford County		
Year	Births	Deaths	Natural Increase	Births	Deaths	Natural Increase
1990	113	98	+15	758	537	+221
1991	108	100	+8	660	540	+120
1992	100	76	+24	674	494	+180
1993	104	73	+31			
1994	75	81	-6			
1995	75	77	-2			
1996	67	77	-10			
Total	642	582	+60	2,092	1,571	+521

Source: Town of Rumford

Seasonal Population

Seasonal residential population associated with second home development is not a factor in Rumford's overall population characteristics. The 1990 census reported 33 seasonal homes in Rumford. There are, however, approximately 180 lodging rooms in Rumford which if filled to capacity would increase the population by 360. Resident seasonal population will not become a factor during the planning period.

Seasonal population is, however, a significant factor in the greater Rumford region. To the north, Roxbury's seasonal population exceeds 600, Andover exceeds 400, and to the west, seasonal population increases in Bethel and Newry is in the thousands.

Age Distribution

The greatest percentage of Rumford's population (32%) falls within the 18-44 age group. This age group comprises most of the baby boom generation. The second greatest age category (22%) was the 45-64. This age category also captures part of the baby boom generation. Rumford's

elderly population (19%) is above that of Oxford County (15%) and the State of Maine (13%) for those 65 years or older. The median age of Rumford 1990 population was 37.2 years compared with 33.9 years for Oxford County.

	Rumford		Oxford County	
	Number	Percent	Number	Percent
Less than 5	497	6.80%	3792	7.30%
5-17	1497	20.90%	9318	18.00%
18-44	2233	31.50%	20282	39.10%
45-64	1537	21.70%	10518	20.30%
65+	1350	19.10%	7926	15.30%
Total	7078		51836	

Source: 1990 U.S. Census

Educational Attainment

According to the 1990 U.S. Census, Rumford had a larger percentage than Oxford County of population 18 years and older with a high school education. However, Rumford had a lower percentage of its 18 years and older population that had some college, an associate degree, bachelor's degree, graduate degree, or professional degree.

Table 1-5 Educational Attainment 1990 (persons 18 years and older)				
	Rumford		Oxford County	
	Number	Percent	Number	Percent
Less than 9th grade	586	12.4%	3451	8.9%
9th to 12 grades no diploma	516	10.9%	5731	14.8%
High School Graduate or Equivalency	2414	51.0%	17355	44.9%
Some college, no degree	530	11.2%	5385	13.9%
Associate Degree	268	5.7%	2290	5.9%
Bachelor's Degree	295	6.2%	3014	7.8%
Graduate or Professional Degree	122	2.6%	1462	3.8%
Total	4731		38688	

Source: 1990 U.S. Census

Occupation of Residents

The greatest percentage of workers in Rumford (16.2%) was in precision production occupations in 1990 followed by service occupations (13.2%). Occupations in sales increased from 5.9 percent of the labor force in 1980 to 12.8 percent in 1990. Over the same period, machine operators, assemblers and inspector occupation employment dropped from 18.1 percent of the labor force to 10.4 percent.

Table 1-6 Employment by Occupation 1990				
Occupation	Rumford		Oxford County	
	# of workers	% of Total Employed Labor Force	# of Workers	% of Total Employed Labor Force
Managerial and speciality occupations:				
Executive, administrative & managerial	151	4.7%	1798	8.0%
Professional speciality occupations	316	12.9%	2547	11.3%
Technical sales & administrative support:				
Technicians & related support occupations	130	4.5%	550	2.4%
Sales occupations	369	12.8%	2288	10.1%
Administrative support occupations, including clerical	365	12.6%	2768	12.3%
Service occupations:				
Private household occupations	20	0.4%	82	0.4%
Protective service occupations	45	1.6%	220	1.0%
Other services except above	380	13.2%	2871	12.7%
Farming, forestry, and fishing	66	2.3%	853	3.8%
Precision production, craft & repair occupations	466	16.2%	3646	16.1%
Operators, fabricators & laborers				
Machine operators, assemblers & inspectors	300	10.4%	2756	12.2%
Transportation & material moving occupations	134	4.7%	1139	5.0%
Handlers & equipment cleaners	155	5.4%	1075	4.8%
Employed person 16 years and over	2877		22593	

Source: 1990 U.S. Census

Income

Rumford's 1989 median household income was lower than Oxford County at \$21,608. Among the surrounding communities, Bethel had the highest median household income of \$27,188 with Peru second at \$26,354.

Table 1-7 Median Household Income 1989	
Rumford	\$21,608
Andover	\$23,673
Bethel	\$27,188
Dixfield	\$24,782
Mexico	\$21,671
Peru	\$26,354
Roxbury	\$25,781
Oxford County	\$24,535

Source: 1990 U.S. Census

According to the U.S. Census, per capita income for Rumford matched that of Oxford County in 1989. In 1979, Rumford's per capita income was above Oxford County's and ranked second of the six communities considered. If the declining value of the dollar due to inflation is considered, per capita income in real dollars increased by approximately \$425 between 1979 and 1989.

Table 1-8 Per Capita Income 1979-1989		
	1979	1989
Rumford	\$6,394	\$11,448
Andover	\$5,528	\$11,140
Bethel	\$5,545	\$12,472
Dixfield	\$5,725	\$10,796
Mexico	\$5,762	\$10,557
Peru	\$5,849	\$10,265
Roxbury	\$7,022	\$11,885
Oxford County	\$5,562	\$11,373

Source: U.S. Census 1990, 1980

The distribution of households by income is highlighted in Table I-9. The largest number of households (609 or 21%) is in the \$15,000 to \$25,000 income range. This is likely the reflection of the high concentration of the service sector occupations and fixed income households. The \$10,00 and less income range alone include 600 fixed-income households. Approximately 27 percent or 760 households fall within the \$35,000 to \$75,00 income bracket. This reflects the paper mill employees and two-worker households.

Table 1-9 Distribution of Households by Income Rumford 1989			
	Count of Households	Percent of Households	Oxford County Percent of Households
Less than \$5,000	206	7.1%	4.9%
\$5,000 to \$9,999	393	13.6%	12.7%
\$10,000 to \$14,999	410	14.1%	11.2%
\$15,000 to \$24,999	609	21.0%	22.1%
\$25,000 to \$34,999	429	14.8%	18.4%
\$35,000 to \$49,999	445	15.4%	17.2%
\$50,000 to \$74,999	321	11.1%	10.2%
\$75,000 or more	86	3.0%	3.3%
Total	2,899		

Source: 1990 U.S. Census

Population Projections

Year-Round Population Projections

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified as well as providing an indication of housing demand. It should be understood, however, that predicting population with great accuracy at the single municipality level is difficult.

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.

The Long Range Economic Forecast published by the Maine State Planning Office in 1993 reported that Maine's total population would increase by only 10,000 between 1992 and 2005. This would represent a sharp decrease in the State's annual average increase in population which was approximately 10,000 in the 1970s and 1980s. The report cites three factors for the significant decline in population growth: slow economic growth, the reduction in defense forces and expenditures, and the aging of post-World War II baby boomers. Population estimates prepared by the Maine Department of Human Services (MDHS) Office of Data, Research and Vital Statistics reported that Maine's population grew by approximately 13,000 between 1990 and 1995. This rate of growth would exceed the projected State of Maine population for 2005 should the trend continue. Natural increase was the controlling factor in statewide population growth at 22,800. It was estimated that some 9,500 people moved from the State over the 5-year period.

Based upon the 1995 population estimates prepared by MDHS, Rumford has experienced a population decline of 280 persons between 1990 and 1995. Out migration was the controlling factor in the MDHS estimate. The known natural increase was 54 and out migration of 337.

Many population forecasting techniques use past trends as an important factor in the forecasting formula. Forecasts for Rumford's year 2008 population, therefore, resulted in an estimated population of 6,800. This was due to the trend in population decline over the past thirty years. It is believed that over the 10-year planning period the rate of natural increase will remain or increase slightly over the 1990 to 1995-rate. It is also expected that the rate of out migration will decline over the period. This is based on the assumption of a stable paper industry and successful efforts in Rumford and the River Valley to expand employment opportunities. Therefore, the plan assumes a reversal in the 30-year trend of population decline and estimates a 2008 population of 7,000.

The aging baby boom generation is reflected in both Rumford's and Oxford County's estimated 2008 population age distribution. The age distribution of Rumford's 2008 population will reflect an increase in the 45-64 age category to 30 percent. The 5-17 age category will decrease slightly by the year 2008 to 22 percent reflecting fewer people in the child bearing ages. The 65-year-old and older category will also increase.

	Rumford		Oxford County	
	Number	Percent	Number	Percent
Less than 5	350	5%	3361	6%
5-17	1190	17%	9400	16%
18-44	1820	26%	20610	35%
45-64	2100	30%	16225	27%
65+	1540	22%	9693	16.00%
Total	7000		59289	

Source: Maine Department of Human Services/Androscoggin Valley Council of Governments

HOUSING

Findings and Implications

- ❖ Between 1990 and 1996, 62 new residential dwellings were permitted.
- ❖ The median household size decreased from 2.25 in 1980 to 2.11 in 1990.
- ❖ Sixty percent of the dwellings in Rumford were constructed prior to 1940.
- ❖ Vacancy rates for lower priced rental units may approach 30 percent.
- ❖ Areas of dilapidated and deteriorated housing exist.

Introduction

Local housing characteristics are an essential part of a comprehensive plan. An understanding of housing supply, trends, availability, conditions, and affordability is important in the overall planning process.

Rumford's housing characteristics, largely, reflect the industrial development period of the early 1990s. Sixty-six percent of the dwelling units were constructed before 1940 and nearly half are found in multi-family structures. High density residential areas and well-designed neighborhoods are around the central business areas and industrial area. This design reflects the early industrialization of Rumford and the lack of the influence of the automobile. Housing issues during the planning period will include a surplus of multi-family dwellings and deteriorating structural conditions in some locations.

Housing Trends

According to the 1990 U.S. Census, the number of total housing units in Rumford increased by 128 or 4.0% between 1980 and 1990. This rate of growth was well below that of surrounding communities except Mexico and Peru. This somewhat slow growth rate reflects the population trends and surplus housing supply.

Table 1-11 Number of Housing Units 1980-1990				
	1980	1990	# Change 1980- 1990	Percent Change
Rumford	3180	3308	128	4.0%
Andover	445	560	115	25.8%
Bethel	993	1266	273	27.5%
Dixfield	845	1081	236	27.9%
Mexico	1423	1459	36	2.5%
Peru	809	843	34	4.2%
Roxbury	382	423	41	10.7%
Oxford County	23796	29698	5902	24.8%

Source: U.S. Census - 1990

New housing starts from the period between July 1990 and June 1996 suggests a continuation of the rate of housing growth that occurred between 1980 and 1990. During the first half of the 1990 decade, building permits have been issued for 44 new residential structures and 18 mobile/manufactured homes for a total of 62 residential structures.

Type of Dwelling Unit

Slightly more than half of the total dwelling units in Rumford are found in 1-unit detached or attached structures. Dwellings in multi-family structures approach 45 percent of the total dwelling units. Manufactured homes/mobile homes comprised 5 percent of the total housing stock. Rumford's history as an industrial center and the nature of the housing that developed around that industry has made the town's dwelling types significantly different from that of Oxford County. Major differences are found in the percentage of multi-family and mobile homes. Rumford has a much greater percentage of multi-family units and much lower percentage of mobile homes. The small percentage of mobile homes reflects the availability of affordable single-family dwellings and rental units in Rumford.

While seasonal or second homes are an important part of Oxford County's housing characteristics, it is not in Rumford. The 1990 Census reported 33 units held for seasonal use.

Table 1-12 Distribution of Housing Units by Type 1990				
	Rumford		Oxford County	
	Number	Percent	Number	Percent
Total	3,308		29,689	
Single-family	1,721	52.0%	20,444	68.9%
Multi-family	1,434	43.4%	5,020	16.9%
Mobile home	153	4.6%	4,225	14.2%
Vacant Housing Units	354	10.7%	9,625	32.4%
# for seasonal or recreational use	33	1.0%	7,922	26.7%
Owner Occupied	1,771	64.2%	15,262	76.1%
Renter Occupied	1,183	35.8%	4,802	23.9%

Source: 1990 U.S. Census

Owner/Renter Patterns

In 1990, the majority of occupied dwelling units (60%) in Rumford were owner occupied. This percentage of owner occupied dwellings remained unchange between 1980 and 1990. The remainder of occupied dwelling units (40%) were renter occupied. The percentage of renter occupied dwelling units was the greatest of any community in Oxford County.

Median Household Size

As with most Maine communities and the nation, the number of persons per dwelling unit declined between 1980 and 1990 from 2.25 to 2.11 in Rumford. It is expected that this trend will continue through the middle of the next decade when household size will stabilize or increase slightly.

	1980	1990	% Change 80-90
Rumford	2.25	2.11	-6.4%
Andover	N.A.	2.73	
Bethel	2.31	2.2	-4.7%
Dixfield	2.45	2.32	-5.3%
Mexico	2.38	2.22	-8.0%
Peru	2.49	2.42	-2.8%
Roxbury	N.A.	2.5	
Oxford County	2.39	2.25	-5.8%

Source: 1990 U.S. Census

Vacancy Rates

While vacancy rates fluctuate, based on housing demand and economic conditions, vacant housing units are needed to provide housing opportunities within a community. Based on the 1990 Census on April 1, 1990, Rumford had a rental vacancy rate of 11 percent and a homeowner vacancy rate of 2 percent or 430 dwelling units. Since the time of the 1990 Census, vacancy rates for multi-family dwellings are reported to have increased. Interviews with real estate professionals and rental property owners showed that for the lower priced rental units vacancy rates may approach 30 percent. This high rental vacancy rate has led to a deterioration of units particularly in some structures in absentee ownership. The availability of single-family homes for sale is reported to be adequate to meet current demands.

Based on population forecasts for the ten-year planning period and market demands, it is expected that rental vacancy rates will remain high.

Housing Conditions

The condition of a town's housing stock is an indicator of its economic vitality and important to the perception of community character. Analysis of Census information, questionnaires, and physical inspections are all methods used to assess housing conditions. Each method has its advantages and disadvantages with physical inspection of each housing unit being the best.

The age of the town's housing stock is one indicator of housing conditions. General assumptions can be made that the older the structure, the more likely it is to have structural, electrical, or insulation deficiencies. Nearly 77% of Rumford's housing stock was built before 1950 and 66% was constructed in 1939 or earlier. If it can be assumed that the age of housing stock reflects physical condition, then a significant portion of Rumford's housing stock may be in need of upgrading.

A visual exterior review of residential structure conditions conducted in 1997 found isolated dilapidated conditions and areas of deterioration. These conditions are primary found in multi-family structures. Other areas exhibit fine examples of older well maintained residential structures. In 1997 the town appropriated funds to acquire and remove dilapidated structures.

Table 1-14				
Age of Housing Stock/Year Structure Built				
1990				
	Rumford		Oxford County	
	Number	Percent	Number	Percent
1989- March 1990	48	1.5%	873	2.9%
1985-1988	66	2.0%	2,994	10.1%
1980-1984	112	3.4%	2,327	7.8%
1970-1979	308	9.4%	5,716	19.3%
1960-1969	235	7.2%	2,945	9.9%
1950-1959	170	5.2%	1,860	6.3%
1940-1949	161	4.9%	1,232	4.1%
1939 or earlier	2,174	66.4%	11,742	39.6%
Total	3,274		29,689	

Source: 1990 U.S. Census

Housing Assistance Programs

Information provided by the Maine State Housing Authority identifies four federally-assisted multi-family housing developments in Rumford. The majority (139) of the housing units are multi-family low income elderly units and 24 are for low income.

Table 1-15 Federally Assisted Multi-Family Housing Development (As of March 1994)					
		Total Units		Low Income Units	
Sponsor	Program	Elderly	Family	Elderly	Family
FmHA	515	0	24	0	24
FmHA	515	24	0	24	0
HUD/MSHA	8SR	27	0	27	0
HUD/MSHA	8SR	88	0	85	0

Source: Maine State Housing Authority

Affordability of Housing

Essential to community growth and development is the availability of affordable housing either renter or owner-occupied. The 1990 Census provides information relating to gross rent paid for renter occupied dwelling units. The majority of Rumford residents (90%) paid less than \$500 per month for rent. In Oxford County, 85% of the residents paid less than \$500. In 1990, Rumford's housing rental prices were below that of Oxford County.

Table I-16 Gross Rent Specified Renter Occupied Housing Units 1990				
	Rumford # of Units	Rumford % of Total	Oxford County # of Units	Oxford County % of Total
Less than \$299	588	52%	1,579	38%
\$300 - \$499	481	42%	1,895	46%
\$500 - \$749	55	5%	558	14%
More than \$750	10	less than 1%	70	2%
TOTAL	1134		4,102	

Rental rates in Rumford have remained in the \$60 to \$100 per week range since the early 1990s. This has been due in part to the surplus of rental units.

The real estate transfer tax declaration forms provide sales prices of all homes sold including mobile homes. As the table below shows, Rumford's average sale price of residential housing increased from \$54,800 in 1990 to \$66,230 in 1994. The annual number of homes sold has remained constant over the five years.

Table 1-17 Average Sales Price Residential Structures 1990-1994			
	Rumford		
	Number of Sales	Average Sale Price	Median Sale Price
1990	43	\$54,890	\$51,415
1991	48	\$54,304	\$32,000
1992	33	\$63,924	\$62,000
1993	39	\$61,629	\$64,000
1994	44	\$66,213	\$68,750

Source: Maine State Housing Authority

The United State Department of Housing and Urban Development (HUD) has established guidelines for computing general income guidelines for determining housing affordability. The income levels which are a primary concern with respect to affordability are moderate, low, and very low. These are 120%, 80%, and 50% of median household income respectively. In 1989, the median household income in Rumford was \$21,600. As shown in the table below, a household that earned no more than \$10,800 would be considered as a very low income household, no more than \$17,280 a low income household and no more than \$25,920 a moderate income household.

Table I-18 Moderate, Low-Income, and Very Low-Income Households As a Proportion of Total Households Rumford 1989		
Household Income Level	Income Amount	Approximate Percentage of Total Households
Moderate	\$25,920	21%
Low	\$17,280	18%
Very Low	\$10,800	21%

Source: U.S. Census, 1990

Median household income figures for the years since the 1990 Census are not available for Rumford. However, the table below lists 1994 figures which have been generated for Oxford County by the Department of Housing and Urban Development (HUD). Also shown is the low-

income (80% of median) and very low-income (50% of median) threshold figures for Oxford County, and amounts which constitute "affordability" for home purchase, monthly mortgage payment, and monthly rent for each of the three income categories.

Median Annual Family Income	Household Income Group	Annual Income Range	% of Total Households	Affordable Monthly Rent	Affordable Selling Price
\$29,600	Very Low Income	Up to \$14,800	31%	Up to \$280	Up to \$36,000
	Low Income	\$14,800 - \$23,680	18%	Up to \$510	Up to \$65,600
	Moderate Income	\$23,680 - \$44,400	33%	Up to \$1,000	Up to \$128,400

Source: U.S. Department of Housing and Urban Development

Based upon income information and generally accepted affordable housing rents and sale prices of houses, affordable housing opportunities exist in Rumford. However, because of the town's housing stock size, it should be expected that the lower priced dwellings may have need in electrical and/or insulation upgrading.

Future Housing Demand

Future population and the characteristics of the existing housing stock are major factors in identifying future housing demands. Adequate housing is very important in supporting economic growth. This element of the comprehensive plan identifies the need for additional housing over the next ten years. As with any forecast, unforeseen influences can greatly impact its validity.

Rumford's population is expected to reach approximately 7,000 by the year 2008. Based upon an average household size of 2.11 persons in the year 2008, a demand will not exist for additional year-round dwelling units. The normal housing demand forecasting methods do not show a housing demand based on the current number of available units. However, an increase in new dwellings will occur. This will be the result of a loss of dilapidated multi-family structures, new single family development and market demand for modern upper scale town houses.

ECONOMY

Findings and Implications

- ❖ With some 1,400 employees and an annual payroll of some \$85 million, Mead Paper is a major force in the local and regional economy.
- ❖ Rumford plays a major role as a service and shopping center.
- ❖ Retail sales in Rumford increased by approximately \$1.4 million between 1991 and 1996.
- ❖ For the first time in recent history, more individuals are employed in service occupations than in manufacturing.

Regional Economic Perspective

Rumford is located along the major east/west corridor, Route 2, between the towns of Bethel and Mexico in northern Oxford County. Rumford is part of a larger economically integrated geographic unit called the Rumford Labor Market Area (LMA). An LMA consists of a central community or communities and the surrounding territory within commuting distance. The Rumford LMA includes Rumford, Mexico, Dixfield, Hartford, Roxbury, Carthage, Woodstock, Peru, Bethel and others in the Northern section of Oxford County.

During the 1980s, the Rumford LMA's economy shifted. The paper mill, in Rumford, which had dominated the region's economy for more than 50 years could no longer be counted on for its historic level of employment even as mechanization raised output. Consequently, during the 1980s, the LMA lost population. This was in contrast to what was occurring in the communities of Bethel and Newry, also located within the LMA. Tourism in these two communities grew during the 1980s and continued into the 1990s to become the leading employer instead of traditional wood products industries.

The economic base of the Rumford LMA includes a variety of manufacturing, service and retail employers. The largest employers with more than 200 employees include Mead Paper, Sunday River Skiway, School Administrative District #43, and the Rumford Community Hospital.

Total non-farm wage and salary employment from 1992 to 1995 increased approximately one percent. Highlights of employment characteristics of the Rumford LMA are listed.

- From 1992 to 1993, total non-farm wage and salary employment increased by 2.8%.
- From 1994 to 1995, total employment increased by less than 1%.
- From 1992 to 1993, the lumber and wood products, logging and wholesale trade - durable goods had the highest increase.
- Non-manufacturing employment consisted of 69% in 1994 and 70% in 1995 of total employment in the Rumford LMA.
- In 1995, the majority of employment was in manufacturing (29.7%), services (29.3%), and government (17.25%).
- Within the non-manufacturing sector from 1994-1995, retail trade decreased less than 1%, finance, insurance and real estate declined 14% while construction increased 14%.
- From 1994 to 1995, total manufacturing increased by less than 1%. Non-manufacturing employment gains occurred in construction, services, wholesale trade and health services.

	1992	1993	1994	1995	% Change 1992-1993	% Change 1994-1995
Total	7,640	7,860	7,670	7,710	2.88%	0.52%
Total Manufacturing	2,220	2,137	2,360	2,290	-3.74%	-2.97%
Durable	680	840	860	840	23.53%	-2.33%
Lumber & Wood	660	820	840	820	24.24%	-2.38%
Logging	140	160	150	150	14.29%	0.00%
Non-Durable	n/a	n/a	n/a	n/a	n/a	n/a
Printing/Publishing	n/a	n/a	n/a	n/a	n/a	n/a
Leather, Leather Prod.	n/a	n/a	n/a	n/a	n/a	n/a
Total Non-Manufacturing	5,420	5,490	5,310	5,420	1.29%	2.07%
Construction	190	180	140	160	-5.26%	14.29%
Trans/Utilities	250	240	240	240	-4.00%	0.00%
Wholesale Trade	70	80	80	90	14.29%	12.50%
Durable Goods	40	50	60	60	25.00%	0.00%
Retail Trade	1,160	1,220	1,170	1,160	5.17%	-0.85%
Finance, Insurance, Real Estate	180	200	210	180	11.11%	-14.29%
Services & Mining	2,060	2,110	2,120	2,260	2.43%	6.60%
Health Services	680	580	550	590	-14.71%	7.27%
Government	1,510	1,470	1,350	1,330	-2.65%	-1.48%

SOURCE: Maine Department of Labor Employment and Earnings Statistical Handbook 1991, 1992, 1993, 1994, 1995

The shift in employment patterns from manufacturing to other employment sectors can be seen in Table I-21. According to the U.S. Census, the highest percentage of employment for Oxford County residents in 1980 was in manufacturing (40.5%), services (24.3%) and retail trade (13.4%). By 1990, employment in the manufacturing sector had decreased to 25.9%. Service sector employment grew to the highest percentage of employment at 30.3%. By 1990, retail trade employment consisted of 17.1% of the employment for Oxford County residents.

Table 1-21 Number of Employees by Type of Industry Oxford County 1980-1990				
Industry	1980	Percent of Total	1990	Percent of Total
Agriculture, Forestry & Fisheries	701	3.46%	701	3.10%
Mining	8	0.04%	33	0.15%
Construction	1521	7.51%	2200	9.74%
Manufacturing	8201	40.49%	5843	25.86%
Transportation & Public Utilities	799	3.94%	1114	4.93%
Wholesale Trade	348	1.72%	524	2.32%
Retail trade	2708	13.37%	3855	17.06%
Finance, Insurance & Real Estate	520	2.57%	852	3.77%
Services	4923	24.30%	6835	30.25%
Public Administration	527	2.60%	636	2.82%
Total	22236		24583	

Source: U.S. Census - 1980, 1990

NOTE: Census employment is resident employment or how residents of a given town or country are employed, but not where they are employed. This information is the result of a 20% sample of the county population.

Rumford's Economy

From the turn of the century, Rumford's economy has been driven by the pulp and paper industry. In early 1902, 44 tons of paper were being produced each day at the Oxford Paper Company. By 1906, six paper machines were running and the mill employed 900. Today, the Mead Paper Mill has eight paper machines and one market pulp machine with a total capacity of more than 600,000 tons of paper per year. Over the past 20 years, more than \$1 billion has been spent at the mill in capital investments for paper machine rebuilds, environmental improvements, and other mill modernizations. With an annual payroll of \$85 million and approximately 1400 workers, the mill is critical to both the local and regional economy.

Besides an industrial center, Rumford serves as a service and retail center for the Dixfield, Mexico and Peru area. With a year-round population of approximately 16,000 in Rumford and five surrounding communities, the town plays an important regional role as a service provider and location of shopping opportunities. While some businesses are directly related to the wood and pulp industries, logging equipment and supplies and trucking, the majority are general consumer oriented including automobile repair, personal services, restaurants, food, banking, and other retail goods.

The Maine State Planning Office tracks data on taxable retail sales derived from sales tax collections. The table below details consumer and total retail sales in Rumford for the years 1991- 1996. Total retail sales are the sums of consumer retail sales and business operating sales that include utility sales and heating oil sold to commercial and industrial establishments. Consumer retail sales do not include these business operating purchases and thus provides a more accurate picture of what is commonly thought of as retail store sales.

Between 1991 and 1996, consumer retail sales increased by 4.1 percent or approximately \$1,400,000 not considering the rate of inflation over the period. In terms of real dollars, consumer sales increased by \$1,200,000 over the six-year period. Rumford's consumer retail sales increased from 1991 to 1995, however, a 2.5 percent decrease occurred between 1995 and 1996.

In 1995, 40 percent of the total consumer retail sales in the Rumford Economic Summary Area occurred in Rumford. This area includes 14 communities including Bethel, Mexico and Newry.

Table 1-22 Rumford Taxable Retail Sales 1991-1996 (in thousands of dollars)				
	Consumer Sales	Percent Change	Total Sales	Percent Change
1991	34653.2		78894.2	
1992	35072.2	1.2	63214.2	-19.9%
1993	35100.7	0.1	76068.4	20.3%
1994	36399.9	3.7	57305.2	-24.7%
1995	36969.3	1.6	58341.1	-0.1%
1996	36057.3	-2.5		1.9%

Source: Maine State Planning Office

Over the period between 1991 and 1996, food store sales increased the greatest of all consumer retail trade store types. Food stores include large supermarkets to small corner food stores. The sales represent snacks and non-food items only since food intended for home consumption is not taxed. Sales at these stores increased by approximately 33 percent or \$1,950,000. The restaurant and lodging group increased by \$1,230,000 or 18 percent over the same period. The other retail store group that includes dry good stores, drug stores, jewelry stores, book stores, gift shops, etc. realized an increase in sales of \$680,000 or 15 percent. The greatest decline in consumer retail sales occurred in the general merchandise sales group. These stores carry product lines generally carried in large department stores that include clothing, furniture, household durable goods, etc. Sales decreased by some \$2,300,000 or 25 percent over the six-year period. The greatest decline occurred between 1995 and 1996 when sales dropped by \$1,700,000 or 19 percent.

Consumer retail sales remain constant throughout the year in Rumford. An examination of total consumer retail sales by quarter for the six-year period from 1991 to 1996 shows the first quarter, January-March, accounts for approximately 20 percent of the total annual retail sales. The remaining three quarters fall within three percentage points of each other. This information suggests that Rumford serves as a consistent source of goods throughout the year. Sales associated with the summer and/or winter tourist seasons are not currently a major factor in the local economy.

Year	Quarter			
	1st	2nd	3rd	4th
1991	19.9	25.7	27.7	26.7
1992	20.4	26.5	26.0	27.1
1993	20.8	25.0	26.2	27.5
1994	20.8	24.4	26.5	28.3
1995	20.8	25.3	26.2	27.7
1996	21.6	25.4	26.6	26.4

Labor Force

Since 1992, Rumford's labor force has decline by approximately 170 based on information collected by the Maine Department of Labor. However, since 1994 there has been reported growth of some 110 in the labor force. The decline and growth in the towns labor force is reflected in the fluctuation of Oxford County's labor force during the same period. This is an indication of the improving local and regional economy after the recession of the early 1990's. Another indication of improving economic conditions is the decline in the unemployment rates since 1994 which peaked at 11 percent. By the end of 1996, the rate had fallen to 6.8 percent of the labor force. While this rate exceeds that of Oxford County (6.2%) and the States (5.4%), there were 200 more individuals in the labor force employed in 1996 than in 1994.

Table I-24 Average Annual Labor Force 1992-1996					
	Town of Rumford		Oxford County		Maine
	Labor Force	Unemployment Rate	Labor Force	Unemployment Rate	
1992	3,104	9.2	28,080	8.2	7.1
1993	3,072	10.5	25,600	9.9	7.9
1994	2,818	11.1	24,630	9.6	7.4
1995	2,898	7.5	25,700	7.1	5.7
1996	2,931	6.8	26,180	6.2	5.4
Change in Labor Force 1992-1996	-173		-1,900		

Rumford's employment patterns reflect the importance of paper industry. In 1990, 22.3 percent, or 640 persons, of the labor force were employed in the manufacture of non-durable goods. However, since 1980, the impacts of modernization and other actions within the non-durable manufacturing sectors is reflective in the fact that in that year, 1,100 individuals living in Rumford were employed in the manufacture of non durable goods.

For the first time in recent history, more individuals in Rumford's labor force were employed in the service sectors than manufacturing. Employment in health services (12% of the labor force) and educational services (7% of the labor force) employed the greatest numbers in the service sector. Employment in health services was greater than that of Oxford County (8.9%) and the State (9.4%). This reflects the presence of the Rumford Community Hospital and other health service providers.

After services and manufacturing, retail trade sectors employ the third largest (17%) percentage of Rumford's labor force.

Table 1-25 Distribution of Labor Force by Industry 1990				
Industry	Rumford		Oxford County	
	# of workers	% of Total Employed Labor Force	# of Workers	% of Total Employed Labor Force
Agriculture, Forestry	29	1.0%	701	3.10%
Construction	332	11.5%	2200	9.74%
Mining	0	0.0%	33	0.15%
Manufacturing	833	28.9%	5743	25.86%
Durable goods	189	6.6%	3116	13.79%
Nondurable Goods	644	22.3%	2727	12.07%
Transportation	83	2.9%	756	3.35%
Public Utilities	34	1.2%	358	1.58%
Wholesale Trade	41	1.4%	524	2.32%
Retail Trade	484	16.8%	3855	17.06%
Finance Inc. Real Est.	132	4.6%	852	3.77%
Services	852	29.6%	6835	30.25%
Business & Repair	50	1.7%	619	2.74%
Personal Services	122	4.2%	957	4.2%
Health	334	11.6%	2025	8.96%
Educational	198	6.9%	2021	8.85%
Entertainment	59	2.0%	250	1.11%
Other Professional	89	3.1%	963	4.3%
Public Administration	57	2.0%	636	2.8%
Total	2877		22593	

Source: 1990 U.S. Census

As evidenced by the 1990 U.S. Census information on commuting patterns to work, business and industry in Rumford provided significant employment opportunities for Rumford residents. In 1990, 72% of Rumford residents worked in Rumford. In addition, more than 3,000 commuters traveled to work locations in Rumford.

Table 1-26 Distribution of Rumford's Labor force by Place of Employment 1990		
Place of Employment	Number of Persons	Percent of Total
Rumford	2,077	72.2%
Mexico	208	7.2%
Bethel	99	3.4%
Dixfield	82	2.9%
Andover	34	1.2%
Peru	25	0.8%
Jay	18	0.6%
Farmington	13	0.5%
Other & Not Reported	321	11.2%
Total	2,877	

Source: 1990 U.S. Census

Economic Expectation

The stabilization of employment at the Mead Paper Mill will have a positive impact on the local and regional economies. Expansions in the retail and service sectors due to growth in recreation and tourism in the region will develop over the planning period. The aggressive efforts of the region's municipalities and other organizations will lead to improvements to the economy.

MUNICIPAL SERVICES AND FACILITIES

Findings and Implications

- * Municipal services and facilities are adequate to meet current needs and needs of the planning period.
- * The quality of municipal services and facilities can serve as an attraction for new growth and development.

Introduction

An examination of Rumford's municipal services and facilities and their capacities are an important element of the comprehensive plan. In addition, the future demands upon the Town's public facilities and services must be considered. Future demands will be based upon projected population and economic growth. This section of the plan reviews current municipal services and facilities and assesses if public facility or service system additions and improvements will be needed to adequately accommodate growth and development over the planning period.

Water Supply

The Town of Rumford is served by the Rumford Water District. Private wells meet the water needs of development found outside the District's service area.

The Rumford Water District, a quasi-municipal district, is overseen by an appointed board of trustees. The District provides water service to residential, commercial, industrial and government entities such as schools. In addition, there are 182 fire hydrants maintained by the District. Presently, 750,000 gallons a day are used. Two new underground storage facilities constructed in 1991, the (Hillside) Blanchard Reservoir and Maple Street Reservoir, have a combined storage capacity of 2 million gallons.

In the early 1990's, a new ground water source was developed to serve as the District's primary water supply source. The Milligan Well in a sand and gravel aquifer between Route 5 and the Ellis River replaced the Mt. Zircon Reservoir as the District's primary source. The Mt. Zircon Reservoir served as the District's primary source since 1913 and is held for emergency supply. The Milligan Well is sized to pump 750 gallons per minute. The town has enacted a Wellhead Protection Ordinance for the Milligan Well. The Scotty Brook Wells serve as secondary source that have a capacity of approximately 600 gallons per minute.

Public Sewer System

The more densely developed areas of Rumford and Rumford Point are served by public sewer systems. The town is responsible for collecting sewerage and pumping it to the treatment plant in Mexico and operated by the Rumford-Mexico Sewer District. Rumford maintains approximately 40 miles of sanitary sewer lines and 17 pumping stations. This District includes the four communities of Rumford, Mexico, Dixfield, and Peru. (Peru has no sewer lines but pays into the District.) The treatment plant is in good condition with an annual average flow approximately 1.25 million gallons per day with future capacity of 2.6 million gallons per day. The sewage treatment plant has sufficient capacity for the planning period. The stormwater system in Rumford is separate from the sewer system.

Rumford maintains a multi-year sewer system improvement/extension program. Funds for extensions are placed in a reserve account annually. When roads are reconstructed, sewer lines are replaced as needed. Sewer system extensions are prioritized by two methods. These include an analysis of the number of houses per lineal mile and areas with growth potential for industrial, commercial or residential uses. The final decision on sewer extensions rests with the Board of Selectmen.

Waste water is treated with an average removal efficiency of 90%. This means that approximately one ton per day of material is eliminated from entering the Androscoggin River and was diverted to a composting process.

The composting program has been relicensed by the Maine Department of Environmental Protection for five years and continues to provide an economical disposal for the treated residual bio-solids. Since its inception six years ago, the district's users have saved more than \$600,000 that would have been spent to dispose of bio-solids in a sludge landfill.

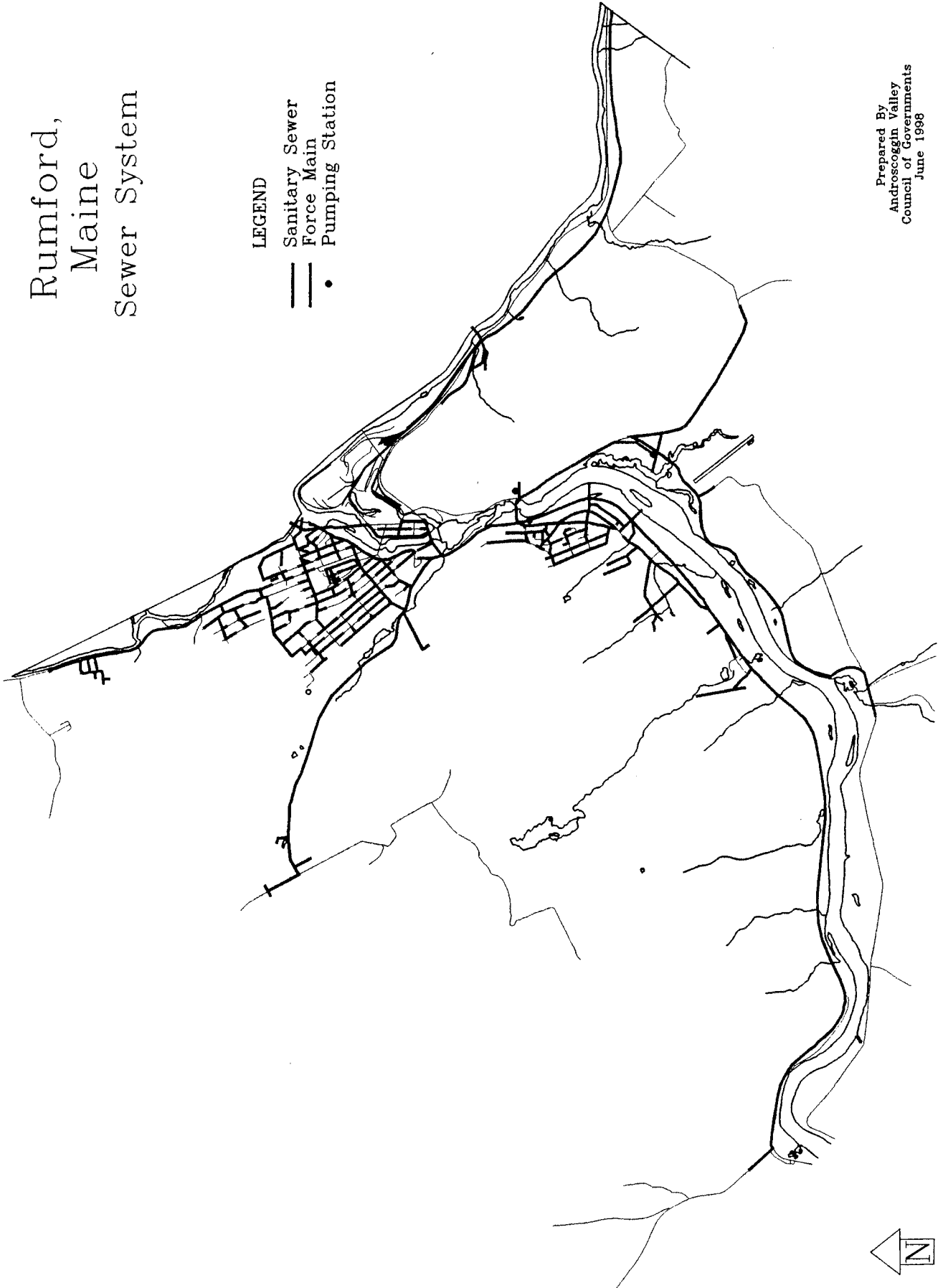
Solid Waste Disposal

The Town is a member of the Northern Oxford County Regional Solid Waste Board (Mexico, Rumford, Dixfield, Roxbury, Byron, and Peru). The town contracts for curbside pickup for both recyclables and solid waste. The Board's Transfer Station and recycling center is in Mexico and both are in excellent condition. Waste is transferred to a commercial landfill in New Hampshire.

Solid waste collection and disposal systems have sufficient capacity for the planning period.

Rumford, Maine Sewer System

- LEGEND
- Sanitary Sewer
 - Force Main
 - Pumping Station



Prepared By
Androscoggin Valley
Council of Governments
June 1998



Public Safety

Fire Protection: The Town of Rumford's central fire station is on Congress Street and is in very good condition. The Fire Department includes one Fire Chief and 12 full-time firefighters, and volunteer fire fighters. A substation is in Rumford Point and is operated by volunteers.

The Fire Department provides service to the entire town. During 1996, a total of 280 calls were answered. Dispatching of calls is handled locally. The Department has a Mutual Aid Agreement with several adjacent and nearby communities.

There are approximately 180 fire hydrants to provide water for fire fighting purposes. The fire protection rating is 4/9. The fire services provided to the town are adequate to meet existing and future needs.

Table I-27 lists the Fire Department's major equipment including its age.

Table I-27 Fire Department Equipment Rumford, 1998	
Equipment	Model /Year
Chief's Vehicle	Cherokee/1997
Utility/Rescue	Ford F250/1996
Mobile Command	International/1957
Ladder #1	American LaFrance 85'/1971
Engine #1	American LaFrance 750gpm pumper/500 gal.tank/1961
Engine #2	American LaFrance Tele-Squirt35 500 gal. tank/1979
Engine #3	International R-185 750 gal. tank/1967
Engine #4	Wilson/International 2574 6X4 2,000 gal tank/1993
Engine #5	Metalfab/International 2674 6X4 2,500 gal tank/1994
Engine#6	International R-185 750 gal tank/1966
Source: Fire Department	

Ambulance and Rescue Service: The town is a member of Med-Care, a regional ambulance and rescue service. Representatives from each member community form the Med-Care Board. The town pays an annual fee to Med-Care for its services. The Med-Care headquarters are on Main Street in Mexico. Sleeping quarters are available at the headquarters for the paramedics who are available on a 24-hour basis. Med-Care community members include Rumford, Mexico, Carthage, Dixfield, Canton, Andover, Byron, and Roxbury.

Police Protection: The Rumford Police Department operates from the basement of the Municipal Building. The Department includes the Police Chief, 13 full time officers, court officer and three crossing guards. The Department provides 24 hours per day coverage and dispatching for its own force and for the Dixfield and Mexico Police Departments. The Department also has lock up facilities. Office space for the Police Department is adequate to meet the needs of the Department.

The Police Department provides police protection to the entire Town. Backup police service is provided by the State Police and Oxford County Sheriff's Office. The Department receives approximately 8,000 calls for service annually. The most frequent complaints or requests for service include motor vehicle, criminal trespass, harassment, and police information. The Police Department maintains three marked cruisers, one unmarked cruiser, DARE vehicle and Chief's car. Marked cruisers are replaced on a one per year rotating basis.

The police protection service provided by the Town is adequate to meet the needs of the existing and projected population.

Public Works

The Town's road and sewer systems are maintained by the Public Works Department. Besides road maintenance, the Public Works Department reconstructs roads, sidewalks, parks and lays sewer lines. The Department's 14 employees include the Superintendent of Public Works, town engineer and mechanics. All highway equipment is stored at the Highway Garage on Route 2. This 10,000 square foot building is in good condition. The following table provides a list of the Public Works Department's major equipment including its life expectancy. The Department replaces equipment annually on a rotating schedule.

Table I-28 Public Works Department Major Equipment Rumford, 1998		
Equipment	Year Purchased	Life Expectancy (Years)
Mich. Loader	1989	15
Gallion Grader	1993	15
Cat Loader	1997	15
Cat Loader	1992	15
Fiat Allis Dozer	1994	15
Bucyrus Erie Shovel	1964	30
JD 790DLC	1989	10
JD Dozer	1977	15
JD Backhoe	1990	15
Ford Tractor	1980	20
Int. 4X4 Truck	1980	20
Int. 4X4 Truck	1988	20
Int. Truck	1996	10
Int. Truck	1988	10
Int. Truck	1989	10
Int. 4X4 Truck	1988	20
Int. Truck	1991	10
Int. Truck	1991	10
Ford Truck	1994	10
Ford Wheeler	1993	10
Chevy PU	1993	Good
GMC PU	1993	5
GMC PU	1994	5
Chevy PU	1995	5
Snow Blower	1997	10
Holder SW Plow	1989	15

Source: Town of Rumford

Education

Rumford is a member of SAD #43 with the communities of Byron, Mexico and Roxbury. Public school facilities in Rumford are Rumford and Virginia Elementary Schools and the Mt. Valley High School. The elementary schools house grades K-5. Middle school students grades 6-8 attend the Mountain Valley Middle School in Mexico. District high school students attend Mountain Valley High School in Rumford. The high school is in good condition. Options are under consideration for expansion to enable the Northern Oxford Vocation program to be located at the high school facilities.

School Year	Total SAD #43 Enrollment	Rumford Enrollment	% of Total Enrollment
1989-1990	1,871	1,080	58%
1990-1991	1,819	1,050	58%
1991-1992	1,796	1,067	59%
1992-1993	1,816	1,056	58%
1993-1994	1,776	1,031	58%
1994-1995	1,778	1,026	58%
1995-1996	1,792	1,035	58%
1996-1997	1,808	1,058	59%
1997-1998	1,802	1,056	59%

Source: Superintendent of School Office: April 1, Enrollment

The University of Maine, Rumford/Mexico Center, is in Mexico. The Center provides up to 60 interactive television courses per semester and 8-12 on-site instructional courses. More than 200 students per semester undertake course work at the Center. While many curriculums are offered, traditionally Associate Degree programs in social services, business, and liberal arts are the most frequently pursued. The Center is also connected to the ITE Educational Network of Maine that can provide both courses from within and outside the University of Maine system.

The St. Ahanasius & St. John Parochial School is located on Maine Street with enrollment of approximately 190 students from preschool through eight grades.

Rumford Public Library

The Rumford Public Library, built in 1903 and enlarged in 1969 is in good condition. The town funds the library budget with other monies coming from donations. Annual total circulation is approximately 80,000. Library holdings include more than 31,000 books, periodicals, recordings and videos. Public computers are available at the library with many programs.

The library serves as a cultural center with year-round events including the children's Summerfest program, a Summer Reading program.

Health and Human Services

Rumford is served by a wide array of health and human services. The Rumford Community Hospital provides a full range of medical services including 24-hour emergency services, radiology, laboratory services, and physical therapy. In addition to the Rumford Community Hospital, there is Swift River Health Care and the Rumford Community Health Center. Rumford and surrounding communities are served by several physicians, dentists, and chiropractors.

A complement of social service agencies provided a wide array of services to Rumford. These agencies include: Androscoggin Home Health, Community Concepts, Tri-County Mental Health, Western Area Agency on Aging, Western Maine Transportation, and Red Cross.

Town Administration Offices Facilities

Administration

Rumford's town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens assembled at the annual town meeting and periodically at special town meetings. These meetings provide citizens the opportunity to discuss local issues, and vote on items of town business such as the budget, ordinances, and bylaws. The Town Manager, who administers the day-to-day operations of town government, is hired by the five-member Board of Selectmen. The manager also serves as the community development director.

The Planning Board, appointed by the Selectmen, consists of five members and two alternates. The Board is responsible for reviewing and acting upon subdivision applications and shoreland zoning permits. In addition, the Board administers the Floodplain Management Ordinance and Wellhead Protection Ordinance. It is the responsibility of the Planning Board to maintain and recommend amendments to the town's land use ordinances.

Other elected boards and committees include the School Committee, Med-Care Board, Rumford Water District Board, Northern Oxford County Solid Waste Board, Board of Appeals, Board of Assessors, Finance Committee, Library Trustees, Park Commission and Rumford-Mexico Sewage District Board.

Municipal Office

Municipal functions are carried out at the Town Office on Congress Street. Constructed in 1916, the building houses the municipal offices, the police department, and office of the Oxford County Sheriffs Department and the Northern Oxford County District Court. The facility is sufficient to meet current and planning period demands.

TRANSPORTATION

Findings and Implications

- ❖ There are several high accident locations in Rumford.
- ❖ Public roads in Rumford are in good condition.
- ❖ The major highways have adequate capacity of future growth.
- ❖ There is no designated location for taxi or paratransit bus pick up in Rumford Falls.
- ❖ Rumford maintains a system of sidewalks that connects residential areas with schools and the business districts.

Introduction

The major transportation systems for people and goods in Rumford and into and out of Rumford are State and local roads and highways, rail and sidewalks. The nearest airport is in Bethel. The major highways into Rumford are Routes 2 and 108. Secondary Routes are 5, 120 and 232. Route 2 is a major east/west travel corridor through Maine. There are approximately 60 miles of local roads and 11 miles of sidewalks. The Town maintains a five-year road and sidewalk improvement program. Rail freight service to Mead Paper Company is provided by Maine Central Railroad. The rail line ends at the mill.

There are several high accident locations (HALs) within Rumford. High accident locations are defined by the Maine Department of Transportation as those locations of eight or more accidents in a three-year period with a critical rate factor for greater than 1.00. These locations include Prospect Avenue and Bridge Street, Bridge Street and Franklin Street and Waldo Street and Lincoln Avenue.

Rumford contains approximately 95 miles of public roads. The town has total maintenance (summer and winter) of 59 miles. The Maine Department of Transportation maintains 37 miles of summer roads and 14 miles of winter roads.

Table I-30	
Road Mileage by Maintenance Responsibility	
Responsibility	Miles
Town	59
State-Summer	36
State-Winter	14

SOURCE: Town of Rumford

The Maine Department of Transportation (MDOT) has classified highways functionally within Rumford as arterial, collector or local. Brief definitions of the three classifications as used by MDOT are:

Arterial Highways: The most important travel routes in the state. They carry high speed, long distance traffic and attract a significant amount of federal funding. They usually carry interstate or U.S. Route number designations. Routes 2 and 108 are arterials.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. These include Routes 5, 120 and 232.

Local Highways: All highways not in the arterial or collector classification. They serve primarily for service to adjacent land areas and usually carry low volumes of traffic.

Based upon the MDOT functional classification system, Rumford contains approximately 17 miles of arterial highways, 33 miles of collector highways and 45 miles of local highways.

Route 2 is a major east/west travel corridor through Maine. Outside the compact area, Route 2 has an annual average daily traffic (AADT) of some 9,000 vehicles. Inside the compact area, the AADT increases to more than 13,000 vehicles. Route 2 carries a significant amount of industrial traffic associated with the Mead Paper Mill, commuter traffic and tourist traffic. Route 2 passes through the center of Rumford via Lincoln Avenue, Hancock Street, Rumford Avenue, Franklin Street, Bridge Street and Prospect Avenue. Those vehicles traveling Route 2 can take an alternate route via Route 108 to avoid the compact areas of Mexico and Rumford. However, businesses feel strongly that traffic should not be directed over this alternate route because of the potential impact on business.

Route 108 is the second most important highway in Rumford with an annual daily traffic volume of approximately 3,600 vehicles. Traffic is associated with the Mead Mill and commuter traffic. Because of its location next to Androscoggin River, steep banks on its opposite side and curves, traffic functions are reduced.

Routes 5, 120 and 232 are secondary travel corridors. Route 5 leads to Andover and the Richardson Lakes Region and has an annual daily traffic volume of approximately 900. Route 120 also provides access to the Andover region via Roxbury Notch and has a traffic volume of some 1,500 vehicles per day. Route 232 connects with Route 26 in Bryant Pond and has an annual average traffic volume of approximately 1,100 vehicles.

Local Highway Conditions

The 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 reconstruction. The town maintains a five-year road and sidewalk improvement program that establishes reconstruction and paving priorities.

Fifty-six miles of roads that the town has total maintenance responsibility are paved. Of these, 50 miles are rated as being in good condition and six miles in fair condition. Roads serving the compact areas of Rumford are generally in good condition. The 2.3 miles of graveled surfaced roads are in good condition and are low -volume traffic carriers.

The town maintains the Hartford Street Bridge that crosses the canal that separates Shoppers Island from the Mead mill complex. Improvements are planned for the bridge under the Local Bridge Program.

Highway Capacities

Highway capacity refers to the ability of a highway to move vehicles in a safe and efficient manner. The quality of traffic operation or level of service is measured on a scale of A to F. An A level of service refers to free flowing traffic whereas an F level of service results in congestion with long delays. The level of service can be reduced by increased traffic volumes, intersections and new curb cuts or driveways. The major highways in and out of Rumford operate a high level of service currently and should continue over the planning period. However, additional driveways entering Routes 2 and 108 could reduce their level of service.

The 1994 Rumford Area Route 2 Corridor Study reported that several intersections in Rumford have a low level of service, and the level of service is expected to decline in the future as the result of greater traffic volumes. The combined north and south bound turning movements at the Lincoln Avenue and Waldo Street intersections operate at a level of service C/D and are expected to decline to E/F by the year 2013. Other intersections with a low level of service are Hancock Street and Maine Avenue, Bridge Street and Franklin Street and Route 2 and Prospect Avenue. The corridor study made recommendations to improve the functions of these intersections.

Motor Vehicle Accident Data

The Maine Department of Transportation maintains accident reports of all reportable accidents (those involving \$500 damage or personal injury). A report entitled "Maine Accident Records Summary" provides summarized data relating to the location and nature of accidents. One element of the summary report is the identification of a "Critical Rate Factor" (a statistical comparison to similar locations in the state). Locations with a "critical rate factor" of greater than 1.0 and eight or more accidents within a three-year period should be of concern because they can be potential high-accident locations. Based upon the information provided by MDOT, there are several locations with a critical rate factor greater than 1.00 and eight or more accidents in Rumford. The table below presents these locations and their critical rate factors.

Table I-31 High Accident Locations 1993 - 1995		
Location	Number of Accidents	CRF
Waldo St./Lincoln Ave.	12	1.89
Prospect Ave./Bridge St.	10	1.18
Bridge St./Franklin St.	10	1.22

SOURCE: Maine Department of Transportation

Besides these locations, the Rumford Area Route 2 Corridor Study identified the intersections at Lincoln Avenue and Hancock Street and the Hancock Street and Maine Avenue as locations that should be improved because of the high number of accidents.

Sidewalk System

Rumford maintains approximately 11 miles of sidewalks with the majority in Rumford Falls. This system allows pedestrian movement from the compact residential areas to schools and the business district.

Parking

The town owns and maintains several parking lots. These include parking areas at the information booth off Bridge Street, to the rear of the town hall, the River Street lots, Falmouth Street and Essex Avenue and the library. These parking lots are meeting current demand. On- street parking is provided on Shopper's Island and most other streets in the compact areas.

Railroads

Rail freight service to Mead Paper Company is provided by Maine Central Railroad. The rail line ends at the mill. Although Mead is the primary user of the railroad, other businesses receive or ship goods. However, the yard lacks facilities for regular transfer of goods for those other than the Mead Mill.

Air Transportation

Commercial airports available for Rumford residents and businesses include Central Maine Regional Airport in Norridgewock, Augusta State Airport, the Auburn-Lewiston Municipal Airport in Auburn, and the Portland International Jetport.

The closest airfield to Rumford is Colonel Dyke Field in Bethel approximately 20 miles west of Rumford. The field is publicly owned and has one 3,150-foot long by 60-foot wide paved runway.

Public Transportation

There are no regular scheduled public transportation services in or into Rumford. Western Maine Transportation Services is the regional paratransit provider and offers door-to-door services to the elderly, disabled and others with special needs. Two cab companies operate in the Rumford Area. Currently there is no designated stop for Western Maine buses or taxis.

OUTDOOR RECREATION RESOURCES

Findings and Implications

- ❖ Outdoor recreation facilities in Rumford are of high quality and well maintained.
- ❖ Black Mountain and the Chisholm Ski Club are widely recognized for their nordic ski facilities and races.

Introduction

Recreation opportunities both organized and unstructured are important elements of Rumford's quality of life. Rumford has a long tradition of providing quality outdoor recreation opportunities. Municipal organized recreational activities are directed by the Parks Commission appointed by the Board of Selectmen. The Parks Department maintains town recreation facilities and is staffed by two full-time and one part-time employees. The Commission is responsible for overseeing municipal provided recreation facilities. The Greater Rumford Community Center, a non-profit organization owns and operates Black Mountain, operates the Community Center on Congress Street and runs many sport programs. The Chisholm Ski Club has a long history of sponsoring local, regional and nationally recognized nordic ski events at Black Mountain.

Public Recreation Facilities

The town owns and maintains several recreation areas. The largest is Hosmer Field. This seven-acre site in Rumford Falls is the center piece of Rumford's outdoor recreation facilities. The site contains a regulation baseball field, lighted football/soccer field, 1/4 mile paved running track, four tennis courts, skating rink and area, 20 horse shoe pits and practice field. Within the past two years a 1/2 mile walking trail has been developed along the Swift River. In the final planning stage is the development of four basketball courts and additional parking. Besides public use, the Mountain Valley High School uses the facilities at Hosmer Field.

Falmouth Field on the opposite side of Lincoln Avenue of Hosmer Field contains three little league/softball fields. Little league teams and the men and women softball leagues use these fields. The Virginia Ball Field found between Front Street and Route 2 is used by little league farm teams. The Rumford Point CAA field is in Rumford Point and contains little league and Babe Ruth fields. The so-called Spaghetti Bowl contains a soft ballfield.

The town also maintains four passive recreation type areas. These include Memorial Park, Morency Park, The Information Booth Area and the DARE Park. Memorial Park at the head of Congress Street bordering the canal contains 10 benches, four picnic tables and grill. Morency Park is a small open space type park between River Street and the Androscoggin River with benches and a gazebo. The open space at the information booth is at the bottom of Great Falls and provides picnic tables and outstanding river views. The DARE park on Falmouth Street was completed in 1993/94 and contains swings and a slide. While not maintained by the Recreation Department, playgrounds are found at the Rumford and Virginia Elementary Schools.

The Greater Rumford Community Center also plays an important part in recreation in Rumford. This private non-profit organization operates the Community Center on Congress Street that contains indoor basketball, racket ball, weight room and pool tables. The Community Center also sponsors the Little League, Babe Ruth baseball programs, and flag football. Other programs include summer track, summer soccer, swimming program, Black Mountain day camp and boxing, jujitsu and karate. The town, through local appropriations, financially supports the programs of the Greater Rumford Community Center.

The Community Center owns and operates Black Mountain. The Mountain is internationally recognized for its nordic skiing facilities that include 35 kilometers of cross country race trails and a 65-meter ski jump. Local, regional, national and international nordic competition is held at Black Mountain under the direction of the Chisholm Ski Club. Alpine skiing is also an important component of Black Mountain. The slopes are served by a t-bar and are lighted for night skiing. Snowmaking and modern grooming equipment maintains good snow conditions. In the winter of 1997/98 snow tubing was introduced and is served by its own handle tow. Alpine skiing terrain is expandable with improved lift. Summer activities at Black Mountain include swimming at a 40' X 80' pool, hiking, mountain biking and picnicking.

Improvements considered for Black Mountain include installation of a chair lift to replace the t-bar, covering the pool and parking lot improvements.

Access to Surface Waters

The major surface water system in Rumford is the Androscoggin River. The State of Maine has constructed a public boat launch on the Androscoggin approximately two miles west of the Great Falls. The site provides a hard surface launch and parking.

Snowmobile Trail System

The local snowmobile club, the Rumford Polar Bears, maintains the local trail system for snowmobile use that connect to other local snowmobile trail systems and the ITS system.

Walking and Hiking Trails

Besides the Swift River Walking Trail maintained by the Parks Department, several other popular trails are used. These are found on private property and use has traditionally been allowed by land owners. These include Falls Hill Trail, Mount Zircon Trail and Whitecap Trail.

Recreation Facility Needs Analysis

Current outdoor recreation facilities have been assessed based on recognized facility standards. These standards should be used as a guide to currently needed facilities and anticipated facility needs based upon the forecasted year 2008 year round population. This analysis is based on facilities owned by the Town of Rumford and the Greater Rumford Community Center and SAD # 43.

I-32 Outdoor Recreation Facilities and Needs				
Type of Facility	Recommended Stds. per 1000 pop.	Existing Facilities	1998 ^A Surplus/ (Deficiency)	2008 ^B Surplus/ (Deficiency)
Neighborhood Playground	C	3	0	0
Community Recreation Area (12-25 acres)	C	1	0	0
Community Park (100+ acres)	C	1	0	0
Baseball Diamond (90 ft. basepaths)	.16	2	1	1
Softball/Little League Diamond*	.75	6	1	1
Basketball Court*	.5	1	(3)	1
Tennis Court*	.67	4	(1)	(1)
Multi purpose Field (Football, Soccer, Field Hockey)*	.5	3	0	(1)
Swimming Area (square feet)	3,200	5,500	(2,300)	(2,500)
Ice Skating Area* (square feet)	5000	34,000	0	0
Picnic Table	2	20	6	6
Nature Study Area	C	1	0	0
Horse Shoe Pits		20	0	0

^A Based on a population of: 6,800

^B Based on a 2008 population of: 7,000

^C Standards are as follows:

Neighborhood playgrounds, for towns with a population greater than 1,000, should be within ½ mile of housing concentrations of 50 or more homes and include playgrounds, basketball courts, play fields, etc.;

Community recreation area, 12-25 acres, for towns with a population greater than 5,000, developed with ballfields, tennis courts, swimming facilities, ice skating, etc.;

Community park, 100+ acres, for towns with a population greater than 5,000, largely undeveloped for walking, cross country skiing, nature study, etc.;

* Minimum one per Town.

Based on this analysis which used accepted facility standards there is currently a need for outdoor basketball courts, one tennis court and additional swimming area. Four basketball courts are planned for Hosmer Field which will meet the current and future demand.

NATURAL RESOURCES

Findings and Implications

- * **Rumford's natural resources have and continue to be important to its character and economy.**
- * **Soils in Rumford are stony with limitations being depth to bedrock and high water table.**
- * **Ground water is an important natural resource in Rumford.**
- * **The natural landscape provides for several outstanding scenic views.**

Introduction

The natural resource base of a community play an important role in overall community development. Natural resources can enhance or limit the growth potential of a community and are significant factors in the planning of a community's future. Various natural resources are also factors in "quality of life."

Rumford is a part of the West Central Maine Region in the New England upland physiographic area. This area is characterized by forested mountains and hilly upland topography. The climate is humid continental with cold winters with abundant snowfall while summers are pleasant and warm. Precipitation averages approximately 40 inches annually and is distributed rather evenly throughout the year.

Topography

Topography relates to the general land form of an area. Often a locale may be called mountainous, hilly or flat. Knowledge of the topographic characteristics of a community is important because of its influence on development, scenic views and aesthetics. In general, Rumford's topography is characterized by three valleys associated with the Androscoggin, Ellis and Swift Rivers with rugged mountainous and hilly topography over the remainder of the town.

Two factors are important when topography is considered -- relief and slope. Relief refers to the height of land forms above sea level and relative to surrounding land forms. The highest elevation in Rumford is approximately 2,340 feet above mean sea level atop Black Mountain and the lowest elevation is approximately 400 feet above mean sea level along the Androscoggin River at the Rumford/Peru line. Therefore, local relief is some 1,940 feet. Other significant points of high elevations include Whitecap (2,200), South Twin (2,150) and Glass Face (1,900).

Slope or the amount of 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 20%, construction and other land use activities are more difficult and the potential for environmental degradation increases. Twenty percent slopes generally do not present the engineering problems associated with development on slopes of greater than 20%. Approximately 65 percent of Rumford's land area has slopes more than 20%. These steeper slopes are found throughout the town except in areas associated with the plains of the rivers and streams.

Soils

Soils and their properties are extremely important to past, current, and future community characteristics. In Maine, where soils were highly suitable for agriculture, its presence is still an important element in community character. Today, soils are still important factors in agriculture and forestry but are also critical in determining locations for new roads and residential development utilizing subsurface sewage disposal.

The United States Department of Agriculture, Soil Conservation Service has identified and mapped the soils within Rumford. This information is presented in a soil survey report which locates and identifies soil types. The soil mapping has identified many different soil types in Rumford. Each soil type has its own characteristics, and descriptions of each are beyond the scope of the Comprehensive Plan. The vast majority of soils can be categorized as very stony with moderate to steep slopes. These soils include: Hermon and Monadnock Association, Lyman-Turnbridge-Monadnock complex, Dixfield-Marlow Association, Herman & Monadnock Association, Dixfield Colonel Association and Abram-Rock out crop-Lyman complex. The general characteristics of these soils are very stony, wetness, and frost action.

Soil potentials for low density residential development have been identified and mapped as an element of the Comprehensive Plan. Soil potential ratings for low density residential development (single-family residences with basements, subsurface sewage disposal, with or without an on-site source of water and newly constructed paved roads) are useful in the comprehensive planning process to plot areas generally suitable for residential development utilizing subsurface waste water disposal. Soil properties considered to determine development potential includes texture, permeability, slope, surface stones, water table, flooding, depth to bedrock, restrictive layer, and drainage.

Based upon the soil's potential ratings, approximately 20 percent of the land area in Rumford has received a high or medium soils potential rating for low density residential development. While these soils are scattered throughout the town, concentrated areas are shown on the following map. The remainder of the soils have received a "low" rating due to flood plains and excessive slopes and wetness.


Prime Farmland Soils

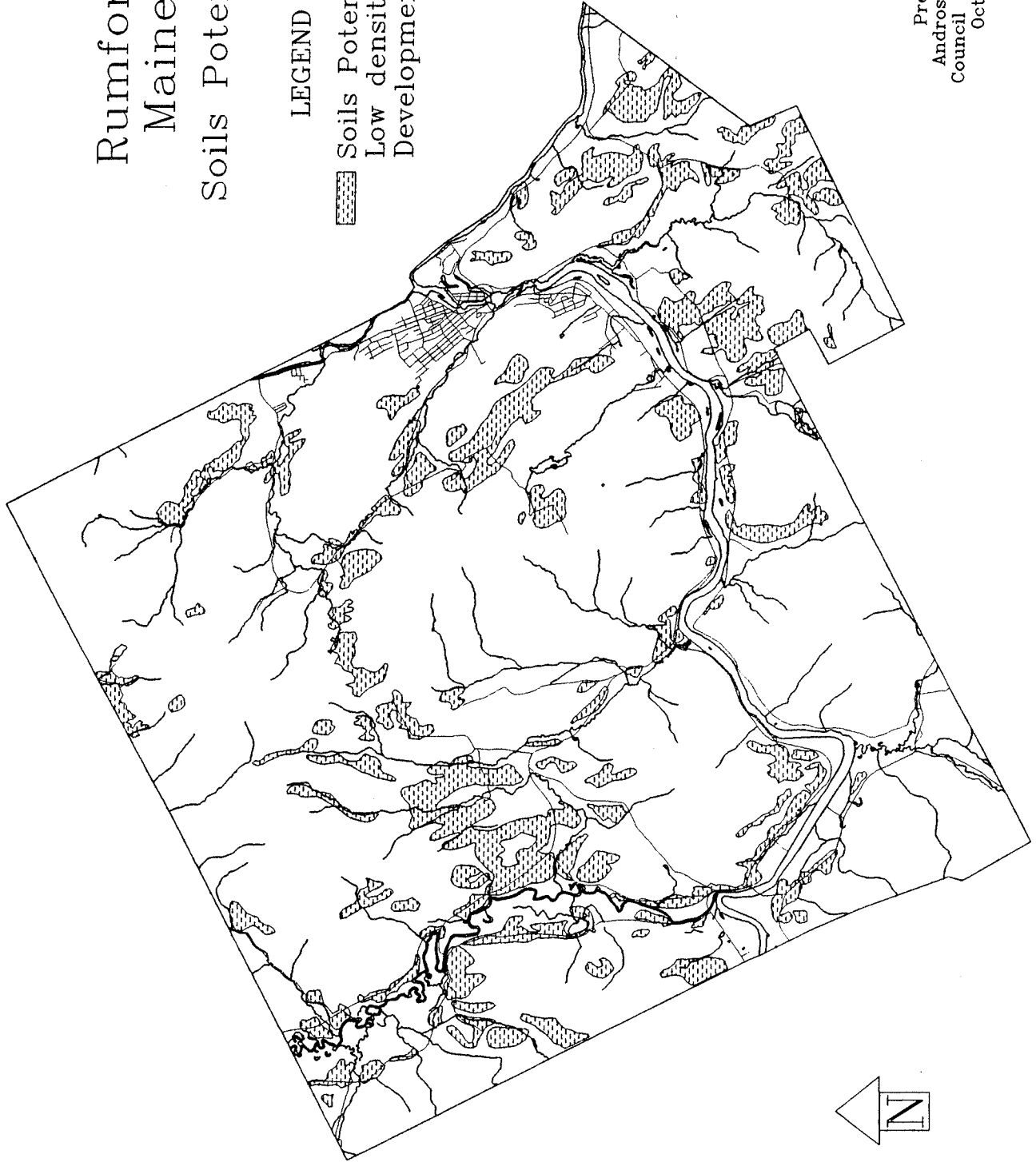
Prime farmland soils, as defined by the United States Department of Agriculture, Soil Conservation Service, are the best "farmlands" nationwide. Criteria for designation as "Prime Farmland" are tied directly to soil properties and not land use except urban land. If the land is urban or built-up, it cannot be prime farmland. Prime farmland, however, can be land in cultivation, forest, pasture, or idle, and it can be remote or inaccessible. Prime farm land soils in Rumford are found along the flood plains of the Androscoggin and Ellis Rivers. These areas are currently used for row crops and hayland.

Rumford, Maine

Soils Potential

LEGEND

 Soils Potential for
Low density Residential
Development



Prepared By
Androscoggin Valley
Council of Governments
October 1997

Forest Resources

As with most of the communities in Maine, Rumford is primarily forested. Soils are important to wood production. In soils rated "good" for forest uses, growth rates are high and produce good yields of forest products. In soils rated "poor," growth rates are so slow that intensive management may not be justified as an economic practice.

Recent work on forest quality site identification has found that rooting depth, water availability, and nutrients all contribute to how well trees grow and what species do better. The most important of these is rooting depth. From general observation, it appears that Rumford has generally good forest sites. The same slopes which diminish site quality for housing development makes excellent sites for growing trees. Those more limited sites with restricted rooting zones created either by higher seasonal water tables or shallow ledge is normally characterized by softwood forest of spruce, fir, and cedar. The mixed hardwood/softwood species forests normally occur on intermediate sites.

Rumford is approximately 85% forested. The total acreage in town is approximately 50,000 acres, so this means there are some 42,000 acres of forest. Of the approximately 42,000 acres of forest land, 27,000 acres are registered in the tree growth program. In 1994, Rumford had 327 parcels registered in the program, the greatest number of any municipality or plantation in the state. Rumford also ranked 7th in the total number of acres in tree growth. Most sites are well stocked with commercial size trees. If an estimate of 12 cords per acre is made, then Rumford's forests have more than 500,000 cords growing in them. These forests are owned by a variety of private owners with a variety of objectives. Most of them have harvested wood from their land in the past and intend to in the future.

Forests are generally characterized by a mixture of hardwood species on the better drained sites and softwood more poorly drained sites. The forests of Rumford are mostly hardwood types with the softwood areas restricted to dry ridge tops and wet seeps and low lands with high water tables.

The normal harvesting method used is partial removal of the volume in the stand. This may range from 25 to 75 percent of the stand. This method allows forests to regrow and be harvested again on intervals 10 to 40 years.

Floodplains

A flood plain is the flat expanse of land along a river or shoreline covered by water during a flood. Under the Federal Insurance Program, the 100-year floodplain is called the flood hazard area. During a flood, water depths in the floodplain may range from less than a foot in some areas to more than 10 feet in others. However, regardless of the depth of flooding, all areas of the flood plain are subject to the requirements of the Flood Insurance Program. 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 and some land area adjacent to its banks.

The areas of Rumford most susceptible to flooding are along the banks of the Androscoggin, Concord, Ellis and Swift Rivers and Logan Brook. Ice is a major hazard during spring flooding, posing a threat to bridges and other structures. The flood of record occurred in 1936 with a peak flow on the Androscoggin River of 74,000 cubic feet per second (cfs). After the 36 floods, a flood wall was constructed on the west side of Shopper's Island. This wall prevents erosion and offers protection to the commercial district. The April 1987 flood event had a recorded flow of 63,000 cfs with a recurrence interval of more than 100 years. This flood resulted in approximately \$2.5 million in flood damage related assistance.

Rumford participates in the National Flood Insurance Program which allows owners of property that is in the 100-year floodplain to purchase flood insurance. The town has also enacted floodplain management standards. The Shoreland Zoning Ordinance places undeveloped areas of the 100-year flood plain with 250 feet of the Androscoggin River in a resource protection district. The entire 100-year floodplain adjacent to the Ellis River is also zoned resource protection.

In 1996, there were 63 flood insurance policies issued in Rumford with a total coverage of approximately \$3.4 million. Since 1978, there have been 37 claims with a total paid out of \$650,000. This amount represents 28 percent of the total paid out for all of Oxford County.

Ground Water

Ground water is water 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. Wells in sand and gravel aquifers yield from 10 gallons per minute (gpm) up to 2,000 gpm, while wells in fractured bedrock generally yield from 2 to 25 gpm.

Sand and Gravel Aquifers

A sand and gravel aquifer is a water-bearing geologic formation consisting of ice contact, outwash, and alluvial sediments left by the melting glaciers and subsequent meltwater rivers and streams that were once part of this area of Maine (roughly 12,000 years ago). The sand and gravel deposits range from 10 feet to more than 100 feet thick.

Sand and gravel aquifers are generally large, continuous, sand and gravel deposits that extend along a river valley. The sand and gravel deposits fill the valley between the hills on either side to create a fairly flat valley floor. Commonly, the flow path of ground water through the aquifer is from the valley walls toward a stream or river flowing along a valley floor. The stream, then, acts as a drain where ground water enters the surface water drainage system and flows downstream.

Water in the aquifer moves between the sand and gravel grains at a rate determined by the sizes of the pores (porosity) and the steepness of the flow path (the hydraulic gradient). The flow rates of ground water through the sand and gravel found in the area average from 10 to 500 feet per day depending on the coarseness of the material through which the water is traveling through.

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. As water infiltrates from the ground surface and goes down through the unsaturated zone above the water table, the soil, sands and gravel act as a filter and remove some contaminants. The degree of filtration depends on the thickness of the unsaturated zone above the water table, and the kind of contaminants. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water.

The slow rate of ground water movement causes this resource to be particularly sensitive to contamination. Once contaminants enter the ground water, they do not flush out of the system readily, and residual contaminants are often left on the particles of sand or gravel to leach slowly into the surrounding ground water. Often hundreds of years are necessary for an aquifer to clean itself naturally.

Mapping of sand and gravel aquifers by the Maine Geological Survey indicates several significant aquifers associated with the Androscoggin, Ellis and Swift Rivers. The largest of these aquifers is associated with the Ellis River which has the capability of containing wells with yields of greater than 400 gallons per minute. The new Rumford Water District wells are in a high yield portion of this aquifer. The Swift River Aquifer is considerably smaller than the Ellis River Aquifer but has produced significant volumes of water for both the Rumford Water District and Mexico Water Districts. Wells in this aquifer have been reported to produce up to 400 gallons per minute.

Rumford has enacted a Wellhead Protection Ordinance for the Ellis River Aquifer. This ordinance set forth permitted and prohibited uses in each of the three zones. Zone 1 consists of land owned or fully controlled by the Water District and within the 200-day travel time. Zone 2 is the area between the 200 and 2500-day travel time and zone 3 is the remainder of the Ellis River watershed. There has been no similar ordinance or land use standards enacted for the Swift River aquifer. Existing uses in both Rumford and Mexico could be a threat to water quality in this aquifer.

Bedrock Aquifers

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses.

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.

Wetlands



Wetlands are important natural resources because they store large amounts of water which helps to reduce flooding. In addition, wetlands provide habitats for many species of game and non-game wildlife. Degradation or the filling of wetlands can significantly increase flood levels and add to the loss of significant wildlife habitats. Wetlands are characterized by wetland hydrology and wetland plants (hydrophytes) which are used to identify wetlands.

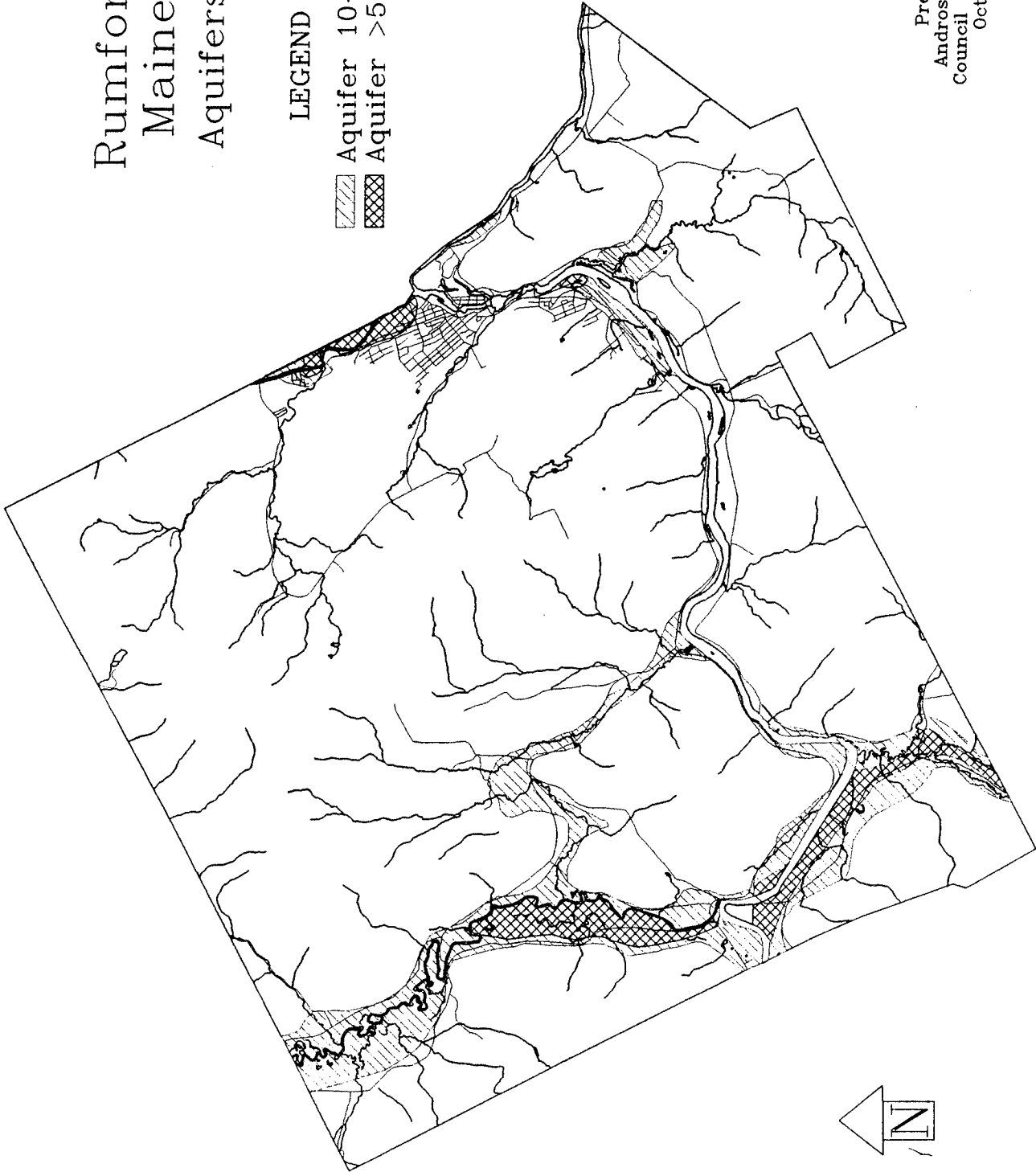
The United States Department of Interior has published a series of National Freshwater Wetlands Maps which identify wetlands as small as two acres in size. Major wetland systems in Rumford are adjacent to Logan and Meadow Brooks and the Concord and Ellis Rivers. In addition, numerous smaller wetlands are found throughout the town. These wetlands are classified palustrine scrub-shrub, emergent and forested.

Under the Mandatory Shoreland Zoning Law, the town is required to regulate various land use activities adjacent to 19 fresh water non-forested wetlands that are 10 acres or greater in size. Four of these wetlands have been assigned a high or medium wildlife value rating, and the area within 250 feet from their upland edge have been zoned resource protection. Shoreland zoning adjacent to open fresh water non-forested wetlands should be updated based on the National Wetland Inventory Maps.

Rumford, Maine Aquifers

LEGEND

-  Aquifer 10-50 gals./min.
-  Aquifer >50 gals./min.



Prepared By
Androscoggin Valley
Council of Governments
October 1997

Surface Water Resources

The Androscoggin River is the major surface water resource in Rumford. The Androscoggin flows for approximately 15 miles through the southern portion of town and forms the eastern border with Mexico. By the time the Swift and Androscoggin Rivers join, the Androscoggin has drained some 2,070 square miles.

The river has a highly regulated flow management system. Several headwater lakes are manipulated to store water during periods of high runoff and to release water to the river stream 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.

Before the damming and industrialization of the Androscoggin River, it was a rough and rugged water system. With an average drop of eight feet per mile, it was a raging torrent during periods of high runoff. At times of minimal runoff, the river resembled a brook at various points along its path to the Merrymeeting Bay, a tidal estuary. Prior to the changes in the river system created by man, it was naturally pure; however, even then, the river experienced siltation and the contamination from organic debris.




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, New Hampshire, Rumford, Jay, and Livermore Falls; they discharged raw liquors from the sulfite pulping process to the river. As the pulp and paper industry and the economy grew, increased demands were placed upon the river to assimilate industrial and domestic wastes.

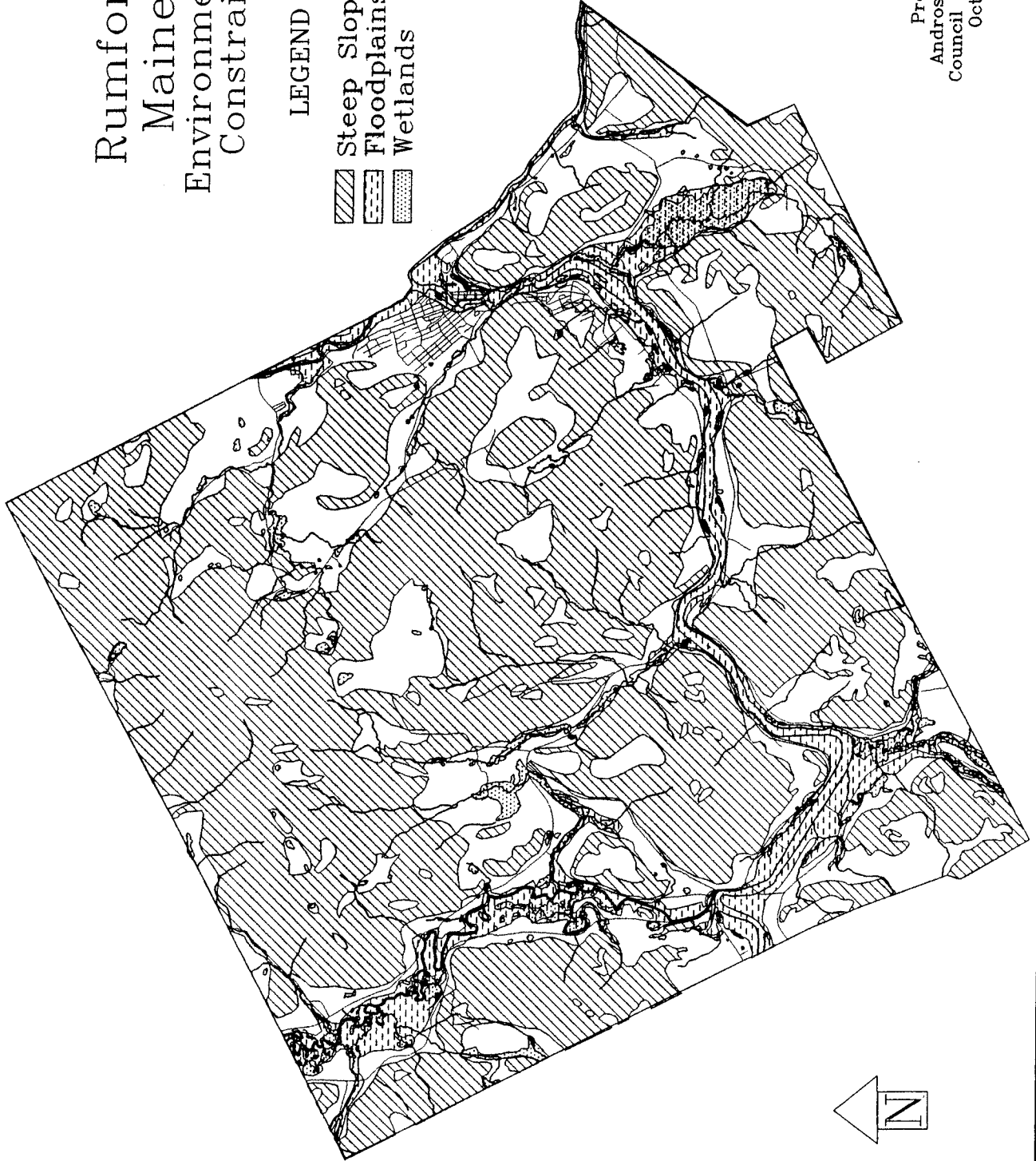
In the early 1940's, the public would not tolerate the condition of the river which gave off hydrogen sulfide gases and discolored exposed metal and paint. In a report presented to the Maine Sanitary Water Board in February 1942, it was stated that, "the pollution responsible for the objectionable conditions 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." It was estimated that the industrial discharge to the river was equivalent to that from a population of 2,411,500.

Since the 1940's, both industrial and municipalities have constructed treatment plants which treat waste before they are discharged to the river. Under the State of Maine Water Classification Program, the Androscoggin is classified as "B" to its confluence with the Ellis and from that point to Merrymeeting Bay "C." The Water Classification Program defines Class B waters as the 3rd highest classification and shall be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, Section 403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as unimpaired.

Rumford, Maine Environmental Constraints

LEGEND

-  Steep Slopes >20%
-  Floodplains
-  Wetlands



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Class C waters shall be of such quality that they are suitable for the designated uses of drinking water supply after treatment; fishing; recreation in and on water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, section 403; and navigation; and as a habitat for fish and other aquatic life. The dissolved oxygen content of Class C water shall be not less than 5 parts per million or 60% of saturation, whichever is higher, except that in identified salmonid spawning areas where water quality is sufficient to ensure spawning, egg incubating, and survival of early life stages, that water quality sufficient for these purposes shall be maintained.

Discharges to Class C waters may cause some changes to aquatic life provided that the receiving waters shall be of sufficient quality to support all species of fish indigenous to the receiving waters and maintain the structure and function of the resident biological community.

The Swift River which originates at Swift River Pond in Township E has a total drainage area of 125 square miles and joins the Androscoggin in the Rumford/Mexico line. The Swift flows through a portion of northeast Rumford and has been assigned water quality classification of "B." The Maine River Study published in 1982 by the Maine Department of Conservation identified the Swift as having significant geological/hydrologic, scenic, and white water boating values.

The Ellis River begins in Ellis Pond in Roxbury and flows for 20 miles and drains some 160 square miles before joining with the Androscoggin at Rumford Point. The Ellis has been assigned an "A" classification, the second highest classification. The Maine Rivers Study cited the Ellis River for its canoe touring and historic landmark values.

Class A waters shall be of such quality that they are suitable for the designated uses of drinking water after disinfection; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation except as prohibited under Title 12, section 403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as natural.

The dissolved oxygen content of Class A water shall be not less than 7 parts per million or 75% of saturation, whichever is higher. The aquatic life and bacteria content of Class A waters shall be as naturally occurs.

Rumford contains three great ponds or surface water bodies of 10 acres or more. These include Davis Pond (15 acres) located between Route 5 and the Ellis River, Joes Pond (15 acres) at the eastern base of Glass Face Mountain and the Mt. Zircon Reservoir (18 acres). The Mt. Zircon Reservoir was created in 1913 by the damming of Zircon Brook and served as the town's primary public drinking water source until the development of the Ellis River Aquifer wells. With a watershed of 1660 acres, only 197 are in Rumford. Joes Pond is a shallow warm water pond with all of its 291 acres forested watershed in Rumford. Davis Pond is a shallow pond in the flood plain of the Ellis River. Its watershed is primarily forested and totals 646 acres with 625 acres in Rumford. Due to the location and purposes of these great ponds their shore lands are undeveloped.

Studies over the past decade show phosphorus, which acts as a fertilizer to algae and other plant life in the lake, is a major threat to lake and pond water quality. While shoreland zoning has provided some protection, the studies indicate phosphorus can be contributed in significant quantities from the entire watershed. The quality of water in a lake depends on the condition of the land in its watershed. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Runoff from the forest is relatively low in quantity and high in quality. Water is stored in depressions and evaporates or seeps into the ground to become ground water thereby preventing it from running over the land surface and exporting nutrients (i.e., phosphorus) from the system. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. 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 generally carries higher concentrations of phosphorus and may also exacerbate erosion and sedimentation problems.

The Maine Department of Environmental Protection assigned a moderate/sensitive water quality classification to the ponds in Rumford. This means the ponds have average water quality but a high potential for phosphorous recycling from bottom sediments. Table I-33 is a listing of the ponds from the Department of Environmental Protection's Vulnerability Listing. It lists the names, the direct drainage area in Rumford, the percentage of the total watershed in Rumford and the phosphorus load from land within Rumford which would produce an increase in phosphorus concentration of 1.0 parts per billion.

Pond Name	Drainage Area in Rumford (Acres)	Percent of Total in Rumford	Phosphorus Coefficient (#/ppb/year)
Davis Pond	625	96.8	4.49
Joes Pond	291	100	2.80
Mt. Zircon Reservoir	197	11.9	1.19
Horseshoe Pond	2	1.1	0.02

Scenic Resources

Rumford's and the River Valley Region's topography and other natural features provide some striking views. The Comprehensive Plan has identified several scenic areas and views in Rumford. While there are many scenic areas in Rumford, those identified are believed to be the most noteworthy areas. To quantify these views, a rating system was employed to rank each scenic view. The system considered three variables and a scoring system described below:

1. Distance of Vista or View Shed: This variable considers how long a distance a vista can be viewed. It assumes that a view or vista which is blocked only a few hundred feet from the observer have relatively lesser value than a view that can be seen for miles.
2. Uniqueness: Although not always impressive, the features in the landscape which are rare contribute "something special" to that landscape.
3. Accessibility: A given scenery has lesser importance if there is no public access to it or access is difficult.

A scale of one to three was used to score each variable with one being the lowest and three the highest. The criterion was as follows:

Distance of Vista:	1 Point - immediate foreground 2 Points - up to one mile 3 Points - more than one mile
Uniqueness:	1 Point - contains no unique qualities 2 Points - contains some characteristic 3 Points - contains impressive/unique qualities such as mountains, views of water, etc.
Accessibility:	1 Point - access difficult such as along "path" or trail 2 Points - access via public road 3 Points - access via scenic turnout or similar area

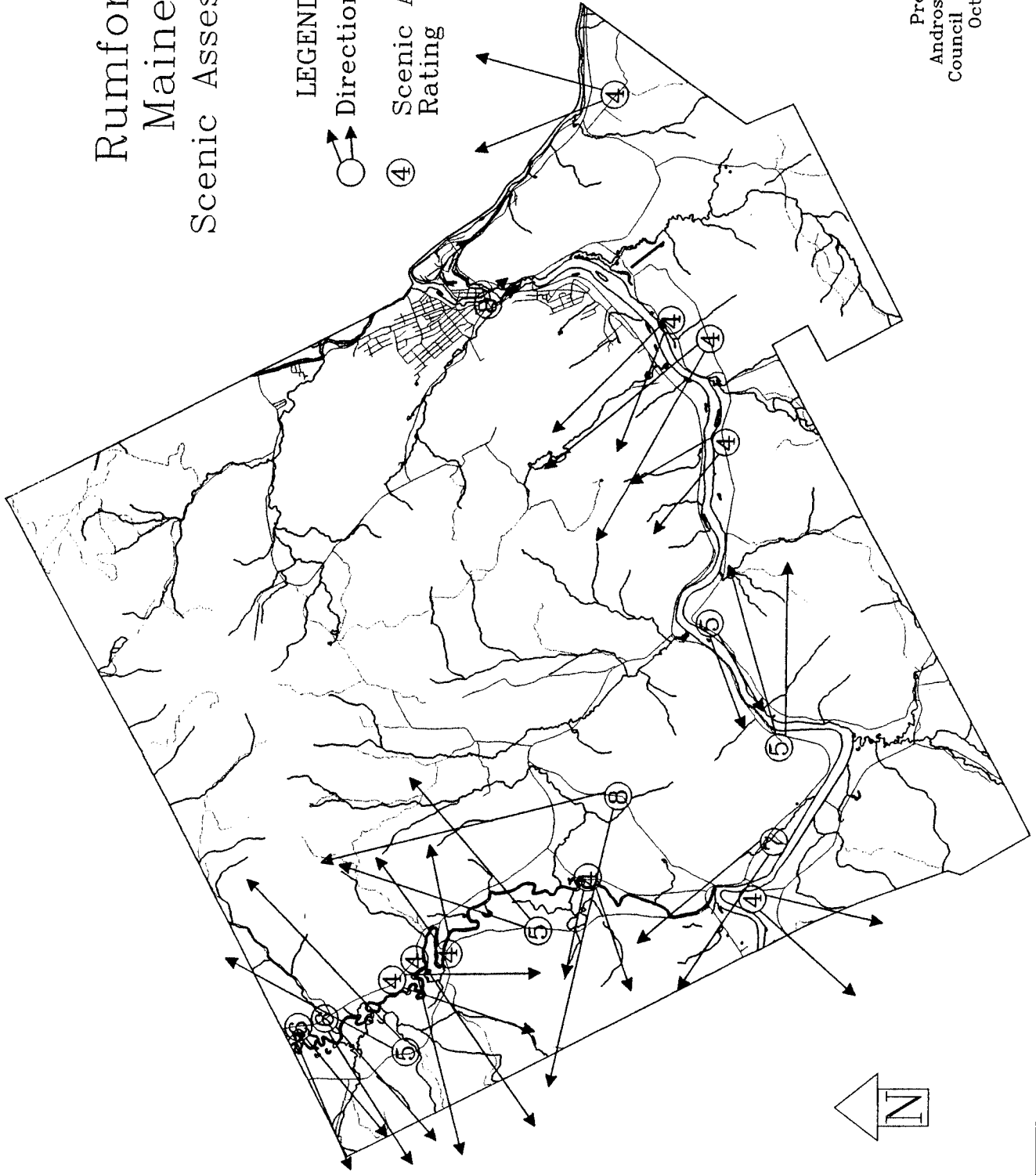
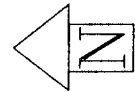
The location and view sheds are shown on the following map.

Rumford, Maine Scenic Assessment

LEGEND

○ → Direction Of View

④ Scenic Assessment Rating



Prepared By
Androscoggin Valley
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Wildlife

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land, and thus, are directly dependent on the land base for habitat. Therefore, 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 many species, there are four which are considered critical which are wetlands, riparian areas (shorelands of ponds, rivers and streams), major watercourses and deer wintering areas. Other unique and/or critical habitats with special characteristics may also exist in some towns.

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.

Besides providing habitat for fish and a variety of aquatic furbearers, land adjacent to brooks, streams and rivers provide travel lanes for many wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, and maintenance of water temperatures is critical to fish survival.

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. Wintering areas provide the food and cover necessary to sustain deer during the critical winter months. 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.

Unique or critical habitats include areas such as specific breeding sites or other areas shown to be of importance to a particular species due to traditional use or limited occurrence. They include, but are not restricted to, eagle, osprey and heron nesting sites. While some of these sites may be associated with critical areas discussed above, many are not.

While the critical areas meet the specific needs of certain wildlife species and are necessary for survival, they alone cannot support adequate populations of deer and other wildlife. A variety of habitat types ranging from open field to mature timber are necessary to meet the habitat requirements of most wildlife species throughout the year. Since different species have different requirements and home ranges, loss of habitat will affect each in different ways ranging from loss of individual nesting, feeding and resting sites to disruption of existing travel patterns.

Generally, loss of this habitat will not have an immediate negative impact on wildlife populations; however, the cumulative loss will reduce the capacity of an area to maintain and sustain viable wildlife population.

The Department of Inland Fisheries and Wildlife (IF&W) has an ongoing program to map the locations of potential and known essential and significant wildlife habitats including deer wintering areas and waterfowl and wading bird habitat. In addition, they may identify other locations of special concern for wildlife. The IF&W has mapped two deer wintering areas which are near the head waters of Split Brook and the second north of Rumford Center. The two deer wintering areas have been assigned an indeterminate habitat value meaning that the necessary field investigation has yet to be completed to establish a habitat value of high, medium or low. Waterfowl and wading bird habitat including nesting and feeding areas have also been mapped. Five areas have been determined to be of significance. These include the Ellis River, a wetland north of Dimmock Mountain, the Meadow Brook wetland, the Logan Brook wetland, a wetland west of Route 5, and Joes Pond. A number of other surface waters and wetlands offer value to waterfowl but are not considered as significant.

In addition to the above, the IF&W reports that transient Bald Eagles are known to occur along the Androscoggin River, Peregrine Falcons have been observed at the Mead Mill, and the Squawfoot mussel has been identified in the Ellis River in North Rumford and the Androscoggin at Rumford Corner.

Critical Areas, Rare, Endangered Species and Other Natural Features



The Critical Areas Act provides for the Register of Critical Areas. A critical area is any natural area documented by the Natural Areas Program that is conserved or protected in its natural state through voluntary action. Rumford contains two privately owned areas contained on the Register of Critical Areas. They include the Black Mountain Tourmaline Locality and the Rumford Whitecap Rare Plant Station.

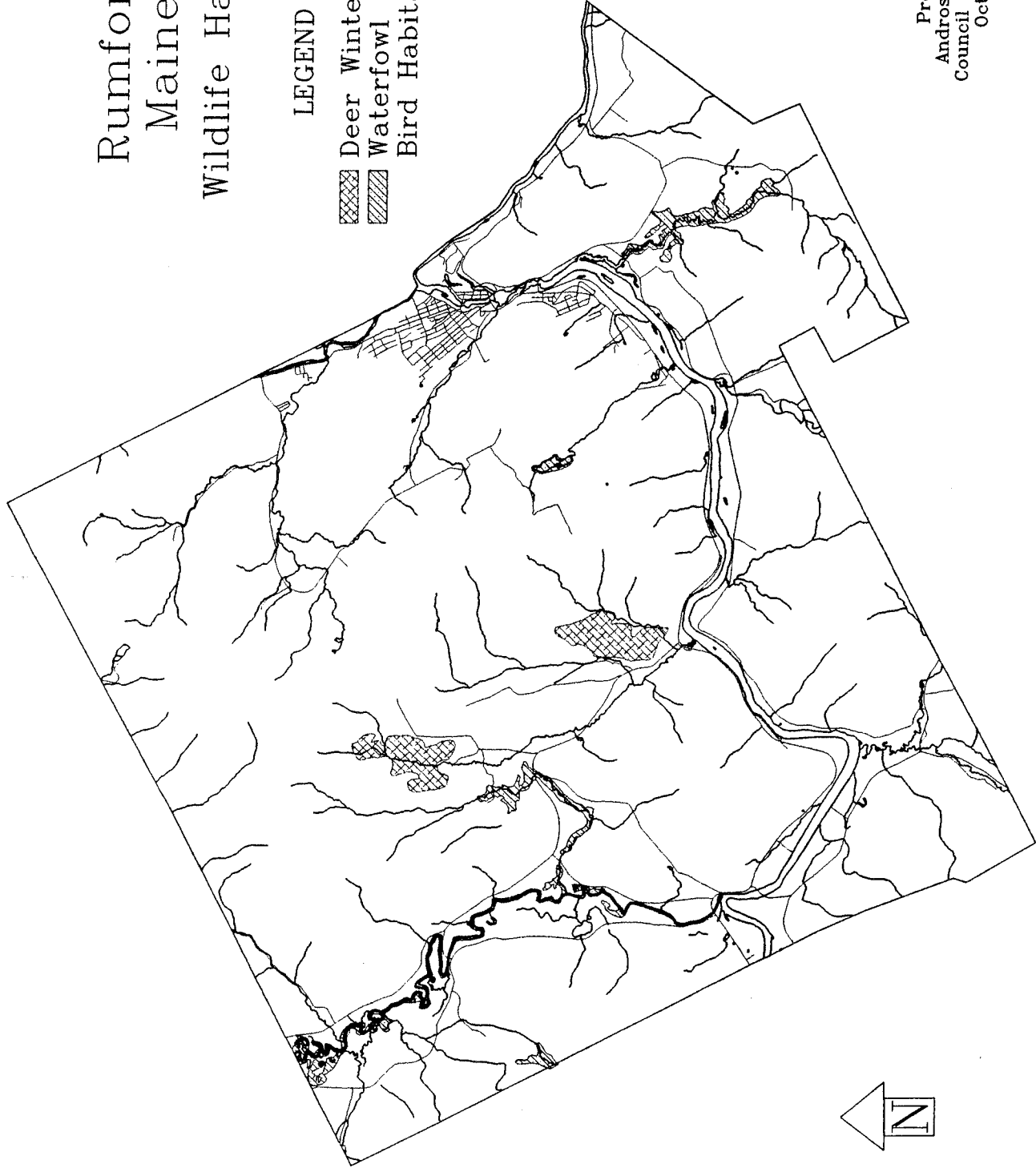
The Natural Areas Program has compiled data on Maine's rare, endangered or otherwise significant plant and animal species, plant communities and geological features. While this information is available for preparation and review of environmental assessments, it is not a substitute for on-site surveys. The quantity and quality of data collected by the Natural Area Program are dependent on the research and observations of many individuals and organizations. Usually, information on natural features is not the result of comprehensive field surveys. Consequently, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features in any part of Maine. The Natural Areas Program has identified the *Aureolaria pedicularia* (fern-leaved false foxglove), Circumneutral talus community (circumneutral talus), *Dryopteris fragrans* (fragrant cliff wood-fern), *Minuartia glara* (smooth sandwort), *Minuartia groenlandica* (mountain sandwort) and *Paronychia argyrocoma* (silverling) that can be found or may be found in Rumford.

The Mount Zircon Spring and the Rumford Falls are other significant natural features. The spring is a moontide spring whose flow is governed by the gravitational pull of the moon. Its normal flow is 43 gallons per minute but increases to 60 gallons per minute at a full moon. It is believed that the spring is one of only two in the world. Rumford Falls drops 180 feet in one mile and is the greatest drop east of Niagara Falls.

Rumford, Maine Wildlife Habitat

LEGEND

-  Deer Wintering Areas
-  Waterfowl and Wading Bird Habitat



Prepared By
Androscoggin Valley
Council of Governments
October 1997

LAND USE AND DEVELOPMENT PATTERNS

Findings and Implications

- ❖ Traditional residential land use patterns allow for the efficient delivery of municipal services.
- ❖ Fifty percent of the land area in Rumford is registered in the tree growth program.
- ❖ Land areas well suited for industrial and commercial development are limited by the natural terrain.
- ❖ Town ordinances that manage land use are in need of updating.

Introduction

A major element of the comprehensive plan is an analysis of the use of land and development patterns. By analyzing past and present development patterns, we can gain insights into community functions, understand spatial relationships, examine past and current priorities, and set future direction. Current land use patterns and future development trends are cornerstones in the development of policies and strategies that will direct future development characteristics of the community.

The Town of Rumford has approximately 50,000 acres of total area. Only a small portion, 900 acres of the town's total area is surface water.

Rumford's land use and development patterns reflect its two economic periods and the natural landscape that place limitations on suitable developable areas. The first economic period centered around agriculture and the development of small villages including Rumford Corner, Rumford Center and Rumford Point. These agricultural-based villages still provide a picture of early day Rumford. The second economic period that began in the late 1890s transformed an agricultural community of 900 people to an industrial center of 7,000 people in just twenty years. The pulp and paper industry begun by Hugh J. Chisholm changed the character of Rumford Falls that is still prevalent today. The great influx of mill workers, Chisholm's

apparent eye for worker housing, planning and architecture and lack of influence of the automobile resulted in the community of Rumford Falls. In an area of a little more than one square mile, the "Falls" developed into to one of Maine's most important industrial centers containing the mill, commercial center and residential areas to house more than 7,000 people. A second area known as Virginia at the head of the falls developed as a second compact residential neighborhood.

This development pattern is still prevalent today although newer commercial and residential development has dispersed from the traditional Rumford Falls because of lack of suitable developable land and the desire of newer residents to live in more suburban and rural locations.

Woodland/Forest

As with most Maine communities, forested land occupies the greatest amount of land area in Rumford. It is estimated that approximately 42,000 acres or 85 percent of the town's total area is forested. Of this amount, 27,000 acres in 327 different parcels are registered in the tree growth program. The 27,000 acres in tree growth ranked 7th in Maine among all municipalities and plantations in 1994 for the largest number of acres registered. Over the planning period, the majority of commercial forest of Rumford will remain as such due to available markets and their unsuitableness for other types of land uses caused by slope, soils and inaccessibility.

Agricultural Land Use

In a 1977 analysis of land use patterns in Rumford prepared by Androscoggin Valley Council of Governments, 2,900 acres of land was classified as in agricultural use. Since that analysis, the number of acres devoted to active agricultural land use has decreased. This decrease is primarily due to reverting of open fields to woody vegetation. It is estimated that in 1997, there were approximately 2,000 acres of land in active agriculture. This land is used for row crops (potatoes), corn, and hay.

The largest concentrated area of active agricultural land is found near Rumford Corner and Rumford Point. The land area between the Androscoggin River and Routes 2 and 232 is rich floodplain soil and is the most intensive agricultural area in Rumford. Found here are row crops and hayland. The second most active agriculture area is found on the floodplains of the Ellis River.

Over the planning period, significant loss of this important agriculture land to development is not expected. This is due to its location within floodplains and a limited demand for new residential development.

Industrial/Manufacturing Land Use

Manufacturing and industrial activity is often the most intense use of land. In Rumford, the Mead Paper Mill dominates the town's industrial land use. The mill's site of approximately 120 acres beside the Androscoggin River dominates the urban landscape. Future expansion of the Mead site in relation to land area is restricted by the river, topography and commercial areas. In the late 1980's, the town developed the Rumford Industrial Park at Smith Crossing reached by Route 108. This site containing approximately 40 buildable acres is served with all needed infrastructure. The park currently contains three firms, S.W. Young Construction, Cormier Construction Equipment, and Motion Industries. The Rumford Power Associates Limited Partnership (Energy Management Company) has proposed the construction of a gas fired energy plant within the park. The third site of manufacturing land use is found next to Route 2 and contains J.A. Thurston.

Rumford's topography and flood plains limit suitable areas for future manufacturing and industrial use. While scattered sites are identifiable, suitable locations with developable land areas of more than 50 acres are limited. Over the planning period, new suitable manufacturing and industrial sites will require identification and development.

Institutional/Public Land Use

Institutional and public land uses are centered in the Rumford Falls. On Shoppers Island is found the town hall and municipal offices, fire station and post office. Off the Island but in the Falls is the Rumford Community Hospital, Swift River Health Care, Rumford Elementary School, St. Athanasius-St. John School, the Rumford Public Library and several churches. Located on the fringe of the traditional compact area is the Mountain Valley High School.

Commercial/Service Land Use

Commercial and service land use in Rumford can be placed into one of four categories: Shoppers Island; downtown commercial; highway commercial; and scattered commercial. The traditional commercial and service area of Rumford is found on Shoppers Island. Bordered on one side by the Androscoggin River and on the other by the Upper Canal, the 25-acre Shoppers Island serves as an important commercial and service center. Besides government offices, the Island is the location of three banks, some 50 restaurant and retail establishments and professional services such as real estate, legal and medical. In addition to business, an 88-unit elderly housing complex and the offices of Mead Paper are on or next to the Island. Vacant land for development does not exist on the Island. However, there are several sites with structures that could be redeveloped and some upper floors are not used or are underutilized. In the early 1980s, a Shoppers Island improvement program was undertaken to improve pedestrian movement, building facades and other amenities.

Downtown commercial land use is commercial/service type land use that is found in the compact area of Rumford but not on Shoppers Island. Several concentrated areas of this land use type exist. These are Waldo Street, the corner of Hancock and Lincoln Streets, Bridge Street and Prospect Avenue and Prospect Avenue in Virginia.

The Waldo Street commercial area is developing by way of conversion of multi-family residential uses to commercial. In this area, retail including hardware, furniture and other similar goods are found. The Hancock and Lincoln Streets corner that is also Route 2 is automobile oriented with service stations and auto sales and parts. The Bridge Street/Prospect Street commercial area is auto and hardware oriented. Additional developable area in these three locations are restricted by residential uses or natural features.

The Prospect Avenue commercial area in Virginia is generally auto oriented with service stations, auto repair and sales. This area is limited to expansions by Route 2, floodplain and existing structures.

Rumford contains two major travel corridors, Route 2 and Route 108. Route 2 is the greater traveled route with an annual average daily traffic volume of more than 9,000 and has the greatest amount of highway commercial land use. While there is approximately 9 miles of Route 2 from Virginia to the Rumford/Hanover line, highway commercial development is found primarily in a one mile stretch west of Virginia. Uses include fast foods and other restaurants, lodging, and the Abbott Farm Plaza. The Abbott Farm Plaza contains a large department store and several smaller retail and service establishments. Through the remainder of the Route 2 corridor, other commercial/service land uses are scattered. Much of the land adjacent to Route 2 has limited development potential as the result of floodplain or slope.

While Route 108 is the second major travel corridor in Rumford, highway commercial type land use is limited as the result of the proximity of the Androscoggin River and slope. Several businesses are found at Smith Crossing as is the Rumford Industrial park.

Village Land Use

Rumford contains several traditional villages. The two largest are Rumford Point and Rumford Center. Others include Rumford Corner and South Rumford. The traditional villages of Rumford were established during the agricultural economic period of development. Rumford Center and Rumford Point still maintain their early village characteristics although Route 2 passes through them. These two compact areas contain structures of historic value, small retail business, churches and traditional village residential.

Residential Land Use

Rumford's residential development patterns reflect the influence of the town's industrial development period. Most residential dwelling units are found in an area of compact high density served by public water and sewer. Of the approximately 3,300 total dwelling units in Rumford, it is estimated that two-thirds are found in two areas, Rumford Falls and Virginia. This compact residential development pattern allows for the efficient delivery of municipal services. Other areas of concentrated residential land use are in South Rumford and Smith Crossing. Much of the residential growth over the past 25 years has been away from the traditional compact area. Several factors have influenced this pattern of residential development. Most important is the home owner's choice to live in a rural area. Newer residential land uses have occurred next to town roads in the more rural areas of the town including Hall Hill Road, Isthmus Road, and Whippoorwill Road.

The Rumford compact residential area contains a mixture of residential types. Much of the area was developed in the early 1900s to house construction and mill workers and their families. Residential types include large single family homes, two family dwellings and large multi-tenement structures. Lots are small ranging from 2,000 to 5,000 square feet reflecting residential development patterns before the popularity of the automobile. The area was laid out in the traditional grid pattern with street rights-of-ways of 60 or 50 feet and blocks of approximately 600 feet in length. The Falmouth, Rangeley and Cumberland Street area consists of large multi-tenant structures. Waldo Street reflects similar residential land uses, however, a movement toward retail and services have occurred. Hancock and Erchles Street contain the brick structures of Strathglass Park and are two-family and multi-tenant. Penobscot Street south of Lincoln Avenue is one and two-family and changes to multi-family as it nears Maine Avenue. Somerset Street is also multi-family. Washington Street south to Maine Street is larger older single-family. Franklin Street, Knox Street and Pine Street contain neighborhoods of a mixture of single, two and multi-family structures. Maple Street is primarily a single-family neighborhood. The Piscataquis Street, Strafford Avenue, Kennebec Street, Hall Street and Swift Avenue area is a more recently developed area of single-family homes.

The Virginia residential area is the second area of compact residential land use. While much smaller than Rumford Falls, approximately 150 acres in size, it contains some 300 dwellings. Situated on a side hill above the Falls of the Androscoggin River, expansion is restricted due to slopes. Structures are a mixture of single-family and multi-family.

The Smith Crossing residential area was developed in the late 1800s by Italian families who came to Rumford to work in the mills. This area is small when compared with Rumford Falls and Virginia containing less than 100 dwelling units.

South Rumford is a residential area of primarily single-family dwellings on lots ranging in size from 25,000 to 40,000 square feet.

Recreational Land Use

Two areas of recreational land use are significant in Rumford. Black Mountain provides nationally recognized competitive cross country ski trails and the largest ski jump in Maine. Alpine skiing on lighted trails is also provided at the Mountain. A swimming pool, biking and hiking trails are also found at the Black Mountain complex.











The compact area of Rumford in Hosmer Field provides fields for baseball, football, track and other field events.

Future Land Use Trends

Over the 10-year planning period, it is expected that scattered residential development will continue next to the rural roads, and there will be a net loss in land used for large multi-tenant structures. Highway commercial land uses next to Route 2 will also increase. The greatest demand will exist from Virginia west to the Abbott Farm Plaza area.

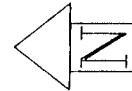
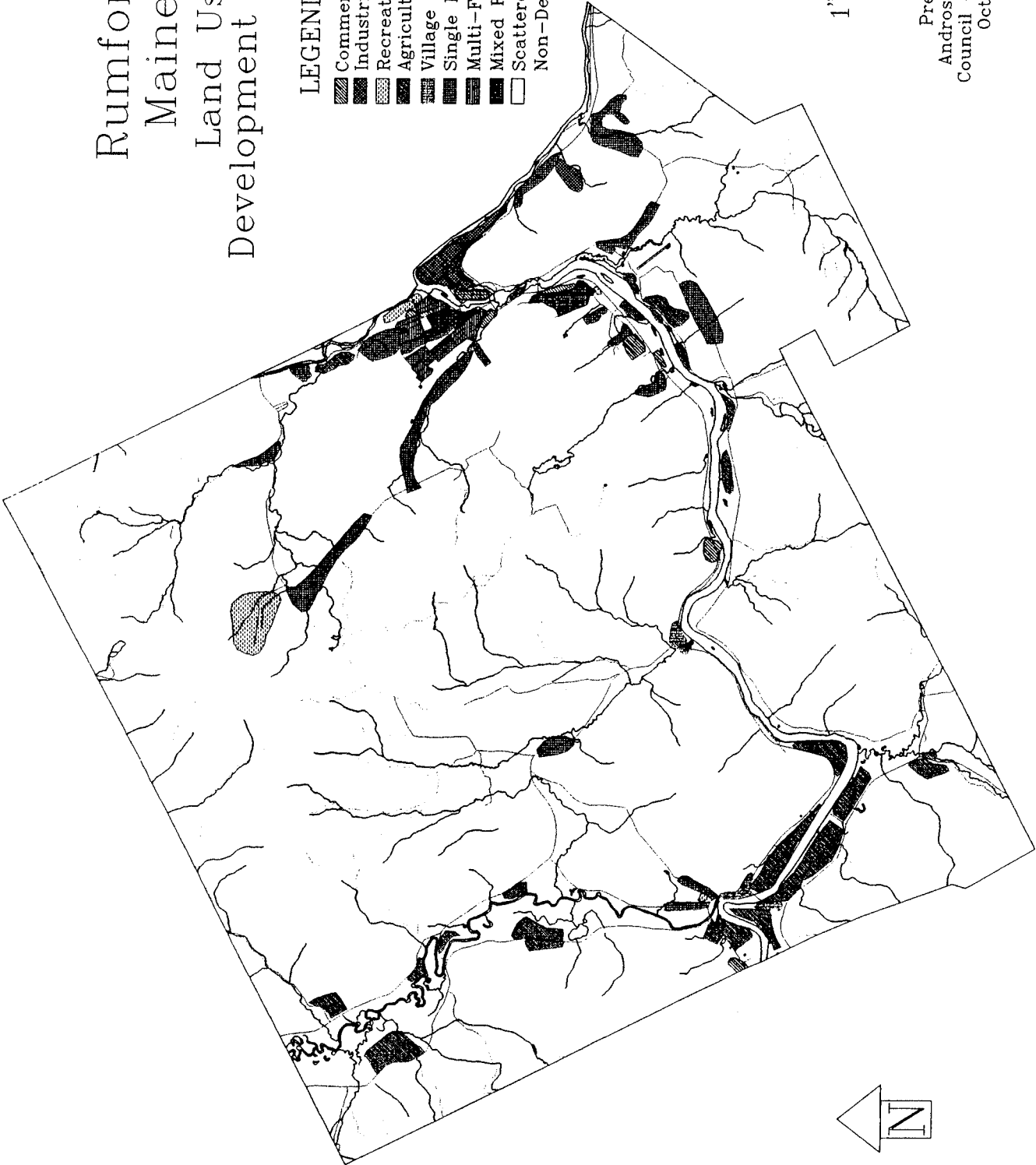
Rumford, Maine Land Use Development Patterns

LEGEND

-  Commercial/Services
-  Industrial/Manufacturing
-  Recreation
-  Agriculture
-  Village
-  Single Family Residential
-  Multi-Family Residential
-  Mixed Residential
-  Scattered Residential/Woodland
-  Non-Developed/Woodland

Scale:
1" = 6000'

Prepared By
Androscoggin Valley
Council of Governments
October 1997



Land Use Ordinances

Rumford's most recent comprehensive plan was adopted in the early 1960s. That plan contains a future land use plan, but ordinances were not developed to carry out that plan.

The town has adopted a Shoreland Zoning Ordinance, a Flood Plain Management Ordinance, Subdivision Ordinance, Wellhead Protection Ordinance and Building Code. Presently, the town has no local review authority through its Planning Board for non-residential development such as commercial unless it should require a shoreland zoning or floodplain hazard permit.

The Shoreland Zoning Ordinance has been approved by the Commissioner of the Department of Environmental Protection. The compact and industrial area shoreland's have been placed in a general development district. Non-developed flood plains have been placed in a resource protection district that prohibits most structural development. The areas within 250 feet of the upland edge of 19 fresh water wetlands have been zoned as well. These wetlands were identified based on mapping prepared by the Maine Geological Survey in the early 1980s. The designation of freshwater wetlands for shoreland zoning purposes could be improved by using the National Wetlands Inventory Maps prepared by the U.S. Department of the Interior, Fish and Wildlife Service.

The town, through the planning board, reviews subdivisions based on a Subdivision Ordinance first adopted in the early 1960s and the State Subdivision Law. Subdivision activity has been minimal during the past 20 years. Local subdivision review standards need to be updated and brought into compliance with the State Subdivision Law. Particular consideration needs to be given to the street construction standards so to not discourage development served by new streets and to create attractive residential areas.

The Town participates in the National Flood Insurance Program and has enacted a Floodplain Management Ordinance. The Ordinance is administered by the Planning Board.

In 1994, the town adopted the Wellhead Protection Ordinance for the Ellis River Aquifer to protect the newly developed wells of the Rumford Water District. The ordinance establishes three protection districts or zones. Zone 1 is the land owned or controlled by the Water District and within the 200-day travel time area. Zone 2 is the area between the 200-day and 2,500-day travel time. The third zone consists of the remainder of the Ellis River watershed in Rumford. The ordinance identifies permitted and prohibited uses in each of the three zones. The ordinance should be reviewed and amended to clarify inconsistencies and improved performance standards. While the wells located in the Ellis River Aquifer have been offered protection by the ordinance, other wells used as a back up supply have not.

The Town has adopted the BOCA National Building Code with amendments. The building code is administered and enforced by a part-time building inspector.

Locations outside areas regulated by the Shoreland Zoning Ordinance and not served by public water and sewer require a minimum lot area of 20,000 square feet.

FISCAL CAPACITY

Findings & Implications

- ❖ Property taxes are the largest source of town revenues.
- ❖ Mead pays approximately 78 percent the total property taxes.
- ❖ Total municipal expenditures remained stable between 1993 and 1996.
- ❖ The rate of growth in property valuation has been approximately the rate of inflation.

Introduction

A community's fiscal capacity refers to its ability to meet current and future needs through public expenditures. As Rumford develops over the next ten years, demands to provide various municipal services, facilities and equipment will be placed upon its fiscal capacity. Demands could include new or improved roads, public facilities, public water and sewer facility improvements and/or recreation areas. The comprehensive plan will make various recommendations requiring public investment. These recommendations must be considered in light of Rumford's fiscal capacity - its ability to finance such improvements.

Revenue

The largest source of revenue for the town is property taxes. Table I-34 lists the local valuation, property tax revenue, and the town's mil rate for fiscal years 1991 to 1996.

TABLE I-34 Valuation and Mil Rate Rumford Fiscal Years 1990-1996						
Fiscal Year	Assessed Valuation (Local)	Annual % Change	State Valuation	Annual % Change	Mil Rate	Property Taxes
1991	519,160,141		552,150,000		0.01900	9,864,042
1992	576,931,715	11.1	608,800,000	10.3	0.01700	9,601,977
1993	580,867,406	0.7	659,600,000	8.3	0.01900	9,842,955
1994	544,004,009	(6.3)	651,900,000	(0.3)	0.01900	10,928,449
1995	519,049,040	(4.6)	670,450,000	1.9	0.02100	10,322,170
1996	504,192,256	(2.9)	682,300,000	1.8	0.02127	10,873,144

Source: Town of Rumford Annual Reports

Between fiscal years 1991 and 1993, the local assessed valuation increased by approximately \$60 million. Much of this increase was associated with personal property assessments at the Boise Cascade (Mead) Paper Mill. Local assessed valuation declined by approximately \$77 million between the fiscal years 1993 and 1996. Overall local assessed valuation decreased by some \$15 million over the six-year period. The decrease in local assessed valuation between 1993 and 1996 can be attributed to an agreement between the town and Boise Cascade to reduce assessed valuation by \$14 million per year for a three-year period due to a decline in the paper market. Depreciation in production machinery equipment was also a factor. Local assessed valuation of land and buildings rose during the period. The state valuation of Rumford increased from \$552 million in 1991 to \$682 million in 1996 representing a 24 percent increase.

The mil rate has remained stable throughout the six-year period increasing by approximately 2 mils. Mead Paper is the largest single property taxpayer accounting for approximately 78 percent of all property taxes paid in Rumford. Property taxes collected increased by approximately \$1 million between 1991 and 1996. When the 1996 dollars are converted to 1991 dollars using the consumer price index, property taxes raised in adjusted dollars was less in 1996 than in 1991.

Other major consistent sources of revenues are excise and non-property taxes, intergovernmental funds and sewer fees. Excise taxes collected increased from \$492,000 in 1991 to \$515,000 in 1996. In 1995, \$531,000 was collected in excise taxes the highest single year amount ever recorded in Rumford. Excise tax collection remained stable throughout the period while a general municipal trend was a decline in excise tax collections between 1991 and 1993 due to a weak economy.

Intergovernmental revenues are primarily comprised of state revenue sharing dollars, local road assistance, and general assistance reimbursement. The largest is from state revenue sharing.

Table I-35 Municipal Revenue Rumford						
Fiscal Year	1991	1992	1993	1994	1995	1996
Property Taxes	9,864,000	9,602,000	9,843,000	10,928,000 0	10,322,000	10,873,000 0
Excise/Other Taxes	535,000	520,000	730,000	963,700	671,500	574,600
Intergovernmental Revenues	540,600	606,800	667,700	966,500	474,900	584,300
Investments	247,400	190,600	167,708	155,000	315,300	319,300
Other	135,000	737,600	829,500	526,600	855,300	844,800
TOTAL	11,322,000	11,657,000 0	12,238,000 0	13,677,000 0	12,639,000	13,196,000 0

SOURCE: Town of Rumford Annual Reports

Expenditures

Total municipal expenditures increased by approximately \$2.2 million or 21 percent in the six-year period between 1991 and 1996. However, in the period between 1993 and 1996, the total expenditures increased by less than 1 percent. Considering the CPI for adjusting dollars for inflation municipal expenditures were less in 1996 than in 1993. The largest expenditure item is special assessments that included in 1996 an educational appropriation of \$5,878,000 and a county tax of \$444,500.

Table I-36
Significant Expenditures
Rumford
Fiscal Years 1991 - 1996

Category	1991	1992	1993	1994	1995	1996
General Government	584,100	590,200	802,500	570,100	566,700	666,900
Public Safety	1,875,000	2,020,000	1,933,000	1,953,500	1,906,000	1,956,000
Health & Sanitation	516,000	812,700	846,800	658,700	642,700	638,900
Public Works	751,300	1,007,000	1,059,000	1,067,000	1,138,000	945,000
Town Garage	256,400	179,700	309,300	114,700	323,900	322,700
Welfare	60,300	60,500	84,000	45,400	63,000	58,000
Public Services	335,100	350,000	355,300	299,400	286,800	314,900
Debt Service	86,500	86,500	81,900	81,900	82,000	78,800
Special/Assessments	4,627,000	5,020,000	5,285,000	5,896,000	6,061,000	6,322,000
Unclassified	897,000	1,031,000	815,800	955,400	855,500	497,200
Transferred Out	---	---	644,300	666,000	387,900	667,900
TOTAL	10,304,000	11,475,000	12,431,000	12,308,000	12,343,000	12,469,000

Source: Town of Rumford Annual Reports

Capital Projects Fund

The town maintains a capital projects fund used for the construction or acquisition of significant capital facilities which in 1995 totaled approximately \$1,374,000. Capital project funds have been established for the highway, fire, police, and parks departments, town hall, public library and other town properties, sewer extensions and computers.

Municipal Debt

As of the end of fiscal year 1995, the Town of Rumford had an outstanding long-term of approximately \$445,000. This debt was composed of general obligation bonds accepted in 1988 to finance the municipal sewer system. The bonds will be retired in 2003. How much debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debt for schools, sewer, airport, water and special-district purposes are excluded. Based upon state valuation, the maximum debt under state law, including debt associated with specials districts, Rumford could carry what would be approximately \$100,000,000. Presently, Rumford has an outstanding municipal debt of approximately \$445,000. Rumford has significant borrowing power, based on its state valuation, to fund major capital projects.

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 financing of major capital expenditures compared with the ability of the tax base to support such costs. In considering Rumford's capacity to fund normal municipal services and capital projects, two areas are important. First, in recent years, annual increases in valuation (not considering the agreement with Boise) have been approximately equal to the rate of inflation. Such a rate of increase in valuation does not allow new services or programs to be implemented without a mil rate increase. Rumford does, however, have significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon individual taxpayers.

RUMFORD COMPREHENSIVE PLAN

Section II

Planning Issues Goals, Policies, Strategies Future Land Use Plan Regional Coordination Program Capital Investment Plan

Prepared by

The Rumford Comprehensive Plan Committee

and

Androscoggin Valley Council of Governments

November 1998

The Comprehensive Plan, presented in two sections--the Inventory & Analysis and Goals, Policies, & Strategies--should serve as a guide for the community and town officials as they make decisions about the future of Rumford. The Plan suggests general directions; recognizing the specific details will require further efforts. The Plan should be considered a living document meaning that it will require review and revisions as Rumford changes over time.

The Plan is not a zoning ordinance, and the future land use map is not a zoning map. The Plan is, however, intended to guide future changes in the Town's land use regulations so that they will reflect the goals and policies of this plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

This Plan is the result of the efforts of the Comprehensive Plan Committee and the citizens of Rumford that provided ideas during the planning process.

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**Rumford Comprehensive Planning Program
Community Vision/Planning Topics
Goals/Policies/Strategies**

Friendly people. Low crime rate. Good recreation facilities and opportunities. High quality municipal, educational and health services. Beauty of scenic views, river and wildlife. Mead Paper. Proximity to cities.

Today Rumford is seen by its citizens as many different things. The Rumford of tomorrow will be the result of many factors. This Comprehensive Plan is intended to establish a vision for Rumford's future taking into consideration many divergent views.

In the broadest sense, the Comprehensive Plan envisions the future Rumford that:

- ❖ **Is a community that has grown as the result of a clear vision of its future with a diversified economic base and a year-round population approaching 10,000.**
- ❖ **Is a community with strong family ties where its youth can and want to remain and be gainfully employed.**
- ❖ **Is a community that visitors and tourists seek because of its recreation and retail opportunities.**

The Comprehensive Plan attempts to present recommendations for how the town can work toward these visions as the town continues to change.

The Comprehensive Plan includes an inventory and analysis presented in Section I which considers past, current and future community characteristics.

In developing the goals, policies and strategies for the Rumford Comprehensive Plan, the Comprehensive Plan Committee began by developing a number of planning issues. Those planning issues are identified in this section of the plan. Based on the planning issues, the Comprehensive Plan Committee developed recommendations which are also presented in this section of the plan.

The goals, policies and strategies of the Comprehensive Plan are presented in a series of planning topics. These planning topics relate to the state goals contained in the Comprehensive Planning and Land Use Regulation Act. In addition, the planning topics have been discussed by the Comprehensive Plan Committee at their numerous meetings.

PLANNING TOPIC: Historic and Archaeological Resources

State Goal:

- ❖ **To preserve the State's historic and archaeological resources.**

Local Goals:

- ❖ **To maintain those structures and areas that have historical significance to the community.**
- ❖ **To identify and protect the values of those areas of special cultural or archaeological significance.**

Overview

There is a growing recognition between citizens and government across the country of the value of a community's historic resources. Historic buildings provide insight into a community's past and help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings can conserve resources, time, energy and money while they sustain a sense of community character and attract tourists interested in historic architecture.

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. Besides the recognition that listing provides, registered properties are afforded a measure of protection from development projects funded, licensed or executed by the federal government. Registered properties are provided no protection by such registration from activities undertaken by their owners with private financing.

Rumford contains seven structures and a historic district listed in the National Register of Historic Places. The structures listed in the national register include the Deacon Hutchins House, Mechanics Institute, Municipal Building, Rumford Falls Power Company Building, Rumford Public Library, Rumford Point Congregational Church and the Strathglass Building. In addition, Strathglass Park has been designated a historic district. Besides the structures listed in the National Register of Historic Places, Randall H. Bennett in his book *Oxford County, Maine, A Guide to its Historical Architecture*, identified several other structures representing important local historic architecture.

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 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.

The Maine Historic Preservation Commission reports Rumford's industrial features as historic archaeological sites. Besides the inventory of early industrial sites, the Commission has identified a need for a field survey and inventory of the first wave of Anglo-American settlers and the sites of their homesteads, first churches and schools. Surveys to date have identified a total of 35 prehistoric historic archaeological sites in Rumford. Thirty-three sites have been documented along the banks of the Androscoggin River between the Rumford Falls dam to Rumford Point. Three sites are known in the Ellis River valley. Other potential sites may exist along the remainder of the banks of the Androscoggin River, Ellis River and Swift River.

Planning Issues

- ❖ Rumford contains several structures and one district listed on the National Register of Historic Places. Registered properties are provided no protection by such registration from activities undertaken by their owners with private financing. These structures enhance community qualities. Loss of the historic values of these historic structures and the district will detract from overall community character.
- ❖ Rumford has no local standards that consider the impacts of development or redevelopment upon historic structures or sites.
- ❖ Strathglass Park contains important historic architecture unique to Oxford County. Some structures in the District are showing signs of deterioration.
- ❖ Surveys to date have identified a total of 35 prehistoric historic archaeological sites in Rumford. Thirty-three sites have been documented along the banks of the Androscoggin River between the Rumford Falls dam to Rumford Point. Three sites are known in the Ellis River valley. Other potential sites may exist along the remainder of the banks of the Androscoggin River, Ellis River and Swift River. Except for locations regulated by shoreland zoning no local standards exist to maintain the values of these sites or potential sites.
- ❖ Potential archaeological sites may exist by the Androscoggin, Swift, and Webb Rivers.

Historic and Archaeological Resource Policy

Pursuant to these goals, the historic and archaeological policies of the Comprehensive Plan are:

1. To identify and maintain the values of those structures and sites that possess architectural characteristics of historical importance and/or possess historical significance.
2. To conserve known archaeological sites.

Implementation Strategies

A. Short-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within one to two years of the adoption of the plan:

1. The town should apply to the Maine Historic Preservation Commission for a grant to perform a survey of structures, sites, and locations to determine additional sites of either local significance or eligible for the National Register.

Responsibility: Board of Selectmen/Historical Society

2. Local ordinance provisions should be developed that contain standards to assess impacts upon historic structures, sites, and locations by allowing the Planning Board to require either a survey of the site or consultation with a qualified professional and require measures to be implemented to minimize negative impacts caused by development or redevelopment of the site or adjacent to the site.

Responsibility: Planning Board/Historical Society

3. Local land use ordinance provisions should be developed that require the assessment of impacts upon archaeological sites listed on or eligible to be listed on the National Register of Historic Places.

Responsibility: Planning Board

B. Mid-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within three to five years of the adoption of the plan.

1. Request the Maine Historic Preservation Commission to assess and document archaeological sites.

Responsibility: Selectmen

2. Develop and maintain a listing of historic structures and sites and develop an educational program for owners of such properties in techniques to maintain historic values and encourage owners of property that qualify for the National Register of Historic Places to seek designation.

Responsibility: Historical Society

C. Long-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within six to ten years of the adoption of the plan.

1. The town should seek grants and other funds to assist owners of property in Strathglass Park to undertake exterior restoration of structures.

Responsibility: Town Manager/Selectmen/Historical Society

PLANNING TOPIC: Housing**State Goal:**

- ❖ **To encourage and promote affordable, decent housing opportunities for all Maine citizens.**
- ❖ **To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl.**

Local Goals:

- ❖ **To encourage safe and affordable housing.**
- ❖ **To encourage housing development to meet the needs of new housing consumers.**

Overview

Rumford's housing characteristics, largely, reflect the industrial development period of the early 1900s. Sixty-six percent of the dwelling units were constructed before 1940 and nearly half are found in multi-family structures. High density residential areas and well-designed neighborhoods are found around the central business and industrial areas.

According to the 1990 U.S. Census, the number of total housing units in Rumford increased by 128 or 4.0% between 1980 and 1990. This rate of growth was well below that of surrounding communities except Mexico and Peru. In 1990, the majority of occupied dwelling units (60%) were owner occupied. This percentage of owner occupied dwellings remained unchanged between 1980 and 1990. The remainder of occupied dwelling units (40%) were renter occupied. The percentage of renter occupied dwelling units was the greatest of any community in Oxford County.

While vacancy rates fluctuate, based on housing demand and economic conditions, vacant housing units are needed to provide housing opportunities within a community. Based on the 1990 Census on April 1, 1990, Rumford had a rental vacancy rate of 11 percent and a homeowner vacancy rate of 2 percent or 430 dwelling units. Since the time of the 1990 Census, vacancy rates for multi-family dwellings are reported to have increased. Interviews with real estate professionals and rental property owners said that for the lower priced rental units vacancy rates may approach 30 percent. This high rental vacancy rate has led to a deterioration of units particularly in some structures in absentee ownership. The availability of single family homes for sale is reported to be adequate to meet current demands. Based on population forecasts for the ten-year planning period and market demands, it is expected that rental vacancy rates will remain high.

Nearly 77% of Rumford's housing stock was built before 1950 and 66% was constructed in 1939 or earlier. If it can be assumed that the age of housing stock reflects physical condition, then a significant portion of Rumford's housing stock may be in need of upgrading. A visual exterior review of residential structure conditions conducted in 1997 found isolated dilapidated conditions and areas deteriorated. These conditions are primarily found in multi-family structures. Other areas exhibit fine examples of older well maintained residential structures. In 1997, the town appropriated funds to acquire and remove dilapidated structures.

Based upon income information and generally accepted affordable housing rents and sale prices of houses, affordable housing opportunities exist in Rumford. However, because of the town's housing stock size, it should be expected that the lower priced dwellings may have need of electrical and/or insulation upgrading.

Rumford's population is expected to reach approximately 7,000 by the year 2008. Based upon an average household size of 2.11 persons in the year 2008, a demand will not exist for additional year-round dwelling units. While the normal housing demand forecasting methods do not show a housing demand based on the current number of available units, increases in new dwellings will occur. This will be the result of a loss of dilapidated multi-family structures, new single-family development and market demand for modern upper scale town house type dwellings.

Planning Issues

- ❖ Vacancy rates for lower priced rental units may approach 30%.
- ❖ Areas of deteriorated and dilapidated housing can be found in Rumford.
- ❖ A significant percentage (66%) of the town's residential structures were constructed before 1940; that is an indication of potential electrical or insulation deficiencies and the presence of lead-based paint.
- ❖ Over the planning period, a demand will exist for new residential development in the rural locations of the community.
- ❖ Current subdivision and street construction standards within subdivisions discourage innovative residential development.

Housing Policy

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. To allow a variety of housing types to provide for the changing housing needs of current and future housing consumers.
2. That housing in Rumford is safe and sanitary.
3. That housing in Rumford is a community asset rather than a liability.
4. To allow for innovative residential subdivision development.

Implementation Strategies

A. Short-Term Activities-To accomplish the goals and policies, the Rumford community should undertake the following within one to two years of the adoption of the plan.

1. A Rental Occupancy Ordinance should be developed and adopted which establishes the minimum health and safety standards for rental dwelling units.

Responsibility: Planning Board/Building Inspector/Fire Department

2. The selectmen should use their authority established in Title 17 M.R.S.A. Section 2851(Dangerous Buildings) as needed to remove unsafe and unsanitary structures.

Responsibility: Selectmen

3. The Subdivision Ordinance should be reviewed and amended to include provisions that encourage innovative residential development techniques including attractive residential streets.

Responsibility: Planning Board/Public Works Director

4. A long-term acquisition and demolition plan should be developed for those residential properties unsuited for rehabilitation or in locations designated for future business development.

Responsibility: Building Inspector/Fire Department/Planning Board

B. Mid-Term Activities-To accomplish the goals and policies, the Rumford community should undertake the following within three to five years of the adoption of the plan.

1. Help in the formation of neighborhood associations which goals would include improving living conditions in the older neighborhoods of Rumford.

Responsibility: Town Manager/Police Department

2. A lead-based paint abatement program should be developed which would provide educational materials and training on abatement methods.

Responsibility: Building Inspector/Health Officer

PLANNING TOPIC: Economic Development

State Goal:

- ❖ **To promote an economic climate that increases job opportunities and overall economic well being.**

Local Goals:

- ❖ **To maintain, expand and diversify Rumford's economic base.**
- ❖ **To make Rumford attractive to industry and business.**
- ❖ **To capitalize on all of Rumford's attractions to business.**

Overview

Rumford's economy has been driven by the pulp and paper industry. Today, Mead Paper produces more than 600,000 tons of paper per year, employs approximately 1,400 and has an annual payroll of \$85 million. Rumford also serves as the service center of the Dixfield, Mexico and Peru area providing retail opportunities, health services and banking. Taxable consumer retail sales increased by approximately \$1.2 million in adjusted dollars or 4 percent between 1991 and 1996. In 1996, taxable retail sales associated with food stores accounted for the largest percentage of taxable retail sales followed closely by restaurant sales. The average annual labor force decreased by 6 percent between 1992 and 1996. The annual average unemployment rate has exceeded that of Oxford County and the State for the past five years. Over the past 25 years, the number of Rumford residents employed in the manufacture of non-durable goods including paper has decreased significantly. For the first time in recent history, the number of residents employed in the service sectors exceeded those employed in manufacturing. Retail trade employed 17 percent of the town's labor force and 12 percent were employed in health services.

In the greater Rumford area, there are some 18,000 year round residents and a seasonal population that bring an additional 15,000 people into the area. In 1990, more than 3,000 workers from Rumford and other communities were employed in Rumford.

Rumford is positioned to expand its economic base in some ways and others need to be addressed. Rumford has a stable tax rate, a good fire protection system, stable utility fees sufficient water, sewer and electricity capacity and available transportation systems. These are important to many businesses considering locating in a community. Other important factors include suitable areas to locate where new business will not conflict with residential areas or other less intense land use, good roads, trained labor pool and good living conditions for its workers including residential areas, recreational opportunities, good schools, health services, shopping and cultural facilities and a community that has undertaken planning.

Planning Issues

- ❖ The town has had a long history of reliance on the paper industry for employment and economic well being. While the paper industry is still extremely important to the local and regional economy, its dominance has decreased.
- ❖ Rumford has many assets that could serve as business attractions. These have not been actively marketed.
- ❖ Seasonal population in the greater Rumford area is significant. The economic values of this market needs to be exploited to the fullest extent.
- ❖ Shopper's Island has been the traditional commercial center of Rumford. To maintain this role and be a draw for additional customers, its appearance, services, atmosphere and goods have to be receptive to the changing market.
- ❖ Further commercial and business development that takes place away from the traditional commercial areas may reduce that viability of these traditional commercial areas including Shopper's Island.
- ❖ Good transportation systems and rail access are important to economic development. Rail siding options and improvements to Route 108 can aid in business attraction.
- ❖ New industry has specific location requirements. The town should consider additional business/industrial park sites before building out of the existing park.
- ❖ Attractive gateways to a community aid in economic growth and development. Gateway improvements should be undertaken and development managed to maintain gateway values.
- ❖ A labor pool with necessary skills for prospective businesses is required for economic diversification.

Economic Policy

Pursuant to these goals, the economic policies of the Comprehensive Plan are:

1. To promote actively and market Rumford as a community that has sufficient infrastructure, labor force, and markets to business and industry.
2. To help existing industry and businesses improve their performance and grow and help in start-up of new industry and businesses.
3. To support the full use of Black Mt. and other recreation resources to encourage economic growth.
4. To make Rumford aesthetically pleasing to residents, businesses, business patrons and tourists.
5. To maintain and enhance the unique character of Shopper's Island.
6. To provide a transportation system including rail sidings conducive to business/industrial development and expansion.
7. To provide suitable areas for industrial/manufacturing type development.
8. To encourage the development of new areas for commercial/business development while maintaining the viability of existing business locations.
9. To work with and coordinate with the River Valley Growth Council, River Valley Chamber of Commerce, River Valley Merchants' Association and other economic development interests.
10. To assure that the educational system including adult education is responsive to the changing skills required for business retention and attraction.

Implementation Strategy

A. Short-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within one to two years of the adoption of the plan:

1. The town should hire a full-time staff to serve as the economic development director who would be responsible for business assistance, the marketing of Rumford and business attraction.

Responsibility: Board of Selectmen

2. A phase I truck to rail loading/unloading facility should be developed at the Mead rail yard. The phase I facility would include truck maneuvering space and ramps for forklift operation.

Responsibility: Board of Selectmen/Public Works Department

3. The area next to Route 2 between Zinck's and Sunnyside Terrace should be assessed in relation to wetland impacts to determine suitability for commercial type development.

Responsibility: Selectmen/Economic Developer

4. A gateway enhancement program intended to beautify and enhance the appearance of the entrances to Rumford should be established including a signage system that directs patrons to Shopper's Island.

Responsibility: Selectmen/Public Works Department/ Chamber of Commerce/Merchants Association

5. The Town should work with regional groups and MDOT to upgrade Route 108.

Responsibility: Town Manager

6. The town should develop a policy on the use of Tax Increment Financing.

Responsibility: Town Manager/Selectmen

7. The town in conjunction with the Shopper's Island Merchants' should develop public restroom facilities on Shopper's Island.

Responsibility: Selectmen/Merchant's Association

B. Mid-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within three to five years of the adoption of the plan:

1. A Black Mountain Development Plan should be prepared that considers all possible and feasible options, costs and funding options for further development including a chair lift. The Ski Industries Program at the University of Maine at Farmington should be consulted to determine assistance they may provide in the development of the Plan.

Responsibility: Greater Rumford Community Center/Chisholm Ski Club/Town

2. An assessment to determine a suitable location for the development of a business park with engineering completed to provide location options for new business.

Responsibility: Economic Development Office

3. A voluntary program to maintain/upgrade building facades and appropriate signage should be implemented on Shopper's Island

Responsibility: Merchants Association

4. An annual summit between economic development interest, the business community and the education system should be held to address educational needs of a skilled labor pool.

Responsibility: Economic Development Office/S.A.D. # 43

C. Long-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within six to ten years of the adoption of the plan:

1. An intermodal transfer facility should be developed to serve the Rumford region.

Responsibility: Economic Development Office
Estimated Cost: \$ (Grants)

2. A business/industrial park should be developed.

Responsibility: Economic Development Office

PLANNING TOPIC: Municipal Services and Facilities

State Goals:

- * **To encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl.**
- * **To plan, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.**

Local Goal:

- * **To provide necessary municipal services and facilities which are responsive to local needs in a way that will not overburden the community's fiscal resources.**

Overview

The Town of Rumford provides a full range of high quality municipal services. Public water is provided by the Rumford Water District and sewer is managed by the town with treatment provided by the Rumford-Mexico Sewage District. Full-time police and fire personnel provide 24 hours per day coverage. The Public Works Department maintains a very good local highway system and can carry out many construction projects. The availability of adequate public facilities is critical to the town's desire to encourage economic growth and development. Overall, existing municipal services are adequate to meet current and forecasted demands.

Planning Issues

- * Future water and sewer upgrades and extensions are important to economic and residential growth.
- * Continuation of the town's quality municipal services are an encouragement to growth and development.
- * Regional and/or multi-community approaches to the delivery of municipal services may be cost effective.

Municipal Services and Facilities Policy

Pursuant to these goals, the public service and facilities policies of the Comprehensive Plan are:

1. To continue to upgrade the sewage collection system and extend the system to serve priority areas.
2. To coordinate water and sewer extensions with the comprehensive plan.
3. To maintain the high quality water system and extend the system to priority areas.
4. To ensure that police, fire and emergency medical services keep pace with community demands.
5. To maintain the high quality of the town's roads and sidewalks.
6. To assure new roads proposed for public acceptance to meet construction standards that will minimize needed municipal expenditure for their maintenance.
7. To encourage the education system to be responsive to changing educational needs of all age groups and the business community.
8. That development does not overburden municipal services and/or facilities.
9. To continue to plan for major capital expenditures through a capital improvement program.
10. To participate in discussions of the feasibility and cost benefits associated with municipal service delivery with other communities.

Implementation Strategies

A. Short-term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within one to two years of the adoption of the plan:

1. An annual summit between the educational system, community leaders and the business community should be held to address changing educational needs.

Responsibility: Selectmen/Economic Development Office/
S.A.D. 43/University of Maine

2. The town should consolidate all departmental capital fund requests into a single capital improvement program.

Responsibility: Town Manager/Department Heads/Finance Committee

3. Before extensions to the water and sewer systems are undertaken, the Planning Board should assess whether such extensions are consistent with the Comprehensive Plan.

Responsibility: Planning Board

4. The Long-Range Plan for roads and facilities should be updated annually.

Responsibility: Public Works Department

5. The town should participate in discussions and analysis of joint municipal service delivery with other communities.

Responsibility: Town Manager/Board of Selectmen/Department Heads

6. The Site Plan Review Ordinance should contain provisions that allow the Planning Board to assess the impact of proposed development on municipal services.

Responsibility: Planning Board

B. Mid-Term Activities-To accomplish the goals and policies, the Rumford community should undertake the following within three to five years of the adoption of the plan.

1. The Planning Board, with assistance from the Highway Superintendent and town engineer, should review and revise the road construction standards.

Responsibility: Planning Board/Highway Superintendent/Town Engineer

PLANNING TOPIC: Transportation**State Goal:**

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

Local Goals:

- ❖ **To maintain and improve where necessary the safety, efficiency and capacity of the state and local highways and road systems that serve Rumford.**
- ❖ **To use the rail system to the greatest extent possible.**
- ❖ **To maintain and improve where necessary the network of pedestrian facilities.**

Overview

The major transportation systems for people and goods in Rumford and into and out of Rumford are State and local roads and highways, rail and sidewalks. The nearest general aviation airport is in Bethel. The major highways into Rumford are Routes 2 and 108. Secondary Routes are 5, 120 and 232. Route 2 is a major east/west travel corridor through Maine. Route 2, outside the compact area of Rumford, has an annual average daily traffic volume of approximately 9,000 vehicles. Inside the compact area, the annual average daily traffic volume is approximately 11,000. Route 2 carries a significant amount of industrial traffic associated with the Mead Paper Mill, commuter traffic and tourist traffic.

Route 108 is the second most important highway in Rumford with an annual daily traffic volume of approximately 3,600 vehicles. Traffic is associated with the Mead Mill and commuter traffic. Because of its location, next to the Androscoggin River, steep banks on its opposite side and curves, traffic functions are reduced.

Routes 5, 120 and 232 are secondary travel corridors. Route 5 accesses Andover and the Richardson Lakes Region and has an annual daily traffic volume of approximately 900. Route 120 also provides access to the Andover region via Roxbury Notch and has a traffic volume of some 1,500 vehicles per day. Route 232 connects with Route 26 in Bryant Pond and has an annual average traffic volume of approximately 1,100 vehicles.

They are approximately 60 miles of local roads and 11 miles of sidewalks. The Town maintains a five-year road and sidewalk improvement program.

There are several high accident locations (HALs) within Rumford. High accident locations are defined by the Maine Department of Transportation as those locations of eight or more accidents in a three-year period with a critical rate factor far greater than 1.00. These locations include Prospect and Bridge, Bridge and Franklin, Waldo and Lincoln, Route 5, and Hall Hill Road.

Rail freight service to Mead Paper Company is provided by Maine Central Railroad. The rail line ends at the mill. Although Mead is the primary user of the railroad, other businesses receive or ship goods occasionally. However, the yard lacks facilities for regular transfer of goods for users other than the Mead Mill.

Planning Issues

- ❖ Rumford is dependent on the highway system to bring goods and people into the area. An adequate highway system is important to the growth of Rumford.
- ❖ Improvements to Route 108 including widening and curve elimination would increase the use and safety of this transportation corridor.
- ❖ Rail service to Rumford is primarily associated with the Mead Paper Mill. Development of an intermodal transfer facility could service Rumford and the Region.
- ❖ There are several high accident locations in Rumford.
- ❖ The town lacks standards that allow the Planning Board to assess the impact of new residential and non-residential development or redevelopment on high accident locations and the overall transportation system.
- ❖ There is no designated location for a taxi or bus pick up. A designated area would improve the use of this means of transportation.
- ❖ Access routes to Shopper's Island for those not familiar with the local road system can be confusing. A designated and marked route could improve access to the Island.
- ❖ Rumford Falls was originally designed to be pedestrian-friendly by the development of a system of sidewalks. This system should be maintained and improved and conflicts between pedestrians and motor vehicles minimized.
- ❖ Route 108 could serve as an alternate route to reduce traffic on Route 2 through the built-up portion of Rumford. While Route 2 traffic would be reduced through the built up portions of Rumford, such an alternate could have a chilling effect on businesses.

Transportation Policy

Pursuant to these goals the policies of the Comprehensive Plan are:

1. To support regional efforts for the improvement of the major transportation corridors.
2. To maintain and improve where necessary the local road system.
3. To encourage expanded use of the rail infrastructure.
4. To manage development or redevelopment so as to maintain the safety and efficiency of the highway and road system.
5. To seek improvements in those locations that have a high accident rate.
6. To provide appropriate signage to Shopper's Island.
7. To designate a central location to serve as a taxi and bus stop.
8. To maintain, improve and add sidewalks in areas with high pedestrian traffic.
9. To assure that any future rerouting of traffic does not negatively effect local business.
10. To provide for sufficient parking.

Implementation Strategies

A. Short Term Activities-To accomplish the goals and policies, the Rumford community should undertake the following within one to two years of the adoption of the plan.

1. The town should work with regional groups and MDOT to plan and implement improvements to the region's highways.

Responsibility: Town Manager

2. Site plan review standards should be adopted that include provisions that address access management standards for new or redeveloped commercial type uses that are accessed by the major travel corridors.

Responsibility: Planning Board

3. The town, with local taxi services and Western Maine Transportation Services, should designate a central location to serve as taxi/bus stop.

Responsibility: Public Works Department

4. The town should continue to plan and program funds for roadway and sidewalk improvements through its Road Improvement Program.

Responsibility: Superintendent of Public Works

5. A signage system should be developed that directs patrons to Shopper's Island.

Responsibility: Selectmen/Public Works/Chamber of
Commerce/Merchants Association

6. A phase I truck to rail loading/unloading facility should be developed at the Mead rail yard. The phase I facility would include truck maneuvering space and ramps for forklift operation.

Responsibility: Board of Selectmen/Public Works Department

7. Site plan review standards should be adopted that include provisions dealing with off-street parking standards and provisions for shared use of parking areas.

Responsibility: Planning Board

B. Mid Term Activities-To accomplish the goals and policies, the Rumford community should undertake the following within three to five years of the adoption of the plan.

1. The town should request the Maine Department of Transportation to implement traffic accident and congestion improvements recommended in the Rumford Area Route 2 corridor study.

Responsibility: Town Manager/Selectmen

C. Long Term Activities-To accomplish the goals and policies, the Rumford community should undertake the following within six to ten years of the adoption of the plan.

1. An intermodal transfer facility should be developed to serve the Rumford region.

Responsibility: Economic Development Office
Estimated Cost: \$ (Grants)

PLANNING TOPIC: Outdoor Recreation**State Goals Relating to Planning Topic:**

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

Local Goal:

To provide high quality outdoor recreation facilities to meet the needs of all ages.

Overview:

Recreation opportunities both organized and unstructured are important elements of Rumford's quality of life. Rumford has a long tradition of providing quality outdoor recreation opportunities. Municipal organized recreational activities are directed by the Parks Commission appointed by the Board of Selectmen. The Parks Department maintains town recreation facilities and is staffed by two full-time and one part-time employees. The Commission is responsible for overseeing municipal provided recreation facilities. The Greater Rumford Community Center, a non-profit organization owns and operates Black Mountain, operates the Community Center on Congress Street and runs many sport programs. The Chisholm Ski Club has a long history of sponsoring local, regional and nationally recognized nordic ski events at Black Mountain.

Planning Issues

- ❖ The replacement of the T-Bar lift with a chair lift would increase the attractiveness of Black Mountain.
- ❖ Black Mountain is considered to have significant outdoor recreation potential. Presently, there is no formal long-term development plan for the mountain.
- ❖ Redevelopment of the river trail and recreation area near the library would provide for a passive recreation area and improve the aesthetics of the river bank.
- ❖ A well maintained snowmobile trail system and trail head parking will encourage greater snowmobile use in Rumford and the region.
- ❖ Several hiking trails are found in Rumford including Mount Zircon and Whitecap. Trail use easements would provide continued use.
- ❖ Rumford Falls contains several historic structures. A mapped walking tour guide would provide a recreation opportunity.
- ❖ Additional parking is needed at Hosmer field.
- ❖ Private land owners have allowed public access to their lands for traditional outdoor activities such as hunting and fishing. Loss of this public access would reduce the availability of land for such traditional activities.
- ❖ New non-traditional recreation facilities/areas including in-line skating and skate boarding could provide additional recreation opportunities.

Outdoor Recreation Policy

Pursuant to these goals, the outdoor recreation policies of the comprehensive plan are:

1. To maintain the town's high quality outdoor recreation facilities and areas.
2. To support expansion and full use of Black Mountain.
3. To maintain and redevelop the urban trail and passive recreation walking/trail system.
4. To support the efforts of the snowmobile club to maintain and improve the trail system and its maintenance.
5. To encourage the continued use availability of local hiking trails.
6. To encourage the development of a walking tour of Rumford's historic structures and areas.
7. To encourage the practice of private land owners of allowing public access to their property for traditional outdoor recreation activities.
8. To assess the needs and opportunities for non-traditional recreation programs/ facilities including in-line skating and skate boarding.

Implementation Strategy

- A. Short-Term Activities-**To accomplish the goals and policies, the Rumford Community should undertake the following within one to two years of the adoption of the plan:
1. The capital improvement program for recreation facilities should be maintained and updated annually.
Responsibility: Parks Department/Parks Commission
 2. A new parking area should be developed to serve Hosmer Field.
Responsibility: Parks Department
 3. The town should support programs such as Project Land Share and Land Owner Recognition Programs that encourage continued public access to private property for traditional outdoor recreation activities.
Responsibility: Selectmen

4. An assessment should be undertaken to determine if public parking is necessary to serve snowmobilers.

Responsibility: Snowmobile Club/Parks Commission

5. A Historic Structure Tour Guide should be developed.

Responsibility: Historic Society

B. Mid-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within three to five years of the adoption of the plan:

1. A Black Mountain Development Plan should be prepared that considers all possible and feasible options, costs and funding options for further development including a chair lift. The Ski Industries Program at the University of Maine at Farmington should be consulted to determine assistance they may provide in the development of the Plan.

Responsibility: Greater Rumford Community Center/Chisholm Ski Club/Town

2. Owners of land over which popular hiking trails pass should be encouraged to continue public use.

Responsibility: Peak a Week Hiking Club

3. A needs assessment and facility analysis should be conducted for an in-line skating and skate board area.

Responsibility: Parks Commission

C. Long-Term Activities-To accomplish the goals and policies, the Rumford Community should undertake the following within six to ten years of the adoption of the plan:

1. A long-term recreation area development/redevelopment plan should be developed to restore the passive recreation area along the Androscoggin River near the library, land in back of the hospital and Falls Hill.

Responsibility: Parks Commission/Parks Department

PLANNING TOPIC: Natural Resources

State Goals:

- ❖ **To protect the quality and manage the quantity of the State's water resources including lakes, aquifers, great ponds and rivers.**
- ❖ **To protect the State's other critical natural resources including, without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas.**

Local Goal:

- ❖ **To maintain and conserve the town's natural resources and features for current and future generations.**

Overview

The natural resources of Rumford are an integral part of the town's economic, social and cultural heritage. The natural resources considered in the Plan include soils, agricultural land, surface and ground water, floodplains, wetlands, wildlife and fisheries, forest resources, rare and endangered species and scenic areas. These resources can be enhanced or degraded as Rumford changes in the future.

Planning Issues

- ❖ Approximately 65 percent of the land area in Rumford has slopes greater than 20 percent. Construction and other land use activities on these steeper slopes are more difficult, more costly and involve a greater potential for environmental degradation than similar activities on more level terrain.
- ❖ Rumford contains areas with soils, identified by the Department of Agriculture, as having highly productive qualities termed farmland soils of national importance. Permanent loss of these areas for agriculture would reduce agriculture locally and regionally.
- ❖ The rivers, stream, and brooks are important natural resources and are an element of Rumford's character. The greatest threat to maintaining the quality of these waters is from non-point pollution sources or run off.
- ❖ Rumford contains three great ponds (ponds greater than 10 acres in size). Phosphorus that acts as a fertilizer to algae is a major threat to water quality within great ponds. Phosphorus reaching great ponds can increase as the result of development activity within its watershed.

- ❖ Rumford contains significant sand and gravel aquifers that can produce high quantities and quality of water. The primary and secondary wells of the Rumford Water District are in sand and gravel aquifers. Contamination of these aquifers would result in costly solutions.
- ❖ Large areas next to the major rivers and streams are considered floodplain. Areas adjacent to Route 2 that may be attractive for development are also located within the 100-year floodplain. Inappropriate development in these areas could lead to human safety concerns and structural damage.
- ❖ Both game and non-game wildlife is an important character of Rumford. Critical to wildlife are suitable habitats.
- ❖ The forest resources of Rumford have been and continue to be important to the local and regional economy and are an important component of Rumford's character. Healthy forest will benefit the local and regional economies and maintain the character of Rumford.
- ❖ In a scenic resource inventory, 18 significant scenic view locations were identified. These scenic views are an important element of the town's character. Permanent degradation of scenic resources would alter town character.

Natural Resource Policy

Pursuant to these goals, the natural resource policies of the comprehensive plan are:

1. That development and road construction that takes place on steep slopes is undertaken in a manner to minimize environmental degradation and municipal costs.
2. That development and subsurface sewage disposal takes place on or in soils suited for the proposed use.
3. To encourage the owners of land best suited for agricultural use to maintain such land for ongoing and/or future agricultural use.
4. That development, redevelopment and other land use activities do not degrade surface water quality.
5. To maintain the quality and quantity of significant groundwater resources.
6. To protect the Water District's wells and recharge areas.
7. To manage development in flood prone areas so as to minimize flood damage and protect human life.
8. To conserve wildlife habitat including deer wintering areas, travel corridors by rivers and streams and wetlands.
9. To encourage management that will maintain the economic, recreational and wildlife values of forest land.
10. To conserve state or federal documented unique natural sites and areas.
11. To conserve scenic view locations from permanent degradation that would alter town character.

Implementation Strategies

- A. Short-Term Activities-** To accomplish these goals and policies, the Rumford Community should undertake the following within one to two years of the adoption of the plan.
1. The Subdivision and Site Review Ordinances should include performance standards relating to drainage and erosion, infrastructure and access for subdivisions and other large scale development proposed on slopes of 20% or greater.

Responsibility: Planning Board

2. The Subdivision Ordinance should be amended to allow the Planning Board to require the identification of well exclusion areas and a nitrate-nitrogen analysis when soil conditions and densities dictate such an analysis.

Responsibility: Planning Board

3. The Subdivision and Site Plan Review Ordinances should contain provisions that assure that development and other land use activities are managed to protect surface water quality.

Responsibility: Planning Board

4. The Subdivision and/or Land Development Ordinance should contain provisions that encourage open space development (development that permits a reduction in lot area with the remaining land devoted to open space uses) in forested and other locations.

Responsibility: Planning Board

5. The Town should continue to administer strictly and enforce the Floodplain Management Ordinance.

Responsibility: Planning Board/Code Enforcement Officer

6. The Wellhead Protection Ordinance for the Ellis River Aquifer should be reviewed and amended as necessary to eliminate ordinance inconsistencies and provide the maximum protection to wells and recharge areas.

Responsibility: Planning Board/Water District

7. The Site Plan Review Ordinance should contain specific standards to assure that those commercial and industrial uses that carry a significant threat to ground water and are proposed to be on sand and gravel aquifers are designed to protect ground water.

Responsibility: Planning Board

8. The need for well protection at the Scotty Brook Wells should be assessed and, if determined to be needed, appropriate ordinances should be developed.

Responsibility: Water District/Planning Board

9. The Shoreland Zoning Ordinance should place wetlands regulated by the Shoreland Zoning law and the land area within 250 feet horizontal distance from the upland edge in a resource protection district if the wetland has been assigned a significant wildlife value and has been in a limited development district for other wetlands.

Responsibility: Planning Board

10. The Subdivision and Site Plan Review Ordinances should contain provisions that require the applicant to request information available from the Maine Department of Inland Fisheries and Wildlife on the location of significant wildlife habitats including fisheries and measures to conserve the identified habitats.

Responsibility: Planning Board

11. The Subdivision and Site Plan Review Ordinances should be amended/enacted that require buffer areas along rivers, brooks, and streams that maintain a suitable riparian habitat.

Responsibility: Planning Board

12. The Subdivision and Site Plan Review Ordinances should contain provisions to allow the Planning Board to require information concerning the impact of proposed development on identified and documented rare and endangered species and require measures to conserve them.

Responsibility: Planning Board

13. The Subdivision and Site Plan Review Ordinances should contain performance standards for erosion and sediment controls and storm water management that maintains the quality of the town's surface waters.

Responsibility: Planning Board

14. The Subdivision and Site Plan Review Ordinance should be amended to contain standards that minimize phosphorus export to Davis and Joes Ponds and the Mt. Zircon Reservoir.

Responsibility: Planning Board

15. The Site Plan Review Ordinance should contain provisions that request an assessment of the impact upon identified scenic sites and views by proposed development and grant the Board authority to require proposed development that is found to impact identified scenic sites and views to minimize negative impacts caused by such development.

Responsibility: Planning Board

16. The town should support statewide initiatives directed toward current use taxation of agricultural and forest land.

Responsibility: Selectmen

17. The Subdivision and Site Plan Review Ordinances should contain provisions to allow the Planning Board to consider the long-term effects of development on adjacent commercial forest and agricultural land.

Responsibility: Planning Board

B. Mid-Term Activities- To accomplish these goals and policies, the Rumford Community should undertake the following within three to five years of the adoption of the plan.

1. With the communities of Andover, Byron, Hanover, Newry, and Roxbury and the Land Use Regulation Commission, a protection strategy for the Ellis River Aquifer recharge area should be developed. Such strategy should include the examination of incentives for participation.

Responsibility: Water District/Planning Board

PLANNING TOPIC: Land Use and Development Patterns

State Goals Relating to Planning Topic:

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

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

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

Local Goals:

To manage land use and development to maintain and improve town character.

To provide opportunities for economic growth.

That municipal infrastructure is used to the greatest extent.

Overview

The Town of Rumford contains approximately 50,000 acres of total area with only a small portion, 900 acres, being surface water. Rumford's land use and development patterns reflect its two economic periods and the natural landscape that place limitations on suitable developable areas. The first economic period centered around agriculture and the development of small villages including Rumford Corner, Rumford Center and Rumford Point. These agricultural-based villages still provide a picture of early day Rumford. The second economic period that began in the late 1890s transformed an agricultural community of 900 people to an industrial center of 7,000 people in just twenty years. The pulp and paper industry begun by Hugh J. Chisholm changed the character of Rumford Falls that is still prevalent today. The great influx of mill workers, Chisholm's apparent eye for worker housing, planning and architecture and lack of influence of the automobile resulted in the community of Rumford Falls. In an area of a little more than one square mile, the "Falls" developed into one of Maine's most important industrial centers containing the mill, commercial center and residential areas to house more than 7,000 people. A second area known as Virginia at the head of the falls developed as a second compact residential neighborhood. This early development pattern is still prevalent today although newer commercial and residential development has dispersed from the traditional Rumford Falls because of lack of suitable developable land and the desire of newer residents to live in more suburban and rural locations.

As with most Maine communities, forested land occupies the greatest amount of the land area in Rumford. It is estimated that approximately 42,000 acres or 85 percent of the town's total area is forested. Of this amount, 27,000 acres in 327 different parcels are registered in the tree growth program. In a 1977 analysis of land use patterns in Rumford prepared by the Androscoggin Valley Council of Governments, 2,900 acres of land was classified as in agricultural use. Since the time of that analysis, the number of acres devoted to active agricultural land use has decreased. This decrease is primarily due to reverting of open fields to woody vegetation. It is estimated that in 1997 there were approximately 2,000 acres of land in active agriculture.

In Rumford the Mead Paper Mill dominates the town's industrial land use. The mill's site of approximately 120 acres found beside the Androscoggin River dominates the urban landscape. Future expansion of the Mead site in relation to land area is restricted by the river, topography and commercial areas. In the late 1980's, the town developed the Rumford Industrial Park at Smith Crossing reached by Route 108. This site containing approximately 40 buildable acres is served with all needed infrastructure. The park currently contains three firms. In addition, Rumford Power Associates Limited (Energy Management Company) has proposed the construction of a gas fired energy plant within the park. Rumford's topography and flood plains limit suitable areas for future manufacturing and industrial use. While scattered sites are identifiable, suitable locations with developable land areas of more than 50 acres are limited. Over the planning period, new suitable manufacturing and industrial sites will require identification and development.

Commercial and service land use in Rumford can be placed into one of four categories: Shopper's Island; downtown commercial; highway commercial; and scattered commercial. The traditional commercial and service area of Rumford is found on Shopper's Island. Bordered on one side by the Androscoggin River and on the other by the Upper Canal, the 25-acre Shopper's Island serves as an important commercial and service center. Downtown commercial land use is commercial/service type land use that is found in the compact area of Rumford but not on Shopper's Island. Several concentrated areas of this land use type exist. These are Waldo Street, the corner of Hancock Street and Lincoln Avenue, Bridge Street and Prospect Avenue and Prospect Avenue in Virginia.

Rumford contains two major travel corridors, Route 2 and Route 108. Route 2 is the greater traveled route with an annual average daily traffic volume of more than 9,000 and has the greatest amount of highway commercial land use. While there is approximately 9 miles of Route 2 from Virginia to the Rumford/Hanover line, highway commercial development is found primarily in a one-mile stretch west of Virginia. Uses include fast foods and other restaurants, lodging and the Abbott Farm Plaza.

Rumford's residential development patterns reflect the influence of the town's industrial development period. Most residential dwelling units are found in an area of compact high density served by public water and sewer. Of the approximately 3,300 total dwelling units in Rumford, it is estimated that two-thirds are found in two areas, Rumford Falls and Virginia. This compact residential development pattern allows for the efficient delivery of municipal services. Other areas of concentrated residential land use are in South Rumford and Smith Crossing. Much of the residential growth over the past 25 years has been away from the traditional compact area.

Several factors have influenced this pattern of residential development. Most important is the homeowner's choice to live in the rural area. Newer residential land uses have occurred next to town roads in the more rural areas of the town including Hall Hill Road, Isthmus Road and Whippoorwill Road.

Two areas of recreational land use are significant in Rumford. Black Mountain provides nationally recognized competitive cross country ski trails and the largest ski jump in Maine. Alpine skiing on lighted trails is also provided at the Mountain. A swimming pool, biking and hiking trails are also found at the Black Mountain complex. In the compact area of Rumford, Hosmer Field provides fields for baseball, football, soccer, track and other field events.

Over the 10-year planning period, it is expected that scattered residential development will continue next to the rural roads, and there will be a net loss in land used for large multi-tenant structures. Highway commercial land uses next to Route 2 will also increase. The greatest demand will exist from Virginia west to the Abbott Farm Plaza area.

The town has adopted a Shoreland Zoning Ordinance, a Flood Plain Management Ordinance, Subdivision Ordinance, Wellhead Protection Ordinance and Building Code. Presently, the town has no local review authority through its planning for non-residential development such as commercial unless it should require a shoreland zoning or flood plain hazard permit.

Planning Issues

- ❖ Rumford's topography places significant limitations on land suitable for development.
- ❖ The town does not have standards by which it may assess the impacts and manage new development and expansions to commercial type development.
- ❖ Public water and sewer are available in many locations.
- ❖ Larger parcels of land suitable for manufacturing type development are limited due to slopes and floodplains.
- ❖ Rumford Falls contains little vacant land for development.
- ❖ The town lacks standards to guide new development/redevelopment in a way that is compatible or not in conflict with adjacent property and uses.
- ❖ Attractive development next to Routes 2 and 108 will create a positive gateway image.
- ❖ Deteriorated, dilapidated and unsafe structures are detrimental to Rumford's character and reduce values of adjacent properties.
- ❖ The town's standards for the review of residential subdivisions are in need of updating.

- ❖ It is expected that the demand for highway commercial development next to Route 2 will continue. Poorly designed development will affect traffic movement and reduce gateway values.
- ❖ The development of new commercial areas may detract from Shopper's Island.
- ❖ Setback standards to provide separation between structures for safety are lacking.

Land Use and Development Policy

Pursuant to these goals, the policies of the Comprehensive Plan are:

1. To encourage forest management that will maintain the economic, recreational, wildlife and aesthetic values of the town's forest resources.
2. To encourage the continued use of productive agricultural land for agriculture and compatible uses.
3. To manage non-residential development to be an asset to the community and not in conflict with adjacent property and uses.
4. To direct new commercial/business type development to those areas of the community where it will not conflict with residential land uses or create environmental hazards.
5. To encourage new development to locate in areas served by public water and sewer.
6. To maintain the economic and social values of residential areas.
7. That cluster commercial development is favored over strip development next to Route 2 as a means to minimize traffic hazards and maintain the Route 2 corridor character.
8. To encourage innovative residential development techniques that conserve open land and reduce construction costs.
9. To encourage that the architectural design of new commercial development is compatible with the community.
10. To encourage infill development on vacant or under utilized parcels in Rumford Falls.
11. To assure development and redevelopment maintain setbacks from adjacent structures and uses to minimize threats from fire and provide for privacy.
12. To coordinate sewer and water extensions with the future land use plan and priority development locations.

Implementation Strategies

- A. **Short-Term Activities**-To accomplish the goals and policies, the Rumford community should undertake the following within one to two years of the adoption of the plan.
 1. Site plan review standards that provide for a planning board review of non-residential development/redevelopment should be enacted. Criteria should include, but not be limited to, traffic and access, parking, lighting, landscaping, signage, noise, pedestrian circulation, structure design and scale.

Responsibility: Planning Board/Ordinance Committee

2. The site plan review standards should provide for an expedited review process for new development or redevelopment proposed to be located on vacant or under utilized parcels in the Rumford Falls commercial area.

Responsibility: Planning Board/Ordinance Committee

3. Architectural design review standards for commercial structures should be developed for inclusion into site plan review standards.

Responsibility: Planning Board/Ordinance Committee

4. The Subdivision Ordinance and site plan review standards should contain provisions that require shares or common access for subdivisions and development accessed by Route 2.

Responsibility: Planning Board/Ordinance Committee

5. Site plan review standards should be developed to include provisions relating to noise, odor and electrical interference that protect residential areas and neighborhoods from the impacts of non-residential development.

Responsibility: Planning Board/Ordinance Committee

6. The Subdivision Ordinance should be amended to contain standards that encourage open space type development that conserves agricultural and forest land.

Responsibility: Planning Board/Ordinance Committee

7. A Land Development Ordinance should be developed to implement the Future Land Use Plan.

Responsibility: Planning Board/Ordinance Committee

8. The Land Development Ordinance should designate suitable locations for future commercial/industrial development.

Responsibility: Planning Board/Ordinance Committee

FUTURE LAND USE PLAN

Introduction

One of the most important purposes of the comprehensive plan is to establish a guide for future growth and development. The plan establishes the foundation for land use decisions, defines various development areas within the community, and identifies future capital improvement needs. It is important, therefore, that the comprehensive plan set forth a realistic development guide so that the community can prosper and 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 that guided the development of Rumford's Future Land Use Plan and Map include the following:

1. To encourage growth and development to create employment opportunities and an increase in year-round population.
2. To provide suitable locations for new and expanded service/commercial/industrial development.
3. To maintain and enhance the economic value of Shopper's Island.
4. To maintain and improve the values of residential areas.
5. That the type and location of development take advantage of Rumford's infrastructure including the transportation system, and sewer and water systems.
6. To manage commercial development along the Routes 2 and 108 corridors to minimize traffic congestion and present attractive gateways to Rumford and the Western Maine region.
7. To maintain Rumford's historic heritage.
8. To manage development so that Rumford's valued characteristics including woodland, scenic views, natural resources and open space are maintained.

Conservation Areas

Certain areas within Rumford warrant special consideration due to their natural values and the potential for degradation as the result of various land use activities. Some land use activities and construction within these areas require stricter regulation or, in some circumstances, perhaps prohibition. These areas include:

- a. **Floodplains:** The major floodplains in Rumford are found along the Androscoggin, Concord, Ellis and Swift Rivers and Split Brook. The land area within the 100-year floodplain that is not developed or suitable for development adjacent to the Androscoggin and Swift Rivers should be placed in a protection district that prohibits new structural development. In areas that are within the 100-year floodplains of these two rivers that are developed, new construction and redevelopment should comply with the standards of Rumford's Floodplain Management Ordinance. The entire width of the 100-year flood plain of the Ellis River should be placed in a protection district. In other floodplain areas, new residential development should be prohibited in floodways, and in the remainder of the floodplain, new construction and redevelopment should comply with the standards of Rumford's Floodplain Management Ordinance.
- b. **Wetlands:** Non-forested freshwater wetlands of ten acres or more in size and that have been rated as having moderate or high wildlife values regulated under the Mandatory Shoreland Zoning Act and the land area within 250 feet of their upland edge should be designated as protection districts that restricts structural development and protects their resource values. Freshwater wetlands of ten acres or more in size and that have not been rated as having moderate or high wildlife values regulated under the Mandatory Shoreland Zoning Act and the land area within 250 feet of their upland edge should be designated as protection districts that allow structural development under defined conditions and protect their resource values. Local ordinance standards should allow owners of record to construct residential structures of limited size adjacent to these wetlands if there are no locations on such property that is not in the resource protection district on which they can be built. Other wetlands should, through development review standards, be maintained for their resource values.
- c. **Watersheds:** Rumford contains three great ponds or ponds with a surface area of 10 acres or more. The land area that drains to these great ponds or watershed area directly affects the quality of water. Development with the potential to disturb soil in these watersheds should be managed to maintain and improve water quality.
- d. **Shoreland Areas:** The land area within 250 feet from great ponds, rivers and 75 feet of streams is critical to the well-being of the resource. In addition, these areas contain significant wildlife habitats and travel corridors. These areas should be limited to residential and nonstructural uses except those areas in built up portions of Rumford adjacent to the Androscoggin River and other areas that already have concentrations of commercial or manufacturing development or are suitable for such development.

- e. Significant Ground Water Supply Areas/Sand and Gravel Aquifers: These areas, because of potential for degradation and/or contamination, require that new development or redevelopment activities practice safeguards to minimize potential degradation. The Rumford Water District's primary source of water is from wells in a sand and gravel aquifer adjacent to the Ellis River. The District's secondary source of water is from wells located in a sand and gravel aquifer associated with Scotty's Brook and the Swift River. Land uses in these aquifers should be managed through ordinance standards that employ best management practices to protect these important resources. Future analysis of required wellhead protection areas associated with the Mexico Water District wells may require protection measures in Rumford.
- f. Critical Wildlife Habitats Including Travel Corridors: These areas should be maintained through development standards that prohibit detrimental alteration to critical areas and minimize other negative impacts including destruction of deer wintering areas.
- g. Steep Slopes: Areas of two or more contiguous acres, with sustained slopes of 20 percent or greater, should be placed in resource protection that prohibits structural development when they are in areas regulated under the Mandatory Shoreland Zoning Law. When development will take place in other areas of steep slopes, local development standards should assure safeguards are undertaken to prevent erosion and sedimentation and municipal costs are minimized.
- h. Scenic Locations: Scenic locations and views identified in the comprehensive plan are important characteristics of Rumford. Impacts upon their locations should be minimized through development standards.

Shopper's Island Commercial Area

The traditional retail and service area for Rumford is found on Shopper's Island. Located on the Island are government offices and services and retail, services, and professional services. In addition, an 88-unit elderly housing complex is found on the Island, and the offices of Mead Paper are adjacent to the Island. The Island contains several structures listed on the National Register of Historic Places including the Municipal Building, Strathglass Building, Rumford Falls Power Company Building, and Mechanics Institute. Structures on the Island are multi-storied and most share common walls. Parking is provided on-street and by public and private parking lots. There is no vacant land on the island for development, however, several underutilized structures exist which sites could be redeveloped or converted to additional off-street parking. The purpose of this area is to maintain Shopper's Island as a unique commercial and service area. Appropriate uses include retail, services, professional and residential. Development standards should assure that architectural values of the Island are maintained, signage complements building design, a pedestrian environment is maintained and use of floor space above the street level is encouraged. River banks along the Androscoggin should be beautified and maintained including the former riverfront park behind the library to enhance the appearance of the Island.

Rumford Falls North Commercial/Service Area

Rumford Falls North Commercial/Service Area is intended to be a major long-term redevelopment site. Presently, this 10-block area including Falmouth Street, Rangeley Place, Byron Street, Cumberland Street, Waldo Street, Essex Avenue, and Oxford Avenue contains older multi-unit residential structures with a mixture of commercial and services. This 20-acre redevelopment area would serve as the Route 2 west gateway into Rumford. Appropriate uses for this area include retail, recreation sales and services, automobile services and food services. Site design should consider access management standards for entrances to Lincoln Avenue and vehicular and pedestrian movement from this area to Shopper's Island. An overall architectural and landscaping design concept for the redevelopment area should be selected which acts to draw people to the area.

Rumford Falls Medical Area

The Rumford Falls Medical Area is centered around the Rumford Community Hospital on Franklin Street and Lincoln Avenue. In addition to the hospital, other medical related uses and one and two-family homes are found in the area. Additional medical related services and offices should be encouraged in this area. This can be accomplished through the conversion of homes or redevelopment. Site review standards should include off-street parking, noise level limits and landscaping.

Commercial Areas

Besides Shopper's Island Commercial Area and the Rumford Falls North Commercial/Service Area, several other commercial locations exist or are developing. The purpose of these areas is to provide locations for commercial and service type business that are not suited for the Island or Rumford Falls North. Development and major redevelopment in these areas should receive review by the Planning Board under site plan review. Considerations should include access management, parking, landscaping and impacts on adjacent property.

Bridge/Prospect/Spruce Commercial Area

This area of commercial development contains auto related services, hardware and home supplies. Expansion potential of this commercial area is limited except north on Spruce Street, by slopes, Bean Brook and existing residential development. Due to the volume of traffic on Route 2, redevelopment of this area must consider traffic safety.

Virginia/Prospect Street Commercial Area

This area contains a mix of automobile services and retail uses. There is some additional development potential in this area including the west side of Prospect Avenue. The primary access to the area should be from Prospect Avenue rather than Route 2 to minimize traffic conflicts. Common access should be provided onto Route 2.

Route 2 Commercial

Route 2 west of Virginia has experienced highway commercial type development including a shopping plaza. It is expected that due to the volume of traffic and limited locations in Rumford for commercial type uses that require larger land parcels, Route 2 will continue to attract commercial business. Over the past twenty years, new commercial type development has moved to this important travel corridor. Future commercial-type development is appropriate for this area. The purpose of this area is to provide locations for commercial and service-type land uses that will not conflict with the traffic-carrying function of this important travel corridor. It is intended that development is managed to avoid a "commercial strip" through requiring planned development and limiting curbcuts. Appropriate uses for this area include commercial, service, wholesale, public, and light manufacturing.

Lot size standards should require a minimum of 20,000 square feet for areas served by public water and sewer and a minimum of 40,000 square feet for areas not served by public sewer. In addition, lot sizes should be designed so that not more than 70 percent of the lot is covered by impervious surfaces such as structures and parking areas. Setbacks for structures and parking areas should be of such depth as to allow for safe entrance "throat" lengths to remove traffic from Route 2 and allow buffering between the highway and parking areas. Acceptable access management standards should be imposed in this area including shared access for commercial subdivisions.

Route 108 Commercial

Route 108 from Smith Crossing to the South Rumford Road contains several low impact commercial uses. These uses are small scale service related businesses and low traffic generators. Similar commercial uses are appropriate for this area. Lot size standards should require a minimum of 20,000 square feet for areas served by public water and sewer and a minimum of 40,000 square feet for areas not served by public sewer. In addition, lot sizes should be designed so that not more than 70 percent of the lot is covered by impervious surfaces such as structures and parking areas. Setbacks for structures and parking areas should be of such depth as to allow for safe entrance "throat" lengths to remove traffic from Route 108 and allow buffering between the highway and parking areas.

Industrial/Manufacturing

Rumford's industrial land use activity is centered at the Mead Paper Mill complex. The Future Land Use Map identifies several locations for future development in addition to existing sites. These areas are intended to serve as locations for manufacturing, processing, warehousing, and distribution and other comparable uses. Because of the nature of such uses, these areas should be buffered from less intensive uses, serviceable by sewer and water, and accessed by transportation systems with the capacity to carry anticipated traffic.

Lot standards should be flexible to provide necessary off-street parking and outdoor storage areas as required. Setbacks, screening and landscaping requirements contained in site plan review standards should be flexible to allow tailoring to the specific potential impacts and appearance of each type of development. Other considerations should include noise, vibration and smoke.

Village Areas

Three village areas have been identified in the Future Land Use Plan: Rumford Center, Rumford Corner and Rumford Point. These traditional villages are small centers of residential, public and commercial uses. Uses compatible with the character of these villages should be encouraged. Lot size and densities should reflect the existing patterns of development.

Residential Areas

Rumford's residential development patterns reflect the influence of the town's industrial development period. Most residential dwelling units are found in an area of compact high density served by public water and sewer. Of the approximately 3,300 total dwelling units in Rumford, it is estimated that two-thirds are found in two areas, Rumford Falls and Virginia. This compact residential development pattern allows for the efficient delivery of municipal services. Other areas of concentrated residential land use are in South Rumford and Smith Crossing. Much of the residential growth over the past 25 years has been away from the traditional compact area next to town roads in the more rural areas including Hall Hill Road, Isthmus Road, and Whippoorwill Road. The future land use plan identifies three types of residential development areas. These are intended to provide suitable locations for residential growth and to maintain and improve where necessary existing residential areas and neighborhoods.

High Density One and Two Family Residential

This area is intended for high density one and two-family dwellings excluding mobile homes. Besides residential uses, public uses including schools are appropriate. Small retail uses such as neighborhood stores should be allowed. Densities should not exceed four single-family structures per acre and six two-family units per acre. Fifty percent of the lot should be in lawn or patio space. Multi-family structure should not exceed ten units per acre with 30 percent of the lot in lawn or patio space.

Multi-Family Residential

This area is intended for multi-family development at high densities. In addition to residential uses, public uses including schools are appropriate. Small retail uses such as neighborhood stores should be allowed. Densities should not exceed 14 units per acre with 50 percent of the lot in lawn or patio space. Off-street parking space should be required to meet parking demand.

Suburban Residential

The purpose of this area is to provide for primarily residential areas of medium density adjacent to town-maintained or developer constructed roads while minimizing local service costs. Residential development, including single, multi-family and mobile home parks, should be the primary land use. Other non-intensive land uses, including public and semi-public, should be allowed after site plan review.

Lots not served by public water and sewer should be a minimum of 40,000 square feet with a minimum of 150 feet of street frontage. Multi-family and mobile home park development should not exceed one unit per 20,000 square feet.













Lots served by public water and sewer should have a minimum of 20,000 square feet with 150 feet of street frontage. Densities for multi-family and mobile home park development should not exceed one unit per 10,000 square feet. When subdivisions are to be accessed by off-site streets, the subdivision should be limited to two access points.




Rural Area

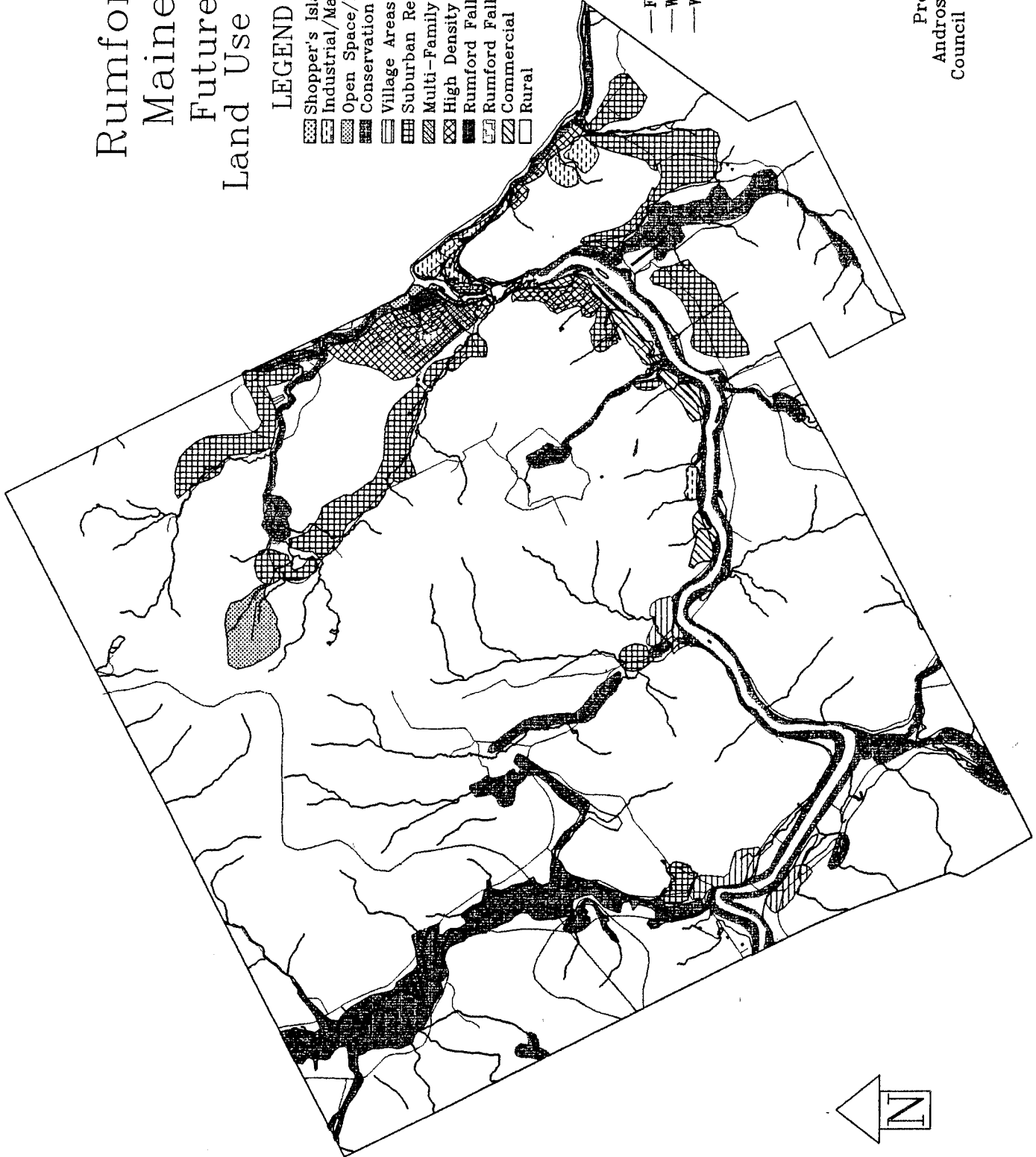
This area comprises a significant portion of the land area in Rumford. Much of this land is managed as commercial forest, has slopes greater than 20 percent and is accessible only by forest management roads. The purpose of this area is to maintain its rural character and to encourage the continued production of renewable resources. Forestry and agriculture and associated activities are the preferred uses in this area. Other uses which require rural locations are suited for this area. These include mining, home occupations, recreation, and natural resource-based manufacturing. Residential development that takes place in the rural area should be of a density that maintains rural values. Open-space-type development that maintains land suitable for forestry should be encouraged through a density bonus and relaxation of road frontages and road travelway widths. Density requirements should be a minimum of 80,000 square feet for each dwelling with 200 feet of road frontage.

Rumford, Maine Future Land Use Map

LEGEND

-  Shopper's Island Commercial Area
-  Industrial/Manufacturing
-  Open Space/Recreation
-  Conservation Area
-  Village Areas
-  Suburban Residential
-  Multi-Family Residential
-  High Density Residential
-  Rumford Falls North Service Area
-  Rumford Falls Medical Area
-  Commercial
-  Rural

-  Floodplain
-  Watershed
-  Well Protection Area

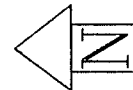
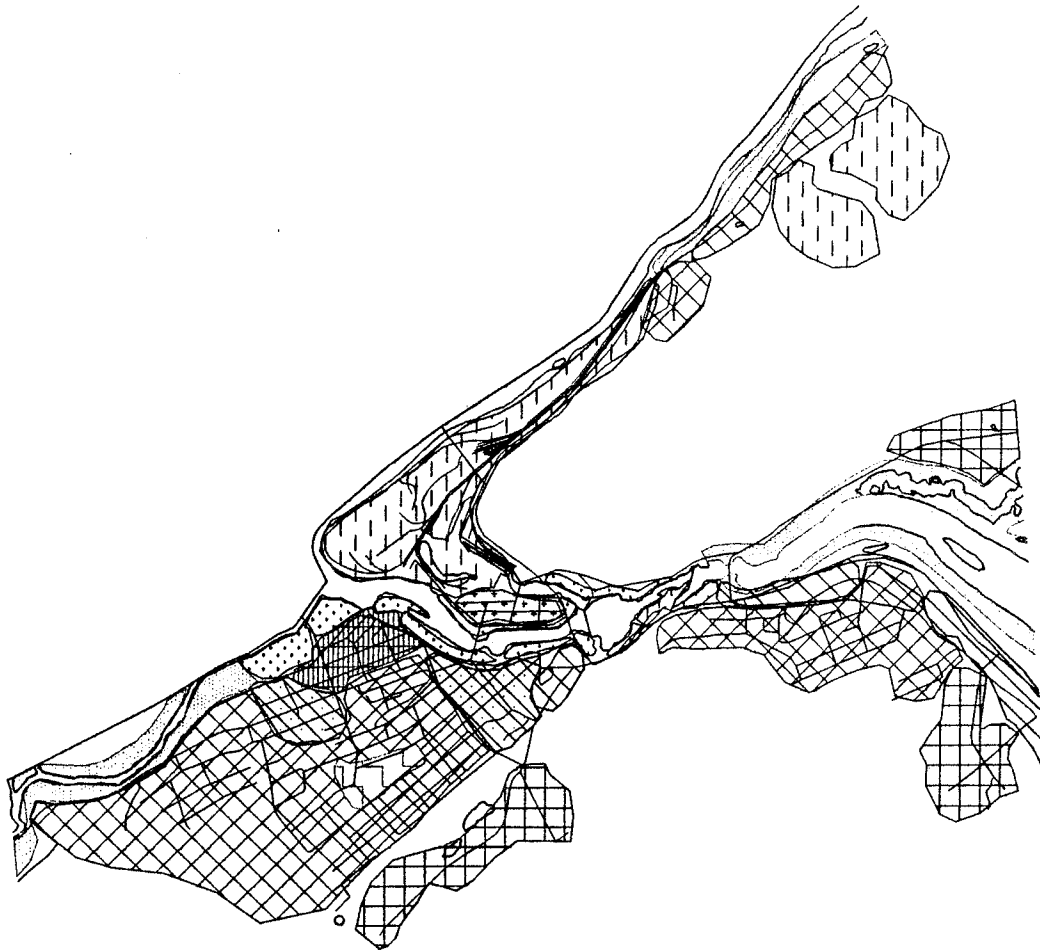


Prepared By
Androscoggin Valley
Council of Governments

Rumford, Maine Future Land Use Map

LEGEND

- Shopper's Island Commercial Area
- Industrial/Manufacturing
- Open Space/Recreation
- Conservation Area
- Village Areas
- Suburban Residential
- Multi-Family Residential
- High Density Residential
- Rumford Falls North Service Area
- Rumford Falls Medical Area
- Commercial
- Rural



Prepared By
Androscoggin Valley
Council of Governments

REGIONAL COORDINATION PROGRAM

Local Goal:

- ❖ It is a goal of Rumford to participate and develop regional programs to achieve common desires.

Overview:

The Town of Rumford realizes that coordination and/or joint action is necessary to address a number of interlocal planning issues. Based upon the results of the inventory and analysis element of the Comprehensive Plan and the various policies contained in the plan, the following interlocal issues have been included in the Regional Coordination Program.

Planning Issues

- ❖ Economic Growth and Development
- ❖ Transportation and Highway Improvements
- ❖ Ground water and public water supply protection
- ❖ Surface water resources
- ❖ Joint municipal service delivery

Regional Coordination Policy

Pursuant to this goal, the regional coordination policies of the Comprehensive Plan are:

1. To work with and coordinate with the River Valley Growth Council, River Valley Chamber of Commerce and River Valley Merchants' Association and other economic interests to improve and expand the local and regional economy.
2. To encourage the communities of Andover, Byron, Hanover, Newry and Roxbury and the Land Use Regulation Commission to recognize the watershed of Ellis River Aquifer as an important natural resource.
3. To participate in discussions of the feasibility and cost benefits associated with municipal service delivery with adjacent communities.
4. To seek improvements to Route 108 and other regional transportation systems.
5. To maintain the economic, recreation, and water quality of the rivers it shares.
6. To recognize the need for joint efforts to maintain the quality and quantity of Mexico's public water supply source.

Implementation Strategies

A. Short-term Activities-To accomplish the goal and policies, the Rumford community should undertake the following within one to two years of the adoption of the plan:

1. The town should support and actively participate with the River Valley Growth Council, the River Valley Chamber of Commerce, and local business people to encourage economic growth.

Responsibility: Selectmen, Town Manager, Representatives to Growth Council

2. The town should actively participate in the Regional Transportation Advisory Committee process established by the Sensible Transportation Act to address highway improvements including Route 108 and options for improved air transportation within the region.

Responsibility: Selectmen

3. The town should actively participate in the Androscoggin River Pollution Prevention Project with other regional communities with a goal of establishing a regional group to promote the total resource values of the Androscoggin River and develop programs to maintain and enhance such values.

Responsibility: Selectmen

4. Rumford, with the Towns of Byron, Mexico and Roxbury, should participate in efforts to maintain and enhance the values of the Swift River.

Responsibility: Selectmen/Planning Board

5. The town should participate in discussions and analysis of joint municipal service delivery with other communities.

Responsibility: Selectmen/Town Manager/Department Heads

B. Mid-term Activities-To accomplish the goal and policies, the Rumford community should undertake the following within three to five years of the adoption of the plan.

1. With the communities of Andover, Byron, Hanover, Newry, and Roxbury and the Land Use Regulation Commission, a protection strategy for the Ellis River Aquifer recharge area should be developed. Such strategy should include the examination of incentives for participation.

Responsibility: Water District/Planning Board

2. Upon the documentation of the recharge area for the Mexico Water District wells, the Planning Board should discuss with the Town of Mexico joint measures to assure the protection of the well field.

Responsibility: Planning Board

CAPITAL INVESTMENT PLAN

Introduction

Over the planning period, roads, highway equipment, fire equipment, sewer and water facilities, recreation areas and other public facilities will require upgrading. In addition, new public facilities and infrastructure to meet ongoing needs and to encourage and support growth in Rumford will be required. Town development depends on renewing, expanding and improving systems that support and/or stimulate development. To promote appropriate development and accommodate desired growth, to correct existing and emerging problems and fulfill the policies and strategies of the comprehensive plan, public improvements will be required.

Capital investments as contained in the Capital Investment Plan are expenditures greater than \$25,000 that do not recur annually, have a useful life of greater than three years, and results in fixed assets. They include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment that 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 investments or improvements usually require the expenditure of public funds; town, state, federal or some combination thereof. Funding limitations will make it impossible to pay for or implement all needed major public improvements at any one time or even over a multi-year period. Rumford maintains a 5-year departmental Capital Improvement Program updated annually.

Listed below are the significant capital investments expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments required by projected growth. Where sufficient information is available, the percentage of the project cost by funding source is identified.

**CAPITAL INVESTMENT NEEDS
1998-2007**

ITEM	YEAR	ESTIMATED COST	PROBABLE FUNDING SOURCE
Capital Expenditures Identified in Town of Rumford Capital Improvement Plans			
Road Improvements	1998 1999 2000 2001 2002	\$740,000.00 \$270,000.00 \$315,000.00 \$660,000.00 \$300,000.00	RF/CR
Sidewalks	1998 1999 2000 2001	\$40,000.00 \$55,000.00 \$55,000.00 \$25,000.00	RF/CR
Sewer Extensions (recommended)		Hall Hill Road \$387,000.00 Isthmus Road \$1,042,000.00 Rt 2 Rumford Point to Hanover \$371,600.00 Beliveau Road \$397,000.00	RF G/RF RF RF
Highway Trucks	1998/99 1999/00 2000/01 2001/02	\$153,000.00 \$300,000.00 \$175,000.00 \$75,000.00	CR/RF
Highway Heavy Equipment	1999/00 2002/03	\$100,000.00 \$140,000.00	CR/RF
Salt/sand shed	2001	\$218,000.00	G/RF
Fire Trucks			CR/RF
Ladder	2001	\$700,000.00	
Utility/rescue	2004	\$55,000.00	
Engine 1	2007	\$450,000.00	
Recreation			RF/CR
Softball field renovations	1998/99 2000/01	\$25,000.00 \$28,000.00	
Replace 1990 GMC Football renovations	2001/02	\$40,000.00	

ITEM	YEAR	ESTIMATED COST	PROBABLE FUNDING SOURCE
Capital Expenditures Identified in Comprehensive Plan			
Intermodal rail transfer/phase I	1999	\$20,000.00	CR
Intermodal rail transfer/phase II	2004	\$200,000.00	RF/G
Business/industrial park engineering	2001	\$200,000.00	G/CR
Business/industrial park development	2003	\$800,000.00	G/RF
Building acquisition fund	1999-07	\$50,000.00 per year	CR

NOTES:

CR: Current Revenues
 B: Bonding
 RF: Reserve Funds
 TP: Time Phased
 D: Donations

UF: User Fees
 G: Grants
 DF: Developer Financing
 LL: Low Interest Loans

Capital Improvements Financing

Capital improvements, as they are scheduled for implementation through Rumford's multi-year Departmental Capital Improvement Program, require a funding source or means of financing. A variety of techniques for financing capital improvements exist and are outlined below. Rumford plans for these capital expenditures by annually appropriating money to reserve funds. State laws usually govern which techniques are authorized and how they are to be carried out.

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. This has the advantage of avoiding bonding and its interest costs. Its disadvantage is that large scale capital improvements may require a similarly large amount of money to finance them. That would create an inordinate tax burden for the implementation period and extreme fluctuations in the tax rate. Spreading these costs over a longer period reduces such sudden impacts and rate swings.

BONDING

Borrowing against future taxes (general obligation bonds) or future service charges or fees (revenue bonds) to finance long-term public improvements is widely practiced and makes good sense from the standpoint of "paying-as-you-use." Bonding evens out the tax impact over time and allows the municipality to obtain vital improvements earlier in time than current revenue or reserve fund arrangements would permit. As a rule, no improvement or equipment should be bonded beyond its service life and thus violate the pay-as-you-use rule. The chief disadvantage of bonding is the payment of interest on the borrowed money. The fact that purchasers of municipal bonds are usually exempt from payment of taxes on interest received causes the interest rate on such bonds to fall below market rates.

RESERVE FUND

A reserve fund is analogous to a family savings account for a future big ticket purchase (car, appliances, etc.). Reserve funds are often used to replace equipment with a known service life whose cost and date of replacement are accurately known and can be planned for. The full replacement cost thus becomes available at the time when replacement is necessary without the necessity of bonding or suffering a sudden impact on the tax rate. Other advantages are that reserve funds may be invested to collect interest on their principal. Reserve funds, like bonding, even out the flow of revenues required for capital improvements.

TIME-PHASED PROJECTS

Some very large scale projects can be broken into time-phased increments and, thus, paid for over a period of several years through annual bonding or pay-as-you-go arrangements. This, again, avoids sudden tax increases.

MUNICIPAL ASSESSMENT AND USER FEES

Development fees, assessment and user charges, if appropriate and feasible, may also be applied by the municipality to recapture costs from direct beneficiaries or users of specific capital improvements. Assessments, for example, are commonly used to recapture street improvements for which fees, assessments and service charges are appropriate and may lend themselves to the use of revolving funds. Under this arrangement, the income so generated, after paying off the original improvements, is placed in a fund dedicated to financing future improvements of the same sort.

DEVELOPER FINANCING OF INFRASTRUCTURE

Shifting public sector costs to the private sector is becoming a more frequently used option. The infrastructure required for large scale developments becomes part of the developer's investment costs. If built to municipal specifications, the improvements may later be accepted by the municipality for maintenance.

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. Cost sharing grant programs exist in a variety of areas such as highways and streets, water quality, sewers, energy co-generation, parks, community development, conservation, school construction and bike paths.

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. These should be investigated as possible funding mechanisms for capital improvements falling within those categories.

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