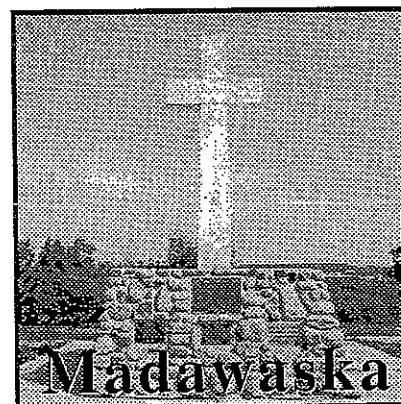
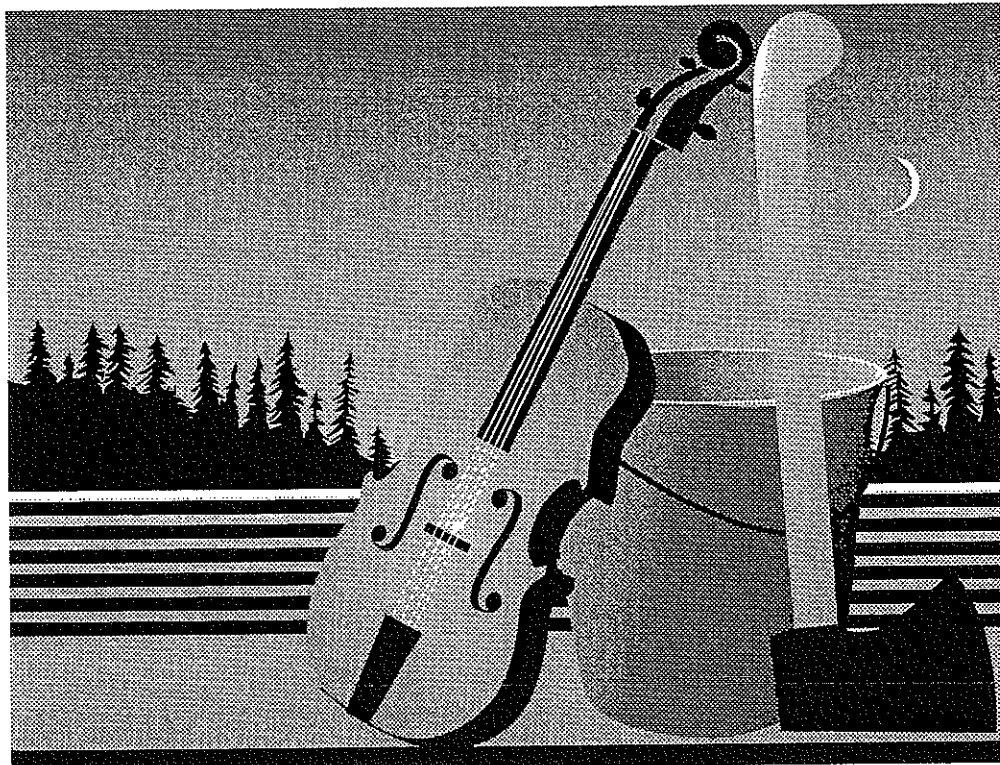


# Cultural And Historic Resources

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## **Section 9 Cultural and Historic Resources**

Cultural resources are those activities, opportunities, and benefits the Town has that reflects the culture and heritage of the community, the recreational resources, scenic resources, and public access plans. It is important for communities to remember and preserve traces of their past -- houses, churches, farms, or grange halls; to name a few. Such buildings and sites contribute texture to the Town, bring history to life for many, and set a standard for the future. Madawaska, like many other towns in Aroostook County, does not have a large number of historic buildings. Many historic building were torn down when it became to costly for the owners or the Town to maintain them. Buildings and sites do not have to be listed in the National Register of Historic Place in Maine to be of local importance. Churches, schools, and mills, for instance, often are not listed, yet are vital components of history of the community.

Current and potential businesses and residents have a deep interest in the quality and quantity of community services and cultural resources. They help to establish the "quality of life" for the Town and the Town's ability to attract and retain economic growth often depends on the quality and quantity of cultural resources. People are not usually attracted to settling down in the Town because of a transportation network or an expanding population base. Individuals and families are attracted to the Town, provided a minimum of jobs are available, because of their desire, among other attributes and services, to enjoy the simplicity and openness of its parks and recreation areas, the public and private recreational opportunities, the history of the Town, the look, the feel, and the character of the Town.

### **Department of Parks and Recreation**

#### Organization

The Parks and Recreation Department operates year-round and employs four persons. The full-time superintendent is responsible for all recreation employees, programs and budgeting. Employees include a full-time program director who is responsible for hiring and supervising the part-time seasonal help and two full-time maintenance directors.

#### Funding

Although the Department receives one hundred percent of its funding from Town appropriations, separate accounts have been established to support new programs. Funds raised and not spent during the year for soccer, adult activities, youth activities, hockey and baseball are used the following year for the program the money was originally raised.

#### Programs

Programs are offered year-round and change according to trends, interests and funding. The following table illustrates recreational programs by season. Along with regularly scheduled events, the Department plans special activities for holidays and school vacations.

**Table 9-1**  
**Programs Offered, 1993**

<b>Summer Programs</b>	<b>Summer</b>	<b>Fall</b>
Little Peoples	Archery	Basketball
Arts and Crafts	Bicycle Touring	Bowling
Drawing	Mountain Biking	Swimming
Sports and Games	Clowning Workshop	
Nature Studies	Wed. Special Event	<b>Winter</b>
Tennis	Camp Outs	Indoor Skating
Basketball	Field Trips	Youth Hockey
Swimming	Men's Softball	Adult Hockey
Soccer	Women's Soccer	Adult Broomball
Puppet Making	Field Trips	Swimming
Tee Ball League	Men's Softball	
Little League Baseball		<b>Spring</b>
Pony League Baseball	<b>Fall</b>	Tennis
Girl's Softball	Youth Soccer	Swimming

Source: Superintendent of Recreation and Parks

### Facilities and Equipment

Table 9-2 shows the recreational facilities and equipment in Madawaska. The Department is responsible for maintenance, repairs and general upkeep of all facilities and equipment.

**Table 9-2**  
**Facilities and Equipment**

Community Park	2	
Neighborhood Park	1	
Water Front	1	(Birch Point Beach)
Tennis Courts	7	(4 outdoor, 3 indoor)
Soccer Fields	4	
Baseball Field	1	
Little League Field	1	
Softball Field	1	
Picnic Tables	6	
Playgrounds	2	
Basketball Courts	4	(1 seasonal, 2 indoor, 1 outdoor)

Source: Superintendent of Recreation and Parks

### Present and Future

The present needs of the department are due to deferred maintenance and repairs. If funds were made available for yearly maintenance, major repairs would not be necessary. Future needs include computerization, a recreational hall and increased professional staff development.

In order to become a more efficient and effective department, the computerization of administrative duties is necessary. The time and energy expended on paper work could be used for planning, creating and implementing new recreational programs.

Secondly, the department would like to address the need of a recreational hall. Although the multipurpose building "houses" many activities, it is not heated and the indoor skating rink monopolizes space during the winter months. A hall would provide an opportunity for a diversity of programs on a year-round basis and address the recreational needs of teenagers.

Lastly, the department would like to see an increase in professional development opportunities for its employees. In order for the department to meet the community's needs, employees must be skilled and knowledgeable in the area of recreation and parks. Less time and energy should be put into basic training of employees and more time spent on analyzing needs, identifying problems and implementing solutions.

### **Other Recreational Facilities**

Although the Department of Recreation and parks provides ample recreation facilities, private parks, playgrounds and clubs exist. The following list describes these private facilities.

- |                                                                                                                      |                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. <b>Birch Point Golf Course</b><br>Location: Birch Point Road<br>Facilities: 9-hole golf course and club house     | 4. <b>Madawaska Snowmobile Club</b><br>Location: Fournier Road<br>Facilities: Storage garage for groomer also serves as a meeting place for Club activities |
| 2. <b>Knights of Columbus Park</b><br>Location: Birch Point Road<br>Facilities: Family park with access to Long Lake | 5. <b>Fountain of Youth</b><br>Location: Main Street<br>Facilities: Total fitness gym                                                                       |
| 3. <b>Carter's Bowling Alley</b><br>Location: Main Street<br>Facilities: 8-lane bowling alley                        | 6. <b>Change of Heart</b><br>Location: Main Street<br>Facilities: Cardiovascular gym                                                                        |

### **Archaeological Resources**

Archaeological resources include locations where there has been early presence of human beings and include the structures, artifacts, terrain features, graphics, or remains of plants or animals from earlier times. According to the Maine Historic Preservation Commission, there are no prehistoric or historic archaeological sites in Madawaska. The Commission suggests a need for a professional survey, where field work could focus on sites relating to the earliest European settlement of the Town, beginning in the late 18th century. Areas where streams, and the St. John River and Long Lake meet, are good locations to search for prehistoric archaeological sites.

### **Historic Resources**

Although the Maine Historic Preservation Commission has identified only two historic sites; the Site of the Acadian Landing and the St. David Catholic Church, the importance of the Acadian

Culture has helped to establish a new definition of a historic site or building. It is through this new community definition that several other sites and buildings have been identified as historic. The following are buildings and sites the Maine Historic Preservation Commission and the Madawaska Community defined as historic sites and buildings.

### Historic Sites

1. **Acadian Landing Site.** The Acadian Cross Historic Shrine was dedicated during the Acadian bicentennial year of 1985. Two hundred years earlier, the first Acadians to arrive in the Madawaska Territory climbed the bank of the St. John River at St. David and immediately planted a rough cross. Throughout two centuries, it had to be replaced several times. The new marble cross will outlast many generations to come. **Location:** Off US Route 1
2. **St. David Catholic Church.** The original church built at this location in 1871, marked the successful conclusion of Madawaska Acadians' long struggle for their own parish and priest. The brick and stone structure serves as a symbol of rising affluence among early twentieth century Acadians. **Location:** US Route 1
3. **Tante Blanche Museum.** The Tante Blanche Historic Museum is a log cabin constructed in 1969 to serve as the Madawaska Centennial Headquarters. In 1974, it was aptly named "Tante Blanche Museum" after the heroine of the great famine of 1796- 1797. Marguerite Blanche Thibodeau was the real aunt of a great number of young Acadians. The museum has on display many artifacts of the past. **Location:** US Route 1
4. **Fred Albert House.** The first Albert to come to the Madawaska Territory was Francois Albert, who had obtained a land grant from the King of England in 1786. The house was built in 1840. It is constructed of square dove-tail logs, is 40 feet long and 28 feet wide. **Location:** Off US Route 1
5. **One-Room Schoolhouse.** School District No. 1 is the only remaining schoolhouse from the 19th century in the community. It is also the first schoolhouse in the community to be built with an enclosed entrance, known in French as a "tambour." In 1977 the Historical Society moved the building from its original place on the Dufour Homestead and relocated it adjacent to the Tante Blanche Museum. Today it is furnished with collected artifacts, textbooks and basic teaching aids of its period. **Location:** Off US Route 1
6. **Mont Carmel Cemetery.** The restoration of the Mont Carmel Cemetery site was a bicentennial project. It is the first Acadian cemetery on the south bank of the St. John River. A wrought iron cross on a native memorial rock with a bronze plaque with the inscription "CI GIT" - here lies- serves as a tribute to our ancestors and is a reminder that those buried there are not forgotten. **Location:** US Route 1

Sources: Madawaska Historical Society Newsletter: 1993 and Maine Historic Preservation Committee

## A History of Madawaska

*Madawaska's most valuable resource is its Acadian history and the many authors and historians dedicated to keeping it alive. To best provide a history of Madawaska, the following information was found in books and articles written by our local experts.*

Along the valley, on Maine's northern boarder, the St. John River flows between fertile green lands, where live the descendants of the French Acadians who settled in Madawaska in 1785. The dispersion of the Acadians from Nova Scotia thirty years before had come to be know as "Le Grand Derangement." After years of persecution, our forefathers found peace and permanency here, where they were free to practice their two great loves: their Catholic religion and the cultivation of the land.

The records indicate that the first settlement in Madawaska was made in the summer of 1785. Passing the Grand Falls by a mile-long portage, and entering the valley of the upper St. John River, the Acadians entered their promised land. They camped on the south bank, about two miles below the Indian village, erected a cross, and set up a temporary settlement.

During the first summer, the new settlers picked out their lots and began clearing them. While some chose to settle close by on the south bank, others established their homes below this temporary settlement, and still others on the bank of the Green River. Four families settled on the north bank of the St. John, Louis and Michel Mercure picking lots near the Indian village, and Olivier and Pierre Cyr on the Iroquois River.

The settlers soon found it necessary to withdraw from the shores of the river in order to avoid the spring floods. Destructive frosts often ruined the crops, and in 1797 the settlers suffered the "great famine." Although laboring to maintain their very existence and turning the virgin wilderness into a prosperous farming community took most of their waking hours, the "Madawaskans" turned to religion for solace in the face of hardship.

Religious and community enthusiasm was at a peak in the spring of 1792 as the citizens of Madawaska embarked on the building of an adequate house of worship. When Father Paquet arrived to celebrate the first mass in the new church of St. Basile on July 7, 1793, the parish was bursting with activity. As if encourage by the sense of progress and permanency suggested by the church, new houses were being built on all sides. The crops were being planted, and oxen were working in the fields. Over it all loomed the church, 55' by 35', of squared timber, well dovetailed at the corners, and with a large cross for a steeple. It was built on lot 23 on the north shore of the St John, reserved for public use by the consent of the Executive Council of New Brunswick on September 7, 1792, in answer to a request of the people of Madawaska.

The year 1803 was of great significance in the religious history of Madawaska. Bishop Denaut came and confirmed 186 people, including 56 Indians. The Indians they encountered upon arrival were the Malicites, who proved to be the Acadians' strongest allies. The Indians had an encampment called Madoueskak, that is today the City of Edmundston. The word Madoueskak is theorized to mean "a junction of rivers" or "grass lands that stretch to the river banks."

On February 24, 1869 the Town of Madawaska was incorporated, with a population of 1,000, polls about 150, and estates valued at \$65,000.

## Summary of Madawaska's Historical Highlights

- 1604 Samuel de Champlain discovered the St. John River.
- 1785 The first group of Acadians traveled up the St John River and established the foundation for a settlement in the Madawaska Territory.  
The Acadians erected a cross made from two small pine trees.  
Settlers met with Malicites and their Chief, Francois-Xavier.
- 1793 First church built.
- 1797 Year of the great famine, crops destroyed two years in a row by floods and early frosts.
- 1812 War of 1812 and boundary disputes.
- 1831 State of Maine passes "an Act to incorporate the Town of Madawaska."
- 1860 Population: 585
- 1869 Town of Madawaska is officially incorporated on February 24.
- 1870 Population: 1041
- 1871 Parish of St. David founded.
- 1878 Temiscouata Railroad completed.
- 1889 Local enrollment in the militia of Maine was comprised of 206 men.
- 1890 House for the poor was purchased.
- 1891 Town begins to keep Birth Records.
- 1896 First jurors from Madawaska.  
House for the poor built.
- 1915 Bangor and Aroostook Railroad reached Madawaska.
- 1911 At a special Town meeting it was voted down by a margin of 181 to 8 that Augusta would be the seat of government in Maine.
- 1914 Voted at Town meeting the sales of cigarettes to youths under 18 was illegal subject to fine.
- 1921 Voted yes on International Bridge road construction.
- 1922 White wooden cross erected at St. David.
- 1925 Fraser Paper Incorporated to locate in Madawaska on April 16.  
In May, construction of the mill commenced.
- 1926 Eyangeline School is in use.
- 1928 First Fire Department organized.
- 1929 Madawaska Water Company chartered.  
Parish of St. Thomas Aquinas created.  
St. Thomas School is established as part of a combination chapel and school.
- 1930 Population: 3533
- 1934 First high school, now Acadia School, built.
- 1937 All Town roads opened in the winter.
- 1940 First Town Office/Fire Station built.
- 1947 Town adopts selectmen-town manager form of government.
- 1949 Madawaska High School built.
- 1953 Madawaska Water District Incorporated.
- 1955 Northern Trading opens.
- 1956 Madawaska Public Library constructed.
- 1957 First issue of St. John Valley Times out on October 2.
- 1960 Addition to high school built.
- 1962 Madawaska gets a radio station: WSJR.

- 1972 Multi-purpose center built.
- 1973 Acadia Cross Site entered in National Register of Historic Sites.
- 1978 First Acadian Day: June 28.
- 1980 First founding family reunions celebrated: Joseph-Simon Daigle family.
- 1985 Bicentennial celebrated: 1785-1985.
- 1993 Twenty-fifth Madawaska Historical Society Anniversary
- 1994 Town of Madawaska celebrates its 125th Anniversary.

Sources:

- Albert, Julie D. 1967. Aroostook. "Busy Industrial and Commercial Community."
- Albert, Julie D. 1969. Madawaska Centennial.
- Albert, Thomas. 1985. The History of Madawaska.
- Madawaska Historical Society Newsletter. Volume III, No. 4, 1993.
- Melvin, Charlotte. 1975. A Brief History of Madawaska.
- Pozzuto, Cecile Dufour. 1985. Madawaska: 1785-1985.

## Present Protections

Although protections are offered to the Acadian Landing Site and St. David Catholic Church, through their listing in the National Registry of Historic Places, other factors can provide additional non-regulatory protection. The Madawaska Historical Society, Acadian Festival, and planning for the development of an Acadian Cultural Center, provide for the identification and protection of Madawaska's historic resources. The Madawaska Historical Society provides on-going research, preservation of photographs and documents, and public awareness and education. Their dedication and hard work are awarded through community-wide support and interest in historic (and archaeological) preservation. In addition, the celebration of the yearly Acadian Festival is another activity that protects Madawaska historic resources. Due to statewide acknowledgment and advertising of the week long festival, it is estimated that between 3,500-4,000 people visit the Landing Site, St. David Church, Tante Blanche Museum, and one-room school house.

Future and additional protection of Madawaska's historic and archaeological resources are dependent on what is happening today. Through continued education a new group of people can become involved and carry on the goals and ideas of those currently involved with the Madawaska Historical Society. Research could lead to the inclusion of other sites on the National Registrar of Historic Places. The development of an Acadian Cultural Center would also provide continued awareness of Madawaska's historic resources. A Historic District will be incorporated into the zoning ordinance and special regulatory protection (see: below) will be provided to identified and protect historic and archaeological resources through the Town's land use regulations. What is done today to protect historic and archaeological resources will determine the level of protection provided tomorrow.

A Historic District will be added to the Madawaska zoning ordinance to identify, preserve, and protect valuable historic and archaeological resources. The Historic District is created to provide for the protection of buildings, structures, sites, and areas of national, state, or local historical and archaeological significance. Any proposed land use activity involving structural development or soil disturbance on or adjacent to identified sites, shall be forwarded to the local historical society(ies) for review and comment and sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Planning Board, shall be submitted by the



applicant to the Maine Historic Preservation Commission for review and comment. The Planning Board will consider comments received from the local historical society(ies) and/or the Maine Historic Preservation Commission prior to rendering a decision on any application. The purpose of the District is to provide for the protection of these valuable resources and to encourage growth in such a manner and at such locations as are compatible with the identified historic and archaeological resources and existing development. This District consists of a church and rectory, a museum, the historical society and several historic resources, open space, and several residences. Certain additional uses which meet the requirements of the zoning ordinance may be permitted which will contribute to the enhancement of historical and archaeological resources, the area, and to the community.

The following will added to the site design review criteria and to the subdivision regulation:

Historic and Archaeological Resources

"Any proposed land use activity involving structural development or soil disturbance on or adjacent to identified sites, shall be forwarded to the local historical society for review and comment and sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Planning Board, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment at least 20 days prior to action being taken by the Planning Board. The Planning Board shall consider comments received from the local historical society and/or the Maine Historic Preservation Commission prior to rendering a decision on any application. The Planning Board shall consider any comments received from the local historical society and/or the Maine Historic Preservation Commission, within the 20 day review period, prior to rendering a decision on the application."

The following wording will be added to the definitions section of the land use ordinances:

Historic Site/Structure: Means any site or structure that is:

1. Listed individually in the National Register of Historic Places or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminary determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminary determined by the Secretary of the Interior to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (a) by an approved state program as determined by the Secretary of the Interior; or (b) directly by the Secretary of the Interior in states without approved programs.
5. Individually listed on a local inventory of historic places or identified in the comprehensive plan as being locally significant.

## Scenic Resources

Due to the rural character of Madawaska all points of elevation provide a scenic view. Some of the more significant views, which were identified by a windshield survey conducted during June of 1994, are listed in Table 9-11. The inventory includes only those views which are accessible from a public way.

**Table 9-11**  
**Scenic Resources**

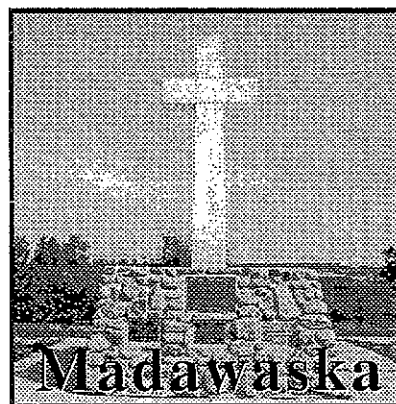
Road	Location	Description
Town View	Urban Area	St John River and Canadian border.
Riverview St.	Urban Area	St John River and Canadian border.
Upper 11th Ave.	Urban Area	St John River and Canadian border.
Fournier Road	Rural Area	St John River and Canadian border.
Acadian Landing	Rural Area	Acadian Cross and St John River
Romain Farm Road	Rural Area	Long Lake
Endico Farm Road	Rural Area	Trees, fields and hills.
Bresette Farm Rd	Rural Area	Trees, fields and hills.
Michaud Farm Road	Rural Area	Trees, fields and hills.
Lavertu Road	Rural Area	Trees, fields and hills.
Chapel Road	Rural Area	Birch Point
Terre Des Soeurs	Rural Area	Long Lake
Mount Carmel	Rural Area	St. John River

## Section 10 Regional Coordination

The Town of Madawaska has taken, and is committed to take, a number of steps to fulfill the State mandate for a Regional Coordination Program.

1. **Comprehensive Plan Review.** A copy of the Town's draft Goals, Policies, and Implementation Strategies will be sent to Grand Isle, St Agatha, and Frenchville with a cover letter requesting comments and suggestions. A copy of the draft Plan will be submitted to the Northern Maine Development Commission with a cover letter requesting comments and suggestions, particularly as the Plan might affect neighboring communities.
2. **Regional Coordination Strategies Contained in the Plan.** Madawaska's Comprehensive Plan contains a number of strategies for ongoing regional coordination. Most of these regional strategies are located in the natural resources and local economy sections. The following paragraphs summarize these strategies.
  - A. Protection of Long Lake. In order to protect the quality of Long Lake's water, the Town will be conducting surveys to determine the number of year-round vs. seasonal dwellings, and type of septic system used in each dwelling. Since the lake is also located in St Agatha and the Baie Creuse area, the Town would like to coordinate this survey effort with these two communities.
  - B. Protection of the Fish River Watershed. This plan calls for working with the communities of St. Agatha, Fort Kent, Portage, and Eagle Lake to develop a multi-town, coordinated strategy for protecting the Fish River Watershed.
  - C. Development of a Pedestrian/Biking Path Along the St John River. This strategy calls for the development of a multi-town strategy to develop a path along the St John River, ideally connecting the communities of Van Buren, Grand Isle, Madawaska, Frenchville, and Fort Kent. This path would enable these communities to develop land located within floodplain areas.
  - D. Development of a Marketing Strategy to Attract Tourism. This strategy calls for the development of a multi-town strategy to develop marketing techniques to attract tourist to the St. John Valley.

# Regional Issues

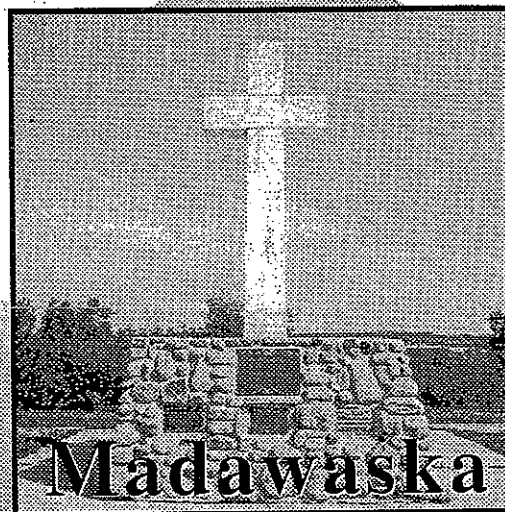


Madawaska

# Part II

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## Goals Policies & Strategies



## **Madawaska Goals, Policies, and Strategies**

The Inventory Section of this Plan serves to identify community issues, needs, assets, and the characteristics of local importance or value. It also serves as a substantial reference on the Town and serves as a tool for anyone interested in moving into Town for residential or business purposes. In addition, the section also serves to place the Town in a regional perspective in that it contains a considerable amount of comparative information.

If the inventories could be referred to as the backbone of the Plan, then the policies and strategies which follow are the connective tissue, the heart, and the soul. They represent an approach to moving the community forward over a five year timeframe in specific areas covered by the inventories.

The goals, policies, and strategies provide a comprehensive and wide look at what the people of Madawaska want the Town to be. The policies build upon the goals and refines the vision into a more detailed set of proposals for how the Town should guide its growth and change during the 1990's to assure that the future growth is continually assimilated into the community and does not overburden the ability of the Town to provide services.

### **Introduction**

Environmental groups and developers expressed anxiety and frustration with existing local planning and land use regulation process throughout the 1980's and during the early stages of the dialogue on Growth Management. At that time there was little regard for the preservation of wetlands, wildlife habitat, and for watershed protection. Many towns did not have zoning; commercial and industrial development was permitted to interfere with traditional neighborhoods and new residential development. Furthermore, residential development was able to infringe into the commercial, industrial, and agricultural areas. Along with this new development came residents who were not especially tolerant of established traditional uses. They requested controls be placed on industrial activities and various agricultural operations, such as manure spreading, sludge spreading, and pesticide application.

Environmental groups felt the conditions were permitting development to spread throughout the countryside, thereby degrading valuable natural resources. The groups noted that development was destroying the farmlands and filling in the wetlands. Development groups, on the other hand, were equally disenchanted with the land use regulation process which often posed costly delays. Industrial and commercial developers were concerned with restrictions placed upon them, in some cases they were exclusionary, towns simply did not want that type of development. The towns passed local legislation banning any form of development they did not find suitable or made it impossible to develop their sites. Residential developers also felt that the ordinances were often exclusionary to multi-family units or manufactured housing and thereby forced the cost of single-family housing to rise without increasing the quality of the development.

In response to pressure from both groups, the state legislature developed the Growth Management Law to address these issues, and to head off future problems. The planning program established by the law is guided by ten (10) state goals and suggests all communities,

who accept state funds to complete their planning program, to address these goals in their local comprehensive plans.

The following represents the Policies and Strategies Section of the Madawaska Comprehensive Plan (Plan). Comprehensive planning is an on-going process, with the Town reviewing all sections of the Plan every five years to make any changes. The Policies and Strategies Section is one of those sections. These statements are meant to serve as a guide in the Town's decision making and at the same time provide a framework for major investments and land management decisions so that future development in the Town may be in the best interest of the everyone. A comprehensive plan does not have the force of law behind it, it is however the foundation from which the specific ordinances are drawn.

It is hoped that the various state agencies will recognize these policies in their decision making. These policies should also be used by the various Town authorities and boards in evaluating their own actions, in such things as subdivision reviews, CDBG applications, and the Town's long range plans.

### **Strategic Planning**

Madawaska is a town with a great deal of pride and community spirit, yet limited resources. Therefore, the Town has given the method of implementing the planning strategies contained in this document a great deal of thought. The Plan and the implementation program are separate entities, yet part of a broad overall program. With the end products of the entire planning process justifying the means. There are two aspects to this overall program: the preparation of the land use regulations and the completion of the strategies.

Madawaska will be making important decisions relative to zoning, as well as a subdivision review procedures, and criteria for site design review. The Town is aware of the importance of these documents and have identified the need to review and adopt these, as needed, as part of the implementation program, only after extensive public participation.

As noted, there are numerous "other" items in the strategies the Town will be acting upon. Over the next several years, the Town (Town Council, Planning Board, and the various other Town departments, boards, and committees) will be taking a good, long, clear, look at what direction and where they want the Town to be in the next century. Maine is changing and the impacts of that change can not all be measured at this one point in time. Many issues could not be addressed during the planning portion of the program because they are dependent upon situations that are not within their control, yet impacted tremendously upon the Town.

## State Goals for Growth Management

The ten state goals are reprinted here for a reference. The policies of this Plan should promote the following state goals:

1. 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.
2. To plan, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
3. To promote an economic climate that increases job opportunities and overall economic well-being.
4. To encourage and promote affordable, decent housing opportunities for all Maine citizens.
5. To protect the quality and manage the quantity of the state's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.
6. To protect the state's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.
7. To protect the state's marine resources industry, ports and harbors, from incompatible development and to promote access to the shore for commercial fishermen and the public.
8. To safeguard the state's agricultural and forest resources from development which threatens those resources.
9. To preserve the state's historic and archaeological resources.
10. To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.



## **Madawaska Land Use Plan**

The use of the land in Madawaska is one of the most important components of the Plan. From past and present land uses it can be determined the location and the amount of land available for particular purposes. Since the Plan and its policies are a long-range guide for the growth and development of Madawaska, it can not be too specific or rigid, it has to be flexible and able to adapt to unforeseen changes and demands. The Madawaska planning program inventoried agricultural and forest lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, local and regional economy, and public facilities and services. These inventories were then analyzed and put into a Land Use Plan.

Madawaska's community character has been defined in large part by its culture, history, village areas, and the surrounding rural area. This contrast in villages and rural environment is a product of the Town's past growth. Unlike many other Maine communities, this character has not been eroded by development and should be preserved. The basic community policy of Madawaska, as expressed in this Plan, is to assure the preservation of the community character based upon the villages and rural environments.

Madawaska has, for the most part, avoided the undesirable changes that often accompany rapid growth and development. Over the past ten years, the growth of the community has proceeded at a pace which has enabled it to be absorbed without noticeably disturbing the character of the community or creating significant change. Slowly, the cumulative impact of this and future growth will become visible as the sum of the individual changes becomes more and more evident.

### **Madawaska Growth and Rural Areas**

The process of designating growth and rural areas, and of creating a proposed land use plan, is a step toward zoning ordinance changes. Some rural communities do not yet have townwide zoning and may continue to resist townwide zoning, even if it is based on a thoughtful Plan. There is no hard-and-fast rule about what percentage of the community's development should be directed into growth areas over then next 10 years. A reasonable objective would be for 70-80 percent of new development to occur within the designated growth areas. This would be consistent with the village-and-countryside pattern of development in Maine right into the 1960's and 1970's, until a sprawling pattern took firm hold in many Maine communities, including many in northern Maine.

The growth areas designated to accommodate development typically are a small part of the town's total acreage. The actual amount will vary from town to town, depending on how much development is projected. A typical town in northern Maine contains perhaps 35 to 40 square miles, or 22,000 to 26,000 acres. Present development (including commercial activity) probably does not consume more than 5-10 percent of the acreage.

Enough land needs to be included in the growth areas to provide future lot and home buyers with a choice and to allow the housing market to function. How much land should be in the growth area should be the planning committee's and the townspeople's decision. It should represent a relatively small percentage of the town's total acreage. It should be configured in a way that

discourages sprawl. For example, a growth area that is stripped along the length of the town's major roadways would be unacceptable because it could not accomplish anything.

With these guidelines for designating rural and growth areas in mind, consideration has to be given to the characteristics of each area. Is the growth area an area to which the town should direct much of its development over the next 10 years? Does the growth area have the ability to absorb new development? Is the growth area generally free of severe environmental constraints? Conversely, are the characteristics of the growth area such that development should be directed away from it?

There are different kinds of growth areas (residential, commercial, and industrial), and different kinds of rural areas (agricultural and forest). Among growth areas, it may designate (for example) one or more types of residential growth areas, one or more types of commercial or industrial growth areas, traditional village areas, other mixed use areas, and/or seasonal resort areas.

There also may be different shades of rural areas. In addition to resource protection areas (as in shoreland zoning), for example, there may be areas with special environmental features (for example, the watershed of a lake that serves as a public water supply, or outstanding ridgelines), or with multiple environmental constraints (as shown on the development constraints map in the Plan), or with especially important farm or forest land. These may not merit the stringency of resource protection, but nevertheless warrant a level of conservation that can be achieved only if little development is allowed. There also may be rural areas that are not so constrained by environmental concerns, but, due to distance from public services, are best earmarked for low density residential activity, provided rural character can be maintained. There also may be areas that are not actually "rural" but that the committee does not want subject to growth: for example, a historic area or a seasonally developed area.

#### Growth Areas:

1. Have, or can efficiently obtain, public facilities and services.
2. Have natural characteristics suitable for development.
3. Are large enough to accommodate the expected growth over the next 10 years.
4. Are large enough to accommodate a variety of housing types.
5. But, must be limited to a size and configuration that encourages compact rather than sprawling development.

#### Rural Areas:

1. Include important agricultural and forest lands.
2. Include large areas of contiguous, undeveloped land used by wildlife, for resource protection, and for outdoor recreation.
3. Include important natural resources and scenic open spaces.
4. May have very low densities of development interspersed among fields and woodlands.
5. But, may not include areas in which a significant portion of the community's development is planned to occur.

The "Growth and Rural" areas for Madawaska have been designated on the Proposed Land Use Map. It should be noted that these areas are fluid and could expand and contract based upon growth pressure and the intent of the zoning ordinance.

1. The "Growth" area is defined as: those portions of the Town defined by the St. John River to the north; the Frenchville Townline to the west; Pelletier Road (see: zoning map) northeast to the powerline, then along the powerline east to just east of Fournier Road; and north to the St. John River. This area currently contains the following districts or portions thereof (exclusive of shoreland districts): Commercial, Industrial, Historic, Residential 1, 2, and 3, and RF-1. The growth area will contain Zoning Districts (minimum lot size); R-1 (10,000 SF), R-2 (20,000 SF), and R-3 (40,000 SF), and any shoreland zoning districts. (Note: The current HDR, MDR, and LDR Districts will be changed to R-1, R-2, and R-3 respectively.) The Rural Farm I (RF-1) will have a minimum lot size of one (1) acre.
2. The "Rural" area is defined as follows: those areas outside of the "Growth" area, usually encompassing the RF-1 and RF-2 Districts. The Rural Farm I (RF-1) will have a minimum lot size of one (1) acre. The Rural Farm II (RF-2) District (see: zoning map) shall be zoned for a minimum lot size of two (2) acres.

The Town will draft two (2) overlay Districts to be included into the zoning ordinance; one for Aquifer Protection and the other for Phosphorous Stabilization. The overlay Districts are intended to maintain safe and healthful environmental conditions; prevent and control water pollution; protect spawning grounds, fish, aquatic life, bird and other wildlife habitats; control building sites; provide visual and physical points of access to waters and areas of natural beauty; and to protect and maintain the quality of surface and ground waters. The overlay Districts shall be superimposed over the underlying Districts and land uses are subject to **both** the standards in the underlying and the overlay Districts.

1. Sand and Gravel Aquifer Overlay District. This District includes sand and gravel aquifers as identified on the Maine Geological Survey's "*Hydrogeologic Data for Significant Sand and Gravel Aquifers*" maps, as well as, a 250' buffer drawn around the known boundaries of these aquifers (buffers shall be updated as the aquifer mapping is updated). The performance standards and requirements for the District will be drafted during the implementation phase.
2. Phosphorous Stabilization Overlay District. This District will include land area within the watershed of Long Lake. The District boundaries will be reflected on the townwide zoning map and the following will be added to the ordinance text.

#### **Phosphorus Export.**

Proposed development within the watershed of Long shall be designed to limit phosphorous runoff. The Planning Board shall keep an accurate record of permits issued by watershed using an appropriate record keeping system, and shall review actual development rates and recommend adjustments at five year intervals, subject to a reasonable appropriation by the municipality to conduct such an assessment, or the availability of adequate state or regional grant programs or technical assistance programs. Phosphorus control measures shall meet the design criteria contained in "*Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development*", (Maine DEP et. al., 1989, as revised). The Planning Board shall require the reasonable use of vegetative buffers, limits on clearing, and minimizing road lengths, and shall encourage the use of

non-structural measures prior to allowing the use of high-maintenance structural measures such as infiltration systems and wet ponds.

To further provide for the protection of the water resources throughout Madawaska, the following standards would be adopted within the land use ordinances and apply townwide.

#### **Erosion and Sedimentation Control.**

- A. The procedures outlined in an erosion and sedimentation control plan shall follow Best Management Practices (BMPs) and be implemented during the site preparation, construction, and clean-up stages.
- B. All earth changes shall be designed, constructed, and completed in such a manner so that the exposed area of any disturbed land shall be limited to the shortest period of time possible.
- C. The proposed development shall prevent sediment caused by accelerated soil erosion from entering water bodies, freshwater wetlands, and adjacent properties.
- D. Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the development shall be designed to limit the water flow to a non-erosive velocity.
- E. Permanent soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within fifteen (15) calendar days after final grading has been completed. When it is not possible or practical to permanently stabilize disturbed land, temporary erosion control measures shall be implemented within thirty (30) calendar days of the exposure of soil.
- F. Topsoil shall be considered part of the development and shall not be removed from the site, except for surplus topsoil from roads, parking areas, and building excavations.
- G. When vegetative cover shall be established as a temporary or permanent erosion control measure:
  - 1. Plant species to be used and the seeding rates shall take into account soil, slope, climate, duration, and use of the vegetative cover.
  - 2. Mulch shall be provided at rates appropriate to ensure a minimum of soil and seed loss until an acceptable "catch" of seed is obtained.
  - 3. Reseeding shall be done within a reasonable period of time if there is not an acceptable "catch".
- H. All development plans shall incorporate building designs and road layouts that fit and utilize existing topography and desirable natural surroundings to the fullest extent possible.

#### **Stormwater Management.**

- A. Adequate provision shall be made for disposal of stormwater generated within the development, and any drained ground water, through a management system of swales, culverts, underdrains, and storm drains.
- B. All components of the stormwater management system shall be designed to infiltrate, detain, or retain water falling on the site so as to limit peak discharge rates to predevelopment levels for the 2-year, 10-year, and the 25-year frequency, 24-hour duration storms, based on rainfall data for Madawaska, ME.
- C. The proposed stormwater management system shall be designed by a Maine Registered Professional Engineer or other person duly qualified to undertake the design.
- D. The design of piped or open channel systems shall be based on a ten (10) year flow frequency without overloading or flooding beyond channel limits. In addition, the areas expected to be flooded by runoff of a twenty-five (25) year frequency shall be designated, and no structures shall be planned within such area.
- E. Rights-of-way or easements shall be designated for all components of the stormwater management system lying outside of established road lines. Wherever the storm drainage system is not within the right-of-way of a public road, perpetual easements shall be provided to the Town allowing maintenance and improvement of the system. Such rights-of-way shall be at least thirty (30) feet in width.
- F. The stormwater management system shall take into consideration the upstream runoff which must pass over or through the development site. The system shall be designed to pass upstream flows generated by a twenty-five (25) year frequency through the proposed development without overloading the system or flooding areas not specifically planned for such flooding.
- G. Downstream drainage requirements shall be studied to determine the effect of the proposed development. The storm drainage shall not overload existing or future planned storm drainage systems downstream from the development. The applicant shall be responsible for financing any improvements to existing drainage systems required to handle the increased stormwater flows.

- H. Where permanent embankment type storage or retention basins are planned, the basins shall be designed as outlined in the Soil Conservation Service Engineering Field Manual or other appropriate references.
- I. Any grading or other construction activity on the site shall not cause unreasonable alteration of natural drainage ways such that drainage, other than that which occurred prior to development, shall adversely affect adjacent parcels of land and that drainage ways flowing from adjacent parcels of land to the development site shall be impeded.
- J. The developer shall maintain all components of the stormwater management system until it is formally accepted by the Town, or is placed under the jurisdiction of a legally created association that shall be responsible for the maintenance of the system. The charter of such an association must be acceptable to the Planning Board.
- K. The stormwater management system shall be fully coordinated with project site plans, including consideration of road patterns, pedestrian ways, open space, building siting, parking areas, recreational facilities, and other utilities, especially sanitary wastewater disposal facilities.
- L. When the construction of a development is to occur in phases, the planning of the stormwater management system should encompass the entire site which may ultimately be developed, and not limited to an initial or limited phases of the development.
- M. The minimum pipe size for any storm drainage pipe shall be fifteen (15) inches for driveway entrances and eighteen (18) inches for cross culverts. Maximum trench width at the pipe crown shall be the outside diameter of the pipe plus two (2) feet. Minimum depth of cover material shall be 24" from the pipe crown. Pipe shall be bedded in a fine granular material, containing no stones larger than three (3) inches, lumps of clay, or organic matter, reaching a minimum of six (6) inches below the bottom of the pipe extending to six (6) inches above the top of the pipe. Outlets shall be stabilized against soil erosion by stone rip-rap or other suitable materials which reduce water velocity. Catch basins shall be installed where necessary and located at the curb line.
- N. The physical, biological, and chemical properties of the receiving waters shall not be unreasonably degraded by the stormwater runoff from the development site.
- O. Storm Drainage Construction Specifications.

1. Materials.

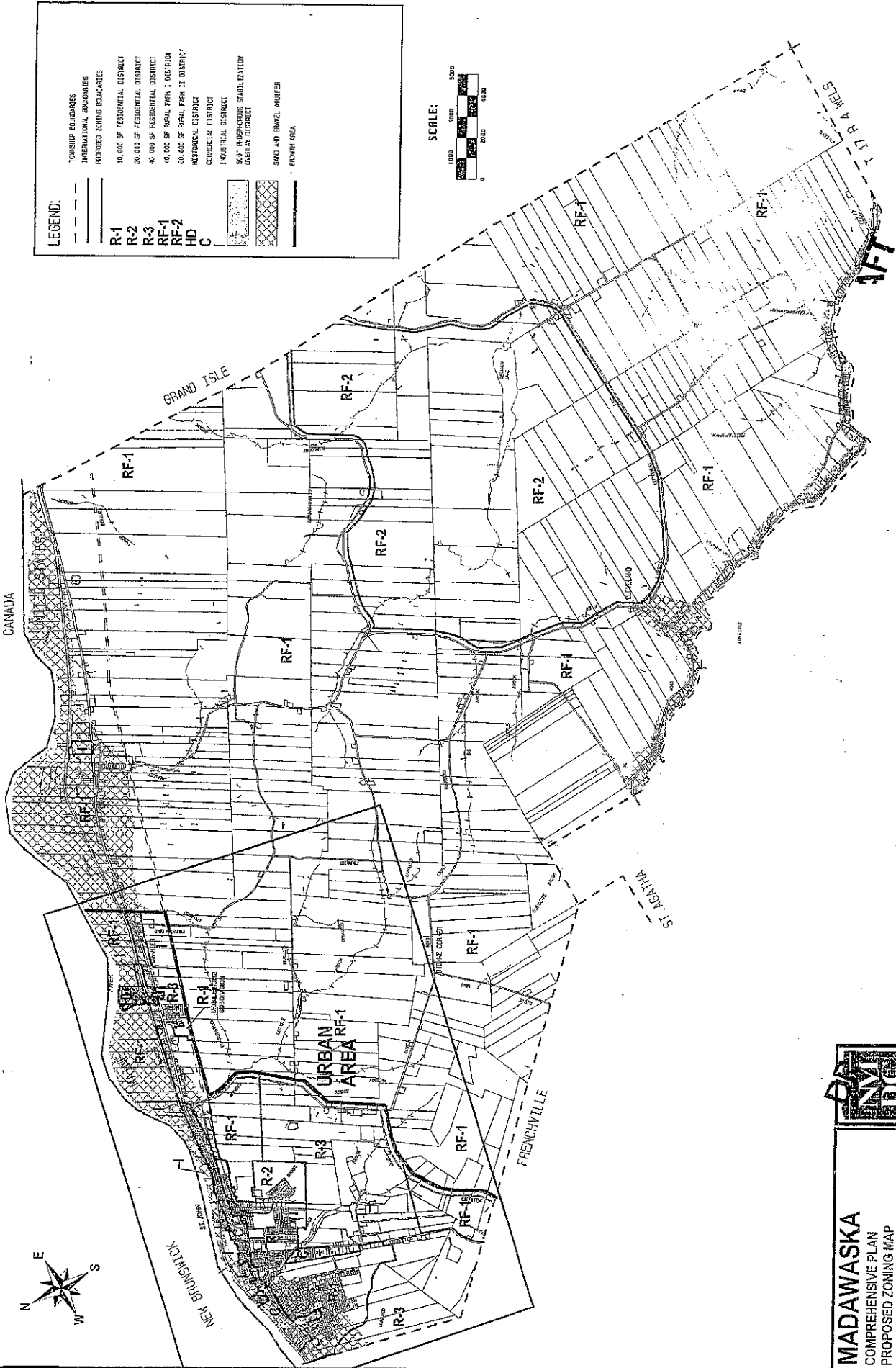
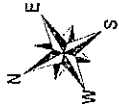
- a. Storm drainage pipes shall conform to the requirements of MDOT Standard Specifications for Highways and Bridges, latest edition, materials specifications Section 706 for non-metallic pipe and Section 707 for metallic pipe. Plastic (polyethylene) pipes shall not be installed except in closed systems such as road underdrains. Bituminous coated steel pipes shall not be used.
- b. Where storm drainage pipe is to be covered by ten (10) feet or more of fill material, pipe material with a fifty (50) year life shall be used. These materials include concrete pipe, polymer coated galvanized corrugated steel pipe, polyvinylchloride (PVC) pipe, and corrugated aluminum alloy pipe.

2. Pipe Gauges.

Metallic storm drainage pipe shall meet the following requirements depending on pipe diameter:

Inside Diameter	Material	
	Galvanized CMP Aluminum/Zinc Coated CMP Corrugated Aluminum Alloy	Aluminum Coated CMP Polymer Coated CMP
15" to 24"	18 Ga.	16 Ga.
30" to 36"	12 Ga.	14 Ga.
42" to 54"	10 Ga.	12 Ga.
60" to 72"	8 Ga.	10 Ga.

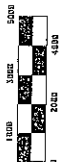
3. Drain inlet alignment shall be straight in both horizontal and vertical alignment unless specific approval of a curvilinear drain is obtained in writing from the Board, after consultation with the Town Engineer.
  4. Manholes shall be provided at all changes in vertical or horizontal alignment and at all junctions. On straight runs, manholes shall be placed at a maximum of 400 foot intervals.
- P. Upon completion, each catch basin or manhole shall be cleaned of all accumulation of silt, debris, or foreign matter and shall be kept clean until final acceptance.



LEGEND:

- TOWNSHIP BOUNDARIES
- INTERNATIONAL BOUNDARIES
- PROPOSED ZONING BOUNDARIES
- R-1 10,000 SF RESIDENTIAL DISTRICT
- R-2 20,000 SF RESIDENTIAL DISTRICT
- R-3 40,000 SF RESIDENTIAL DISTRICT
- RF-1 40,000 SF RURAL ZONE I DISTRICT
- RF-2 80,000 SF RURAL ZONE II DISTRICT
- HD HISTORICAL DISTRICT
- C COMMERCIAL DISTRICT
- INDUSTRIAL DISTRICT
- 500' PHOTOGRAPHIC STABILIZATION OVERLAY DISTRICT
- SAND AND GRAVEL ADJUTER
- GROWTH AREA

SCALE:



MADAWASKA

COMPREHENSIVE PLAN  
PROPOSED ZONING MAP

DATE: 11/24/97 REVISED: 10/2/97







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ST. JOHN RIVER

MOBILE HOME SUBDIVISION

FRENCHVILLE

- R-1 10,000 SF RESIDENTIAL DISTRICT
- R-2 20,000 SF RESIDENTIAL DISTRICT
- R-3 40,000 SF RESIDENTIAL DISTRICT
- RF-1 40,000 SF RURAL FARM DISTRICT
- RF-2 80,000 SF RURAL FARM DISTRICT
- HD 100,000 SF RURAL FARM DISTRICT
- C COMMERCIAL DISTRICT
- I INDUSTRIAL DISTRICT
- W WOODLAND DISTRICT
- W WOODLAND DISTRICT

