

TOWN OF EXETER  
COMPREHENSIVE PLAN

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## INTRODUCTION

### VISION STATEMENT

*Protect the rural characteristics and diversity of the town while conserving the town's important natural resources, maintaining or enhancing the property values of all property owners, and treating all residents equitably. (1992 Comprehensive Plan)*

### BACKGROUND

In the writing of this plan, during 2010 and 2011, committee members and local residents agreed that the vision of the Town remains unchanged. The 1992 Comprehensive Plan

identified roads and the protection of agricultural/forestry land as well as water resources as key issues. These remain as key issues today. In addition, the Town must plan for and carry out the future use of the building used to house the Exeter Consolidated School until the summer of 2010.

The inventory and analysis portion of this plan was compiled from information in the 1992 Comprehensive Plan, from local Town reports, from recent US Census data, and from data provided by the State Planning Office. All information was reviewed by a committee of local residents to ensure its current accuracy. Policies and implementation strategies were developed through a process of public participation which included the review of surveys and reports as well as local meetings.

Guiding policies for the Town of Exeter are identified throughout the plan and are summarized below.

- To continue to preserve and protect the heritage of the Town of Exeter.
- To encourage and promote affordable, decent, and safe housing opportunities for all Exeter citizens.
- To promote an economic and regulatory climate that encourages agricultural and forestry industries as well as home-based businesses.
- To protect water resources, including groundwater and surface water, as well as other important natural resources.
- To plan for, finance, and develop an efficient system of public facilities and services to meet the needs of the current and future population.
- To maintain a fair and equitable system of property taxation while striving for property tax relief and identifying new or expanded revenue sources.

- To cooperate with nearby towns on public infrastructure when it is in the best interests, economically and otherwise, of all involved.
- To develop consistency in the regional regulation of land use.

## HISTORY

### OVERVIEW

The Town of Exeter Maine is located in Penobscot County, the 4th largest county in Maine, covering about 3,408 square miles in size. The town itself is situated about 45 degrees N latitude and 69 degrees W longitude from Greenwich. This places the town, locally, about 50 miles northeast from the state capital of Augusta, and about 20 miles northwest from the nearest city of Bangor which is the county seat.

The Town was initially calculated to be 6 miles square (approximately 23,040 acres) that is partially watered by the Kenduskeag Stream and its streamlets. It was the 180th town within the district of Maine and was located as a township itself by the survey of its exterior lines in the autumn of 1792.

As originally surveyed, Exeter was Township #3 in the 4th range north of the Waldo Patent, a section of the province of Maine granted, in 1630, to John Beauchamp of London and Thomas Leverette of Boston.

On February 8th, 1793 the township was donated to Marblehead Academy by the Commonwealth of Massachusetts. Nine hundred and sixty (960) acres were reserved for public use and divided into three lots: one for public schools, one for the ministry, and one for the first settled minister. Exterior lines were run in 1793 by Ephraim Ballard and Samuel Weston. The Town was bounded on the south by Stetson, on the north by Garland (initially called Lincolntown), on the east by Corinth (initially called New Ohio), and on the west by Corinna (first known as Warren Township #4).

The Trustees of Marblehead Academy, on June 1793, agreed to sell to Samuel Sewell this township for 1500 pounds, payable on demand after seven years, interest at 6% paid quarterly. It appears from records available, that prior to 1800, several changes in the proprietors of the township were made. In 1790, it was owned by nine proprietors in all, headed by Benjamin Joy. On February 20, 1800, an agreement was made between the proprietors and Dr. John Blasdel (now spelled Blaisdell) of Collegetown (now named Dixmont), agreeing to sell him 4000 acres in said Township #3, Range 4, at \$1.00 per acre, appointing him agent for their proprietorship. Thus, the early name of the town was Blaisdelltown.

Dr. Blasdel agreed to lay out the Town in 160 acre lots, make provisions for mills, roads, and cause to be settled within one year for 20 families. Within two years ten additional families were expected with land being sold to them at not less than \$1.25 per acre. Dr. Blasdel contracted Major Moses Hodson of Berwick, Maine to lay out the Township into lots. It was laid out into 12 lots and 12 ranges; the survey being completed in the year 1800.

In June of 1800, the first "chopping" in Blaisdelltown was made by Lemuel Tozier and John Durgin. Durgin sold his lot to Josiah Baker who built a log house on it in the fall of 1800 and moved his family into it the following April, being the first settler in Blaisdelltown, now known as Exeter. Other early settlers were Joseph Pease, Ruben Seavey, Josiah Lane Ebenezer Avery, Simeon Tozier, Richard Staples, and Joshua Palmer. Price of the land purchased was nine schillings per acre.

In 1803, Samuel, Joseph, and Benjamin Osgood settled in the northeasterly part of Town. John Cham, Esq. and his three sons and one daughter settled in the southwestern part of Town.

The first birth in Town was to Ruben Seavey, a son Ruben Jr. The first death was the infant daughter of Josiah and Nancy Barker. The first school was taught in August 1804 by Miss Anna Stevens in a crude building near the barn of Josiah Baker, later moving into the home of Mr. Barker. It would appear that the teaching wage was \$1.00 per week.

In the spring of 1810, a petition was filed at General Court in Boston, signed by 33 petitioners, all name. An act to incorporate the Town of Exeter was reported by committee and passed on February 16, 1811. It was the 180th town incorporated that year.

The first Town meeting was held at the home of Samuel Eastman (Lot 1, Range 6) on April 1, 1811. In 1811, \$80.00 was raised for education and \$200.00 for school houses. Tax assessments were to be paid in wheat, rye, and corn.

The Town was divided into school districts and as soon as there were 20 children between 4 and 21 years of age, a school would be built. The first public school was taught in the summer of 1811 in District One by Miss Susan Prescott in a log house on the James Brown place. Exeter High School was incorporated in 1838; a large building was erected for this purpose, which still stands.

The Exeter Town House was erected in 1843; previously Town Meetings had been held at private residences or school houses.

Historically, the town's economy has been based on agriculture. For over a century the vast majority of the population was self-employed on small farms or employed by larger farms within the community. Exeter remains an excellent farming town.



Located in the upper reaches of the Kenduskeag Valley, Exeter land gradually slopes towards the Kenduskeag Stream that drains it. In the beginning, maples grew readily on the higher ground and the production of maple sugar and syrup remains a source of income for a number of land owners. Historically, hemlock was a money crop with its bark used for tanning leather. Pine, being plentiful, was used in early building for wide pine boards and hewn pine timbers. White cedar was used for making shingles.

Due to the slope of the land and the draining characteristics of the Kenduskeag Stream, during the 1800s, there were as many as ten water power sites in Exeter. Due to a changing population and economy, the last operating water power site was abandoned about sixty years ago.

The soil topography with its rich forest areas and water drainage were all inducements for a positive settlement of the area, developing a sense of industry and local economy that reached its zenith in the 1850's.

When the railroad became an important and critical means of transportation, two surveys were made for a route for the Maine Central Railroad. One was through Corinna and Exeter and down the valley of the Kenduskeag. Had this route been chosen, the history of Exeter may have been significantly altered. In the absence of a railroad, along with a critical decline in the lumber industry, the fate of Exeter as an industrial town was sealed.

From an early farming community the town grew into a relatively prosperous town of sawmills and grist mills, a short-lived silver mine producing iron ore in the 1880s and numerous small service industries as well as a shoe factory, a rake factory, and a cheese factory. The decline which set in during the late 1800s returned the town to a farm-based community once again.

For the early settlers farming was the way of life and each farm was as near to self-supporting as then possible. The typical farm was divided into arable fields, pastures and woodlands with this in mind.

The motto then was "raise what you feed and feed what you raise!". Woodland gave the farmer an income from bark or lumber; a large pasture gave the owner a chance to take in stock to pasture or raise young stock for beef. Cows produced income from butter, the sale of the calves and the marketing of other milk products such as cheese. All farmers raised hogs. A big kettle was always found that cooked hog feed or was used for making soap. All raised corn. Potatoes were planted on newly broken ground without fertilizer other than manure. Bugs and blight were unknown then so no sprays were used. One-hundred bushels of potatoes were considered a good crop from an acre of land. An 1860 Town census shows that 212 bushels of wheat were grown, 8 bushels of rye, 7897 bushels of Indian corn, and 32,350 bushel of oats as well as 8,849 pounds of wood. The stock in town numbered 347 horses, 644 milk cows, and 333 oxen. Other cattle totaled 578, sheep 2615, and swine at 198.

When phosphate was first used it came in barrels. A pail full was carried to the planting, a tablespoon full was dropped in each hill of corn or potatoes and covered over with a flip of the foot. Corn got the heaviest coat of manure and the biggest amount of phosphate because it repaid well.

Farmers rotated their crops: potatoes first, corn, then grain with grass seed. Mixed grain, oats, peas, and barley were raised and ground for feed. Many raised their own wheat for flour.

Cultivation was done with a one horse cultivator followed by a run over the potatoes with a Crowell horse hoe. The rest involved a hand hoe and a "bent back"!

Haying time was a season of hard work in hot weather. A young boy earned his "spurs" when he could take his place in the line of mowers and no man could mow around him.

Apple orchards, too, were part of most every farm. Apples offered a source of income and provided the family with fruit and the menfolk with cider to help with the haying. Housewives held paring bees for the drying of the fruit. Apples were pared, cored, and strung on loops of

string to be then placed on racks and exposed to the sun. Dried apples were often bartered at the general store.

Winter storage included a barrel or more of salt pork, with hams and shoulders smoked and hung in the storeroom. Spareribs were frozen and buried in the oat bin. Jars of lard and boiled cider, applesauce, pickles, and preserves lined the storing shelves.

The hard work and industry of farming determined the social life of the community, as it still does to this day. Each season had its list of chores to do and work to show if the family was to survive. As a counterpoint to the hard life, the farm family played equally hard. Be it paring bee, church dance and bean dinner, a Sunday picnic or checkers over a barrel before a crackling fire in the belly stove, people worked hard at both play and their farming. Afternoons in the spring "yaller days", visiting became epidemic. Families gathered for an afternoon of sewing, knitting and sharing gossip. There were also spinning bees to process the raw wool from sheep. Farm people made their own clothes by sewing or knitting and passed it down generations.

The first break in the isolation and monotonous drudgery of farm life was the Rural Free Delivery of mail. A daily delivery of mail was a welcome relief from the once a week trek to the post office. The invention of the radio and telephone would bring significant changes to the daily life of Exeter inhabitants although as late as the early 1940s, only part of the town had electricity.

As in most rural farm communities the role of the church was a significant one. here was found the honing ground of local ethics and good Christian behavior. Exeter inhabitants first used the local barns in summer for worship and their log home kitchens in the winter. A Baptist Church was first organized in Exeter in 1815. In 1817 a Freewill Baptist Church was instituted. There were Calvinists, Congregationalists, a Universalist Society, Methodists, and Episcopalians. Churches provided a place for worship, for town meetings, for social get-togethers, burials, and picnics. Townspeople were expected to belong to a church and membership provided a bonding between nature, God, and humankind. This brought a

collective sense of togetherness, a cohesiveness that defined the role, function, and purpose of the community of Exeter.

In addition to the churches of the town, there were other social societies that flourished in early Exeter and which are not found today. There was the Good Templar Society, the Exeter Mills Hall, the Lyceum or oratory society that functioned during the term of the high school, and the local Grange #86, typical of rural communities like Exeter.

Perhaps a series of bad fires beginning in the late 1800s and lasting into the early 1900s contributed to a declining sense of community in Exeter. In 1896 the Methodist Church burned down. In 1899, the Exeter House Hotel burned, destroying stables and a large set of adjoining buildings as well. A mainstay home, the George S. Hill place and the John Walker store was also destroyed. In the next few years a number of homes of prosperous citizens of the town were destroyed. Additional losses of the period included the J. Brown place, the Batchelder building, the Ed Robinson place and the David Hill-Fowler home, the buildings on the David Crowell place, the Charles Grinnell Building, the Martin Colbath place, the Elias Young Building, the Richards-Tibbetts buildings, the Jacob Eastman buildings and the buildings on the "Cal" Buswell place. For some reason, few of these buildings were rebuilt or restored, leading to an aggregate of losses that added to the "decay and moribund" quality of Exeter at this time. Small industry suffered the loss of the general store, sawmills and a gristmill, all of which were never rebuilt.

The loss of so many public facilities took its toll on the Town. The impact was felt in the sense of the active pulse of the Town. Population was being depleted; the effect of Bangor was felt as more people left for the city and the work it provided. The land and climate being naturally harsh, it took a hard hoe and hardy arm to survive.

Of some fame was the Exeter Fair that first opened in 1867 during the peak years of the Town. A race track and grandstand were constructed with the fairgrounds on an 18 1/2 acre parcel of land on the Exeter Road (Routes 11/43). Horse racing was a big event. It drew participants from all over New England and spectators from all over central and eastern

Maine. Racing continued until 1941 when World War II began. The New Exeter Fair reopened in 1945 but only lasted until 1950. At this time, the track was leased out by the Exeter Fair Corporation to Exeter Speedway; the track was converted for stock car racing. These races lasted, sporadically, from 1952 to 1967 when Speedway 95 opened in Hermon. During the racing period in Exeter, there were several owners of the track: the Gudroe and Wyman families of Dexter, Shirley Brooks of Corinth, and the Wiggin and Bean families along with Kenneth Buswell of Corinth. Later on, the track was used for a couple of years in the winter for snowmobile racing. On June 17, 1978 an outdoor rock concert was held at the racetrack. Billed as "Festival78", the event featured several bands, headlined by the rock legend "Steppenwolf". The festival, promoted by John Wiggin of Corinth, lasted nine and one-half hours and was attended by about 2000 people. Today, the track is still visible, but is becoming overgrown by weeds, bushes, and trees.

Essentially, the Town today remains a rural farm community. It has few public facilities but much rich soil and other natural resources.

## INVENTORY AND ANALYSIS

The Town has an active historical society, which anyone is welcome to join. The society holds monthly meetings with the focus of preserving the Town's history. In addition to collecting various documents and photographs, the society has in recent years, published a calendar and produced laminated placemats with old photos on them including public buildings and farms.

Additionally, in 2008, a local resident working on a Girl Scout project, identified many of Exeter's oldest houses. Working with the home owners, she researched the year the homes were built. She had commemorative plaques placed on these homes. A poster with photos of the homes can be seen in the Town Office.

There are no sites in Exeter listed with the National Register of Historic Places. Additionally,

no archaeological sites have been identified.

## POLICY

To continue to preserve and protect the heritage of the Town of Exeter.

## IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Incorporate the identification and preservation of archaeological sites into the work of Historical Society.	Town Historical Society
Ongoing	Review any development projects for their impact on critical natural resources including agricultural and forest resources, high value animal and plant habitats, and water resources as well as historic and archaeological resources.	Planning Board
Immediate (2011)	Celebrate the Town's bicentennial.	Town Recreation Committee/Town Historical Society
Short-Term (2011-2014)	Contact the Maine Historic Preservation Commission about the feasibility of a comprehensive community survey of local historic and archaeological resources.	Town Historical Society

## POPULATION

### OVERVIEW

Exeter's population today is just over half it's peak population of 2,052, reached in 1840. Based on the 2010 population figures from the United States Census Bureau, the population of Exeter is 1,095.

HISTORICAL POPULATION (U.S. Census)	
1820	582
1830	1439
1840	2052
1850	1853
1860	1783
1870	1424
1880	1274
1890	939
1900	879
1910	888
1920	807
1930	773
1940	751
1950	734
1960	707
1970	663
1980	823
1990	937
2000	997
2009	1,092

After the Avenue Road was completed in 1816, the first major road running north and south in

this part of the state, the population in Exeter increased dramatically. From a small village of 140 inhabitants, the population grew to 2,052 by the year 1840. Many other towns along the Avenue Road between Greenville and Bangor experienced similar growth during those years.

By the mid-1800s, however, the population in Exeter began a steady decline until about 1970. Between 1970 and 1980 Exeter's population increased by 24%, from 663 people to 823. Between 1980 and 1990 Exeter's population increased by 14% from 823 people to 937. Between 1990 and 2000 Exeter's population increased by 6% from 937 people to 997. And during the past ten years, from 2000 to 2010, the population has increased 9.5%.

Thus, it appears that while population growth has occurred during the past forty years, this growth has slowed in recent years.

Future population estimates, from the State Planning Office, place the population in 2013 at 997, in 2018 at 983, and in 2023 at 962. In other words, the future population of Exeter is expected to be less than the current population.

Based on the 2000 Census, the average household size in Exeter is 2.56. This is less than reported in previous censuses (2.75 in 1990 and 3.1 in 1980). This reflects a national trend of smaller households as well as the aging of the population in Exeter.

From 174 households in 1970, the Town increased to 265 households in 1980, 347 households in 1990, and 389 households in 2000. With the declining household size, the percentage increase in the number of households is slightly more than the percentage increase in the population.

However, recent levels of growth, combined with the projected trend of a declining population, do not dictate a substantial need for increased town services.

The Town currently has a population density of approximately 26 persons per square mile and approximately 12 households per square mile.



A review of the age structure for the population of the Town shows that in 2000, 22.7 % of the population was under age 18; 6.0% of the population was between 18 and 24; 31.6% of the population was between 25 and 44; 26.9% of the population was between 45 and 64; and 12.8% of the population was 65 or older.

The median age for the Town of Exeter in 2000 was 39 years, which was the median age for the State of Maine as a whole. This compares to 35 years for the country as a whole.

## HOUSING

### INVENTORY AND ANALYSIS

There are 452 housing units in Exeter, based on the 2000 Census. Of these housing units, 389 are occupied year-round, 51 are seasonal, and 21 are vacant/for sale. The majority of the occupied housing units are owner-occupied (352 or 90%) and the remainder are renter-occupied (37 or 10%).

Based on local records, during the past twenty years, the number of housing units in town has increased by about 6 units per year.

Although the number of housing units has increased, the number of rental units has remained unchanged since the 1980 Census. This indicates little demand for rental housing as is common in Maine rural communities.

Housing values are relatively low in town. The median housing value for owner-occupied units in 2000 was \$64,700. This compares to a median housing values of \$94,300 for the State as a whole and \$111,800 for the country as a whole.

At the end of 2010, there were 6 homes in move-in condition available for sale in the Town of Exeter. Four of these homes were available, without additional land, for a range of prices under \$200,000 (\$49,900, \$65,000, \$124,900, and \$199,900). Two were available with over 50 acres of attached land for \$269,000 and \$299,000. In addition, house lots were available at \$23,000 and one lot with a structure in need of considerable work was available at \$11,500. Thus, it would appear that affordable housing is available in Exeter.

YEAR STRUCTURE BUILT (U.S. Census)
---------------------------------------

1990s	20%
1980s	22%
1970s	15%
before 1970	43%

Of greater concern than affordability may be the age of the housing stock in town. Forty-three percent of the housing stock is more than 40 years old. Housing of this age tends to need upkeep and maintenance.

In 2008, the Town of Exeter applied for and received a housing grant of \$250,000. It was used to build two new homes and provide one new double-wide trailer. The grant monies were also used to help eleven households with major repairs to their homes.

The Town has a number of ordinances in place which regulate local housing. These ordinances include a Building Notification Ordinance, a Code Enforcement Job Description Ordinance, a Health and Safety Rental Ordinance, a Manufactured Housing Safety Ordinance, a Minimum Lot Size and Setback Ordinance, a Mobile Home Park Ordinance, and a Subdivision Ordinance. Additional information on these ordinances can be found in the Land Use section of this comprehensive plan.

These ordinances provide for decent and safe housing while not hindering the development of affordable housing. Thus it appears that local housing issues are sufficiently dealt with from a regulatory perspective.

## POLICY

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

## IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Enforcement of housing-related ordinances	Code Enforcement Officer
Ongoing	Continue to allow for a diversity of residential land uses including manufactured housing, mobile home parks, and accessory apartments.	Planning Board
Ongoing	Continue to maintain setback requirements which do not impede the development of affordable housing.	Planning Board
Ongoing	Support the efforts of regional housing coalitions in addressing affordable housing needs.	Town Manager and other officials

## ECONOMY

### INVENTORY AND ANALYSIS

In 2000, the per capita income in Exeter was estimated by the US Census Bureau to be \$14,772. This compares to \$17,901 for Penobscot County as a whole, and \$19,533 for the State of Maine as a whole.

At the same time, the median household income in Exeter was estimated to be \$33,929. This compares to \$34,274 for Penobscot County and \$46,419 for the State of Maine. The percentage of households below the poverty was estimated to be 13.5%; this was slightly less than the percentage for Penobscot County (14.4%) and slightly more than the percentage for the State of Maine (11.5%).

In 2000, the percentage of the population in Exeter with at least a high school diploma was 74% as compared to 85% for both Penobscot County and the State of Maine. The percentage of the population in Exeter with a Bachelor's degree or higher was almost 11% as compared to 20% for Penobscot County and 23% for the State of Maine. It should be noted that the level of educational attainment for Exeter residents is on the increase. In 1990, the percentage of the population in Exeter with at least a high school diploma was 68% and with a Bachelor's degree or higher was 6%.

The labor force for Exeter in 2000 was estimated to be 502 individuals. Most residents of Exeter work outside of Town. Many residents of Exeter are employed in Bangor and its surrounding towns. The average time to work in 2000 as 33 minutes, as compared to 23 minutes for Penobscot County as a whole and 26 minutes for the State of Maine as a whole. A larger percentage of Exeter residents (13.02%) carpool to work than Penobscot County residents (10.68%) and State of Maine residents (11.25%). This may be a reflection of the lack of public transportation and very limited employment opportunities within walking distance.

The local economy is agriculture based, but provides only limited employment of local residents. Employment in the category "farming, fishing, and forestry" for residents of Exeter was 5.63% was compared to 1.29% for Penobscot County and 1.66% for the State of Maine. Again, this employment is almost entirely in farming.

A relatively high percentage of local residents are employed in "construction, extraction, and maintenance" occupations as well as in "production, transportation, and moving" occupations. A relatively low percentage of local residents are employed in "management, professional, and related", "service", and "sales and office" occupations.

In addition to the agricultural businesses, Exeter has a general store and a retail grain and hardware business. A relatively high percentage of local residents (8.14%) work at home. This compares to 3.82 % in Penobscot County and 4.38% in the State of Maine.

Exeter is considered to be part of the Bangor Metropolitan area. Trends in the rate and type of employment for residents of Exeter tend to reflect those of the Bangor Metropolitan Area. The Town of Exeter is located 21 miles from Bangor. Bangor serves as a retail and service center for eastern Maine as well as being the county seat of Penobscot County. Employment opportunities in Bangor include medical, retail sales, and service sector jobs. The unemployment rate in Bangor is currently 8%, slightly less than the national average of 8.5%.

On the one hand, the local economy of Exeter depends on the viability of agriculture and other natural resource based industries. During the past twenty years, existing agricultural businesses have expanded and thrived. The largest dairy farm experienced a 400% increase in the number of head that they are milking. Potato farms in Town increased their yields through land acquisition, both within the town and outside of town, and improved agricultural practices.

At the same time, Exeter serves as a bedroom community for the City of Bangor. The viability of this portion of the economy is dependent on service center businesses including retail sales and medical services.

## POLICY

To promote an economic and regulatory climate that encourages agricultural and forestry industries as well as home-based businesses.

## IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Exempt home-based businesses which have a minimal impact on the environment and rural character from new regulation.	Planning Board
Ongoing	Evaluate any proposed local ordinances for their impact on agricultural and forestry industries and avoid those regulations which have a negative economic impact on these industries.	Planning Board
Ongoing	Continue to inform farmers and other large landowners about Maine's Tree Growth and Farm & Open Space tax programs.	Town employees
Ongoing	Participate in any regional economic development efforts.	Town manager and other officials

## NATURAL RESOURCES

### INVENTORY AND ANALYSIS

#### Agricultural Lands

The soils in Exeter (described later in this section) make the Town an ideal location for active farming operations. Farming is the basis for the local economy. Farming is the greatest land use in Town. See the Land Use section of this comprehensive plan for additional information on the distribution and protection of agricultural land.

#### Forest Lands

Much of the land in Exeter which is not agricultural lands is forest lands. Review of timber harvest data collected by the Maine Forest Service (MFS) from 1991 to 2008 indicates that an average of almost 400 acres are harvested every year. During the same time period, a total of only 12 acres were associated with a change of land use. This indicates that the harvesting of timber is a source of income for local residents and is not done for the purpose of land use development. See the Land Use section of this comprehensive plan for additional information on the distribution and protection of forest land.

#### Groundwater

Community leaders in the Town of Exeter have been progressive in the protection of local groundwater resources. In the early 1990s, gasoline storage tanks at a local store were identified to be leaking and polluting local ground water. The leaking storage tanks were removed. A small community water system was developed to provide clean drinking water to the store and residences in the area. Agricultural leaders in the Town have been involved in identifying point and non-point source pollution threats as well as practices to eliminate these threats. There are currently no agricultural practices which pose any threats to the local



groundwater.

### High Value Animals and Plants

The undeveloped lands of Exeter provide an abundance of habitat for wildlife, particularly deer. Critical natural areas, as defined by the State, include those containing plant and animal life worthy of preservation in their natural condition. Of particular interest in Exeter are certain wildlife and their habitat. A map provided by the Maine Department of Inland Fisheries and Wildlife, and included with this plan, identified several specific examples of habitats and high value animals.

Deer wintering areas are forested areas used by deer to avoid deep snow and cold. There are deer wintering areas located throughout town, largely in the undeveloped forested blocks associated with agricultural operations. The well-being of Maine's deer herd depends on efforts of private landowners. Deer wintering areas serve as a source of winter shelter and food. As such, they require forest stands that provide adequate shelter, travel corridors, winter foods (browse and litter fall), and spring foods. Optimal management of deer wintering areas provides for each of these factors.

Riparian areas are located at the intersection of aquatic and terrestrial habitats and are considered to serve as a unique habitat for a large number of species. It has been reported that in Maine up to 85% of vertebrate species rely on riparian habitat at some point in their life. Local riparian areas provide freshwater breeding, migration/staging, and winter habitat for inland waterfowl as well as breeding, feeding, loafing, migration, or roosting habitats for inland wading birds. In addition to inland waterfowl and wading bird habitat in Exeter, Atlantic Salmon rearing habitat can be found on French Stream. Protecting riparian habitat serves not only to protect these species but also protects water quality and can help to maintain habitat connections across the landscape.

Three sites for specific species are located in undeveloped land on the eastern edge of town. The species include Brook Floater (*Alasmidonta varicosa*) which is a threatened species and Creeper (*Strophitus undulatus*) and Wood Turtle (*Glyptemys insculpta*) which are species of

special interest.

These habitat are valued by local residents; therefore their protection is also of importance to local residents. Current and projected land uses are consistent with the protection of these wildlife habitat. Full-size maps are maintained in the Town Office so that they can be consulted during the review of any proposed development.

### Scenic Resources

The agricultural base of Exeter provides much in terms of scenic resources. The rolling fields and well-maintained agricultural operations are of aesthetic value to the community as well as to those passing through. Residents have noted that the high ground on Tibbetts Road and Old Colbath Road provide for particularly scenic overlooks. Limited local development means that the scenic vistas can be expansive. Additionally, the stretch of Route 43 along the Kenduskeag Stream has been noted as being scenic. This land is protected by Shoreland Zoning.

### Soils

Much of the soil in Exeter is designated prime farmland --- land that is best suited for producing food, feed, forage, and fiber. Of the farmed acres, 1,375 acres are the more productive Bangor and the deeper Thorndike soils, supporting mostly potatoes and corn production. An additional 1,534 acres are in the Thorndike class with some Dixmont interspersed. These support some potato production and dairy farms. The balance of 951 acres are mostly Dixmont soils supporting hay production. There are 1,206 acres of pasture land, mostly unimproved.

The bedrock in Exeter consists largely of limestone formations, an extension of the Rockland lime formation. Field have a great deal of indigenous rock including granite boulders, many of which were used in early times are house foundations.

## Surface Water Resources and Riparian Habitat

There are no rivers or lakes in Exeter. However, the Kenduskeag Stream has many small tributaries throughout the Town. During the wet season marshland and bogs cover about a tenth of Exeter's total land area.

A map provided by the Maine Department of Inland Fisheries and Wildlife, and included with this plan, identifies water resources and riparian habitats.

Community leaders in the Town of Exeter have been progressive in the protection of local surface water resources. There are no identified threats to these surface water resources. Full-size maps are maintained in the Town Office so that they can be consulted during the review of any proposed development.

## Topography

Rolling hills are located throughout the Town. In general, roads do not transverse these rolling areas. Thus development is limited to the top and bottom of these elevations.

## Review and Permitting Processes

The Town has a number of ordinances in place which provide protection to local natural resources, particularly water resources. These ordinances include a Floodplain Management Ordinance and a Holding Tank Ordinance. In addition, sections of the Subdivision Ordinance provide natural resource protection. An intent of the Recycling and Solid Waste Management Ordinance and the Scrap Tire Ordinance is to protect local natural resources. Additional information on local ordinances can be found in the Land Use section of this comprehensive plan.

## POLICIES

To promote an economic and regulatory climate that encourages agricultural and forestry industries as well as home-based businesses.

To protect water resources, including groundwater and surface water, as well as other important natural resources.

## IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Continue to inform farmers and other large landowners about Maine's Tree Growth and Farm & Open Space tax programs.	Town employees
Ongoing	Continue to cooperate with the Penobscot County Soil and Water District, particularly on regional natural resource conservation projects and land use ordinances dealing with agricultural management practices.	Local agricultural leaders
Ongoing	Continue to enforce all ordinances including natural resource protection related ordinances.	Code Enforcement Officer
Ongoing	Review any development projects for their impact on critical natural resources including agricultural and forest resources, high value animal and plant habitats, and water resources as well as historic and archaeological resources.	Planning Board
Ongoing	Maintain maps provided by the Maine Department of Inland Fisheries and Wildlife in the Town Office.	Town Manager
Ongoing	Consult with the Maine Forest Service District Forester when developing or revising any land use ordinances dealing with forest management practices.	Planning Board
Ongoing	Participate in interlocal and/or regional planning, management and/or regulatory efforts around shared natural resources.	Town Manager and other officials
Immediate (2011)	Have information available at the Town Office on invasive species.	Town employees

TIME	STRATEGY	RESPONSIBILITY
Short-term (2011-2014)	Review and revise, if need be, the Shoreland Zoning Ordinance and the Floodplain Management Ordinance.	Planning Board
Short-term (2011-2014)	Develop with the assistance of Maine Department of Environmental Protection, the Beginning with Habitat program (Maine Department of Inland Fisheries and Wildlife), and Eastern Maine Development Corporation, revised maps of the critical natural resources in town.	Planning Board
Short-term (2011-2014)	Invite a representative of the Beginning with Habitat program (Maine Department of Inland Fisheries and Wildlife) to make a public presentation on local Open Space plans.	Town Manager in conjunction with Selectmen
Short-term (2011-2014)	Consider enacting further measures to educate the public about protection of the public wellhead.	Selectmen
Short-term (2011-2014)	Develop improved water quality protection practices and standards for the construction and maintenance of public roads and properties.	Selectmen
Long-term (2015-2021)	Implement improved water quality protection practices and standards for the construction and maintenance of public roads and properties.	Selectmen

## PUBLIC INFRASTRUCTURE

### INVENTORY AND ANALYSIS

#### Animal Control

The Town of Exeter employs an animal control officer on an as-needed basis. The animal control officer picks up stray and unregistered animals and investigates complaints of animals that are injured or are creating a nuisance. Animals include domesticated pets as well as local wildlife. These services are paid for through fees collected as well as through a stipend from tax dollars.

#### Cemeteries

The Town of Exeter has eight public cemeteries. The cemeteries are Bragg Cemetery on the Tibbetts Road, Exeter Corner Cemetery on Stetson Road, Crowell Center Cemetery on Cider Hill Road, Chamberlain Cemetery on Tibbetts Road, Exeter Mills Cemetery on Eaton Road, Tibbetts Cemetery on the Avenue end of Tibbetts Road, Vickery Cemetery on Downing Road, and Osgood Cemetery on Peabody Road. New sections have recently been added to the Center Cemetery and the Crowell Center Cemetery. All cemeteries except for the Bragg Cemetery have available lots, which are for sale at \$100 for residents, \$150 for former residents, and \$250 for nonresidents.

The Town has a Cemetery Ordinance which sets the cost for lots and outlines maintenance and administration.

#### Churches, Community Organizations, and Cultural Facilities

There are several churches located in Town including the Full Gospel Church, the Cornerstone Baptist Church, and the New Beginnings Church (currently meeting in the former

school building).

Community organizations include the Cross Country Cruisers snowmobile club and a newly formed ATV Club. These are discussed further under Recreation. There is a Masonic Hall located in town. While the membership has declined in recent years, a number of improvements have been made to the building including a new roof, new flooring, and new siding.

Abbott Memorial Library in Dexter services Dexter, Cambridge, Exeter, Garland, Ripley, and St. Albans. This is a full service library with interlibrary loans, public Internet access computers, wireless access and telephone assistance as well as books, audiocassettes, and videos.

## Education

The Town of Exeter was a member of School Administrative District (SAD) 46. This district, formed in 1966, included the Towns of Dexter, Exeter, Ripley, and Garland. In 2009, in response to State-mandated school consolidation, SAD 46 merged with the Town of Harmony to form the Alternative Organizational Structure (AOS) 94.

Two residents of Exeter are elected as representatives to the SAD 46 board of directors.

Based on most recent enrollment figures available from the Maine Department of Education (2008-2009), there are approximately 160 residents of Exeter who are students in SAD46/AOS 94. These students make up about 15% of the district's enrollment.

In the fall of 2010, a new combined primary and middle school in Dexter, Ridge View Community School, opened to serve the member towns of SAD 46. With the opening of this school, the Exeter Consolidated School, which had provided Grade 3 - 5 primary education for residents of Exeter and Garland, closed. At the Town meeting of 2010, residents of Exeter voted to accept ownership of the Consolidated School building.

In November of 2011, Town residents voted to move the municipal offices into the former school building. It is a priority of the Town to identify, plan for, and act upon additional uses of both the former school building and the Town Office building.

### Electrical Service

The majority of Exeter residents obtain electrical service through Bangor Hydroelectric Company. There are a few locations in town served by Central Maine Power Company.

### Fire Protection

The Town of Exeter does not have its own fire department. The Town has a number of agreements with Towns in the area. These regional agreements have worked well to provide local fire protection. A fire warden is available locally to issue fire permits.

### Governance

Since 2008, the Town of Exeter has been governed by a five-member board of selectmen. Prior to 2008, the board of selectmen consisted of three members.

The selectmen employ a full-time town manager. The town manager also serves as treasurer, tax collector, welfare director, deputy town clerk, and road commissioner. In addition, the town employs a full-time town clerk who also serves as registrar of voters, deputy tax collector, and deputy treasurer. A certified code enforcer officer/licensed plumbing inspector works one-half day per week. And an assessor works one day per month. Additional positions are water department operator, animal control officer, fire warden, health officer, sexton, and sealer of weights and measures. All of these positions have limited hours and stipends.

Volunteer boards and committees include planning board, budget committee, recreation



committee, cemetery committee, road committee, school reuse committee, and board of appeals. In addition, there is an Exeter Historical Society.

Local decisions are made by the citizens at an annual Town meeting held in March.

Local regulations for the provision of government includes a Code Enforcement Job Description with job duties and requirements adopted in 1994 and a Board of Appeals Ordinance for the establishment, organization, meeting dates, requirements for hearings and public notice as well as jurisdiction.

### Health Services

Since 2006, ambulance and rescue services are provided by Mayo Emergency Management Services (EMS). Mayo EMS provides paramedics and transport to Eastern Maine Medical Center (EMMC) in Bangor, Mayo Regional Hospital in Dover-Foxcroft, or Sebec Valley Hospital in Pittsfield based on patient needs, hospital services provided, and patient choice. Ambulances are based on site in Dexter and Corinth. This regional agreements has worked well to provide local ambulance and rescue services.

### Police Service

The Town of Exeter does not provide police protection. The Penobscot County Sheriff Department and the Maine State Police provide needed police services.

### Postal Service

The Town of Exeter has its own United States Post Office which is located in leased office space belonging to the Town. It is housed within the same building as the Town Office. An

agreement between the Town of Exeter and the United States Postal Service was recently signed for the lease of the space through 2017.

## Recreation

Recreational facilities in Exeter include Crawford Field, a 5.4 acre combined baseball and soccer field on the Avenue Road, and a smaller ball field, combined tennis and basketball courts, and community playground adjacent to the school building. The playground equipment was refurbished by two local girl scouts in 2009.

The Town has a recreation committee which coordinates local baseball teams (T-Ball, Farm League, and Little League), soccer teams, summer sport program, and Harvest Day activities. Plans are underway for the Town's bicentennial in 2011.

There is also a snowmobile club, the Cross County Cruisers Snowmobile Club, and an ATV club in Town. The Cross Country Cruisers maintain 50 to 60 miles of trails in town on discontinued roads and private property with permission for owners. Over sixty local families belong to this club.

Both residents and non-residents enjoy hunting and trapping throughout Exeter's large land base. A great deal of wildlife habitat exists on the town's farm and forest land; hunting and trapping is expected to continue to provide much outdoor recreation in the future.

## Solid Waste Management

The Town of Exeter is a member of the Mid-Maine Solid Waste Association (MMSWA). Members of the association include Dexter, Exeter, Ripley, St. Albans, and Corinna; facilities are also used by Guilford and Cambridge. MMSWA handles the disposal of solid waste at its Transfer Station on the Corinna-Dexter town line. A recycling facility is on-site as well as an area for composting and metal collection. Disposal is provided for demolition debris, tires, white goods, and universal waste as well as household waste. The association is in its 18th

year of operation and has a 47% recycling rate. This regional association is working well to meet local solid waste management needs.

Regulation is found through the local Recycling and Solid Waste Management Ordinance. This ordinance requires recycling for all residences, commercial uses, industrial uses, and agricultural enterprises.

### Telecommunications

Residents of Exeter have "land line" telephone service through TDS. In addition to services provided by TDS, there are a number of other options for wireless service and Internet throughout the Town.

### Town Buildings

The Town of Exeter owns two municipal buildings, the Town Office and the former school building previously discussed. The Town Office is located directly across from the school building. The Town Office houses the town records and provides office space for the town manager, the tax assessor, meeting space for selectmen's meetings, the Planning Board, and other various boards and committees. The Town Office serves as the local polling place. The annual town meeting has been traditionally held in the school building.

Space in the Town Office building is leased out to the post office and to Penquis CAP for the Head Start program. The current lease with the United States Postal Service was recently extended through 2017. The viability of the local Head State program is dependent on federal funding and as such is not under the control of the Town.

In November of 2011, Town residents voted to move the municipal offices into the former

school building. It is a priority of the Town to identify, plan for, and act upon additional uses of both the former school building and the Town Office building. It is anticipated that the former Town Office building may be placed up for sale.

The Town does not have a municipal garage as all road maintenance is contracted with equipment provided by the contractor. The Town does own and maintain a salt/sand storage shed for winter road maintenance. During the summer of 2011, needed improvements were made to the roof of the salt/sand storage shed.

### Transportation

Just over fifty miles of road are located in the Town of Exeter. Approximately 30 miles of these roads are paved and approximately 20 miles are unpaved.

In the winter, MDOT plows Routes 11 and 43. The Town plows the remaining 38 miles of road.

On a year-round basis, the Maine Department of Transportation (MDOT) currently maintains approximately 20 miles of road, leaving 30 miles for the Town of Exeter to maintain. MDOT is now discussing revising some road designations in terms of maintenance responsibilities. Thus it is expected that the Town may need to provide maintenance for additional miles of road in the near future. This is of great concern to local residents as road maintenance is currently the greatest local expenditure and would increase considerably with the addition of more miles of road to maintain.

The condition of local roads in Exeter is similar to many rural roads throughout central Maine. Road surfaces are subject to frost heaves and potholes as well as surface deterioration. Winter weather conditions contribute to the ongoing need for maintenance and repair.

Exeter's roads crisscross a myriad of stream with either a box culvert or bridges. There are nine bridges within the town. Two bridges are on Routes 11 and 43, one near the border with

Corinth and one near the border with Corinna. There is one bridge on each of the following local roads: Stetson Road, Avenue Road, Exeter Mills Road, Crane Road, the Mattheson Road, and the Fernald Road. All bridges are currently in good repair.

If you drive on Exeter's roads or simply attend the local Town meeting, you will know that roads are one of the single largest costs and problem areas that the Town face. Selectmen and town management both agree that the increased cost of road maintenance is a major factor in rising taxes.

In 2006 a local road committee evaluated road conditions throughout the Town. A portion of one local unpaved road (Eaton Road) was identified for paving. Tax revenues were used for the paving of this road, as reflected in the fiscal analysis section of this comprehensive plan. Considerable road improvements including ditching and surfacing are anticipated in the future.

Annually, the town manager and other local volunteers evaluate the local roads to identify the need for road improvements. Costs of repairs are established and needs are prioritized. These are presented to the budget committee for review. Recommendations are then made to the local citizenry at the annual Town meeting.

The town manager stays informed about all proposed transportation projects in the region. Improvements to local roads are consistent with these regional improvements.

### Water and Sewer

Most residents of Exeter supply their own water through private wells. There is a public water supply in the Exeter Corners area currently serving eleven customers including the Exeter General Store and private residences. This water supply was developed by the Maine Department of Environmental Protection in the early 1990s when an estimated 30 residential wells were discovered to be contaminated with petroleum products. The district was established to serve a specified zone of influence; no expansion of the district to additional

users is possible.

In addition to the well head site, there is an identified recharge area. Further protection of this water resource is possible.

The Town of Exeter has no public sewage facilities. Residents use private septic tanks. It is not anticipated that the municipality will provide sewage facilities in the foreseeable future.

## SUMMARY OF INVENTORY AND ANALYSIS

The enclosed Public Infrastructure Map provides the location of the publicly owned facilities, including roads, in town.

There is no need anticipated for new public facilities and services in the next ten years. Major public infrastructure needs include continued road maintenance and improvement and the reuse of the consolidated school building.

## POLICY

To plan for, finance, and develop an efficient system of public facilities and services to meet the needs of the current and future population.

## IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Continue to cooperate with regional providers for library services, education, fire protection, health services, police service, solid waste management, and other needs as may be identified in the future.	Board of Selectmen working with the Town Manager
Ongoing	Continue to provide protection for water resources used by the Exeter Water District.	Planning Board

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Continue to maintain and improve local roads in a cost efficient manner.	Road Committee working with Budget Committee and Town Manager
Ongoing	Continue to include a recreation report, plan, and budget as part of the annual Town Meeting process.	Recreation Committee chair
Ongoing	Continue to inform farmers and other large landowners about Maine's Tree Growth and Farm & Open Space tax programs.	Town employees
Ongoing	Continue to educate landowners regarding the benefits and protections for allowing public recreational access on their property.	Snowmobile club and ATV club
Ongoing	Continue to annually update a prioritized improvement, maintenance, and repair plan for local roads.	Road Committee in conjunction with Town Manager
Ongoing	Work with regional and state transportation officials to insure consistency in road improvement, maintenance, and repair.	Town Manager
Ongoing	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in the Town Facilities Land Use Area.	Board of Selectmen working with the Town Manager
Immediate (2011)	Celebrate the Town's bicentennial.	Town Recreation Committee/Town Historical Society
Immediate (2011)	Identify the best use(s) for the former Exeter Consolidated School building and the Town Office building.	Board of Selectmen working with the School Reuse Committee and Town Manager
Short-Term (2011-2014)	Plan for and act on the identified use(s) for the former Exeter Consolidated School building.	Board of Selectmen working with the Reuse Committee and Town Manager

## FISCAL CAPACITY

### INVENTORY AND ANALYSIS

To determine the fiscal health of the town, an examination was made of expenditures and revenue for recent years. It comes as no surprise that expenditures (and thus revenue) show a continuous growth pattern.

YEAR	TOTAL EXPENDITURES	PERCENT CHANGE FROM PREVIOUS YEAR
1999	\$689,079	
2000	\$709,510	3.0%
2001	\$755,519	6.5%
2002	\$799,091	5.8%
2003	\$837,787	4.8%
2004	\$827,119	-1.3%
2005	\$829,820	0.3%
2006	\$915,938	10.4%
2007	\$1,073,330	17.2%
2008	\$1,090,241	1.6%
2009	\$1,072,410	-1.6%

The increased expenditures in 2006 and 2007 were due to the paving of Eaton Road. Local citizens voted to fund these road improvements with local money instead of acquiring debt. The impact on the local budget and tax burden is apparent.

Together expenditures for education and roads account for over 70 percent of municipal expenditures.

The largest expenditure item five years ago was education closely followed by public works



(roads). Currently, the largest expenditure is public works (roads) followed by education.

The largest single source of local revenue is the local property tax. Local property taxes have risen corresponding to expenditures over the past ten years. In addition, the percent of local revenues that can be accounted for by local property tax has risen in recent years.

YEAR	LOCAL TAX (\$)	LOCAL TAX (% of REVENUE)	PERCENT CHANGE FROM PREVIOUS YEAR (%)
1999	\$389,922	57%	
2000	\$402,878	57%	3.3%
2001	\$416,237	55%	3.3%
2002	\$449,766	56%	8.1%
2003	\$471,321	56%	4.8%
2004	\$502,773	61%	6.7%
2005	\$486,010	59%	-3.3%
2006	\$524,629	57%	7.9%
2007	\$679,527	63%	29.5%
2008	\$703,786	65%	3.6%
2009	\$707,813	66%	.6%

The increase in local tax burden in 2007 was due to the paving of Eaton Road, as noted previously.

The current per capita tax rate for Exeter is \$700. Eighty-nine percent of the property taxes are generated by residential property owners. It appears that for the foreseeable future, local property taxes will continue to be the main source for funding town expenditures. The ability of Exeter's landowners to bear an increasing tax burden is very much in doubt. It is not

expected that new growth will cause any significant demand for increased services. However, as we look toward the future it appears that the prospect of decreased expenditures is dim. In fact, the cost of road maintenance and repair is likely to increase. A serious challenge remains for the residents of Exeter to balance increasing municipal costs and not overburden individual home owners with steep property taxes.

## POLICIES

To maintain a fair and equitable system of property taxation while striving for property tax relief and identifying new or expanded revenue sources.

To plan for, finance, and develop an efficient system of public facilities and services to meet the needs of the current and future population.

## CAPITAL INVESTMENT PLAN

### ANTICIPATED EXPENDITURES (2011-2015)

EXPENDITURE	YEAR	PRIORITY	ESTIMATED COST	FUNDING SOURCE	FUNDS ON HAND
Continued road improvements*	On-going /Annual	High	Anticipated annual cost of \$360,000	Tax revenue	Determined annually at Town Meeting
School Building	2011-2014	High	Annual upkeep at \$10,000	Tax revenue	Determined at Town Meeting
			Reuse costs estimated at \$240,000	Sale of Town Office building Grant monies	None

\* Relate to regional road improvement plan.



## LAND USE

The Town of Exeter Maine is 3,408 square miles in size.

### EXISTING LAND USE

Existing land uses are indicated on the enclosed Land Use Map.

Agriculture is the dominant land use in Exeter today. Houses are scattered along existing roads, interspersed with large parcels devoted to farming and forestry. Unlike many Maine towns, Exeter has very little shore land.

Of the town's 23,992 acres of land, 67.1% (16,097 acres) is now classified as either forest land under the Tree Growth Tax Law program or as farmland under the Farm and Open Space Law. Once land is placed in either Tree Growth or Farmland and Open Space classification, it cannot be withdrawn for development without payment of a substantial financial penalty (made up of back taxes plus interest), often making it economically difficult to withdraw from the program once you're in it because the penalty is so high that it cannot be recovered through sale of the property. This leaves only a relatively small amount of acreage available for residential growth and development in the future. Of the 6,416 usable acres, nearly all of it lies along existing roads.

### PAST DEVELOPMENT TRENDS

Residential development during the past twenty years has been limited. Based on local records, during the past twenty years, the number of housing units in town has increased by about 6 units per year.

There has been no commercial or institutional growth in Exeter for the past one hundred years. In addition, there has been no industrial growth in town for the past one hundred

years. The only type of nonresidential development which has occurred has been agricultural. (See section on the Economy for additional information.)

## ANTICIPATED FUTURE DEVELOPMENT

With a population which is expected to decline, limited residential development is anticipated in the next ten to twenty years. In addition no commercial, institutional, or industrial growth is anticipated in the next ten to twenty years. While agriculture and forestry are expected to remain as viable enterprises, their expansion is limited by available land base.

## NATURAL RESOURCE IMPACT ON DEVELOPMENT

Natural resources in the Town of Exeter have provided ample opportunity for the development of agricultural enterprises and forestry as well as for limited residential development.

The protection of such natural resources as agricultural land, forest land, groundwater, surface water, and wildlife requires continued use of most land for agriculture and forestry and limited residential development. Lot sizes and local regulations need to be sufficient to protect critical natural resources.

## EXISTING LAND REGULATION

A number of local ordinances are in place which address matters of land use regulation. All of these ordinances, with the exception of the Shoreland Zoning Ordinance and Subdivision Ordinance, were developed and adopted following the adoption of the Comprehensive Plan in 1992 and address issues identified in that comprehensive plan. The ordinances include a Building Notification Ordinance, a Floodplain Management Ordinance, a Health and Safety Rental Ordinance, a Holding Tank Ordinance, a Manufactured Housing Safety Ordinance, a Minimum Lot Size and Setback Ordinance, a Mobile Home Park Ordinance, a Scrap Tire Ordinance, a Shoreland Zoning Ordinance, and a Subdivision Ordinance.

The Building Notification Ordinance, adopted in 1996, establishes notification requirements, fees, enforcement, and penalties. The cost for building notification is \$0 for less than 150 square feet, \$10 for 150 to 750 square feet, and \$25 for more than 750 square feet.

The Floodplain Management Ordinance, adopted in 2002, provides controls on land uses located in flood zones. A map of the impacted areas is located at the Town Office.

The Health and Safety Rental Ordinance, adopted in 2001, promotes for the health, safety, and welfare of occupants of rented residences by establishing minimum requirements for such properties.

The Holding Tank Ordinance, adopted in 1996, establishes procedures for the use and maintenance of holding tanks designed to receive and retain waste water from residential and commercial use.

The Manufactured Housing Safety Ordinance, adopted in 1995 and amended in 2001, provides standards for the design, construction, and performance of manufactured housing units.

The Minimum Lot Size and Setback Ordinance was originally adopted in 1993. It was amended in 1997, 1998, and 2002. The minimum lot size for a one or two family dwelling is 87,120 square feet. In addition, each dwelling unit must have a 200 foot front lot line. Each lot must accommodate a 200 foot square within its boundaries. Backlots require 200 linear feet on the front of their layout. In addition, the lot through which the access to the backlot passes must meet minimum frontage requirements with the access width subtracted. The private way which provides access must be at least 50 feet wide. Setback requirements apply to all buildings or structures with a ground coverage of at least 150 feet. The front setback requirement is 100 feet from the center line of the road. The side and rear setback requirements are 20 feet from the boundary lines.

The Mobile Home Park Ordinance, adopted in 1994, was developed in response to the

comprehensive plan in order to safeguard and protect agricultural and forest resources. There have been no mobile home parks in Exeter, then or now. This ordinance outlines procedures to develop approved parks. It limits development in many areas including prime agricultural lands, wetlands, areas with slopes, floodplain areas, well established residential areas, and within 1500 feet of any school.

The Scrap Tire Ordinance, adopted in 1996, requires any scrap tire storage area, except for agricultural and construction uses, to obtain a junkyard permit. It protects surface water and ground water by limiting the locations for such use. In addition, it requires that provision be made for fire protection.

The Shoreland Zoning Ordinance for the Town of Exeter was imposed by the State of Maine, most recently in 1994. The ordinance provides land use controls on areas within 250 feet, horizontal distance, of the normal high-water line of any great pond or river; within 250 feet, horizontal distance, of the upland edge of any freshwater wetland; and within 75 feet, horizontal distance, of the normal high-water line of all streams. Current resource protection boundaries are indicated on the enclosed land use maps. These boundaries are expected to be revised in the near future. Revised boundaries will be incorporated in the updated Shoreland Zoning Ordinance.

The Subdivision Ordinance was originally adopted in 1989. The Planning Board is currently working to revise the Subdivision Ordinance to bring it up-to-date. The revisions will be consistent with the needs identified in this plan.

Additional regulation for specific uses is provided through the Concourse Gathering Ordinance, the Live Entertainment Permit Ordinance, the Parking/Traffic Ordinance, and the Road Naming Ordinance.

## FUTURE LAND USE PLAN

The Future Land Use Plan for the Town of Exeter consists of the designation of several land use areas and the establishment of implementation strategies providing for appropriate local land use control (provided below). The Future Land Use Plan is supported by municipal

expenditures as identified in the Fiscal Capacity portion of this comprehensive plan and by coordination of existing and future land use regulations with adjacent towns as identified in the Regional Resources portion of this comprehensive plan.

### Land Use Areas

Rural Residential Areas - The primary land use designation in the Town of Exeter is rural residential. This designation is appropriate, given the strong economic base in agriculture and the relatively small residential base.

Standards for the development of residential lots are included in the Manufactured Housing Ordinance, Minimum Lot Size and Setback Ordinance, and Subdivision Ordinance. See above for a summary of the regulations imposed by these ordinances.

The Subdivision Ordinance is currently under revision based on concerns identified in the planning process as well as based on applicable state regulations.

Copies of the ordinances are available at the Town Office.

Critical Resources - Certain areas in town have been identified for extra protection. The natural resources afforded extra protection include prime agricultural lands, forest lands, water resources (including wetlands, shoreland areas, and floodplain areas), and critical wildlife habitats.

Protection of critical resources is provided through performance standards in the Mobile Home Park Ordinance and Subdivision Ordinance. See above for a summary of the regulations imposed by these ordinances.

Specific protection of water resources and the wildlife habitats associated with



them can be found in the Floodplain Management Ordinance and the Shoreland Zoning Ordinance. Revised resource protection boundaries will be incorporated into the updates of these ordinances.

The Holding Tank Ordinance and Scrap Tire Ordinance were specifically designed for the protection of local water resources.

The Subdivision Ordinance is currently under revision based on concerns identified in the planning process as well as based on applicable state regulations. Following revision of the Subdivision Ordinance, the Shoreland Zoning Ordinance and the Floodplain Management Ordinance will be reviewed for any specific revisions needed.

Copies of the ordinances are available at the Town Office. See the enclosed Future Land Use Map for an indication of critical resources. A more detailed map will be developed with the revision of local ordinances.

Growth Areas - Due to the lack of commercial, institutional, and industrial development in the past as well as projected in the future, no growth area for residential development has been designated. In order to provide for a planned and coordinated area of municipal services, a Town Facilities Land Use Area has been designated. This area encompasses the two buildings, the Town Office and the former school building, owned by the Town.

All development in this area will be consistent with the findings of this comprehensive plan and with local regulations.

See the enclosed Future Land Use Map for the designation of the Town Facilities Land Use Area.

## POLICIES

To promote an economic and regulatory climate that encourages agricultural and forestry industries as well as home-based businesses.

To protect water resources, including groundwater and surface water, as well as other important natural resources.

## IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Exempt home-based businesses which have a minimal impact on the environment and rural character from new regulation.	Planning Board
Ongoing	Continue to cooperate with the Penobscot County Soil and Water District, particularly on regional natural resource conservation projects and land use ordinances dealing with agricultural management practices.	Local agricultural leaders
Ongoing	Continue to enforce all ordinances including natural resource protection related ordinances.	Code Enforcement Officer
Ongoing	Continue to track new development by type and location.	Tax Assessor
Ongoing	Review any development projects for their impact on critical natural resources including agricultural and forest resources, high value animal and plant habitats, and water resources as well as historic and archaeological resources.	Planning Board
Ongoing	Consult with the Maine Forest Service District Forester when developing or revising any land use ordinances dealing with forest management practices.	Planning Board

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Incorporate required, and consider the incorporation of recommended, State traffic and road regulations in the development or revision of land use ordinances.	Planning Board
Ongoing	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in the Town Facilities Land Use Area.	Board of Selectmen working with the Town Manager
Immediate (2011)	Complete revision of Subdivision Ordinance.	Planning Board
Short-term (2011-2014)	Review and revise, as needed, the Shoreland Zoning Ordinance and the Floodplain Management Ordinance.	Planning Board
Short-term (2011-2014)	Develop with the assistance of Maine Department of Environmental Protection, the Beginning with Habitat program (Maine Department of Inland Fisheries and Wildlife), and Eastern Maine Development Corporation, revised maps of the critical natural resources in town.	Planning Board

## REGIONAL RESOURCES

### INVENTORY AND ANALYSIS

#### Public Infrastructure and Fiscal Capacity

The Town of Exeter relies on regional agreements for a number of public services including education, fire protection, health services, police service, and solid waste management. These agreements were developed as the most efficient and cost effective way to provide these services.

While some of these agreements have been in place with limited changes for a number of years (fire protection and police protection), other have experienced significant changes in recent years. Exeter has been a member of Maine School Administrative District since 1966. Prior to 2010, elementary education was provided locally or in the adjacent town of Garland. Since 2010, all students from Exeter are educated in Dexter. Additionally, ambulance and rescue services are now provided by Mayo Emergency Management Services (EMS). Prior to 2006, ambulance and rescue services were municipal services located in the Towns of Corinth and Corinna. In 2006, these services were regionalized as Mayo EMS. Regionalization provided a more efficient way to provide the ambulance and rescue services the Town of Exeter relies on. In the early 1990s, Exeter was a founding member of the Mid-Maine Solid Waste Management Association. With the opening of a regional facility on the Corinna-Dexter line, the landfill in Exeter was closed. The regional association is working well to meet local solid waste management needs.

While the regional agreements in place are working well to meet local needs and will be maintained, it is not expected that additional services conducive to regionalization will be identified during the planning horizon.

## Natural Resources and Land Uses

Protection of critical natural resources requires regional cooperation. As municipalities such as Exeter manage through the protection of natural resources through local land use ordinances, it is important that abutting municipalities provide similar controls.

In addition, the availability of a range of land uses is currently addressed on a regional basis. While commercial, institutional, and industrial growth is very limited in the Town of Exeter, opportunities for such development exists in the nearby town of Dexter. This community can meet the infrastructure needs, such as public water and sewer, for such development.

### POLICIES

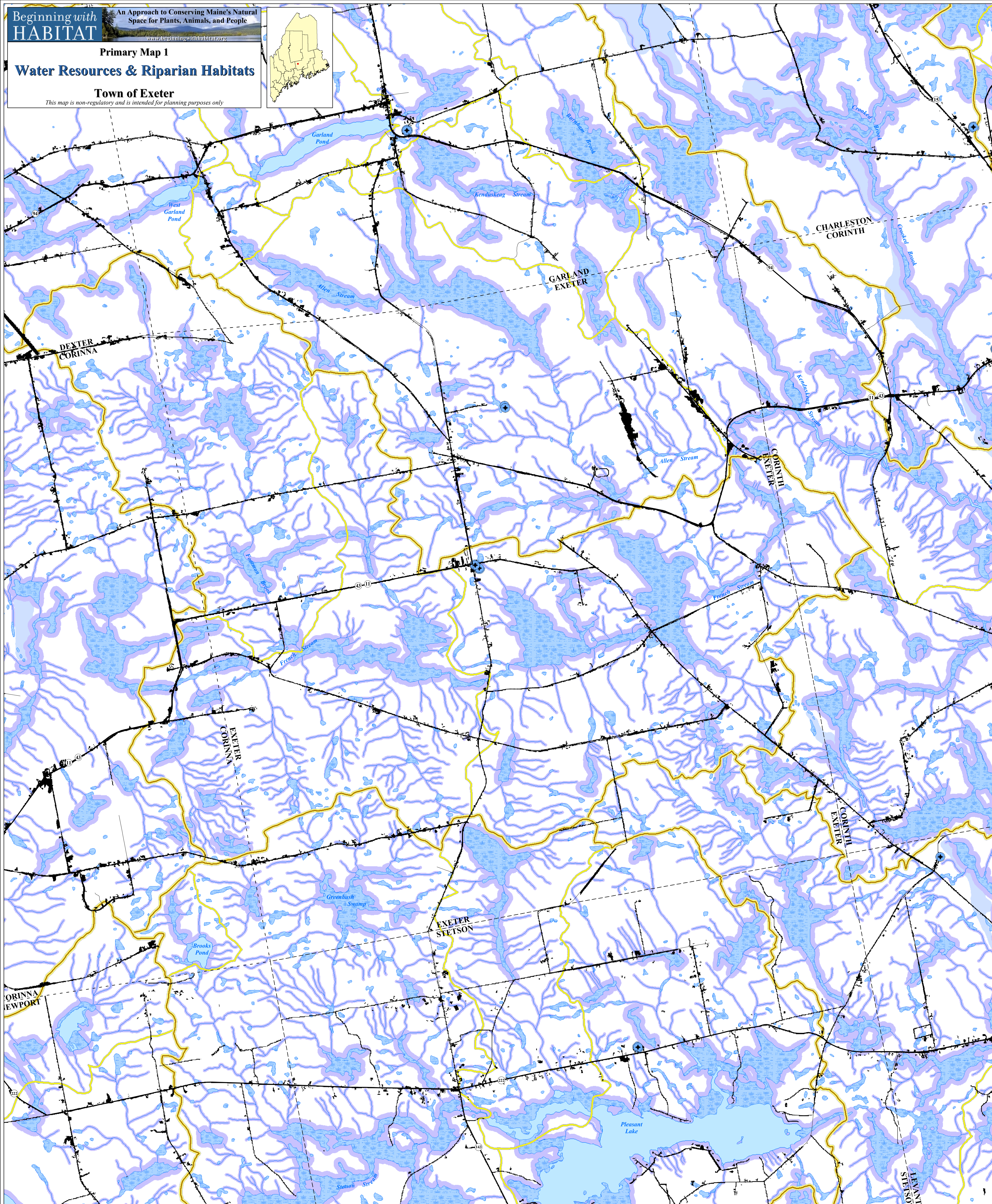
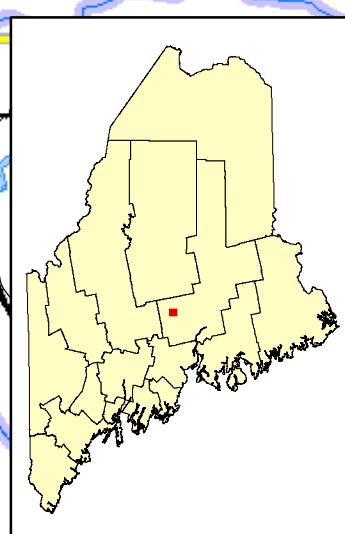
To cooperate with nearby towns on public infrastructure when it is in the best interests, economically and otherwise, of all involved.

To develop consistency in the regional regulation of land use.

### IMPLEMENTATION STRATEGIES

TIME	STRATEGY	RESPONSIBILITY
Ongoing	Support the efforts of regional housing coalitions in addressing affordable housing	Town Manager and

	needs.	other officials
Ongoing	Participate in any regional economic development efforts.	Town manager and other officials
Ongoing	Participate in interlocal and/or regional planning, management and/or regulatory efforts around shared natural resources.	Town Manager and other officials
Ongoing	Work with regional and state transportation officials to insure consistency in road improvement, maintenance, and repair.	Town Manager
Ongoing	Continue to cooperate with regional providers for library services, education, fire protection, health services, police service, solid waste management, and other needs as may be identified in the future.	Board of Selectmen working with the Town Manager
Short-Term (2011-2014)	Review existing land use designations, regulatory strategies, and non-regulatory strategies with adjacent towns.	Planning Board
Long-Term (2015-2021)	Review future land use regulation for consistency with adjacent towns.	Planning Board



**LEGEND**

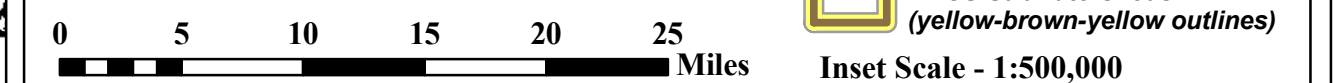
This map depicts riparian areas associated with major surface water features and important public water resources. Developed areas may be located within some of the riparian areas shown. This map does not depict all streams or wetlands known to occur on the landscape and should not be used as a substitute for on the ground surveys. This map should be used as a planning reference only and is intended to illustrate the natural hydrologic connections between surface water features. Protecting riparian habitats protects water quality and can help to maintain habitat connections across the landscape.

- Organized Township Boundary
- Unorganized Township (Beginning with Habitat does not provide data for unorganized townships)
- Public Water Supply Wells
- Subwatersheds - Drainage divides are grouped together to form subwatersheds. See inset below for more information.
- Drainage divides- These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine.
- Developed- Impervious surfaces including buildings and roads
- NWI Wetlands- The National Wetlands Inventory (NWI) uses aerial photographs from the mid-1980s to identify wetlands based on remote sensing techniques of photo interpretation. This process did not result in a comprehensive mapping of wetland resources and typically under represents wetland occurrence on the landscape, especially forested wetlands. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance.
- Streams and Brooks
- Ocean, Lakes, Ponds, and Rivers
- Riparian Habitat - depicted by a 250-foot-wide strip around Great Ponds (ponds >10 acres in size), rivers, the coastline, and wetlands >10 acres in size and by a 75-foot-wide strip around streams. These areas identify potential riparian habitat only. In some places, riparian habitat may already be affected by development or otherwise degraded.
- Source protection area- Buffers that represent source water protection areas for wells and surface water intakes that serve the public water supply. Their size is proportional to population served and/or by the type of water supply system. These buffers range from 300 to 2,500 feet in radius.
- Aquifers- flow of at least 10 gallons per minute

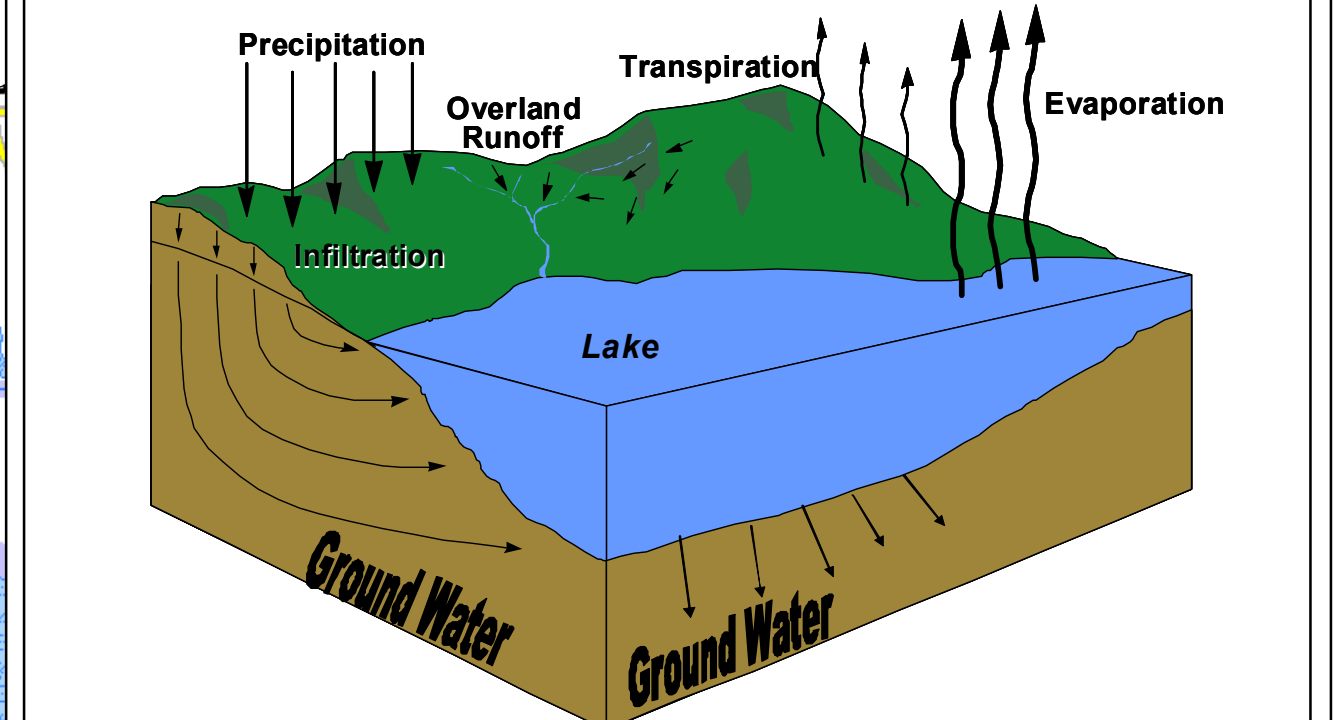
**Regional View of Watersheds**



A watershed includes all of the land that drains to a common waterbody. The areas within the watershed are linked ecologically by the water, sediment, nutrients, and pollutants that flow through them. Watersheds can be grouped into larger drainages or divided into smaller ones. Each of these different sized "hydrological units" has a different name. Drainage divides (shown on main map as yellow line), which are the smallest units, generally drain into small ponds, wetlands, or streams. These units are grouped into subwatersheds (shown on both the main map and the above inset map by the yellow-brown-yellow outlines). Subwatersheds are grouped into watersheds, which are grouped into sub-basins. A sub-basin drains to a major waterbody like the Atlantic Ocean or the Penobscot River.



**Relationship of Ground Water and Surface Water**



Precipitation is the source of all water. Surface water and ground water are related. Drinking water can come from either source. Ground contaminants can affect both. The relationship between ground water and surface water is part of the hydrologic cycle. Precipitation that falls from the atmosphere as rain or snow:
 

- reaches the land surface and recharges rivers, lakes, wetlands, and other surface bodies of water directly through **overland runoff**.
- seeps into the ground through **infiltration** and eventually reaches the ground water.
- evaporates from Earth's surface back into the atmosphere through **evaporation**, or
- evaporates from the leaves and stems of plants through **transpiration**.

**Shoreland Zoning**

Maine's Mandatory Shoreland Zoning Act is intended to protect water quality, conserve wildlife habitat, and preserve the natural beauty of Maine's shoreline areas. Successful implementation requires local awareness of and appreciation for surface water resources and effective enforcement of setback and buffer requirements.

- Maine's shoreland zones include, at a minimum, all land within:
- 250 feet of the high-water line of any pond over 10 acres, any river that drains at least 25 square miles, and all tidal waters and saltwater marshes;
  - 250 feet of a freshwater wetland over 10 acres (except "forested" wetlands); and
  - 75 feet of a stream that is either an outlet stream of a great pond, or located below the confluence of two perennial streams as depicted on a USGS topographic map.

Many towns opt to provide greater protection to their water resources by applying shoreland zone protections to additional resource types such as smaller streams and wetlands, or expanding shoreland zone buffer widths. Please contact your town for its shoreland zoning regulations. For specific guidance regarding Maine's Mandatory Shoreland Zoning Act contact the Dept. of Environmental Protection Shoreland Zoning Unit: Richard Baker 207-287-3901 (Augusta), Michael Morse 207-822-6300 (Portland), Jennifer Cayer 207-941-1116 (Bangor). [www.maine.gov/dep/blwq/dccstnd/szpage.htm](http://www.maine.gov/dep/blwq/dccstnd/szpage.htm)

**Data Sources**

**DATA SOURCE INFORMATION**  
(Note: Italized file names can be downloaded from Maine Office of GIS)

**TOWNSHIP BOUNDARIES:**  
Maine Office of GIS (2006); metwp24

**ROADS:**  
Maine Office of GIS, Maine Department of Transportation (2005); medotpub

**HYDROLOGY:**  
Maine Office of GIS, U.S. Geological Survey (2004); hyd24

**DEVELOPED:**  
Maine Office of GIS, Maine Department of Environmental Protection (contact agency for this multiple agency collaboration) (2005); imperv

**NATIONAL WETLANDS INVENTORY:**  
Maine Office of GIS, U.S. Fish & Wildlife Service (1998); nwi

**RIPIARIAN BUFFERS:**  
Maine Natural Areas Program (2005)

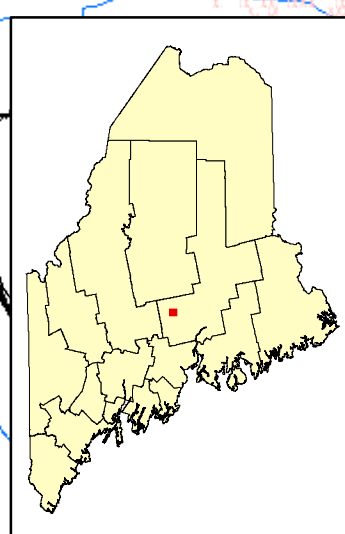
**WELLS & WELL BUFFERS:**  
Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2004); wells\_wellbuf

**AQUIFERS:**  
Maine Office of GIS, Maine Geological Survey (2006); aquifer\_polygons

**DRAINAGE DIVIDES:**  
Maine Office of GIS (1994); medrdiv

**DATA SOURCE CONTACT INFORMATION**  
Maine Office of GIS- <http://apollio.gis.state.me.us/catalog>  
Maine Natural Areas Program- <http://www.maine.gov/doc/nr/mnaps/>  
Maine Department of Transportation- <http://www.maine.gov/dot/>  
Maine Geological Survey- <http://www.maine.gov/doc/nr/mc/mgs/mgs.htm>

**DIGITAL DATA REQUEST**  
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**Descriptions of Labeled High Value Plant and Animal Habitats**

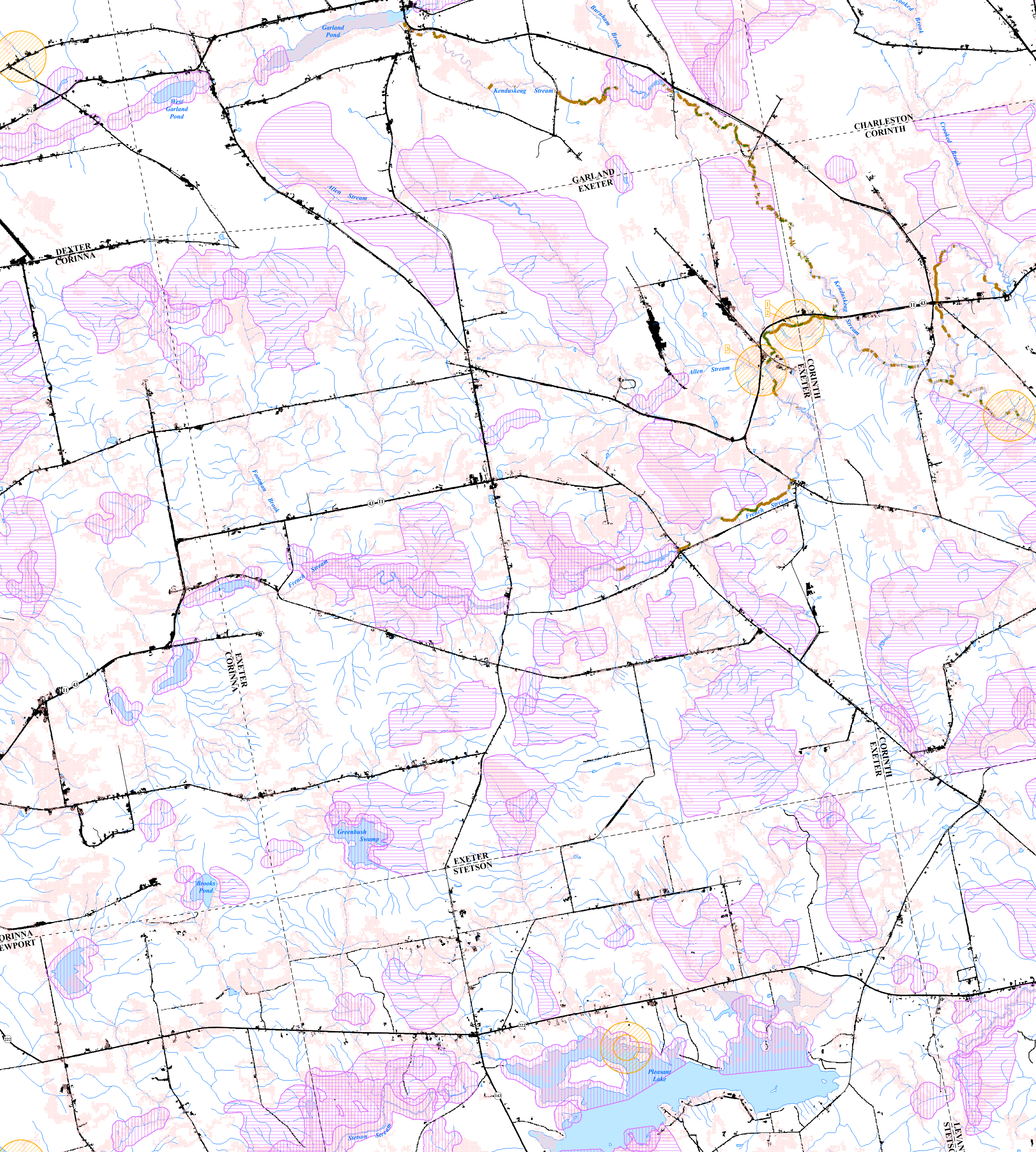
No.	Feature Name	Status	No.	Feature Name	Status
1	Brook Floater	T	3	Rare Animal	SC
2	Creepers	SC			

**COLOR CODES:**  
 Rare Plant: Pink  
 Rare Animal Location/Habitat: Yellow  
 Rare or Exemplary Natural Community: Green  
 Essential Habitat: Light Blue

**STATE STATUS:**  
 E = Endangered  
 T = Threatened  
 PE = Possibly Extirpated  
 SC = Special Concern  
 E(B) = Endangered Breeding Population

**LEGEND**

The data presented here represent the best available information provided through Beginning with Habitat coalition partners at the time of map drafting. Map users should consult with the Beginning with Habitat program to verify that data illustrated on this map is still current prior to utilizing it for planning decisions. Habitat features illustrated on this map are based on limited field surveys, aerial photo interpretation, and computer modeling. Many areas have not been completely surveyed, so it is possible that features may be present that are not mapped. Habitat data sets are updated continuously. Not all habitats described below may occur in the area shown in this map. Also, please note that some of these habitats are regulated by the State of Maine through the Maine Endangered Species Act (Essential Habitats and threatened and endangered species occurrences) and Natural Resource Protection Act (Significant Wildlife Habitat). This map is intended for planning purposes only and should not be considered a comprehensive inventory of plant and animal occurrences. We recommend consultation with MDIFW Regional Biologists or MNP Ecologists if activities are proposed that may affect at risk species, habitats, or natural communities depicted on this map. Visit <http://www.beginningwithhabitat.org/contacts/index.html> for MDIFW or MNP contact information.



**Organized Township Boundary**  
 Unorganized Township - Beginning with Habitat does not provide data for unorganized townships

**Developed** - Impervious surfaces such as buildings and roads

**Streams and Brooks**

**Ocean, Lakes, Ponds, and Rivers**

**Rare, Threatened, or Endangered Wildlife**

Known rare, threatened, or endangered species occurrence and/or the associated habitats based on species sightings.

Consult with an MDIFW regional biologist to determine the relative importance and conservation needs of the specific location and supporting habitat. For more information regarding individual species visit our website, [http://www.maine.gov/wildlife/species/endorangered\\_species/state\\_list.htm](http://www.maine.gov/wildlife/species/endorangered_species/state_list.htm), for species specific fact sheets.

**Rare or Exemplary Plants and Natural Communities**

**Rare Plant Locations**  
 Known rare, threatened, or endangered plant occurrences are based on field observations. Consult with a Maine Natural Areas Program (MNP) Ecologist to determine conservation needs of particular species. For more information regarding rare plants, the complete list of tracked species and fact sheets for those species can be found at: <http://www.maine.gov/doc/nrim/map/features/plantlist.htm>.

**Rare or Exemplary Natural Community Locations**

The MNP has classified and distinguished 98 different natural community types that collectively cover the state's landscape. These include such habitats as floodplain forests, coastal bogs, alpine summits, and many others. Each type is assigned a rarity rank of 1 (rare) through 5 (common). Mapped rare natural communities or ecosystems, or exemplary examples of common natural communities or ecosystems, are based on field surveys and aerial photo interpretation. Consult with an MNP Ecologist to determine conservation needs of particular communities or ecosystems.

**Essential Wildlife Habitats**

Roseate Tern Nesting Area or Piping Plover/Least Tern Nesting, Feeding, & Brood-Rearing Area

Maine's Department of Inland Fisheries & Wildlife (MDIFW, [www.state.me.us/ifw/](http://www.state.me.us/ifw/)) maps areas currently or historically providing habitat essential to the conservation of endangered or threatened species as directed by the Maine Endangered Species Act (12 MRSA, Chapter 925, Subchapter 3, Sections 12804 and 12806) and regulations (MDIFW Rules, Chapter 8.05). Identification of Essential Habitat areas is based on species observations and confirmed habitat use.

Once an area becomes designated as Essential Habitat, the Maine Endangered Species Act requires that no state agency or municipal government shall permit, license, fund, or carry out projects that would significantly alter the habitat or violate protection guidelines adopted for the habitat. If a project occurs partly or wholly within an Essential Habitat, it must be evaluated by MDIFW before state and/or municipal permits can be approved or project activities can take place.

The Federal Endangered Species Act requires actions authorized, funded, or carried out by federal agencies be reviewed by the U.S. Fish and Wildlife Service. If your project occurs near an occurrence of the Atlantic salmon, roseate tern, piping plover, Canada lynx, New England Cottontail, Fish's housewren, or small-whorled pagonia contact the Maine Field Office, USFWS, 1168 Main St., Old Town, ME 04468.

**Significant Wildlife Habitats**

Deer Wintering Area  
 Forested area used by deer to avoid deep snow/cold (non-forested wetlands, non-stocked clearcuts, and deciduous- or larch-dominated stands less than 10-acres in size may be included within the habitat polygon as drawn).

Inland Waterfowl/Wading Bird  
 Freshwater breeding, migration/staging, and wintering habitats for inland waterfowl or breeding, feeding, loafing, migration, or roosting habitats for inland wading birds.

Seabird Nesting Island  
 An island, ledge, or portion thereof in tidal waters with documented, nesting seabirds or suitable nesting habitat for endangered seabirds.

Shorebird Areas  
 Coastal staging areas that provide feeding habitat like tidal mud flats or roosting habitat like gravel bars or sand spits for migrating shorebirds

Tidal Waterfowl/Wading Bird  
 Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migration, or roosting areas for coastal wading birds. Tidal Waterfowl/Wading Bird habitats include aquatic beds, eelgrass, emergent wetlands, mudflats, seaweed communities, and reefs.

Significant Vernal Pools  
 A pool depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark. A vernal pool must have the following characteristics: natural origin, non-permanent hydroperiod, lack permanently flowing inlet or outlet, and lack predatory fish.

Maine's Natural Resources Protection Act (NRPA, 1988) administered by the Maine Department of Environmental Protection (MDEP, <http://www.maine.gov/dep/bwq/docland/>) is intended to prevent further degradation or loss of natural resources in the state including the above Significant Wildlife Habitats that have been mapped by MDIFW. DEP has regulated activities in, on, or over these habitats to the extent these habitats were located within another protected natural resource, such as a freshwater or coastal wetland, since September 17, 2005. DEP has regulated activities in, on, or over these habitats, located outside other protected natural resources, to the extent they meet criteria adopted in rule since June 8, 2006 (38 MRSA 480-B(10)).

**Atlantic Salmon Spawning/Rearing Habitat**

Atlantic Salmon Rearing Habitat  
 Atlantic Salmon Spawning Habitat  
 Atlantic Salmon Limited Spawning Habitat

Mapped by Atlantic Salmon Commission (ASC) and US Fish & Wildlife Service (USFWS) from field surveys on selected Penobscot and Kennebec River tributaries and the Denny's, Ducktrap, East Machias, Machias, Pleasant, Narraguagus, and Sheepscot Rivers.

**High Value Habitat for Priority Trust Species**

These feature categories depict the highest value habitat as predicted by the U.S. Fish and Wildlife Service (USFWS) Gulf of Maine Program's Habitat Suitability Model.

This data layer portrays the highest value habitat from the Gulf of Maine Watershed Habitat Analysis, a habitat suitability model developed by the (USFWS) Gulf of Maine Coastal Program. The analysis evaluated existing field data and scientific literature for 91 species of fish, wildlife, and plants important to USFWS in the Gulf of Maine watershed and ranked the landscape based on potential habitat for each species. This theme shows only the most important habitat (top 25%) for all species combined and excludes areas less than 5 acres. For more information please see Map 8 "Valuable Habitats for USFWS Priority Trust Species." For more information about the Gulf of Maine Watershed Habitat Analysis please visit: <http://www.fws.gov/northeast/gulfofmaine>.

**Data Sources**

**DATA SOURCE INFORMATION**  
 (note: italicized file names can be downloaded from Maine Office of GIS)

**TOWNSHIP BOUNDARIES**  
 Maine Office of GIS (2006); metwp24

**ROADS**  
 Maine Office of GIS, Maine Department of Transportation (2005); medotwp

**HYDROLOGY**  
 Maine Office of GIS, U.S. Geological Survey (2004); hyd24

**DEVELOPED**  
 Maine Office of GIS, Maine Department of Environmental Protection (contact agency for this multiple agency collaboration) (2005); imperv

**ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS**  
 Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife; ehp1tm, ehrtm, sni

**RARE NATURAL COMMUNITIES & PLANTS**  
 Maine Natural Areas Program

**ATLANTIC SALMON HABITAT**  
 Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service (2006); ash3

**HIGH VALUE HABITAT FOR PRIORITY TRUST SPECIES**  
 Maine Office of GIS, U.S. Fish & Wildlife Service; forest91, fresh91, grass91, saline91

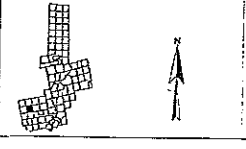
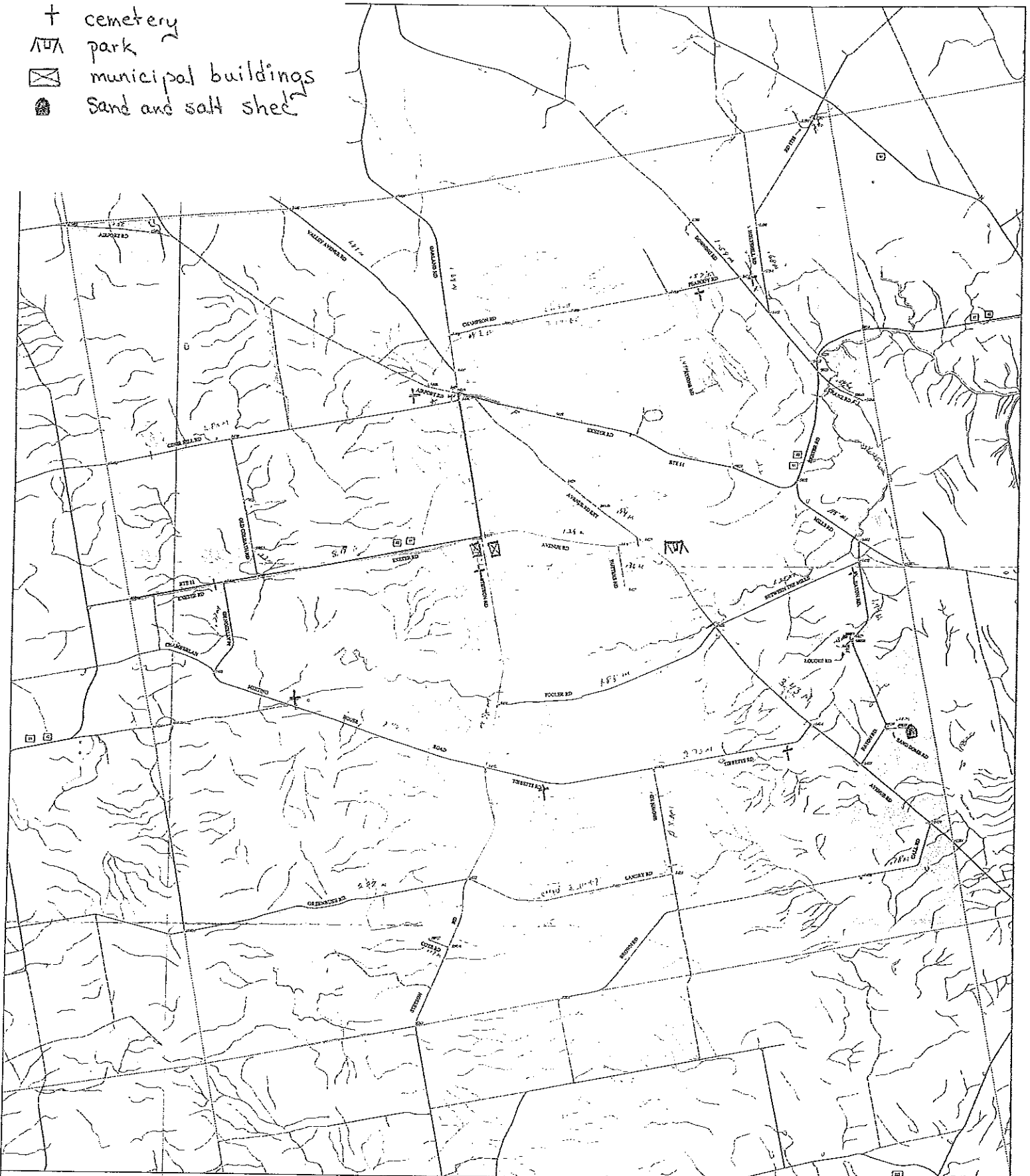
**DATA SOURCE CONTACT INFORMATION**  
 Maine Office of GIS- <http://apollo.ogis.state.me.us/catalog>  
 Maine Natural Areas Program- <http://www.maine.gov/doc/nrim/cmap/>  
 Maine Department of Inland Fisheries & Wildlife- <http://www.maine.gov/ifw/>  
 U.S. Fish & Wildlife Service- Gulf of Maine Program- <http://gulfofmaine.fws.gov>  
 Maine Atlantic Salmon Commission- <http://www.maine.gov/asc/>  
 Maine Department of Transportation- <http://www.maine.gov/mot/>

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# PUBLIC INFRASTRUCTURE

- † cemetery
- ⌘ park
- ⊠ municipal buildings
- ⊞ sand and salt shed



Map Scale 1:5098

- Legend
- Interstate Sys.
  - State Highways
  - State Aids
  - Townways
  - Townway Service Mainlined Only
  - Townway Service Mainlined Only
  - Private Ways
  - Town Boundaries
  - Urban Areas




Department of Transportation  
 Bureau of Planning  
 Growth & Land-Use Division  
 Fredericton, New Brunswick

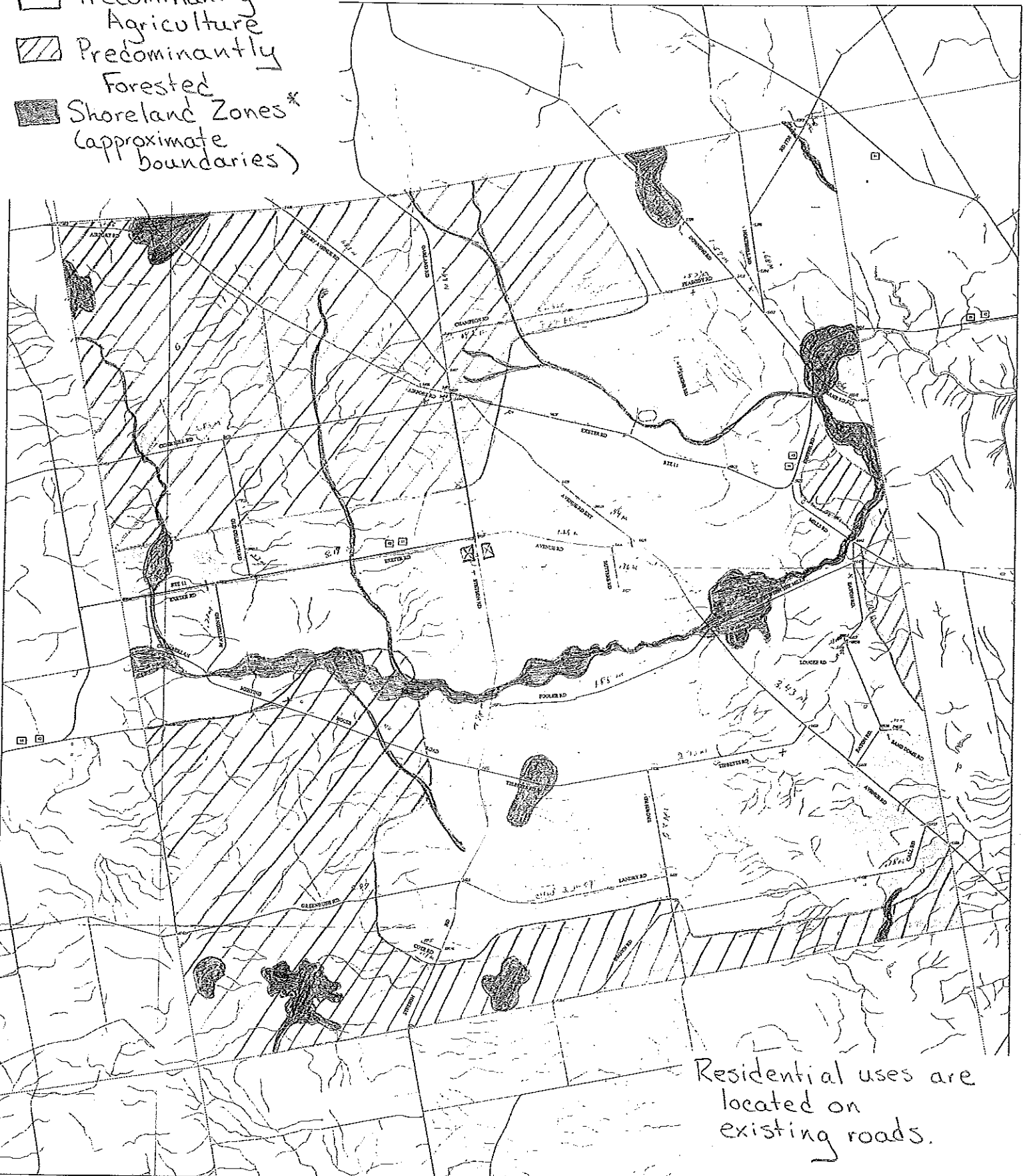


**Exeter Map 2011**  
 Penobscot County  
 Urban-Rural Initiative Program  
 Last Issue July 22, 2000  
 This map was created using MapDesign  
 2000-00-0001




# LAND USE

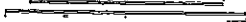
-  Predominantly Agriculture
-  Predominantly Forested
-  Shoreland Zones\* (approximate boundaries)











Residential uses are located on existing roads.

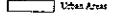



Map Scale 1:6098




Legend

-  Interim Sys.
-  State Highways
-  State Aids
-  Townways
-  Townway Summer Maintained Only
-  Townway Winter Maintained Only
-  Private Ways
-  Town Boundaries


 Urban Area



Department of Transportation  
 Bureau of Planning,  
 Research & Community Services  
 Fredericton, New Brunswick



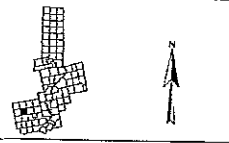
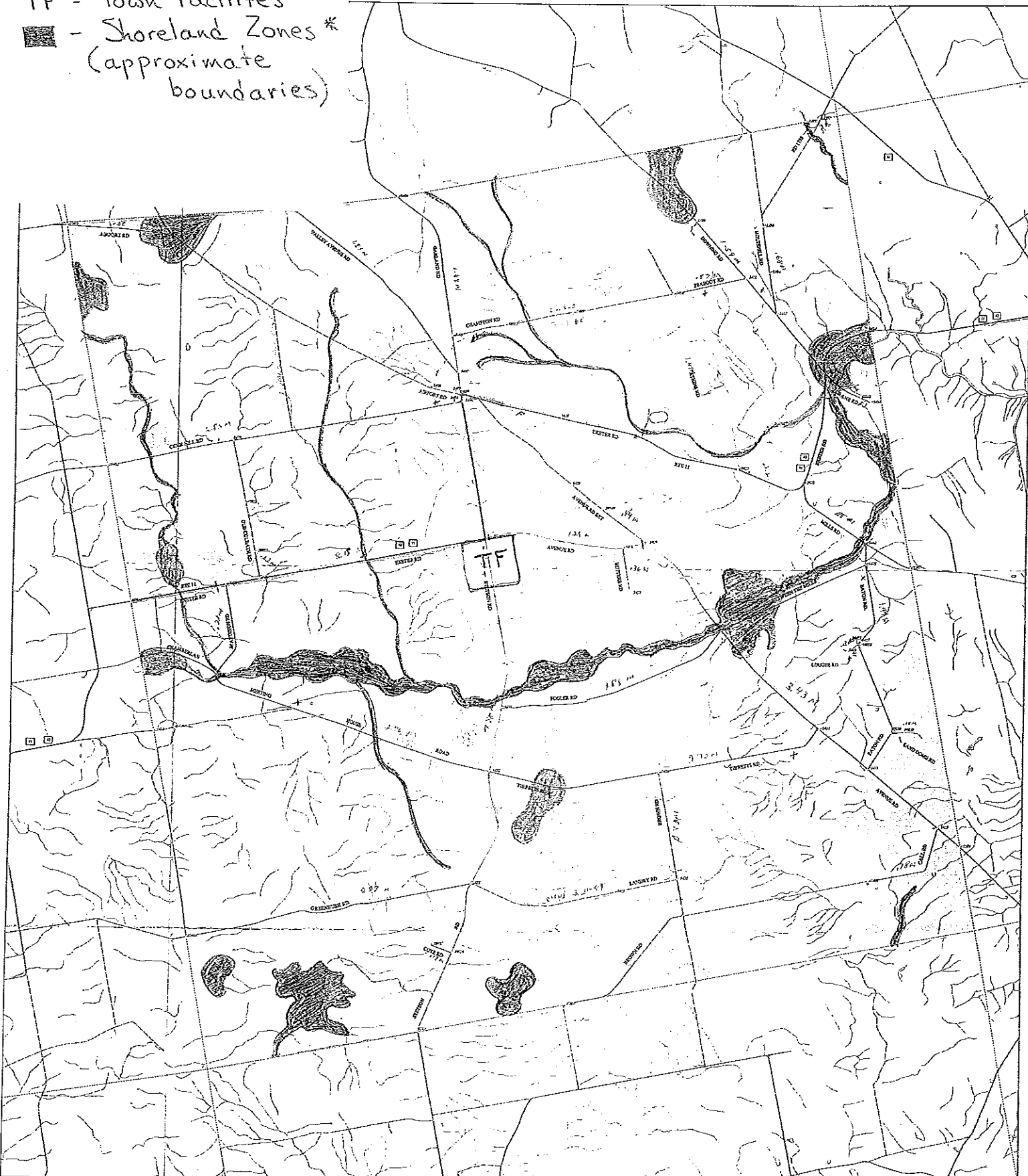
Exeter Map  
 2011  
 Penobscot County  
 Urban-Rural Initiative Program  
 Last Revised July 20, 2010  
 This map was created using MapInfo  
 software.



\* Based on 1994 map (to be revised)

# FUTURE LAND USE

TF - Town Facilities  
 ■ - Shoreland Zones\*  
 (approximate boundaries)



Map Scale 1:15098

- Legend**
- Interstate Sys.
  - State Highways
  - State Aids
  - Town Ways
  - Thorough Summer Maintained Only
  - Thorough Winter Maintained Only
  - Private Ways
  - Town Boundaries
  - Urban Areas



**Exeter Map 2011**  
 Penobscot County  
 Urban-Rural Initiative Program  
 Last Revis July 30, 2009  
 This map was created using MapInfo software



\* Based on 1994 map (to be revised)