

**WEST BATH  
COMPREHENSIVE PLAN  
2023**

**DRAFT**

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## **INTRODUCTION**

The Town of West Bath established the Comprehensive Plan Committee in 2021 to update the 2006 Comprehensive Plan for presentation at a Town Meeting. For nearly two years, the Committee has met twice monthly basis to discuss the amendments presented by the Midcoast Council of Governments, who served as consultants during this process.

While there was no deadline, the volunteer Committee recognized the importance of their work, as the Comprehensive Plan would help West Bath have access to grants offered by the State of Maine, and to provide guidance for future updates to the Land Use Ordinance.

This Comprehensive Plan will join previous efforts by the Town of West Bath to comply with the State of Maine Growth Management Program (30-A MRSA, Section 4312). The Town initially approved its first Comprehensive Plan in 1985 and incorporated the 1979 municipal survey that emphasized a desire to protect the rural character of West Bath and small-scale developments.

Throughout this document, an asterisk (\*) will appear at the beginning of specific sections or at the end of specific sentences. The asterisk (\*) refers to required items for the State of Maine's review of the Comprehensive Plan.

## **HISTORY OF COMPREHENSIVE PLANS**

In 1979, a community survey revealed that residents desired to preserve the rural character of West Bath while addressing new developments in the area. This survey led to the first Comprehensive Plan, and Land Use Ordinance, in West Bath in 1985. The approved Plan and Ordinance helped determine the industrial and commercial districts in West Bath that are present almost forty years later.

In 1998, the State of Maine passed the State's Growth Management Statute, which required municipalities to address issues such as growth areas, affordable housing, and capital investments. The Town of West Bath initially approved their updated Comprehensive Plan in 1992 and would have it approved by the State in 1995 after addressing required amendments.

In 2006, West Bath amended their Comprehensive Plan to remain in compliance with the State's Growth Management Statute. The plan outlined desired capital improvement projects that were envisioned to address oncoming challenges facing West Bath, and to encourage more mixed-use zoning policies for more development.

## **VOLUNTEER PARTICIPATION**

The 2023 Comprehensive Plan was an effort that involved members of the public, municipal officials and staff, cooperation from the multiple committees and boards, and the following individuals who have met regularly since Autumn of 2021:

David Hennessey (Committee Chair)  
Paul Coombs

Robert Weir  
Leah Zartarian

Sandra Basgall  
Darlene Estabrook

## **THE VISION OF WEST BATH**

West Bath is committed to maintaining the features that have attracted residents to live in the area. These features include the rural nature of the community, the transparent municipal government, and the convenient location between service communities (Bath and Brunswick). West Bath is also fortunate to have a great area for families as it contains a friendly community atmosphere and a highly regarded education system.

The Town of West Bath will be presented with several challenges and opportunities in the next fifteen years. The Town is committed to continue regional and sustainability discussions to preserve the strengths of the community. West Bath will need to utilize future grants and regional efforts to maintain roads and public infrastructure, preserve water access, improve emergency services, expand educational and community opportunities for West Bath School, and improve civic involvement with volunteer committees.

## **PUBLIC OUTREACH**

Following the May 17, 2022 Annual Town Meeting, a 30-question public survey was made available to the residents of West Bath to help outline a vision for the Town's future. Residents were asked to outline their thoughts on the current state of West Bath, how the community can improve, and what the greatest issues facing the area are. The Comprehensive Plan Committee also conducted interviews with residents, town staff members, and businesses to help with obtaining specific examples of topics that should be considered as the community enters their planning stages. A copy of the survey, along with a summary of the responses, can be found on the Town website. Results of relevant survey information will also be provided throughout the Comprehensive Plan. Based on the interviews, survey results, and information provided to the Committee, the following traits are important to West Bath during the implementation of the Comprehensive Plan:

- The greatest feature of West Bath is the rural environment, which allows residents a peaceful and quiet spot in the Midcoast region of Maine.
- There are several locations for residents to access the water/New Meadows River.
- The water quality of the New Meadows River, and public infrastructure from public boat landings, are important to the preservation of the expanding aquaculture industry in West Bath.
- West Bath has proximity to service center communities (Bath and Brunswick).
- West Bath School provides quality education and has potential for expanded community usage.
- Limited School Choice is a valued policy in the community that allows parents to choose the educational institution they believe will improve their child's capabilities between Grades 6-12.
- There is adequate room for growth on State Road and commercial areas for small scale projects.
- Transparency and civic information are high priority traits for the Town Office.
- West Bath is fiscally responsible regarding capital improvement projects.
- Regional cooperation and agreements allow West Bath to provide amenities to residents (examples include, but are not limited to, Patten Free Library, Transfer Station, the Bath Area Family YMCA, Sagadahoc Sheriff Department, RSU 1).

## **IMPLEMENTATION SECTION**

The following implementation strategy organizes the recommendations into action items that, if taken over the next 15 years, would translate the Plan into reality.

The Implementation Plan sequences the various measures into logical steps so that initial actions are followed by subsequent actions that depend upon previous ones. A Town board or committee is assigned primary responsibility for each implementation action. The assigned responsibilities and timelines are recommendations from the Comprehensive Plan Committee and are not considered binding, and are subject to change. The recommendations are meant to guide the Select Board and residents of West Bath towards addressing these action items; however, these action items may evolve and change based on the natural outcomes during the planning process.

- Ongoing Actions – Endorsement, strengthening and continuance of actions already being done that conform to this 2023 Comprehensive Plan Update.
- Immediate Actions - Initial steps for administering the 2023 Comprehensive Plan Update.
- Short-Term Actions - Items which should be addressed/completed within 1-5 years.
- Long-Term Actions - Long lead-time projects that may depend upon previous actions having been accomplished. These items are anticipated to take 6-10 years to complete.

**POPULATION (Section 1) and HOUSING (Section 2)**

Goals:

1. Encourage regional cooperation for the development of safe, sanitary, and adequate housing while maintaining the Town’s rural character and protecting the environment.
2. Promote housing opportunities and services for elderly residents to make West Bath a community that encourages “Aging in Place”.

Objectives/Policies:

1. Explore ways to increase affordable housing within the region.
2. Improve housing and service options for elderly residents.
3. Encourage an environment for private development of a variety of housing opportunities.
4. Encourage the opportunity for small scale retirement housing projects.
5. Encourage and promote adequate workforce housing to support economic development in the region. \*
6. Review land use ordinances to encourage affordable housing opportunities. \*
7. Participate in regional efforts to address affordable and workforce housing needs. \*

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
Ongoing	Continue to allow elderly housing facilities as a permissible use in all areas of Town with the exclusion of the Urban Development Park.	Planning Board
*Ongoing	Cooperate with neighboring municipalities to support through local and regional sources public services and opportunity for private services for higher density affordable housing. Authorize funding at Town Meeting as may be appropriate for elderly housing.	Select Board Town Administrator Town Meeting
*Short-term	Review the current location(s) where mobile home parks are allowed pursuant to 30-A MRSA Section 4358(3)(M) and where manufactured housing is allowed pursuant to 30-A MRSA Section 4358(2).	Planning Board Town Meeting

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Long-term	Enhance and support the development of higher density affordable housing. These methods include pursuing programs, such as Community Development Block Grants to reduce the expenditure for public utilities, and examining possible ordinance revisions to reduce density requirements.	Select Board Planning Board Town Meeting
Long-term	Provide housing and services for the elderly by encouraging the opportunity for small scale retirement housing projects.	Planning Board Select Board Town Administrator
*Long-term	Seek to achieve a level of at least 10% of new residential development built or placed during the next decade to be affordable with a focus on elderly housing and workforce families.	Select Board Town Administrator



## HISTORIC & ARCHEOLOGICAL RESOURCES (Section 3)

Goal: To preserve local historic and archaeological resources as identified in this Comprehensive Plan.

Objectives/Policies:

1. Maintain sites of historic significance in West Bath.
2. Protect sites which have historic or archaeological importance in the community to the greatest practicable extent.

Time Frame	Implementation Actions	Responsibility
Ongoing	Support the efforts of private historic preservation groups who are protecting sites which have historic or archaeological importance.	Planning Board Select Board WB Historical Society Town Administrator

Time Frame	Implementation Actions	Responsibility
*Ongoing	Use the site plan review process to identify the potential impacts to sites of historic or archaeological importance. Request, when it is appropriate, documentation from state and federal agencies, such as the Maine Historic Preservation Commission or West Bath Historical Society, showing that there will be no impact on historic sites before issuance of any permits or approvals from the Planning Board. If any portion of a site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including, but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.	Planning Board Code Enforcement Officer WB Historical Society

*Short-term	Work with the West Bath Historical Society to assess the need for, and if necessary, plan for a comprehensive community survey of the community's historic and archaeological resources.	WB Historical Society Town Administrator Select Board
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## RECREATION & OPEN SPACE (Section 4)

**Goals:**

1. Offer recreational programs and opportunities appealing to a diverse population that will encourage community spirit and cohesiveness.
2. Continue to support and develop new relationships with local and regional recreational facilities and programs for use by the community.
3. Enhance outdoor recreation opportunities for the Town's citizens that will be consistent with the rural character of West Bath.

**Objectives/Policies:**

1. Utilize the West Bath School as a focal point and destination for the community to create recreational and additional educational opportunities.
2. Maintain/upgrade existing recreational facilities as necessary to accommodate current and future needs.
3. Continue to maintain public access points to New Meadows River for water-dependent recreational activities, and work with abutters to address concerns.\*
4. Develop multi-use trails, recreational fields, sledding areas, and open space for non-intensive outdoor activities.
5. Take advantage of economic opportunities to enjoy the Town's undeveloped areas.
6. Preserve open space for recreational use through cooperation with local land trusts.\*

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
Ongoing	Continue to provide support to regional facilities such as the Bath Family Area YMCA, the Patten Free Library, the Bath Recreation Association, and the Foster M. Pratt Senior Citizens Hall.	Select Board Town Meeting Town Administrator
Ongoing	Work with the State and the Towns of Bath and Brunswick to explore continuing the Route One Bike Path through West Bath to Bath along the State Road, and/or New Meadows River.	Select Board Planning Board Town Meeting Town Administrator
Ongoing	Use available communication forms to publicize recreational activities (i.e., local cable channel, Town web page and press releases to Times Record, Coastal Journal, Fire Hall sign, newsletters).	Town Administrator Select Board

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Short-term	Create a long-term Town recreation & open space plan to evaluate the current and future needs of the community. Utilize Town assets and committees that are already established: i.e., West Bath School, boat landings, Hamilton Audubon Sanctuary, West Bath Historical Society, Kennebec Estuary Land Trust, etc.	Town Meeting Select Board
*Short-term	Obtain an inventory of indoor and outdoor recreation spaces at the School and space allocation schedules for use of the facility by the Town's citizens: Recreational (basketball pick-up games, aerobic classes, football, soccer, indoor walking in winter, dance classes, art classes, etc.) and Educational (adult ed, babysitting, chess club, etc).	WB School Town Administrator Select Board
*Short-term	Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum, this will include information on Maine's landowner liability law regarding recreational and harvesting activities (Title 14, MRSA Section 159-A).	Town Administrator Select Board
*Long-term	Work with local land trusts to pursue opportunities to protect important open space or recreational land.	Select Board Town Administrator

## ECONOMY (Section 5)

Goal: Expand and support a diversified local and regional economy that will offer a stable economic base, provide adequate year-round employment opportunities, and recognize the unique limitations and opportunities of West Bath.

Objectives/Policies:

1. Encourage the growth of industry and business within West Bath.
2. Support industry and commerce within the Commercial/Business Zone and the Urban Development Park Zone
3. Promote home occupations in the Residential and Rural Residential zones.

Time Frame	Implementation Actions	Responsibility
*Immediate	Amend the ordinances and standards to review applications based on level of development and location.	Planning Board
*Immediate	Consider establishment of a local Committee focused on economic development to assist in the implementation of segments of the Comprehensive Plan that exceeds the capabilities of current groups.	Select Board Town Administrator
*Long-term	Study and explore alternative long-term investment strategies for possible utility expansions by grants, impact fees, and/or cooperation with neighboring municipalities.	Select Board Town Meeting Investment Committee Bath Water District Bath Sewer District
*Long-term	Participate in any regional economic development planning efforts.	Select Board Town Administrator
Long-term	Study and explore expansion of business. Further studying the commercial corridor for infrastructure and other enhancements to encourage investment in the Growth Area.	Select Board Planning Board

## AGRICULTURE & FORESTRY (Section 6)

Goal: To promote the development of agriculture and forestry operations, as appropriate, within the Town of West Bath.

Objective/Policies:

1. Preserving and protecting the agricultural and forestry heritage of West Bath.
2. Maintain forests as a viable resource where possible.
3. Encourage good forest management for commercial use.
4. Safeguard lands identified as prime farmland or capable of supporting commercial forestry. \*
5. Support farming and forestry for their economic viability. \*

Time Frame	Implementation Actions	Responsibility
Ongoing	Require documentation, as appropriate, from state and federal agencies, such as Maine Natural Areas Program, Maine Department on Inland Fisheries and Wildlife, and U.S. Fish and Wildlife Services, showing that there will be no impact on habitats of animals, birds, fish, plants and historic areas before harvesting of forest resources is permitted.	Select Board Town Administrator CEO
*Ongoing	When discussing local or regional economic development plans, include agriculture, commercial forestry operations, and land conservation efforts that supports them.	Select Board Town Administrator
*Ongoing	Continue to permit land use activities supporting productive agriculture and forestry operations.	Town Administrator Select Board
*Ongoing	Consult with the Maine Forest Service when developing any land use regulations pertaining to forest management practices as required by 12 MRSA Section 8869.	Select Board Town Administrator
*Ongoing	Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Ongoing	Provide landowners with information on current productive land and forest taxation programs outlining all potential benefits and risks.	Select Board Town Administrator
*Immediate	Using the “Beginning with Habitat” maps, identify and seek ways to preserve the large woodland parcels to the greatest practical extent possible from substantial development. This includes limiting non-residential development to natural resource-based businesses and services.	Town Administrator Select Board CEO

## CRITICAL NATURAL AND WATER RESOURCES (Section 7)

Goal: Protect and improve the ground and surface waters in the Town of West Bath.

Objectives/Polices:

1. Protect ground water from pollution \*
2. Identify at risk areas, such as, but not limited to, sensitive soil types, contamination, shoreline, wetlands, vernal pools, and other areas of concern.
3. Protect current and potential drinking water sources. \*
4. Improve water quality in areas subject to pollution. \*
5. Protect water resources in growth areas. \*
6. Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities where applicable. \*
7. Cooperate with neighboring towns and regional/local advocacy groups to protect water resources. \*
8. Work with neighboring communities, regional groups, and state resource agencies to protect shared critical natural resources. \*
9. Provide public education regarding the protection of critical natural and water resources.

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
Ongoing	Develop standards for filling, removal of soils or blasting to include volume, traffic to and from the site, and duration. Require that any permit for blasting is valid for only 30 days and must be reviewed by the Planning Board for issuance or re-issuance of that permit.	Planning Board CEO Town Meeting
*Ongoing	Participate in regional planning management and regulatory efforts around shared critical and important natural resources.	Select Board Town Administrator Planning Board
Ongoing	Provide resources for the necessary level of enforcement of Town ordinances that protect groundwater and marine resources.	Select Board Town Administrator CEO Town Meeting
Ongoing	Work to correct any identified pollution sources relating to faulty septic systems.	CEO

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Ongoing	Review current and Maine Department of Environmental Best Practices for soil erosion and water quality protection practices and standards for construction and maintenance of public and private roads, as well as public properties, and require their implementation by contractors, owners, and community officials/employees.	Planning Board CEO Road Commissioner Town Meeting
*Ongoing	Participate in local and regional efforts to monitor, protect, and improve water quality.	Select Board Town Administrator
Ongoing	Work with the Maine Department of Environmental Protection to encourage alternative waste systems and eliminate the number of Overboard Discharge systems (OBDs).	CEO
*Immediate	Encourage landowners to protect water quality. Provide contact information at the municipal office for water quality best management practices from resources such as: Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Maine Woodlands Owners Association.	Select Board Town Administrator CEO
*Immediate	Provide accessible educational materials regarding aquatic invasive species.	Select Board Town Administrator
Short-term	Use mapping provided by “Beginning with Habitat” Program to identify areas vital to various plant and animal species, remaining undeveloped open spaces and to update Resource Protection Zones.	Planning Board Town Meeting CEO



<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Short-term	Amend the Land Use Ordinance to require “Beginning with Habitat” maps to be considered as part of the Planning Board review process.	Planning Board Town Meeting
*Short-term	Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Planning Board Town Meeting
*Short-term	Request, as appropriate, that applications to the Planning Board present documentation from state and federal agencies such as Maine Natural Areas Program, Maine Department on Inland Fisheries and Wildlife, U.S. Fish and Wildlife Services, and the Maine Historic Preservation Commission showing that there will be no impact on habitats of animals, birds, fish, plants, historic areas, and other critical natural resources.	Planning Board Town Meeting CEO
*Short-term	Consider incorporating low impact development standards in the applicable Ordinances.	Planning Board Town Meeting
*Short-term	Make available information about current use tax programs and applicable local, state, and federal regulations for those living in or near critical natural resources.	Select Board Town Administrator
Short-term	Identify and map areas at risk from water pollution such as, but not limited to, sensitive soil types identified through Soil and Water Conservation District, contamination, shoreline, wetlands, vernal pools, and other sensitive areas. These would be areas not identified by the State.	Planning Board CEO
Short-term	Review the Land Use and Development Ordinances regarding restrictions on the type and size of subsurface waste disposal in identified sensitive water pollution prone areas of concern.	Planning Board CEO Town Meeting

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Short-term	Adopt standards in the Land Use and Development Ordinances for managing stormwater quality and quantity in new developments that are consistent with State standards.	Planning Board Town Meeting
*Long-term	Pursue public/private partnerships to protect critical and important natural resources, such as through purchase of land or easements from willing sellers.	Select Board Town Administrator Town Meeting
Long-term	Consider stricter protections for the newly identified critical habitats in the Resource Protection Zones in accordance with state and federal guidelines. But allow complementary uses in the Resource Protection Zones, such as trails and conservation easements.	Planning Board Town Meeting
Long-term	Study how to mitigate New Meadows Lake low oxygen and bacteria issues to improve the overall water quality.	Select Board Town Administrator Planning Board

## MARINE RESOURCES (Section 8)

Goal: Protect and improve the marine and coastal resources required by the commercial and recreational marine interests.

Objectives/Policies:

1. Enhance and preserve the heritage of marine business and waterway use in West Bath.
2. Study aquaculture farms on the New Meadows River in accordance with standards by the Maine Department of Marine Resources.
3. Develop policies and ordinances to protect traditional commercial marine uses and recreational waterway use. \*
4. Work with other communities, the Maine Department of Marine Resources, boaters, recreational users, and individuals in the fishing industry to make additional recommendations to preserve traditional marine uses by improving habitats and water quality. \*
5. Maintain existing harbor management and facilities and improve each resource when warranted. \*
6. Protect, maintain, and, where warranted, improve physical and visual public access to West Bath's marine resources for all appropriate uses including fishing, recreation, and tourism. \*

Time Frame	Implementation Actions	Responsibility
*Ongoing	Protect and conserve the marine environment to obtain the best possible harvesting of marine resources and to ensure that traditional marine and fishing operations and methods are allowed to continue. This includes encouraging owners to participate in clean marina/boatyard programs when applicable.	Harbor Master Marine Resources Committee
Ongoing	Continue to require that any reconstruction of a non-conforming structure in the shoreline zone be reviewed by the Planning Board with the objective of decreasing the non-conformity.	Planning Board
*Ongoing	Work with neighboring municipalities to develop management plans for harbors and waterways and to improve commercial and recreational access.	Select Board Town Administrator Harbor Master

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Ongoing	Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways.	Select Board
*Immediate	Review the funding of the harbor master position and make any applicable recommendations to the Select Board.	Town Administrator Select Board
Immediate	Review Shoreland Zoning Ordinance to consider impacts on the marine resources in West Bath.	Planning Board Marine Resources Committee
Short-term	Review strict shoreline protection ordinances to ensure that the shoreline is developing in a way that protects the shoreline from over-development and does not impact traditional marine and fishing operations.	Planning Board Town Meeting
Short-term	Develop a municipal-wide recreational water use and mooring plan that will protect marine business and update the Ordinance that establishes fines to control mooring usages.	Town Meeting Harbor Master Select Board
Short-term	Examine ways to protect working waterfronts and provide opportunities for small-scale fishing operations to better use boat ramps, anchorages, and waterways. Explore using fees generated from marine related activities to improve boat ramps including but not limited to parking.	Planning Board Town Meeting Harbor Master
*Short-term	Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.	Harbor Master Select Board Town Administrator

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<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
Long-term	Seek funding through grants and other sources for development and improvement of boat ramps, anchorages, and waterfront parks.	Select Board Town Meeting Town Administrator

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## PUBLIC FACILITIES AND SERVICES (Section 9)

Goal: To provide an appropriate range of community facilities and services that offers the greatest benefits to citizens, appropriate opportunities for economic development, and reflects the Town's identified needs and financial capabilities.

Objectives/Policies:

1. Provide that State and local regulations governing land use, plumbing, sewage disposal, and development are administered in a fair, conscientious, and even-handed manner.
2. Provide appropriate resources and support to enable enforcement of municipal ordinances.

Time Frame	Implementation Actions	Responsibility
Ongoing	Continue reviewing and promoting the Town composting program.	Select Board Town Administrator
Ongoing	Continue publication of informational guides that explain the costs associated with waste disposal and the potential savings associated with waste reduction and increased recycling. Emphasis will be placed on the environmental and personal benefits of reducing purchases of non-recyclable goods.	Town Administrator Select Board
*Ongoing	Encourage local utility districts to coordinate planned service extensions with the Future Land Use Plan.	Select Board Town Administrator Bath Water District Bath Sewer District
*Ongoing	Explore options for having local services conducted regionally so they are more cost effective.	Select Board Town Administrator
*Immediate	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Select Board Town Administrator

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
Short-term	Consider methods for monitoring the illegal disposal of waste that should be recycled such as appliances tossed in the woods.	Sagadahoc Sheriff Department Town Administrator Select Board
Short-term	Use incentives to stimulate more recycling. Study methods used by other towns to encourage recycling.	Town Administrator Select Board
*Long-term	If applicable, locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Select Board Town Administrator
*Long-term	Identify and protect suitable sources for public water supply expansions.	Bath Water District Town Administrator Select Board

**EDUCATION (Section 9)**

Goal: Provide the best possible education for the children of West Bath and strengthen the community interest and involvement.

Objectives/Policies:

1. Continue to provide educational needs for the children and adults of West Bath.
2. Examine cost-effective ways to comply with various state and federal requirements to meet current building and handicap codes.

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
Ongoing	The physical plant of the West Bath School shall be maintained to support its educational programs and to meet current building and handicap codes. The School Board shall examine cost-effective ways to comply with various state and federal requirements to meet current building and handicap codes.	School Board
Ongoing	A rolling five-year plan to address facility, educational programs and administrative needs will be submitted annually to the Select Board by the School Board.	School Board
Long-term	Collaborate with the West Bath School to transform the existing school facility to provide community services for residents of all ages. These enhancements shall not interfere with the West Bath School's primary goal of providing exemplary education to the school aged children of the community.	School Board Town Administrator Select Board



## FISCAL CAPACITY & CAPITAL INVESTMENT PLAN (Section 10)

Goal: To maintain a low municipal indebtedness

Objectives:

1. To finance existing and future facilities and services in a cost-effective manner.
2. To explore available grants to assist in funding of capital improvements within West Bath.
3. To reduce residential tax burdens by staying within spending limitations of LD 1 (An Act To Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels).

Time Frame	Implementation Actions	Responsibility
Ongoing	Work to maintain West Bath's status as a debt-free community.	Select Board Town Administrator Investment Committee
*Long-term	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Select Board Town Administrator Investment Committee

## TRANSPORTATION (Section 11)

Goal: To safely and efficiently improve the local transportation system. \*

Objectives/Policies:

1. Cooperate with the Maine Department of Transportation and local partners for vehicle safety. \*
2. Consider expansions of non-vehicular infrastructure. \*
3. Explore regional transportation efforts. \*

Time Frame	Implementation Actions	Responsibility
*Ongoing	Actively participate in regional and state transportation efforts.	Road Commissioner Town Administrator Select Board

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Immediate	Amend the local ordinances, as appropriate, to address conflicts with: <ol style="list-style-type: none"> <li>1. Policy objectives of the Sensible Transportation Policy Act (23 MRSA Section 73);</li> <li>2. State access management regulations pursuant to 23 MRSA Section 704;</li> <li>3. State traffic permitting regulations for large developments pursuant to 23 MRSA Section 704-A</li> </ol>	Planning Board Town Meeting
*Immediate	Review the local ordinance standards for subdivisions and for roads (public and private), as appropriate, to foster transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board
*Short-term	Update a prioritized improvement, maintenance, and repair plan for the community's transportation network	Road Commissioner Town Administrator Select Board

## LAND USE PLANS (Section 12)

Goal: To chart a course of future development that is logical, timely, economical, ecologically sound, enhances the quality of life, and that preserves the rural character of West Bath.

Objectives/Policies:

1. Enhance Business/Commercial Zone and Urban Development Park Zone (Growth Areas) with necessary infrastructure where feasible. \*
2. Enhance the quality and diversity of commercial development in the Business/Commercial Zone and Urban Development Park Zone to create development which is attractive and has safe access.
3. Minimize the width of ingress and egress to public roads for new developments.
4. Preserve the general rural character of residential neighborhoods.
5. Consider State and regional land use efforts for future Land Use Ordinance revisions. \*
6. Support the locations, types, scales, and intensities of land uses the community desires as stated in its vision and public outreach efforts. \*
7. Review permitting procedures in Growth Areas for potential efficiency improvements. \*
8. Protect critical waterfront areas from impacts of development. \*

Time Frame	Implementation Actions	Responsibility
*Ongoing	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Planning Board Town Administrator Select Board
*Ongoing	Provide the CEO with the tools, training, and support necessary to enforce land use regulations, and ensure that the CEO is certified in accordance with 30-A MRSA Section 4451 ( <i>Training and Certification for Code Enforcement Offices</i> ).	CEO Select Board Town Administrator Town Meeting
*Ongoing	Track new development in the community by type and location.	CEO
*Ongoing	Evaluate the implementation of the Future Land Use Plan at least every five (5) years.	Planning Board

<b>Time Frame</b>	<b>Implementation Actions</b>	<b>Responsibility</b>
*Short-term	<p>Using the description provided in the Future Land Use Plan narrative, amend local ordinances as appropriate to:</p> <ol style="list-style-type: none"> <li>1. Clearly define the desired scale, intensity, and location of future development;</li> <li>2. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas;</li> <li>3. Clearly define protective measures for critical natural resources and, where applicable, important natural resources; and</li> <li>4. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.</li> </ol>	<p>Planning Board Town Meeting</p>
*Long-term	<p>Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.</p>	<p>Select Board Town Administrator Town Meeting</p>
*Long-term	<p>Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.</p>	<p>Select Board Town Administrator Town Meeting</p>

## SECTION 1: POPULATIONS & DEMOGRAPHICS

### Background

The following data provided through resources from the 2020 Census and State of Maine to highlight the most recent population and demographic trends that could impact future municipal services.

This information should be prefaced that the census data for 2010 and 2020 took place during two transformative events. In 2009, the Brunswick Naval Air Station closed and experienced families moving away during the 2010 census. In 2020, during the COVID-19 pandemic, the State of Maine began to experience an influx of new residents, which is still happening at the time of writing the Comprehensive Plan.

### Demographics

*Source: 2020 and 2010 Census*

- 2020 Population: 1,910 persons
- 2010 Population: 1,877 persons
- Population Change (2010-2020): 33 (2% Increase)

*Source: American Community Survey 5-Year Estimate for the period of 2020-2025<sup>1</sup>*

- West Bath Median Age: 45.9
- Sagadahoc County Median Age: 47.2
- Number of Households: 897
- Average Household Size: 2.38<sup>2</sup>
- Number of Families: 668<sup>3</sup>
- Number of Non-Family Households: 229<sup>4</sup>
- Persons Under 5: 104
- Persons Between 5 and 14: 255
- Persons Between 15 and 24: 249
- Persons Between 25 and 34: 213
- Persons Between 35 and 44: 224
- Persons Between 45 and 54: 280
- Persons Between 55 and 64: 395
- Persons Between 65 and 74: 281
- Persons Between 75 and 84: 107
- Persons 85 and Older: 32

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<sup>1</sup> "American Community Survey" provides estimates that incorporate a margin of error.

<sup>2</sup> Number of persons living in a household including renters.

<sup>3</sup> Households that may include 1-2 parents with children.

<sup>4</sup> Households with a maximum of 1-2 adults and no children.

*Source: Maine State Economist*

- 2023 Projected Population: 1,933
- 2038 Projected Population: 1,930
- Projected Change (2023-2038): -3 (-0.6%)

## **Education**

*Source: Maine State Economist, West Bath School (School Year 2022-2023)*

Estimated Enrollment:

- Preschool: 12 students
- Kindergarten: 23 students
- Grades 1-5: 80 students
- Grades 6-8: 52 students
- Grades 9-12: 79 students
- College, Undergraduate: 70 students
- Graduate School: 7 students

Estimated Educational Attainment

- Below High School Graduation: 103 residents
- High School Graduates/GED: 409 residents
- Some college, no degree: 179 residents
- Associate Degree: 102 residents
- Bachelor's Degree: 373 residents
- Graduate and Professional Degrees: 328 residents

## **Housing**

*Source: 2020 Census and 2020 American Community Survey 5-Year Estimates*

- Total Housing Units: 1,103
- Occupied Housing Units: 867
- Seasonal Housing Units: 207
- Vacant Housing Units: 29
- Homeownership Rate (West Bath): 74.1%
- Homeownership Rate (Sagadahoc County): 75.4%
- Median Rent Per Month (2 Bedroom): \$1,010
- Annual Income Needed (Rent 2 Bedroom): \$41,618
- Newly Built Homes Between 2010-2020: 12 homes

*Source: Maine State Housing Authority Affordability Index (2020)*

- Median Home Price: \$395,000
- Income Needed to Afford Median Home Price (Annually): \$101,051
- Median Income: \$68,482
- Home Price Affordable to Median Income: \$267,691

**Analysis/Issues:**

The West Bath population is projected to slightly change, but within a margin of error that could be altered based on future trends, such as the recent influx of residents since 2020. The results of this change in population will not have a significant impact on West Bath's resources (housing stock, municipal services) since the projected population change is projected to be single digit changes. \*

Based on information provided by Maine Housing, there are a total of 207 seasonal housing units. The increase from seasonal residents would have a minimal effect on funding for the school systems since there is no increase in enrollment for year-round students. There are no hotels or inn-type establishments in the Town of West Bath, which are primarily located in the neighboring communities of Bath and Brunswick.

West Bath's significant factors that will likely impact the change in population will be the statewide issues of an increased aging population and a lack of affordable housing. According to the US Census, most residents who migrated away from West Bath ended up moving to neighboring counties of Cumberland and Androscoggin, which have a higher volume of jobs and housing inventory. \* West Bath does not contain a major employer. \*

The data provided through the US Census and State of Maine resources indicates that the level of educational needs will drop if estimates are accurate about the decreasing early childhood enrollment. West Bath currently has an Elementary School within the area for students learning through Grade 5 and can utilize the public regional school system for students entering Middle and High School. This data is based on current trends that show fewer families moving into West Bath compared to retired residents and couples with no children. The data is subject to change if action is taken to attract more families with school-aged children to move to the area. \*

The data also indicates a housing supply decrease in the community. The estimates show there are fewer new houses being built that can contribute to the total number of available units. The estimates for Median Income and Prices show that West Bath is more affordable to live in for working class households; however, this data was created prior to the surge in prices that began in 2020. The increase in housing demand is a concerning factors that the Town of West Bath should monitor. \*

**HOUSEHOLD INCOME**

In 2010, the median income in West Bath was \$56,250, which was above the State of Maine and Sagadahoc County median incomes that were \$48,405 and \$54,950, respectively.

In 2020, the median income in West Bath increased to \$68,482, which remained higher than the State of Maine's median income of \$63,335 while being lower than Sagadahoc County's median income of \$70,254. The City of Bath had one of the lowest increases, and thus the lowest Median Household Income, in the Labor Market Area with a 10.24% increase to \$49,287; whereas the Town of Harpswell had the largest increase in the Labor Market Area with a 79.07% increase to \$88,792.

**Table 1-1  
West Bath Population**

<b>Year</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>Population</b>	<b>766</b>	<b>836</b>	<b>1,309</b>	<b>1,716</b>	<b>1,798</b>	<b>1,877</b>	<b>1,910</b>

*Source: 1960-2020 – U.S. Census Bureau*

**Table 1-2  
Population Change for State, County, and Labor Market Area**

<b>Location</b>	<b>2010</b>	<b>2020</b>	<b>Change</b>	<b>Change as %</b>
State of Maine	1,328,361	1,362,359	+33,998	+2.56
Sagadahoc County	35,293	36,699	+1,406	+3.98
West Bath	1,877	1,910	+33	+1.76
Arrowsic	427	477	+50	+11.71
Bath	8,514	8,766	+252	+2.96
Bowdoin	3,061	3,136	+75	+2.45
Bowdoinham	2,889	3,047	+158	+5.47
Brunswick	20,278	21,756	+1,478	+7.29
Dresden	1,672	1,725	+53	+3.17
Georgetown	1,042	1,058	+16	+1.54
Harpwell	4,740	5,031	+291	+6.14
Phippsburg	2,216	2,155	-61	-2.75
Richmond	3,411	3,522	+111	+3.25
Topsham	8,784	9,560	+776	+8.84
Westport	718	719	+1	+0.14
Wiscasset	3,732	3,742	+10	+0.27
Woolwich	3,072	3,068	-4	-0.13



**Table 1-3  
Median Income Change for State, County, and Labor Market Area**

Location	2010	2020	Change in \$	Change as %
State of Maine	\$48,405	\$63,335	+14,930	+30.84
Sagadahoc County	\$54,950	\$70,254	+15,304	+27.85
West Bath	\$56,250	\$68,482	+12,232	+21.75
Arrowsic	\$68,750	\$75,893	+7,143	+10.39
Bath	\$44,709	\$49,287	+4,578	+10.24
Bowdoin	\$54,819	\$69,395	+14,576	+26.59
Bowdoinham	\$58,838	\$74,309	+15,920	+27.06
Brunswick	\$50,389	\$70,724	+20,335	+40.36
Dresden	\$53,633	\$78,463	+24,830	+46.30
Georgetown	\$67,112	\$77,239	+10,127	+15.09
Harpwell	\$49,584	\$88,792	+39,208	+79.07
Phippsburg	\$61,520	\$82,927	+21,407	+34.80
Richmond	\$47,688	\$59,266	+11,578	+24.28
Topsham	\$63,719	\$78,913	+15,194	+23.85
Westport	N/A	\$76,887	N/A	N/A
Wiscasset	\$47,337	\$55,086	+7,749	+16.37
Woolwich	\$52,483	\$80,853	+28,370	+54.06

*Source: Maine State Housing Authority Affordability Index*

## SECTION 2: HOUSING

### Background

Between 2010-2020, West Bath has increased their housing stock by 10.1%. During the same decade, West Bath’s population increased from 1,877 residents to 1,910 (an increase in the total population of 2%). If the estimated trend in housing and population continues, West Bath is projected to accommodate the increase in population and demographics noted in the Population Section (Section 1) of this Comprehensive Plan.\* While the data provided by the Maine State Housing Authority (MSHA) seems to indicate seasonal homes are not being converted, the Code Enforcement Officer and Planning Board have first-hand experience witnessing an uptick in conversions as more residents have moved to West Bath since the 2020 data was obtained.\*

**Table 2-1  
Owner and Rental Unit Breakdown**

Type	2010	2020	Change
<b>Owner Occupied</b>	675	665	<b>-10</b>
<b>Renter Occupied</b>	143	232	<b>+89</b>
<b>Total Occupied</b>	818	897	<b>+79</b>
<b>For Sale/ Rent</b>	66	74	<b>+8</b>
<b>Seasonal</b>	142	159	<b>+17</b>
<b>Total Vacant</b>	208	233	<b>+25</b>
<b>Total Units</b>	1026	1130	<b>+104</b>

*Source: MaineHousing Housing Characteristics*

Of the 1,130 total units in West Bath in 2020, an estimated 84 homes (7.43%) were built with only 1 Bedroom; 460 homes (40.71%) were built with 2 Bedrooms; 426 homes (37.70%) were built with 3 Bedrooms; 135 homes (11.95%) were built with 4 or more Bedrooms; finally, 25 homes (2.21%) were considered miscellaneous.

**Table 2-2  
Housing Type**

Bedrooms	2010	2020	Change
<b>1 Bedroom</b>	74	84	<b>+10</b>
<b>2 Bedrooms</b>	272	460	<b>+188</b>
<b>3 Bedrooms</b>	465	426	<b>-39</b>
<b>4+ Bedrooms</b>	204	135	<b>-69</b>
<b>Miscellaneous</b>	11	25	<b>+14</b>

*Source: MaineHousing Housing Characteristics*

## Local Ordinances

Housing-related projects are allowed in all parts of West Bath except for Resource Protection areas and the Urban Development Park; however, the Land Use Ordinance prohibits new multi-family housing units of over 8 units from being approved and limits new multi-family housing units of over 4 units to be allowed in Mobile Home Park and Business Commercial Districts. Removing the housing restrictions and density limits in West Bath can promote more affordable and workforce housing; however, residents of West Bath have expressed during the public outreach phase that West Bath's rural character is important to preserve and to avoid sprawl development when it is possible. West Bath must keep in mind that the creation of more lots and units will help with creating more supply; however, there is no guarantee that the new units and lots will be sold as affordable unless the developer(s) are approached early in the process by affordable housing advocate groups.

## Housing Subsidies

Housing rents can be subsidized through direct rent subsidies provided through HUD Section 8 vouchers and through government subsidy of the construction of rental units in order to keep those units available at below market rate. Non-project based or Section 8 vouchers are issued to income-qualified families, elderly people and disabled people who apply for them. These vouchers can be redeemed by the landlord for rental subsidies provided by MSHA to make up the difference between the rent paid by the tenant and the market rate rent for the unit.

## **Trends**

Between 2010 and 2020 the median price for a house in West Bath increased by 87.10% from \$211,125 to \$395,000. West Bath's increase in median home price is the third highest in Sagadahoc County and the Labor Market Area, following behind Phippsburg (112.94% increase) and Georgetown (167.78% increase). The increase in median price also means that the income needed went from \$67,811 to \$101,051. This means an individual/household must be receiving an hourly income of \$48.58 to afford a median price household in West Bath. According to the Maine Housing Authority, the number of households that are unable to afford the median home price increased from 473 homes in 2010 to 594 homes in 2020. This makes West Bath's Housing Affordability Index (Median Income compared to Median Home Price) drop to 0.68, which is considered unaffordable. \* The only four communities in the Labor Market Area that are considered "affordable" under the Maine Housing Authority are Woolwich (Affordable Index of 1.08), Topsham (Affordable Index of 1.00), Richmond (Affordable Index of 1.05), and Dresden (Affordable Index of 1.03). The Growth Management Law Rule's definition of affordable housing identifies three target groups for affordable housing. These are very low income (0-50% of median income), low income (50-80% of median income), and moderate-income households (80-150% of median income).

Table 2-3 will show how the Median Home Prices have increased in the State, County, and Labor Market Area. Tables 2-4 and 2-5 incorporates the Median Home Prices to show how the increases have had an effect on the affordability. It should be noted that the data for Arrowsic is using 2013 and 2021 data, which were the only years available to provide as close to a 10-year gap as possible.

**Table 2-3  
Median Home Prices for State, County, and Labor Market Area**

<b>Location</b>	<b>2010</b>	<b>2020</b>	<b>Change (\$)</b>	<b>Change (%)</b>
<b>State of Maine</b>	\$165,000	\$255,000	+90,000	+54.55
<b>Sagadahoc County</b>	\$170,000	\$271,000	+\$101,000	+59.41
<b>West Bath</b>	\$211,125	\$395,000	+183,875	+87.10
<b>Arrowsic**</b>	\$265,750	\$415,000	+\$149,250	+56.16
<b>Bath</b>	\$135,000	\$235,000	+100,000	+74.10
<b>Bowdoin</b>	\$203,000	\$265,000	+62,000	+30.50
<b>Bowdoinham</b>	\$205,000	\$310,000	+105,000	+51.20
<b>Brunswick</b>	\$195,000	\$329,550	+134,550	+69.00
<b>Dresden</b>	\$157,250	\$272,500	+115,250	+73.29
<b>Georgetown</b>	\$180,000	\$482,000	+302,000	+167.80
<b>Harpwell</b>	\$325,000	\$470,000	+145,000	+44.60
<b>Phippsburg</b>	\$197,000	\$419,500	+222,500	+112.90
<b>Richmond</b>	\$139,000	\$197,000	+58,000	+41.70
<b>Topsham</b>	\$172,500	\$281,000	+108,500	+62.90
<b>Westport</b>	N/A	\$415,000	N/A	N/A
<b>Wiscasset</b>	\$135,000	\$247,500	+112,500	+83.33
<b>Woolwich</b>	\$163,000	\$279,000	+116,000	+71.2

The increased value of the housing significantly outpaced the increase in wages and income necessary to live in a home in West Bath. In the past decade, there are numerous factors that could be associated with this dilemma. The transition of the Brunswick Naval Air Station from a military base to an industrial park has resulted in a net loss of jobs, individuals seeking a home for retirement with water frontage result in an increase in property assessment, and the economy was still in recovery from the 2008 Recession. It should be noted that this Comprehensive Plan and data was compiled before West Bath could complete a property revaluation. The last revaluation in West Bath was conducted in 2008, and the Town is currently in the process of doing a new one.

**Table 2-4**

**2010 Housing Affordability Index for State, County, and West Bath**

<b>2010</b>	<b>Median Home Price</b>	<b>Median Income</b>	<b>Annual Income Needed</b>	<b>Affordability Index</b>
<b>State of Maine</b>	\$165,000	\$48,405	\$55,282	0.88
<b>Sagadahoc County</b>	\$170,000	\$54,950	\$56,791	0.97
<b>West Bath</b>	\$211,125	\$56,250	\$67,811	0.83

**Table 2-5**

**2020 Housing Affordability Index for State, County, and West Bath**

<b>2020</b>	<b>Median Home Price</b>	<b>Median Income</b>	<b>Annual Income Needed</b>	<b>Affordability Index</b>	<b>Change from 2010</b>
<b>State of Maine</b>	\$255,000	\$63,335	\$69,691	0.91	+0.03
<b>Sagadahoc County</b>	\$335,000	\$70,254	\$88,774	0.79	-0.18
<b>West Bath</b>	\$395,000	\$68,482	\$101,051	0.68	-0.15

*Source: Maine Housing Affordability Index*

Affordability Index as determined by the Maine Housing Authority.

Affordable=> Indices equal to or greater than 1.

Not Affordable=> Indices less than 1.

West Bath is limited with their options to address affordable housing. Affordable housing is defined by the Maine State Statute as “decent, safe, and sanitary dwellings, apartments, or other living accommodations for low-income and moderate-income households.” A common solution for communities to attract affordable housing developments has been to expand public utilities and establish financial incentives. The public sewer and water utilities in West Bath have limited geographic capabilities that both utility districts have noted are not feasible to expand in the community without a substantial financial match.

### **Bath Housing Authority/Bath Housing Development Corporation:**

The Bath Housing Authority constructed their first public housing project in 1977, and currently manages over 175 apartments in the Greater Bath Region, these include five properties that are subsidized by the United States Department of Housing and Urban Development. The Bath Housing Authority also works with over 65 landlords in the area in the Housing Choice Voucher Program. The Bath Housing Authority also works with nonprofits (Midcoast Maine Community Action, Sweetser, Mid-Coast Public Transportation) and organizations (Bath Iron Works, Bath Regional Career Center) to create more workforce housing unit in the region. In cases where the Town acquires tax default parcels, Bath Housing Authority would have the resources to rehabilitate these homes under conditions set by the Town of West Bath.

In 2021, Bath Housing Authority transitioned 97 apartments from the Low-Income Public Housing program to Housing Choice Voucher under the Bath Housing Development Corporation. This allows more avenues of funding to be pursued to make improvements to the existing affordable apartments to meet modern building standards.

### **Analysis/Issues**

Taxpayers find the mil rate in West Bath as an attractive reason to move to the area as opposed to Brunswick, Bath, and other neighboring communities. Based on the American Community Survey, West Bath has an estimated 420 residents 65 years or older, which accounts for roughly 22% of all West Bath residents. If the estimate is accurate, this would be an increase from the 2010 Census data of 336 residents, which accounted for 18% of all West Bath residents and will need to consider their accessibility to services that require transportation out of the community.

The minimal options to expanding public utilities in West Bath will limit the ability to establish high density housing units.

Besides affordability, the Town is not experiencing substandard housing conditions as a result of the Land Use Ordinance. According to the Maine State Economist, West Bath has no housing that lacks adequate kitchen or plumbing facilities. \*

### SECTION 3: HISTORIC & ARCHEOLOGICAL RESOURCES

#### **Background (From the West Bath Historical Society): \***

The New Meadows River area has drawn settlement and commerce for centuries. Before West Bath was founded, the area was known for its sizable population of Abenaki, a tribe whose homeland extended across much of New England, Southern Quebec and the Southern Canadian Maritime provinces. The Abenaki, and other Indigenous Peoples from the Androscoggin and Norrdgewock (part of the Wabanaki Confederacy) used the New Meadows River, Winnegance Carrying Place, and Winnegance Creek as their preferred means of travel. Though few of the Indigenous Peoples remain in the area today, arrowheads can still be found and it is rumored that hieroglyphic inscriptions have survived on the western base of a stone cliff on Rich Hill at Mill Cove.\*

With the arrival of Europeans to the area, it soon became populated with early settlers. Initially, West Bath was part of Georgetown (incorporated in 1716) before becoming part of Bath (incorporated in 1781). West Bath became an independent community in 1844 because residents felt their taxes were becoming too costly and the benefits too few.

In 1739, Joseph Berry bought land between Winnegance Creek and the New Meadows River to build a tidal sawmill on what is now known as Berry's Mill Road in West Bath. The sawmill was built in partnership with the Sears family. The Town's center was initially called the Mill Cove District because of the sawmills. In addition to his prosperous farming and mill enterprises, Berry built a tavern for the area. By 1762, a meetinghouse was completed for the Second Parish Church, to address the difficulty facing women, children, and the elderly when crossing the Winnegance Creek in the winter to attend the original meetinghouse. By 1765, Benjamin Brown had established a ferry service across the New Meadows River between Brunswick and Georgetown (now West Bath). Around 1783, Captain John Peterson built a stone dam on the west side of Howard Point Cove. He also operated a shipyard just below the dam, near Brown's Ferry. In 1792, Captain Peterson acquired Brown's Ferry and operated it until about 1796.

Following Berry's example, West Bath became known for its tidal power and attracted other families to the area, such as the Ring family (now Marilyn Bruce's family); the Brown family (now the Hennesseys); the Mitchell family (now the Wilbert Small family); Reverend Francis Winter (now the Ireland farm), the first settled minister who served the meetinghouse at Witch Spring; and the Lombard family, who brought the first midwife/doctor, Sarah Lombard, to the area.

In the early years, most families resided in concentrated areas near the mills or along various areas of the New Meadows River, and it was not uncommon for early settlers to build garrisons to flee to during skirmishes with neighboring Native Americans, which they often referred to as raids. Early homes also contained hidden rooms and stairways as safety precautions, in the event the community was raided by Indigenous tribes. Raids were not an uncommon occurrence in West Bath. Sarah Lombard's husband, Samuel Lombard, was said to have escaped capture from an Indigenous tribe by skating away on the frozen St. Lawrence River. And Joseph Berry was said to have kept a blunderbuss at his mills to ward off potential attacks.

Early homes were also built with root cellars to preserve and store food. Families in West Bath commonly had large gardens and hunted for their food, which required a sizable amount of climate-controlled storage capacity.

As early settlers relied on boats for most travel to and from West Bath, homes were often built along the shorelines with the front door facing the water. The convenience of traveling by water also meant that various parts of the New Meadows River shoreline, such as Quaker Point, Brigham's Cove, and Birch Point were in high demand. \* Foster's Point served as another prime area for settlement, whose early family names include Coombs, Higgins, Holbrook, and Trufant. Many descendants of these families retain connections to their original homes to this day.

Most of the early commerce in West Bath centered on mills, farming, and trading of goods. Ferry transport was used before bridges were built to connect parts of the community. Reliance on water travel also meant that many of the roads in West Bath would change and relocate over the years. Today, housing along the New Meadows River is still a desirable commodity, and the development of inland roads has improved connections between West Bath and neighboring communities, making water access more valuable for aquaculture and private recreational activities than for daily transportation.

### **Historical Buildings: \***

#### Mill Cove School (Littlefield School):

Currently listed on the National Register of Historic Places, this town-owned building was built in 1853 and is the last surviving district schoolhouse, in original condition, within West Bath that maintains the late Victorian Era interior. The one-story wooden frame structure is located on Berry's Mill Road and was placed on the National Register in 2000; however, the property was listed as a property in the City of Bath.

#### Lowell School:

This former West Bath school building was moved from its original location and reworked into a private home on New Meadows Road.

#### Old West Bath Meeting House:

The Old West Bath Meeting House was built in 1839 to serve the Phippsburg Circuit—Dromore, Winnegance, and Mill Cove. Worshipers came from as far as Harpswell by boat. Member families listed include the Flanders, Larrabees, Rings, and Olivers. This structure is eligible for the National Register of Historic Places but there has been no submission. This structure is of local significance as a site for civil services and public gatherings in the early days of the community. Located on Berry's Mill Road, the Meeting House continues to be used by the West Bath Historical Society for community events and is available for private use by arrangement.



Millicent Hamilton House/Hamilton Sanctuary:

The ninety-three acres of farmland dates to the early days of West Bath and is located on Foster's Point Road. This site is eligible for the National Register of Historic Places and is currently owned by the Maine Audubon Society as a publicly accessible site to the New Meadows River.

West Bath Lodge of the Independent Order of Good Templars:

The Templars' Hall, built circa 1888, was moved half a mile south of its original spot to the site where it resides now north of the Grange. It is privately owned and has been a home to several families through the years.

West Bath Seaside Grange Hall:

The Grange, built in 1901 on New Meadows Road, is currently under ownership by the Maine State Grange. This is a site that is eligible for the National Register of Historic Places.

Sabino Hall:

Sabino Hall, owned by the Sabino Improvement Association, Inc. celebrated its 100th anniversary in 2022. The association was incorporated in 1921, but the original group dates back to 1888 and was originally called the Bobtail Club. The original clubhouse was initially built as a cottage. The Sabino Hall may be an eligible structure for the National Registry of Historic Places.

Lombard House

Privately owned house. Located on Berry's Mill Road; built circa 1760.

David Ring House

Located on Berry's Mill Road; built circa 1760.

Frank W. Jacques House

Located on Berry's Mill Road; built circa 1795.

Percy - Redlon House

Located on Berry's Mill Road; built circa 1760.

Coombs - Waterman House

Located on Foster's Point Road; built circa 1750.

Albert J. White House

Located on Foster's Point Road; built circa 1785.

Francisco House

Located on Foster's Point Road; built prior to 1836.

Mitchell/Small House

Located on Berry's Mill Road; built circa 1757.

Lee/McNary Farm

Located on Sabino Road; built circa 1775.

Freeman House

Located on Quaker Point; built in the late 1700s.

**Historic Archaeological Sites: \***

The Maine Historic Preservation Commission (MHPC) lists three (3) Historic Archaeological Sites in West Bath relating to early English settlement. The information below is the title given by the MHPC, a brief description provided by the organization, and their State ID number. A description for sites associated with settlements predating the colonial era are described under the "Prehistoric Archaeological Sites".

Baker Mill Dam (ME 469-001): English tidal mill dam

Berry Complex (ME 469-002): English garrison and businesses

Chandler R. Shipwreck (ME 469-003): American shipwreck, gas screw

The exact locations of these sites may be divulged by the MHPC on a need-to-know basis for professional archeologists and others conducting legitimate archaeological excavation. Professional surveying to thoroughly inventory and analyze historic archeological sites has not been done in West Bath. The MHPC recommends that field surveying be done and to concentrate on the earliest European settlement in Town from the late 17<sup>th</sup> Century.

**Prehistoric Archaeological Sites:**

The MHPC identifies thirty-five (35) potential sites within West Bath. These sites include the entire New Meadows River shoreline, portions of Back Cove, Merritt Island, Mill Cove, Dam Cove, Birch Point, Brighams and Perry Coves, and the entire shoreline of Winnegance Creek as potential archaeological sites. Of the thirty-five (35) potential sites, at least thirty (30) prehistoric sites could be eligible for listing on the National Register of Historic Places. Most of the locations are ancient shell middens and piles of discarded shellfish shells where gatherings took place.

## **Trends**

By knowing how the Town's character was formed, West Bath can better preserve those aspects of its rural character that contribute most to enhancing the future vision for the Town. The West Bath Historical Society is instrumental in providing this essential community planning function of researching, identifying, collecting, preserving and protecting the Town's historic resources. As a private nonprofit, the Historical Society can be a bridge between the Town's public policies and the private landowners who own significant historical artifacts and sites. This could include working with landowners in preserving historic farms, farmland and rights-of-way for limited public uses, such as pedestrian/equestrian trails, in exchange for some benefits from the Town through such means as conservation easements or assistance on seeking tax abatement. Many private landowners have provided access through the Over the Hill ATV Club, which is a nonprofit organization. By cooperating with local nonprofit organizations, such as the Historical Society and Over the Hill ATV Club, the residents of West Bath can take an active approach in preserving historical lands while providing a level of access that does not interfere with the residents' property rights. Beyond cooperating with local nonprofits, the Town of West Bath's role is limited to assisting with preservation of historic resources.

MHPC identifies climate change as a potential threat to key historic and prehistoric places throughout the State of Maine. While there are no properties listed in the National Register of Historic Places, there are prehistoric sites and non-registered sites that are susceptible to the growing threats of rising tides. Corrective measures could involve mitigation methods or relocation depending on the site and potential risk.

To help with preservation of historic structures, the Federal Historic Preservation Tax Incentives program rewards private investment to rehabilitate certified historic structures (a building listed individually in the National Register of Historic Places or a building located in a registered historic district and certified by the Secretary of the Interior as contributing to the historic significance of the district). The building must currently be used or will be used for commercial, industrial, agricultural, or rental residential purposes, but not used exclusively as the owner's private residence. Under PL 99-514 Internal Revenue Code Section 47, tax incentives include: \*

A 20% tax credit for the certified rehabilitation of certified historic structures.

A 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

A Maine State taxpayer is allowed a credit equal to the amount of the Federal credit claimed by the taxpayer under section 47 of the Internal Revenue Code for rehabilitation of certified historic structures located in Maine. The credit is nonrefundable and is limited to \$100,000 annually per taxpayer.

The identification, excavation, study, collection and archiving of archeological artifacts extends the historical knowledge of West Bath, the Midcoast region and Maine. But archeological sites, not only because they are below ground but also presumed to be mostly located along shorelines, are less endangered in West Bath than historical buildings and structures. State shoreland zoning requires as one of its purposes to protect archeological and historic resources. This zone extends 250 feet inland from the shoreline. The State Subdivision statute requires review by municipalities on impacts from proposed subdivision on historic sites, which the West Bath Planning Board has, and will continue to require applicants to incorporate in their submissions. The West Bath Planning Board may also require site plan applicants to submit a copy of proposed plans to the Maine Historic Preservation Commission to help identify and protect archeological sites. Applicants are also required to provide landscape plans to demonstrate the preservation of historically significant areas. \*

### **Analysis/Issues\***

The West Bath Historical Society has been approached by residents and families who are trying to find ways of preserving assets relevant to West Bath's history. This includes structures, artifacts that can date back to West Bath's incorporation, and documents.

Historic buildings, either Town owned, non-profit or privately owned, could assist in the cultural life of the Town, especially for retirees, by providing museum and archival space and meeting rooms for community groups such as book groups or for small group musical presentations. In cooperation with the Town and affected landowners, the Historical Society can lead the efforts in having historical properties gain National Register of Historic Places status. Such designation can confer Federal and State tax abatement for rehabilitation projects on non-residentially used buildings.

With the improvements in technology, Town records and documents can be stored and centralized in digital formats for long lasting preservation. While digitization can help with preservation of vital documents tied to West Bath's history, efforts to physically store the original documents should still take a high priority.

While we have not experienced any high-profile cases of historic resources falling into disrepair, the Town of West Bath's partnership to provide access to the Historical Society at the Old West Bath Meeting House and Littlefield School, as well as space at the Town Office, helps to protect local assets from being lost due to neglect. \*

The MHPC recommends that municipalities put in place methods to review all construction and ground-disturbing proposals in designated historic and archeological areas. The MHPC is prepared to be contacted by West Bath for its expert review and opinions to assist the Town in preserving and protecting its historic and archeological resources. This can be done by imposing appropriate conditions as part of building, land use and subdivision permits issued by the Town to landowners who have identified historic or archeological resources on their property.

## SECTION 4: RECREATION & OPEN SPACES

### Background

West Bath residents have historically enjoyed the informal recreational opportunities provided by its rural coastline and wooded inland. The Town does not have a formal town-wide recreational program, nor is there a Town Recreation Department. Rather, by inter-municipal agreement, residents have always been able to use recreational programs and facilities in the neighboring community of Bath including ball fields, and team sport leagues. Residents are also able to obtain membership at the Bath Area Family YMCA.

There are no town-owned parks in West Bath; however, there are targeted recreational programs for groups within West Bath. These opportunities include fields and a playground at the West Bath School open to the public. There is a gymnasium and lunchroom/kitchen at the West Bath School available for occasional public use if it does not conflict with school activities. The school hosts several after-school recreational activities, including, but not limited to, soccer and baseball. During the school day, there are, of course, in-school physical education and sports programs.

The meeting room at the Fire Station provides rental space for adult recreational pursuits as well as cultural and educational events. The meeting room offers a range of activities for residents of all ages.

There has traditionally been informal access to the shoreline for recreational shellfish harvesting, boaters and walkers; likewise, into interior fields and wooded areas. Summer sailing regattas at several of the coves with historic cottage colonies provide private group summer sailing.

### Developed Recreation Facilities

The Town owns three (3) public boat ramps maintained by the Road Commissioner. These boat ramps are available for public use.

<u>Name</u>	<u>Location</u>	<u>Parking</u>	<u>Acreage</u>
Bull Rock Boat Ramp	New Meadows River	Yes	0.20
Mountain Road Boat Ramp	Lower Mill Cove	No	0.17
Sabino Boat Ramp	Sabino Cove	No	0.09

There is also informal access to coastal water from public roads at bridges for canoers and kayakers. This informal access helps minimize interference at commercial boat ramps. Encouraging more recreational users at the boat ramps listed above can only occur when the facilities are upgraded to handle both uses. The Town oversees the moorings in its coastal waters and settles disputes between residents and visitors over availability and location of moorings. Most moorings in Town are for recreational boaters - few are used by commercial fishermen.

## **Parks and Open Space**

There is one public-access park in Town that is not owned by the municipality, the Hamilton Audubon Sanctuary, which is primarily used by bird watchers and nature walkers. There is also a 45 acre preserve owned by the Kennebec Estuary Land Trust, known as the Green Point Preserve, that offers free access to visitors.

Other open spaces in Town are all privately owned. Some landowners allow the public to walk, ride horses, cross-country ski, ride all-terrain vehicles, and snowmobiles on their land. The allowed uses are up to the private landowner to grant permission for access.

## **Analysis/Issues**

While the tradition of informal access to the shore for walkers, shellfish harvesters, and boaters, and access to the interior woods in Town have served West Bath residents well in the past, there may be more pressure for closing off coastal access and recreational use of interior woodland in the 21st Century due to increased subdivision of land and subsequent new housing. Liability from accidents is a concern by many residents; however, Title 14 M.R.S.A. Section 159-A outlines protections for landowners who do allow recreational uses on their property.

The lack of public open space locations is also an item for consideration. While 56.3% of residents responded to the public survey by stating that the recreational facilities were adequate, the respondents that did not believe it was adequate, and cited the lack of areas in West Bath for trails and open spaces. The Hamilton Audubon Sanctuary and Greenpoint Preserve are vital parcels to preserve open space for the public. \* The Town has outlined the possibility of further developing the area around the West Bath School for more recreational activities, which includes open fields for a variety of recreational uses. The process would include cooperating with the West Bath School. The Town can also explore regional collaborations with nonprofits and municipalities, such as the bikeway extension outlined under the Transportation Section (Section 11). There is no formal mechanism for acquiring potential recreational sites except for applying for grants and raising funds through private donations. \*

## SECTION 5: ECONOMY

### **Background**

West Bath functions as a bedroom/commuter community for the Bath-Brunswick Labor Market Area, which includes the towns of Arrowsic, Bath, Bowdoin, Bowdoinham, Brunswick, Dresden, Georgetown, Harpswell, Phippsburg, Topsham, West Bath, Westport Island, Wiscasset, and Woolwich. Due to the presence of Bath Iron Works (BIW), one of the State's largest employers, manufacturing represents a significant source of employment for West Bath residents and the largest industry sector in the Bath-Brunswick Labor Market Area. BIW currently has 6,789 employees and is seeking to create at least another 1,000 jobs. BIW is still investing and providing job support in the region, including new contracts and hiring programs that include free training through the Maine Community College System. In West Bath, these investments include the development of a warehouse built along the railroad to store steel and materials that will be used in the construction of current and future projects. In addition to the shipbuilding activities in Bath, BIW also provides employment in design and office-related facilities in Brunswick.

While the second largest employer in the region, Brunswick Naval Air Station (BNAS), was officially decommissioned in 2011, new life came to the site as the Midcoast Regional Redevelopment Authority (MRRRA), which has generated more than 2,000 jobs over the past decade. The transformation from Government/Military use to a diverse mix of manufacturing, technological, workforce training, and service industries has replaced jobs that were lost from the decommissioning. Manufacturing represents the largest industry sector in the Bath-Brunswick Labor Market Area, followed by the Public Sector. Collectively, Bath Iron Works and the Midcoast Regional Redevelopment Authority employ almost 9,000 workers in the Bath-Brunswick Labor Market Area.

At a local level, the West Bath Wing Farm Park received federal funding to expand sewer and water utilities in the early 2010s to accommodate high intense commercial and industrial uses. Wing Farm Park, which is most of the Urban Development Park Zone, is an industrial-zoned area that is on the border of the City of Bath and Town of West Bath. The site is now under private ownership and is still looking for ways to expand. West Bath does not have a traditional downtown or village center(s) in the community that would accommodate an influx of businesses. Instead, small-scale commercial developments and home-based businesses are scattered throughout the Town. \*

The Town of West Bath does not have any established economic development incentives for development in growth areas.\* West Bath attracts businesses to the area by embracing the setting along a commonly travelled road for year-round residents between Bath and Brunswick. West Bath's location is attractive for businesses that desire proximity to the neighboring service centers. West Bath also benefits from multiple public access points to the New Meadows River, which helps strengthen the State of Maine's aquaculture industry.\*

**Largest Employers: \***

At the time of this writing, the outlook for the listed businesses is unknown as inflation, supply chain issues, and labor shortage are unknown. However, the businesses listed below are staples in the community that provide necessary services and sales of products used in daily life. This list is based on information from the State of Maine Center for Workforce Research and Information Employer Locator.

**Within a 5-mile radius of West Bath:**

- General Dynamics (Bath Iron Works)
- RSU 1
- Mid Coast Hospital/MaineHealth
- Mid Coast Medical Group/MaineHealth
- Maine Behavioral Health/MaineHealth
- Shaw's Supermarket
- Reny's Department Stores

**Within West Bath:**

- Town of West Bath (including West Bath School)
- Casella Waste Systems
- MW Sewall Fuel Facility
- Bath Auto Parts Company
- Occupational Health Associates of Maine
- East Coast Woodworking Inc.
- Bath Industrial Sales
- PDQ Door Company, Inc.

**Regional Groups and Plans: \***

- Casco Bay Estuary Partnership (Casco Bay Plan 2016-2021)
- Kennebec Estuary Land Trust (Strategic Plan)
- Midcoast Council of Governments (Comprehensive Economic Development Strategy)

**ECONOMY CHARACTERISTICS**

As of 2020, 522 of West Bath's workforce (42%) is involved in "Management, business, science, and arts" occupational sectors of the economy as the largest employment field, while "Natural resources, construction, and maintenance" occupations make up the second largest employment with 201 employees (17.7%). At the Sagadahoc County level, "Management, business, science, and arts" occupations are the largest field with 7,452 workers (39.5%) while the second largest is "Sales and office occupations" with 3,002 workers (15.9%).



**Table 5-1  
Jobs and Businesses in West Bath**

Industry	West Bath, 2011		West Bath, 2021	
	Establishments	Average Employment	Establishments	Average Employment
Construction	13	76	14	60
Manufacturing	5	23	3	9
Retail	5	21	8	52
Technical Services	4	4	6	4
Administrative and Waste Services	8	92	6	19
Other Services Except Public Administration	7	21	4	20
Miscellaneous	15	-	11	-
<b>Total</b>	<b>57</b>	<b>N/A</b>	<b>52</b>	<b>N/A</b>

*Source: Maine Center for Workforce Research and Information*

**Table 5-2  
West Bath Labor and Unemployment**

YEAR	LABOR FORCE	EMPLOYMENT	UNEMPLOYED	UNEMPLOYMENT (%)
2011	879	805	74	8.4
2012	865	809	56	6.5
2013	870	813	57	6.6
2014	871	822	49	5.6
2015	863	830	33	3.8
2016	872	843	29	3.3
2017	884	856	28	3.2
2018	889	862	27	3.0
2019	890	869	21	2.4
2020	870	827	43	4.9
2021	864	829	35	4.1

*Source: Maine Center for Workforce Research and Information*

Note: For the purposes of Table 5-2, the term “Labor Force” references individuals that are sixteen (16) years of age or older that are seeking work.

## **Transportation**

An estimated 304 West Bath residents travel between 10-14 minutes to work, which is the largest group of residents. The second largest group, 186 residents, drive 15-19 minutes. Only 19 of all West Bath residents are estimated to drive more than an hour to get to work. 118 of West Bath residents are estimated to be working from home.

It should be noted that the most recent information from the US Census for this document was taken during 2020, which was during the first year of the COVID-19 pandemic in the United States. This time resulted in many employees working from home as it was discouraged to work in a confined area with coworkers. While this transition was temporary for some, there were many employers who adopted “remote work” policies that extended beyond 2020. At the time of writing this Comprehensive Plan, Maine has experienced an influx of out-of-state residents looking for communities with high-speed fiber connections to carry out their remote work, and the State’s Department of Economic & Community Development has made efforts to expand fiber networks to support Home Occupations and remote workers.

## **Trends**

Over the last decade, West Bath has seen a minor fluctuation regarding the number residents in the Labor Force but has also seen an increase of residents that have gained employment. West Bath did increase in residents that were unemployed in 2020 and 2021; however, these two years were during the COVID pandemic that resulted in a nationwide trend of increased unemployment. Despite the pandemic, West Bath ended this ten-year period with half as many residents that were unemployed in 2011 when the Brunswick Naval Air Station was in the process of being decommissioned.

West Bath no longer has traditional inns, hotels, or motels, which are commonly found in Bath and Brunswick. Except for short-term rentals and restaurants, West Bath does not have a tourism industry, which residents agreed with when responding to the Comprehensive Plan’s public survey. The Town has supported the industry by updating their local Land Use Ordinance. Attempts to expand the tourism industry will need to focus on the shoreline and rentals. \*

Home Occupations are popular for Maine families. “Home Occupation” is a common land use term where a commercial business is operated out of a structure primarily used for residential purposes. Communities establish different standards to prevent commercial businesses from becoming the primary use of the residential structure in a predominantly residential neighborhood. The Town of West Bath has a process for interested residents to establish a Home Occupation that requires a permit from the Planning Board. While residents overwhelmingly supported small-scale businesses to grow in the community, many voiced concerns about businesses not being properly maintained and creating a visual nuisance. \*

The Town of West Bath has commercial and industrial areas in the community for further development. The Town has Standards and a Planning Board process in the Land Use Ordinance to prevent damage to environmental or residential surroundings. Residents that responded to the public outreach indicated a desire to increase lot size requirements to further preserve West Bath rural character. \* While sewer and water expansions are possible, it requires cooperation from the Bath Water District and Division of Storm Waters and Sewer (Bath Sewer District), who do not see a feasible method of expanding utilities any further into West Bath. To feasibly expand sewer and water into West Bath, grant funding will be required with the knowledge that a significant development project is planned for construction. Broadband access is currently being explored by the Broadband Task Force to expand into the unserved pockets of West Bath. \*

### **Analysis/Issues**

Since the 2006 Comprehensive Plan, the Bath-Brunswick Labor Market Area has experienced a meaningful change in the local economy. Between 2006 and 2022, the Brunswick Naval Air Station has been decommissioned and shifted its focus to a diversified industrial and commercial area, the labor force for the largest employers in the area are having highly experienced individuals enter retirement, and the 2020 pandemic made office and retail industries re-evaluate their business models. These changes have caused more businesses to move to the Bath-Brunswick Labor Market Area. The new jobs in the region will provide West Bath residents entering the labor market with new opportunities for competitive wages offered by these skilled professions. Despite the limited ability to expand utilities, West Bath benefits from these changes based on the geographical location between Brunswick and Bath, which are seeing a growth in development. \*

Historically, BIW and MRRA, formerly known as the Brunswick Naval Air Station, have provided residents of the Town with higher levels of employment than other residents in the County, State, or Nation. While the MRRA has had a successful transition to provide new industrial/commercial space in the region, the number of jobs is still at a net loss compared to the opportunities from when it was an active Air Station. At the time of writing, BIW is concluding the work on the Zumwalt Destroyer program but has expanded the Aegis-Class Destroyer contract.

Like many industries in the nation, the top employers in the regional labor market are facing one key issue: maintaining an experienced workforce. This issue includes increasing household income for workers to afford housing within a reasonable commute time of the place of employment. Employing the next generation of trained workers to replace the positions of individuals that are retiring are important factors that must be addressed to sustain the local economy. Employers are also tackling inflation and rising interest rates that have caused many businesses in the region to close.

## SECTION 6: AGRICULTURE & FORESTRY

### **Background**

#### Agriculture:

The agricultural heritage of the Town is evident with the open fields along old roads, old farms and barns. Historically, West Bath was a farming and fishing community; however, there are no more commercial farms in the community as of 2022. These properties are used now mostly for personal horse and occasionally steer pasturage, for recreation such as snowmobiling, skiing and sledding and for hay production. Maps provided by the Department of Agriculture, Conservation, and Forestry (DACF) show areas in West Bath that are considered farmland of statewide importance and prime farmland. The map does not indicate the areas currently used as farmland but that the conditions would make them ideal for agriculture. The agricultural land and rural character are considered important characteristics that must be preserved by the residents who responded to the public survey. According to the West Bath records, there is at least 1,337.58 acres of land in community placed under a State tax program (Open Space, Farmland, Forested Land).

#### Forestry:

Harvestable timberland is contained within one of the 10 large interior blocks of woodland within characteristically small lots. West Bath's landowners have allowed a fair amount of public access on their land for informal recreational uses such as hiking, skiing and snowmobiling. West Bath's characteristically rocky and ledge soils in its uplands and promontories are better suited for tree growth than for row-crop agriculture. While the Colonial era and 19th Century search for tall pine trees for masts and spars for sailing ships is long gone, small-scale timber harvesting remains ongoing. The Town's small-lot landowners harvest trees for firewood for personal use, some for sale, as well as for paper pulp and for construction and furniture uses. During the period: 2010 to 2019, an average of about 97.5 acres a year underwent 'selection harvesting'.

#### Timber Harvest (as defined by Maine Department of Agriculture, Conservation and Forestry):

Selection harvesting is a method of harvesting in which the individual trees or large groups of trees are removed to allow regeneration of new seedlings and maintain an uneven-aged forest. Selection harvests are used to manage species that do not need high levels of sunlight to regenerate and survive in the understory.

Shelterwood harvesting is a method of regenerating new, even-aged stands by harvesting all mature trees in an area in a series of two or more cuts occurring within 10-20 years. One or more cuts leave merchantable trees to provide shade and protection for the establishment of forest seedlings. The second or third cut, or final removal, removes the remaining mature trees to give the regenerated trees full sunlight.

Clearcut harvesting is done on a forested site larger than 5 acres that results in a residual basal area of acceptable growing stock (trees greater than 4.5 inches of Diameter at Breast Height) less than 30 square feet per acre. This does not include instances where people remove trees to accommodate a new structure. Sometimes, this type of harvest amounts to 'liquidation harvesting' in which most or all trees are removed, without regard for long-term forest management principles, and the subsequent sale or attempted resale of the harvested land within 5 years.

Table 6-1 provides a breakdown of the acres and active commercial harvests that have been permitted in the Town of West Bath as far back as 1992.

**TABLE 6-1**

Year	Selection harvest (acres)	Shelterwood harvest (acres)	Clearcut harvest (acres)	Total Harvest (acres)	Change of land use (acres)	Number of active Notifications
1992-1995	200	15	2	217	7	8
1996-2000	37	6	0	43	9	13
2001-2005	18	0	0	18	2	4
2006-2010	421	85	0	506	6	25
2011-2015	342	20	0	362	0	18
2016	90	20	0	110	0	11
2017	98	0	0	98	4	6
2018	153	0	0	153	10	6
2019	110	0	0	110	5	4
Total	1469	146	2	1617	43	95

*Source: Department of Agriculture, Conservation, and Forestry – Maine Forest Service*

### **Trends**

In West Bath and Sagadahoc County, the existing amount of residential and commercial land coupled with the relatively small size of land parcels still in open space, precludes the easy development of large-scale commercial agricultural or timber harvesting operations compared to Aroostook or Piscataquis Counties. Transportation-dependent and chemical-intensive agribusiness cultivation and marketing of agricultural produce and livestock from elsewhere in the U.S., and the enormous wood-products company holdings in the Maine North Woods, are likely to continue to maintain the low prices at local supermarkets and lumber stores during the near future against which the family farm in West Bath or elsewhere will continue to have such a difficult time competing.

The State of Maine offers three types of tax programs that aim to assist the preservation of farmland, open space, and tree growth/forestry, and discourage developing the lands for substantial residential and commercial developments. All three tax programs are through voluntary enrollments by the landowner where the Town sets the valuation based on the value of land that is placed under this program, which proportionately reduces the landowner's tax burden. The program does have penalties against landowners that do not fulfill the requirements of the program. Interested landowners are encouraged to speak with the Tax Assessor's agent to learn more about the program. In 2020 there were 103.26 acres among 9 registered parcels enrolled in the Open Space Tax Program in Town and 202.35 acres over 31 parcels that registered as Farmlands.

The USDA provides information for a 5-year overview of farmlands in each county; however, the 2022 overview was not available at the time of writing this Comprehensive Plan. There are no large-scale agriculture businesses in Sagadahoc County.

The Town of West Bath does not own any parcels that can be used for agricultural or forestry operations; however, the Town has a compost program at the Town Office.\* There is also a vegetable garden at the West Bath School for students.\* The community encourages agriculture and forestry by adopting ordinance standards that are required by the State of Maine Department of Environmental Protection, and by providing a pathway for the uses to be permitted in all areas apart from the Urban Development Park and Resource Protection Overlay Zone. The Town also incorporated a land-based zoning ordinance that limits the types of developments that can significantly cause a negative impact on these uses.\* West Bath also has public utilities in areas zoned for commercial and industrial uses, with no plans to expand them any further, which reduces the chance of high-density developments and high-impact industrial uses from operating near agricultural areas.\* It is important for the Town to review their Ordinances as statewide trends and changes to statutes could have an impact on these parcels, whether it is directly impacting the parcel or indirectly from developments on neighboring parcels. There have been no impacts of incompatible uses affecting farms and logging operations; however, it is important that standards are enforced for new projects to continue this trend.\*

Included in this section are maps provided by the Maine Forest Service and Town of West Bath to highlight all registered farms, managed forest lands, tree growth parcels, and open spaces.\*

### **Analysis/Issues**

Care is needed on what is put on agricultural land in West Bath, such as fertilizers, herbicides, and pesticides, due to the prevalence of shallow soils that permeate quickly to groundwater. Recently, state and national attention has been brought to the effects of per- and polyfluoroalkyl substances (PFAS), which were once acceptable for agricultural use for fertilizers, are now being found to have a long-lasting impact and slow break down over time. Because of their widespread use, PFAS is being found in humans, animals, and food products. Environmental Protection agencies are still working on solutions for addressing the chemical from spreading any further.

Another threat facing prime farmlands and timber harvesting has been the recent surge in land acquisitions for residential developments. The increased desire in housing could result in additional development in the area. To the extent that subdivision of large 'land-locked' interior parcels of land for new house lots occurs which will be a loss of land for farms and timber growth in Town. This suggests that if these larger interior parcels are to be preserved in forest or agriculture land, the Town may need to act sooner rather than later by cooperating with local land trusts and the Audubon Society to preserve land at risk, and to inform residents of tax programs and other policies to assist with preserving the land.\* There was a decrease of Tree Growth land from 910 acres in 2004 to 842.57 acres in 2022; however, when combined with the 391.75 acres for farmland and 103.26 acres of Open Space, there are more West Bath residents that are participating in these programs that can help preserve these valued assets.\*

Currently, there have been no conflicts between farming and/or logging operations with residential properties, and there are no large areas identified to be at risk of development. \* The lack of conflicting uses previously stated haven't prompted a necessity for creating local standards specifically designed to protect productive farm and forested lands apart from requirements from the State of Maine. \* Recently, the Kennebec Estuary Land Trust has started an initiative to purchase and preserve forested lands to tie into Lilly Pond Preserve. \*

## **SECTION 7: CRITICAL NATURAL AND WATER RESOURCES**

### **Background**

This section documents the inventory and analysis of critical natural resources in both mapped and written form. These resources include slopes, soils, water resources, wetlands, floodplains, forests, wildlife habitats, and unique natural areas. These natural resources each face unique challenges and threats that have become more noticeable since the implementation of the 2006 Comprehensive Plan; however, so has the work by various officials and volunteers to protect these natural resources.

One of the vital natural resources in West Bath is groundwater, which is commonly used by the residents of West Bath for drinking water. Only a small portion of West Bath is supplied with potable water from the Bath Water District since West Bath does not have a Public Water System (PWS). The remainder of West Bath relies upon drilled wells for drinking water. Groundwater is found in the cracks and fissures of the underlying bedrock (ledge). From wells drilled in bedrock, there are usually relatively low yields and sometimes wells must be drilled to depths of several hundred feet to obtain adequate yields for household use. Typically, yields are below 10 gallons per minute (gpm). Occasionally, there are high yield bedrock wells, but these are rare. There are no drinking water sources that are completely free of threats; however, there are factors that can minimize contamination risks. In general, the groundwater quality in West Bath is considered good and its volume adequate. The Town of West Bath understands the importance of drinking water quality and has the Road Commissioner utilize Best Management Practices for culvert replacements and minimizing salt and sand intrusion into surface water. \*

### **Resources**

Maps provided by the State of Maine and Beginning with Habitat (BwH) project are a compiled list of valued plant and animal habitats for the Town of West Bath. These include locations of rare plants, rare or exemplary natural communities, essential habitats, significant wildlife habitat (deer, waterfowl and wading birds, heron rookeries, nesting seabirds and shorebirds), and rare animal locations for endangered species.

### **Groundwater**

There are no sand-and-gravel aquifers in West Bath. The Maine Department of Environmental Protection provided an accompanying map that indicates there are no significant aquifers located within West Bath. Water sources are threatened by saltwater intrusion, contaminated surface water, failing/inadequate septic systems, and harmful chemicals from leaked septic systems. \*

### **Surface Water**

The entire water body system within West Bath lies within the New Meadows River and Kennebec River watersheds— both flowing into Casco Bay and the Gulf of Maine. Both watersheds, and the smaller watersheds that branch off, offer significant ecological value to wildlife and shellfish habitats. The State of Maine defines a Great Pond as a lake and/or pond greater than 10 acres in size. In West Bath, Campbell Pond (10 acres), Houghton Pond (18 acres), and Winnegance Pond (48 acres) classify as Great Ponds.



The surface waters, surrounding and within West Bath, have their headwaters or source within or near West Bath. The source of the New Meadows River is less than a mile north of the Old Bath Road. It has an exceedingly small watershed, which is rural-residential in character. The watershed of the upper and middle reaches of the New Meadows includes a portion of Brunswick. The character of this part of Brunswick is rural residential except for Old US Route 1 and a small part of the Cooks Corner Development. None of these watersheds are subject to new sources of pollution from major industries or intense developments, which will provide immediate surface water quality benefits for the people of West Bath; however, as depicted by the West Bath Watershed 2021 map, provided by the Maine Department of Environmental Protection, this segment of the River has noted Overboard Discharges and is placed in an Impaired Watershed Boundary.

### **Vernal Pools**

Vernal pools occur on the forest floor in the early to middle weeks of spring. These pools typically last for only a few weeks each year and are fed by melting snow at the time of year when the water table is at its highest. These spots are critical habitats for species such as wood frogs, blue-toed salamanders, and spotted turtles. Unless vernal pools are found and marked during their brief existence during the spring, it can easily be undetected during site reviews and developed.

The Maine Inland Fish and Wildlife and Maine Audubon Society has had resources available for volunteers to create local inventories.

### **Floodplains**

These narrow strips of land are both desirable and a risky location to construct dwellings or other structures. The Maine Department of Environmental Protection took steps to create statewide standards to limit the ability of landowners to build close to the water, whether the structure is within the 100-year floodplain or not. There are still several buildings that predate shoreland zoning regulations and are at risk of damage caused by the flooding. The federal government allows floodplain property owners in West Bath, through the National Flood Insurance Program, to obtain affordable flood insurance.

### **Soils**

Over thousands of years, the soil in West Bath has been formed through the action of climate and vegetation on glacial outwash, glacial till, and ledge, the local parent materials. The process has also been affected by local topography and the passage of time. Variations from place to place in one or more of the soil-forming factors cause soil properties to vary from place to place on the landscape. For instance, the color, texture, structure, depth to bedrock, and depth to water table, among other characteristics may be different. Because of these variations there are many different soil types, called soil series, which have been identified and mapped by the National Resources Conservation Services.

Each soil type has a different degree of suitability for any of the many possible land uses for which it might be developed. For instance, some soils are well suited for septic systems, while others are marginally suitable and still others are not at all suitable for this particular use. Similarly, different soils have varying fertility for agriculture and forestry.

The reasons for creating inventory and analyzing soils data include:

- To locate areas of soils best suited to each land use;
- To identify areas of soils where additional investment in development will be necessary and/or where environmental hazard is the greatest;
- To help direct land uses to the most suitable, least environmentally hazardous soils.

### **Wetlands**

These refer to the group of soils that are commonly found in a waterlogged condition. Some of these soils have standing water on them most of the year. Wetland soils typically are poorly or very poorly drained, as defined by the National Resources Conservation Services (NRCS). In a wetland, the water table is typically at or near the ground surface for enough of every year to produce wetland vegetation. Common names for wetlands include swamps, and marshes.

Wetlands are vital natural resources that have both ecological and economic importance. They provide a unique habitat, spawning and nesting areas for a broad spectrum of plants, animals, and fish, including waterfowl, shellfish, fish, insects, reptiles, amphibians, and many mammals. Wetlands serve as water purifiers for groundwater recharge and discharge and help protect surface water quality. Wetlands reduce flood hazard by absorbing rapid runoff like a sponge and then releasing it slowly to surface waters and, in some cases, groundwater. They reduce erosion and sedimentation in both stream channels and lake margins. Wetlands function as natural wet ponds, which absorb phosphorus in storm-water runoff. And, in some cases they have scenic, historic and/or archaeological values.

The State has identified four freshwater wetlands in or partly within West Bath; however, there are at least 4 additional freshwater wetlands. These are located on: New Meadows, Back Cove, and Dam Cove Creeks. None of the freshwater wetlands in West Bath have been degraded through dumping, dredging or filling. Several of these wetlands are of a size where habitat productivity could be severely threatened if the wetlands size were reduced.

The marine wetlands on Winnegance Creek are the most significant wetlands in West Bath. Its size especially when considered along with its Phippsburg portion, is large enough to provide a fully functioning plant/animal community. In 2006, the State identified these wetlands as significant for tidal waterfowl.

The sensitive ecological balance of a wetland can be easily disrupted by many human activities. Historically, wetlands have often been filled, drained, and/or excavated to expand the amount of developable land on a parcel in which they were located. Or their functions, listed above, have been severely impaired through clearing, paving or other development of adjacent land, causing reduced wildlife habitat, loss of groundwater recharge area, scenic value, increased flood hazard, and other adverse impacts.

## **Habitats**

Plants, fisheries and wildlife add significantly to the beauty of West Bath, in both visible and invisible ways. They attract seasonal visitors who like to hunt and fish and/or observe wildlife, and their presence serves those who own property and/or live in West Bath year-round. West Bath's tidal waters support a variety of shellfish, eelgrass, and waterfowl habitats. The forests and fields are the home of many large and small game and non-game species of mammals and birds.

Inventory and analysis of natural habitats has been done through the Beginning with Habitat (BwH) Program, a partnership of several state agencies, including the Maine Department of Inland Fisheries and Wildlife, the Maine Natural Areas Program, and the Maine State Planning Office, with the U.S. Fish & Wildlife Service, and the Maine Audubon Society. In the core of the program is the habitat-based landscape approach to assess wildlife and plant conservation priorities and opportunities. In addition to the habitats noted below, the following Beginning with Habitat maps are included in this plan:

- Water Resources and Riparian Habitats
- High Value Plant & Animal Habitats
- Undeveloped Habitat Blocks & Connectors and Conserved Lands
- Natural Resource Co-occurrence for West Bath

### **Water Resources and Riparian Habitats:**

As noted earlier, Wetlands are highly productive areas that are important for many wildlife species, including waterfowl and wading birds, frogs, turtles, snakes, and marine resources. These habitats are easily threatened by nearby developments that can force wildlife species to move to smaller habitats.

Riparian Habitats are transitional zones between open water and wetland habitats and upland habitats. These include riverbanks, shores, and the upland edges of wetlands. The wider the riparian buffers are maintained, the greater the water quality, in-stream habitat, and wildlife corridor benefits will occur; however, they do not guarantee healthy streams and water quality.

The Water Resources and Riparian Habitats map from Beginning with Habitat notes the National Wetlands Inventory (NWI), Riparian Habitats, Shellfish Growing Areas, and Shellfish Growing Areas within the boundaries of West Bath. These boundaries and highlighted areas are typically depicted on municipal Shoreland Zoning maps to provide buffer zones and protections for sensitive areas.

### **High Value Plant & Animal Habitats:**

The “High Value Plant & Animal Habitats” map provided by Beginning with Habitat provides areas that have wildlife that is considered rare, threatened, or endangered; rare or exemplary plants and natural communities; essential wildlife habitats; and significant wildlife habitats for inland waterfowl/wading birds, deer wintering areas, seabird nesting islands for communities that have applicable areas, tidal waterfowl/wading birds, and significant vernal pools. This map also depicts Atlantic Salmon Spawning/Rearing locations.

### **Undeveloped Habitat Blocks & Connectors and Conserved Lands**

The value of undeveloped land for wildlife habitat varies considerably depending on the location. Rapid development is a massive threat to natural habitats through direct loss and fragmentation of existing large habitat areas. With decrease in the size of natural habitat areas, the links between the blocks has become narrower. The “Undeveloped Habitat Blocks Connectors and Conserved Lands” map from Beginning with Habitat outlines the notable habitat connectors that face high levels of vehicular traffic and breaks down the ownership of the conserved land based on the type of owner (private/non-profit, federal, state, municipal, and voluntary easements). In West Bath, the largest blocks of conserved land are three separate areas surrounding Back Cove through voluntary easements from private landowners.

### **Significant Wildlife Habitat**

Significant Wildlife Habitat is defined by the Maine Natural Resources Protection Act (NRPA), which became effective in 1988. It was intended to define, designate and protect Significant Wildlife Habitats from adverse effects of development. In the years since the Act’s adoption, various state agencies have been developing statewide maps of the many types of Significant Wildlife Habitats.

### **Deer Wintering Areas**

These are areas of forest in which the combination of cover, remoteness, and availability of food are optimal for deer to gather and survive the winter. In West Bath, there are three areas that are considered Candidate Deer Wintering Areas. Two of these locations are between Mill Cove and Winnegance Creek while the third location is found south of Houghton Pond. Deer Wintering Areas as mapped have not been adopted as an NRPA-regulated habitat; therefore, none of the deer wintering areas are protected from potential development under current state or local rules. The Beginning with Habitat maps for High Value Plant & Animal Habitats also displays forested areas that have favorable conditions to be a future deer wintering area.

### **Inland and Tidal Waterfowl /Wading Bird Habitats**

Waterfowl and/or wading birds use this type of Significant Wildlife Habitat for breeding, feeding, roosting, loafing and migration areas. The areas are shown on the map and occupy portions of streams and wetlands associated with those streams. Portions of Back Cove Creek, New Meadows Creek, Winnegance Creek, Dam Cove, Back Cove, and New Meadows River are designated as Wading Birds/Waterfowl Habitat. While these areas are not adopted as NRPA-regulated Significant Wildlife Habitat, they are protected by West Bath’s shoreland zoning and by state wetland and stream regulations. The maps provided by Beginning with Habitat indicates that West Bath only has Tidal Waterfowl/Wading Bird Habitats, which are found scattered throughout the New Meadows River, including a large concentration in Back Cove and Mill Cove.

### **Rare and Endangered Plant Species**

The Maine Natural Areas Program tracks plant species that are rare in Maine. The Maine Department of Inland Fisheries and Wildlife inventories the status, life history, conservation needs, and occurrences for animal species that are Endangered, Threatened or otherwise rare. There were four sightings of rare or endangered plants in West Bath listed in the 1990 Comprehensive Plan: Corema Conrad II (Broom Crowberry, Suaeda Americana, and Suaeda Rich II (Rich's Sea-Blite). Locations of these occurrences were not available for more recent mapping effort and their locations need field verification.

### **High Value Habitat for USFWS Priority Trust Wildlife Species**

The US Fish & Wildlife Service (USFWS) has responsibility under federal law for tracking and protecting migratory birds and federally listed endangered species. There are 64 Priority Trust Species (areas of more than 5 acres) in all, and the USFWS Gulf of Maine office has produced a map that identifies a composite of the top 25% of high value habitats for these species. The 64 species included were chosen because they meet one or more of the following criteria:

- Federally endangered, threatened, and candidate species;
- Migratory birds, anadromous and estuarine fish that are significantly declining nationwide, or
- Migratory birds, anadromous and estuarine fish that have been identified as threatened or endangered by 2 or more of the 3 states in the Gulf of Maine watershed (Maine, part of New Hampshire, and part of Massachusetts).

There are three categories of these habitats in West Bath depicted on the High Value Habitats Map. They include non-forested freshwater wetlands, grassland, and upland forest.

### **Threats\***

The threats facing the water quality in West Bath are similar factors facing municipalities throughout Maine. These include pollutants in stormwater run-off, phosphates and chemicals in fertilizers used in residential and agriculture properties, saltwater intrusion, inadequate septic systems, and remaining OBDs. The Maine Department of Environmental Protection notes that there are no "Threatened Watershed Boundaries" within West Bath; however, there is an "Impaired Watershed Boundary" along the border of Brunswick where the remaining OBD system is located.

### **Overboard Wastewater Discharge**

As of July 14, 2022, there are 4 active OBD systems in West Bath on New Meadows River with a licensed flow of over 2,000 Gallons Per Day (GPD). All four OBDs are located on Rosedale Road. Since 1998, there have been 20 OBDs that were removed in the New Meadows River Watershed.

- DEP ID 001246: Expired on August 31, 2015
- DEP ID 001562: Expires on January 15, 2024
- DEP ID 001940: Expires on May 6, 2024
- DEP ID 009146: Expires on March 18, 2026

The OBD at site ID 001246 is in non-compliance with the State of Maine and West Bath due to their failure to comply with all laws regarding OBD. The Maine Department of Environmental Protection has offered examples where communities would assist with enforcement actions.

### **Erosion and Sedimentation**

From agriculture, timber harvesting, existing and new roads, ditches, building sites and driveways can add to both the sediment loading and phosphorus loading of lake waters. Failing, poorly designed and/or maintained septic systems can add unacceptable nitrate and other nutrient loads plus bacterial and/or viral contaminants to surface waters. Pesticides and fertilizers in storm-water runoff can pose a hazard to water quality.

### **Radon Gas**

Locations with a high level of radon can only be identified on a site-by-site basis. Although potentially carcinogenic in higher concentrations, it is technically feasible to design, construct, and retrofit buildings to effectively mitigate radon. More information on this health hazard is available through the Radiation Control Programs administered by the Maine Department of Human Services.

### **Uranium**

The Environmental Protection Agency has stated that in-taking an excess of 30 ug per liter of uranium can lead to higher risk for cancer, liver damage, or both. More Maine homes are finding a presence of Uranium, which is a tasteless, colorless, odorless carcinogen that is undetectable without proper well testing. More information on this health hazard is available by going to [wellwater.maine.gov](http://wellwater.maine.gov) or contacting the Maine Center for Disease Control.

### **Phosphorus Concentrations:**

By far the most potentially serious impact on water quality is the gradual increase in phosphorus loading due to additional development in watersheds. Before most other cumulative impacts show a major effect on water quality, increments of phosphorus can reach a level exceeding the ability of lake ecosystems to assimilate them. Algae blooms cause changes in water temperature, reduce its ability to hold oxygen, and possibly release phosphorus chemically bound to bottom sediments, leading to permanent changes in lake water clarity, loss of cold-water fisheries and other economically and ecologically adverse effects.

### **Rapid Development**

All natural habitats are severely impacted from development as they are forced to either migrate to a separate area or settle for a smaller habitat. These habitats are also at risk from off-site pollution from human activities that are transported via stormwater runoff. Although there are habitats, such as wetlands, that are natural sinks for sedimentation and water runoff, excessive amounts can reduce their effectiveness as spawning/nesting grounds. Fisheries and shellfish habitats are also susceptible to damage from excessive phosphorus, which can change the temperature and capacity of the water to hold oxygen, thereby discouraging cold water fish.

### **Nitrogen Contamination**

Nitrogen compounds may enter water as nitrates or be converted to nitrates from agricultural fertilizers, sewage, and drainage from livestock feeding area, farm manures and legumes. Nitrates in conjunction with phosphate stimulate the growth of algae with all of the related difficulties associated with excessive algae growth.

Excess nitrogen leads to a rapid increase in algal production and possibly an algae bloom. As the algae dies it decomposes, which utilizes oxygen in the water and may eventually lead to fish and shellfish death. This results in habitat damage and an ecological imbalance, loss in aesthetic and recreational value, and favorable condition for invasive plants. Once fully tidal, upper portion of New Meadows River, north of Route 1, have experienced periodic low levels of oxygen, and occasional algal blooms due to limited tidal flushing. These times of low oxygen may be tied to the sporadic fish kills, such as the pogie kill of the early 1990s. The New Meadows River, and the New Meadows Lake, experiences shellfish area closures due to excessive amounts of rain, and the resulting runoff. Other areas in the New Meadows River can be closed for a period of time due to high bacterial counts or nearby faulty/failing septic systems. While localized problems do exist, the New Meadows River remains a generally healthy water body.

### **Invasive Species**

Invasive plants, animals, and insects that are alien to local ecosystems grow rapidly and can be spread by unsuspecting residents who may carry plant fragments on boats, trailers, fishing equipment, or even their own clothing. They can have severe impacts on ecosystems by displacing similar species, decreasing biological diversity, changing habitat and biotic communities and disruption of the food chain. These changes can have socioeconomic consequences, such as the impairment of fishing and other forms of recreation. Throughout the State of Maine, there have been over 130 identified invasive species and plants. Through cooperation with the United States Department of Agriculture National Invasive Species Information Center, municipalities and residents can find updates on invasive species that have been detected in the region. Municipalities can also work with the Maine Department of Inland Fisheries and Wildlife and the Land and Water Resources Council for comprehensive management plans to address invasive species. \*

### **Water Quality Protection\***

The Federal Safe Drinking Water Act governs the protection and operation of public water systems. The Act mandates the establishment of the Maine Source Water Assessment Program (MSWAP) that requires monitoring of water quality, assessment of potential threats, and prevention of degradation of public water supplies. Maine's Water Quality Classification System requires that all of the State's groundwater be Class GW-A in order to be used for public water supplies. According to the Maine Department of Environmental Protection (Maine DEP), there are currently no uncontrolled hazardous materials sites in West Bath; however, there are current and past land uses that may pose a hazard to groundwater quality in West Bath if not properly managed.

West Bath's current Development Review Ordinance requires a phosphorus analysis if the proposed subdivision is in the Campbell Pond watershed. The proposal shall indicate the location and dimensions of proposed phosphorus controls and a long-term maintenance plan for all phosphorus control measures, including deed restrictions and/or conservation easements. A phosphorus impact analysis and control plan shall be conducted using the procedures set forth in

*Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, published by the Maine Department of Environmental Protection, revised September 1992. \*

In addition, the Town's Development Review Ordinance requires erosion and sedimentation control plan prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, March 1991. The Board may waive submission of the erosion and sedimentation control plan only if the subdivision is not in the watershed of a great pond, the proposed subdivision will not involve grading which changes drainage patterns, and the addition of impervious surfaces such as roofs and driveways is less than 5% of the area of the subdivision.

Larger development projects are subject to a permit requirement under Maine's Stormwater Management Law. As noted above, for those projects that are subject to the law, the requirements are more stringent in watersheds that are 'most at risk from new development'. Smaller projects are not subject to the law, but are subject to Maine's Erosion Control Law, but are not required to obtain a permit under that law.

West Bath's Shoreland Zone restricts the type of land uses within 250 feet of designated streams, wetlands, and the coastal shoreline. Land uses that are allowed within 250 feet of designated streams, wetlands, and the coastal shoreline. The land uses that are allowed are compatible with maintaining the natural functioning of these riparian areas. The setback of all buildings is required to be 75 feet from the water. The combined effect of compatible uses with setback of buildings helps maintain water quality but also a natural riparian corridor for wildlife between larger blocks of wilderness. The types and design of buildings, to raise them above the 100-year floodway, also reduces human and property risk during floods and helps maintain wildlife corridors along streams. The Town will need to amend the local Shoreland Zoning standards to ensure they are consistent with state guidelines and shorelines that are shared with adjacent communities have similar standards. \*

According to the Maine Department of Environmental Protection, there are no listed Watersheds that are at Most Risk from New Developments nor are listed on the State's Nonpoint Source Priority Watershed List. The standards set at local, state, and federal levels aim to keep these Watersheds in this ideal status. \*

### **Regional Coordination and Protection of Natural Resources**

Potential partners in natural resource protection and conservation include the Casco Bay Estuary Partnership, Department of Marine Resource, and Friends of Casco Bay. Because of the obvious potential socio-economic benefit from opening clam flats, one of the goals of the Casco Bay Plan prepared by the Casco Bay Estuary Partnership in 2016 is to actively participate in OBD removal effort in partnership with the Maine Department of Environmental Protection and the Town of West Bath. State funding has also become available to address resilience through regional coordination, which can be advantageous for West Bath to pursue with neighboring communities of Bath, Brunswick, and Phippsburg through coordination of a local land trust. \*



### **Analysis/Issues**

The Soil Suitability Map for West Bath indicates that most of the Town has severe limitations for the installation of properly functioning septic systems, including limitations do not coincide with the existing built-up areas. There are no areas of soil associations with few/slight limitations; however, small areas of individual soils may qualify for this rating. Regardless of the soils suitability, if the Town were ever to desire to have an area with high density, then some sort of sewer system other than individual septic systems would probably be needed.

Threats to groundwater in West Bath potentially include nitrates, saltwater intrusion, chemical contamination, and accidental spills. Future development will likely result in higher risk on groundwater contamination from underground fuel tanks, malfunctioning septic systems, infiltration of pollutants from roads, pesticides, and pet wastes from domestic lawns.

Saltwater Intrusion: Blasting for construction and over-drilling for drinking water wells can deplete near-shore groundwater that coastal sea water infiltrates inland into the depleted groundwater space.

Continuation of the joint State-West Bath program to remove and replace old OBDs along the shore is one of the key elements in securing and maintaining coastal water quality. Continued application of this program along with the Town's and State's various ordinances and regulations will continue to upgrade the coastal water quality to its specified State standard for fishing, shell fishing, and swimming.

## **SECTION 8: MARINE RESOURCES**

### **Background**

A significant portion of West Bath's economy and quality of life depends on marine resources, particularly marine habitats, inter-tidal lands, and fishing resources of the ocean and multiple bays and rivers. Life of many terrestrial species also depends on marine marshes and estuaries as sources of nutrients or nursery ground.

The future of West Bath's marine economy will largely depend on quality and quantity of marine resources as well as availability of public access to the productive waters. Currently, West Bath does not have commercial facilities providing fuel, repairs, and dockage and mostly relies on neighboring communities for marine related infrastructure. Based on the current trend and data available, the traditional water-dependent uses of the New Meadows River are thriving as a result of West Bath's efforts to limit harvesting and enacting standards in the watershed to reduce further pollution. If the current trend continues, West Bath can anticipate retaining traditional aquaculture use in the New Meadows River, and potentially have additional areas for harvesting if contamination levels decrease.\* The proximity of West Bath to the greater Portland metropolitan area will certainly create economic opportunities in marine-related recreation, tourism, and seasonal residents. Although these opportunities are rarely seen as highly desirable, they are a reality of the economy of coastal Maine.

At the same time, the marine environment is very sensitive to man-made changes and impacts from intensive land use activities and incompatible development, such as dredging, draining, and filling. These activities should be strictly regulated and discouraged from operating in naturally sensitive areas. Other land uses that may have an adverse impact on marine resources should be placed at safe distances that protect waters from contamination and direct impacts from erosion, nitrite and phosphorous pollution, and other dangerous chemicals.

### **Town Marine Resources Board**

In 2020 the Board issued licenses for 13 resident commercial shellfish harvesters; 3 non-resident commercial shellfish harvesters; and 51 recreational shellfish harvesters. In 2004, the Board set harvesting limits for softshell clams although there were a few hardshell harvesters in Town as well. These efforts led to quahogs making a major comeback in the area and are now a large portion of shellfish harvesting in West Bath. The Board also oversees conservation planning and regulations for maintaining the Town's shellfish resources, clean-up of selected shellfish beds, clam surveying and reseeded and conducts water quality testing in the upper New Meadows River on a regular basis. \*

For more information regarding the Town Marine Resources Board, please refer to page 9-6 of the Public Facilities and Services Section (Section 9).

### **Marine Facilities and Services**

The fees collected from the more than 294 boat moorings in the Town's waters (as of 2021) supports the Harbor Master's salary. In the most recent calendar year (2022), there were 18 new moorings. In general, as the number of moorings has increased, so have disputes over their locations requiring the Harbor Master and the Select Board to intervene. The Harbor Master has consequently been called upon to resolve conflicts between new shoreline landowners who desire their own mooring adjacent to their property versus existing traditional moorings, in some instances for traditional commercial fishermen already located there. \*

### **Marine Flora and Fauna and Habitats**

In the waters of West Bath, people can find lobsters, softshell clams, European oysters, scallops, mussels, quahogs (hardshell clams), crabs, sea urchins, kelp, sea cucumbers, whelks, periwinkles, and green crabs (a nuisance invasive species), and American oysters. Shellfish areas, clam flats, eelgrass meadows, and worming areas are also present in the West Bath waters.

### **Marinas**

There is no commercial marina to store boats over the winter in West Bath; however, there are locations in West Bath that offer boat repairs and boat storage on dry land. There is the New Meadows Marina in Brunswick just across the River from West Bath.

### **Potential Water Access**

Only a few potential shoreline locations were identified in the 1995 Town Comprehensive Plan as feasible as prime sites for water dependent uses (such as a marina or town dock), but only if changes are made concerning neighborhood use, provision of utilities (electricity, etc.), land cost and possible environmental impact. The Working Waterfront tax program is offered by the State of Maine to encourage landowners with property in the intertidal zone to maintain the area for commercial fishing activities in exchange for a proportionate tax reduction. Enrollment is voluntary; however, the action is permanent unless the landowner pays a penalty to withdraw from the program.

### **Zoning**

The Town of West Bath follows the State of Maine's Department of Environmental Protection's guidelines regarding Shoreland Zoning. The Town also created additional Land Use Districts that provide different restrictions based on the historical amount of development that took place in the area (High Density Shoreland). The Town does not have a designated zoning district for working waterfronts/harbors. \*

### **Navigability**

West Bath has deep-water access without fixed bridges up to the old U.S. Route 1 bridge. The size and configuration of these waters are such that the upper New Meadows, Back Cove, and Mill Cove are navigable by small sailboats. Winnegance Bay is navigable by these types of vessels and larger coastal vessels in the 45'-90' class.

West Bath's coastal waters are generally navigable for small watercraft. The New Meadows River has 7 feet of water at MLW (mean low water). Sections of Back Cove and Mill Cove have up to 10 feet at MLW, whereas other parts are mud flats at low tide. Winnegance Bay near West Bath, generally has 22 feet at MLW.

Table 8-1, below, is broken into categories based on the length (in feet) of the vessel across the top. In total, West Bath had 1,147 vessels as of 2020. There are no records of any vessels between 32-34 nor 38-42.

**Table 8-1  
Licensed Vessels**

Length	6-11	12-15	16-17	18-20	21-23	24-26	28-32	34-37	42-47
Vessels	39	128	165	259	156	148	92	71	89

*Source: Department of Marine Resources*

**Marine Access**

At present, West Bath has three town ramps located at the Bull Rock Road, Sabino Road, and Mountain Road, and no town landing. Access by the public is limited to these sites, plus several waterway crossings, which are only suitable for the launching of small boats, canoes, or kayaks. Parking is a major problem at Sabino Road and Mountain Road. The development of parking at these sites is essential for the expansion of their use. There are no formal regional or local plans to improve the facilities beyond maintenance; however, each location does need additional parking to accommodate the amount of use they receive. Due to the lack of developable land that surrounds each boat ramp, there are few options available to the Town beyond maintenance and examining parking options. \*

Since land adjacent to these ramps is not readily available, the next best solution may be some satellite parking lots. If lots were developed within a short walk of the boat ramps the intensity of activity at the ramp proper would be minimized.

A 2022 ruling by the Maine Supreme Court determined that the lower inter tidal lands are privately owned by the associated property owners, which contradicts a commonly held practice of the public right of access. Therefore, the development of access easements, such as neighborhood walkways is essential for providing marine access for the public. Scenic views and corridors are another form of public access to marine water. Typically, they cost little to preserve or enhance and add greatly to the quality of life.

**Marine Facilities and Marine Dependent Sites**

There are no commercial facilities in West Bath providing fuel, repairs, supplies, dockage, etc. The New Meadows Marina in Brunswick, at the head of the river, offers dock space and boating services. Although potential expansion of dock space is limited, space sales have consistently increased over the past several years, indicating increased usage of the area.

## **Moorings**

In 2021, there were 294 moorings in West Bath.

The upper New Meadows River, Back Cove, Winnegance Bay, and Mill Cove are popular and heavily used with permanent moorings.

The fact that some vessels often stay for extended periods has prompted local concern over possible impacts to water quality and shellfish area closures as a result of overboard waste discharge. For larger vessels staying in West Bath for extended periods, there are no pump out facilities available in West Bath. The nearest pump-out facility for public use is in Cundy's Harbor.

## **Marine Resources**

West Bath has the potential for abundant and diverse natural marine resources and habitats depicted on the Natural Marine Resources Map. The area has one of the richest shellfish resources in the state.

Water quality for fishing and particularly shellfish, must meet a higher standard than general State standards. Shellfish growing areas are classified under one of the five possible categories based on the results of the shoreline survey and bacteriological sampling: approved, conditionally approved, restricted, conditionally restricted, or prohibited.

A considerable area of the New Meadows River, principally along the West Bath and Phippsburg shorelines, remains closed to shellfish harvesting for a variety of reasons including:

- A lack of sufficient information on which to base classification;
- The presence of one or more licensed overboard discharge systems;
- Overcrowding, or
- Unidentified non-point source pollution, such as bird-borne pollution.

The pollution from the factors listed above does not impact a large portion of the shell fishing industry in West Bath. \* Though there are no formal local plans to address the issue, the Casco Bay Plan was a regional plan covering 2016-2021 to identify and eliminate pollution sources. A focused regional plan for the New Meadows River is under consideration. \*

**Table 8-2**  
**Shellfish Licenses**

<b>Year</b>	<b>No. of Commercial Licenses</b>	<b>No. of Recreational Licenses</b>
<b>2016</b>	17	42
<b>2017</b>	16	45
<b>2018</b>	16	49
<b>2019</b>	15	47
<b>2020</b>	16	51

*Source: West Bath Town Reports 2017-2021*

## **Marine Hazards**

The major causes of coastal hazards include natural events, such as storms, shoreline erosion, landslides, and sea-level rise that cause the loss of property, threaten public safety and destroy natural resources on the coast. Environmental contamination can also occur from fuel tanks, septic tanks and other systems damaged by flooding and storm events.

West Bath's marine waters are not usually threatened by storms, flooding or erosion. Other marine waters of West Bath are extremely well protected by the rocky nature of the coastline and do not have erosion problems. Flooding potential, as indicated by the flood insurance rate maps is not a problem. Coastal areas prone to flooding are small, localized and well defined.

## **Analysis/Issues**

To continue to capitalize on recent gains in coastal water quality and the reopening of closed shellfish flats, the Town will need to maintain its comprehensive but flexible approach to shellfish flats and aquacultural development while also cooperating with regional partners to address issues unique to the New Meadows River. Vigorous monitoring of bird-borne pollution events by exploring ways to control duck populations and migrating geese populations may be needed through cooperation with officials from the State of Maine Fish & Wildlife. Pollution control methods may include monitoring bird flock accumulations, strategic chasing away or by maximizing hunting season periods and bag limits, or a combination of these plus other measures.

To further capitalize on the first-rate shellfish productivity of the Town's shellfish beds, the remaining OBD (wastewater overboard discharge systems) along the shoreline would need to be removed as well as cooperating with Phippsburg on regional pollution control programs.

Continuing occasional disputes between new shoreline homeowners and current boat owners over location of moorings may prompt the Harbor Master to contemplate an enhanced Town-wide moorings plan that lays out mooring areas that are sensitive to both new and traditional boat owner's mooring access needs, the location of potential aquaculture sites and for the overall ease of navigation. \*

## **SECTION 9: PUBLIC FACILITIES AND SERVICES**

### **Background**

West Bath has a Town Meeting/Select Board/Town Administrator form of government. An elected three-member Select Board exercises executive decision-making regarding policy implementation and the supervision of the Town Administrator. The Town Administrator is delegated to address the day-to-day administration of West Bath. Within the Town Hall, the Town Administrator supervises three full-time employees who manage administrative functions and interact with the public: the Treasurer/Tax Collector, the Town Clerk, and the Code Enforcement Officer. The Town Administrator also oversees several employees who receive a stipend for their positions: the Harbor Master, Animal Control Officer, Road Commissioner, and Fire Chief. Assessing support is provided by a contracted Assessing Agent. Sagadahoc County provides law enforcement through the Sheriff's Office, including Shellfish Warden services.

To help contain the cost of operating the town government, the structures of West Bath government should evolve slowly and adapt only as the demand for services increases. The present Town Administrator form is regarded as suitable for the foreseeable future. As for services extending beyond the Town Hall, West Bath has limited public infrastructure to provide amenities and services and has utilized regionalization for necessary services that are difficult to replicate with their own resources.

In 2022, West Bath participated in or collaborated with the following regional entities and services: the Bath Water District, Bath Sewer District, Patten Free Library in Bath, regional hazardous waste collection days in Brunswick and Bath, and law enforcement coverage provided by the Sagadahoc County Sheriff's Office. The West Bath Fire Department participates in mutual aid with neighboring municipalities. The transfer station in West Bath, operated by Pine Tree Waste, provides regional service. The Town receives ambulance services through a contract with the City of Bath. These regional services are included as line-item budgets in the West Bath General Fund.

At the time of writing this Comprehensive Plan, the Town of West Bath owns 188.90 acres of land. These lots include the Town Office, Fire Station, West Bath School, transfer station, boat landings, cemeteries, Old West Bath Meetinghouse, and Littlefield School. There are also 11 parcels of land that the Town has acquired from back taxes or by other means; however, for the purposes of this Comprehensive Plan, the acreage from these parcels are not included in the total amount since the lots may be sold in the future.

### **Boards and Committees**

The members of the Select Board and the School Board of Directors are the only positions in West Bath that require election by the residents. All other town officials are appointed and approved by the Select Board. While essentially autonomous, the various volunteer Boards, Committees, Task Forces, and Commissions maintain communication with the Select Board through the Town Administrator:

BOARD OF APPEALS	5 members	
BOARD OF ASSESSMENT REVIEW	3 members	2 alternates
BUDGET ADVISORY COMMITTEE	5 members	2 alternates

BROADBAND TASK FORCE	7 members	2 alternates
COMPREHENSIVE PLAN COMMITTEE	6 members	
ENERGY COMMITTEE	3 members	
INVESTMENT COMMITTEE	3 members	
MARINE RESOURCES BOARD	8 members	
PLANNING BOARD	5 members	2 alternates
WINNEGANCE RIVER HERRING COMMISSION	2 members	from West Bath

**Board of Appeals**

The Board of Appeals is empowered to hear appeals resulting from administration of the local land use ordinances and to render interpretations of these Ordinances. Other judicial proceedings go to the District, County, State and Federal courts.

**Board of Assessment Review**

The Board of Assessment Review hears and decides appeals regarding refusal of applications for tax abatement.

**Budget Advisory Committee**

The Budget Advisory Committee functions as citizen consultants to the Town on any financial matter to be brought before annual or special town meetings. The Committee reviews the annual budget and makes recommendations to the Select Board in support, in neutrality or in opposition to articles that appear on the Town Meeting warrant. The recommendations provide the Committee's views on funding for a particular budget item. Committee recommendations on budgetary items also appear in the annual town report.

**Broadband Task Force**

This is an ad hoc committee tasked with evaluating the level of service in the community and the expected costs to provide internet access in all unserved areas. Access to high-speed internet has become a necessity for telehealth, remote learning, and individuals who work from their homes.

**Comprehensive Plan Committee**

The Comprehensive Plan Committee is charged with updating the West Bath Comprehensive Plan. The Committee will be disbanded when the Comprehensive Plan is approved by the State of Maine and the Town of West Bath.

**Energy Committee**

The Energy Committee is tasked with finding ways of improving the energy efficiency for all municipal buildings in West Bath.

**Investment Committee**

The Investment Committee examines and recommends to the Select Board investment options to best utilize the Town's Long-Term Capital Improvement Fund. The Committee works with the West Bath Treasurer, the Town Administrator, and the Select Board.



### **Marine Resources Board**

The Marine Resources Board works with the Sagadahoc County Sheriff's Office to oversee shellfish harvesting activities in West Bath.

### **Planning Board**

The Planning Board is responsible for reviewing and approving site plans that are subject to local Ordinances including, but not limited to, Shoreland Zoning, Subdivision, Development Review Ordinance, and Land Use Ordinance.

### **Winnegance River Herring Commission**

This Commission is a cooperative effort between West Bath, Bath, and Phippsburg to help maintain a fishway on Winnegance Lake.

### **Town Buildings (as of 2023)**

- Town Hall, 219 Foster's Point Road, tax map U13 lot 035
- Fire Department and the Chet and Barbara Swain Meeting Hall, 192 State Road, tax map U08 lot 015-A
- Transfer Station and Salt Shed, 52 Arthur J Reno Road, tax map R01 lot 009
- The Old West Bath Meeting House (historic), 680 Berry's Mill Road, tax map R06 lot 058
- Littlefield School – one room schoolhouse (historic), 363 Berry's Mill Road, tax map R03 lot 030
- West Bath School (K-5), 126 New Meadows Road, tax map U03 lot 011

### **Town Parcels (as of 2023)**

- Arthur J. Reno Sr. Road, tax map U07 lot 020-A
- Austin Road, tax map R03 lot 002-G
- Austin Road, tax map R03 lot 010
- Austin Road, tax map R03 lot 010-G
- Berry's Mill Road, tax map R03 lot 003-A
- Berry's Mill Road, tax map R03 lot 003-B
- Berry's Mill Road, tax map R03 lot 007
- Berry's Mill Road, tax map R03 lot 008
- Berry's Mill Road, tax map R03 lot 009
- Birch Point Road, tax map R07 lot 015
- Bull Rock Road, tax map U11 lot 020
- Bull Rock Road, tax map U11 lot 034
- Bull Rock Road, tax map U11 lot 034-A
- Central Maine Power Transmission Line, tax map R02 lot 003-A
- Hill Road, tax map R03 lot 035
- Kings Point Road, tax map U13 lot 036
- Mountain Road, tax map U19 lot 005
- Old Brunswick Road, tax map U02 lot 012-A
- Wing Farm Road, tax map R01 lot 013-A

Town Hall, on Foster's Point Road, contains offices for the Town Administrator, Code Enforcement Officer (CEO), Treasurer/Tax Collector, and Town Clerk. There are two meeting rooms on the lower floor. The Garbage to Garden composting receptacles are located behind the Town Hall.

A winter salt and sand mixture is available behind the Town Hall for residents to pick up in limited quantities (2 buckets per storm) while the Town Office is open. This service is only available for West Bath residents and is not to be used for commercial purposes.

The Chet and Barbara Swain Meeting Hall, which is attached to the Fire Department, offers considerably more room for large meetings and is available for Town use, including elections. The space is also available to the public for a fee. This Meeting Hall also serves as a designated Red Cross emergency shelter. Improvements to the structure should be considered for the accommodation of public gatherings.

The West Bath School provides even larger meeting spaces in the gymnasium and lunchroom but is usually only available to the public during non-school hours. The site is overseen by the West Bath School Board of Directors. The site has potential to continue expanding its uses so it may provide services to residents of all ages.

**Assessing Agent:**

As of 2023, the Town of West Bath has transitioned to a contracted agent to provide assessing services.

**Code Enforcement Officer (CEO)**

The CEO is responsible for issuing building permits and plumbing permits, and administering the land use ordinances. The CEO's compensation is partially offset by revenue received from building and plumbing permit fees. Most of the CEO's time is devoted to in-office recordkeeping, meeting with the public on permit applications, and conducting field inspections. Respondents to the public outreach survey have noted a desire to see more enforcement of violations involving unregistered vehicles and junkyards.

**Utilities**

The Bath Water District provides potable public water supply to Wing Farm Industrial Park, New Meadows Road, State Road, and a 0.65-mile section of Fosters Point Road. The Bath Division of Storm Water and Sewers (Bath Sewer District) provides sewer services to the Wing Farm Industrial Park in West Bath, which was made possible by a federal grant in 2009.

There were no reported plans by the Bath Water District, nor the Bath Sewer District, to expand the service area in West Bath. Neither District has indicated interest in an expansion project in West Bath, but both are likely to respond to a request to expand into the service area if funding and a substantial development are proposed.

The electrical and internet capabilities in West Bath are privately owned by separate entities. Central Maine Power provides electrical services to the community, which includes 3-phase power along all state roads, covering all commercial and high-density development portions of West Bath. Throughout West Bath, all residents have access to internet services capable of meeting the federal standard (25 megabits per second download and 3 megabits per second upload) but there are areas that still do not match the State of Maine definition (100 megabits per second upload and download speeds). The Broadband Task Force has worked to address these gaps by utilizing funds available through the State and Federal governments. While some municipalities in Maine have developed a public utility, others have negotiated with private internet service providers to install fiber to the home that would be maintained by the private provider. As part of the public outreach survey (See Town Website), 59.2% of residents stated they wanted West Bath to continue exploring options to improve internet coverage. 87.4% of West Bath residents approve of improved internet coverage if there is outside funding. \*

### **District Court**

West Bath is home to the District Courthouse at 101 New Meadows Road. This court is run by the State of Maine Judicial Department, which primarily handles minor criminal matters and civil offenses.

## **MARINE SERVICES**

### **Harbor Master**

The Harbor Master administers the Town's rules on waterway navigation, water pollution, harbor uses, applicable State and Federal laws and watercraft moorings. The Harbor Master, with the Select Board when needed, enforces the waterways, navigation, and moorings regulations. The Town is responsible for ratifying potential rule changes. The rules are codified in the Waterways and Harbors Ordinance.

Mooring fees from the moorings support the Harbor Master's stipend while the remainder goes into the General Town Fund. In 2022, the Harbor Master owned his own boat. Other equipment incidental to the job is owned by the Town.

As the volume of water traffic continues to increase, traffic safety will become more of an issue, especially the so-called no-wake zone from boat waves. There will continue to be need for the Harbor Master to educate the public on the required low watercraft speed within coves.

As the number of applications for new moorings increases each year, conflicts are bound to arise. The Waterways and Harbors Ordinance does not 'grandfather' any mooring location regardless of how long it has been there, so when conflicts arise the Harbor Master can, and has, legitimately moved mooring locations. This can happen when a new shoreline house is built, and the owner wants a new mooring in front of her/his house where a traditional mooring has already been located. In general, shoreline growth and additional recreational use of the Town's waters will likely involve the Harbor Master and Select Board in preventing or resolving more problems between abutting landowners than in the past.

## **Marine Resources Board**

The West Bath Marine Resources Board is appointed by the Select Board to administer the Town's Marine Resources Conservation Ordinance, which complies with the State's marine resources conservation regulations (MRSA Section 6671). In managing and conserving the Town's shellfish resources, the Marine Resources Board makes recommendations to the Select Board in the following areas:

- licensing resident and non-resident commercial and recreational shellfish harvesters
- limiting the number of shellfish harvesters to maintain long-term sustainable yields.
- restricting the times and areas where shellfish harvesting is permitted.
- limiting the minimum size of clams taken - per State statute
- limiting the amount of shellfish harvested daily
- establishment of management plans in Town for the conservation of shellfish in a manner consistent with the production of a reasonable yield for shellfish harvesters

Working with the Maine Department of Marine Resources (DMR) and the County's Shellfish Warden, the Marine Resources Board gathers and maintains records of shellfish harvested, submits annual reports to the Town and the DMR, identifies and records town-required conservation work by shellfish harvesters that includes surveying and reseeded shellfish beds. The recorded reseeded or surveying hours spent by shellfish license holders helps these harvesters have priority for the next year's licenses. The Board also oversees administration of a water quality testing program on the New Meadow River to enable harvesting.

Central to the success of managing the trends in shellfish harvesting, conservation and propagation, is enhancement of public access from the Town landings and other traditional access points. There will continue to be a need for the Town to expand off-street public parking at launches in West Bath cited in the Marine Resources Section (Section 8).

Because licensing of harvesters will continue to be affected by Town survey of the Town's clam flats in conjunction with the State DMR, the overall number of licensees will likely remain the same after the Comprehensive Plan is implemented.

## **Shellfish Warden:**

The Sagadahoc County Sheriff's Office works with the Marine Resources Board as an in-field administrator/enforcer of the Town's Marine Resources Conservation Ordinance and State Regulations pertaining to shellfish harvesting.

### **Specific Responsibilities:**

- Patrols all Town flats to ensure the lawful harvesting and collection of shellfish.
- Posts closure and pollution signs on the flats when required.
- Checks the licenses of shellfish harvesters while on patrol.
- Inspects shellfish harvests to ensure compliance with minimum size requirements.
- Prepares regular reports on the activities and results of patrols as required by and submitted to the Marine Resource Board and the Select Board
- Meets with the Marine Resource Board
- Issues summonses for violations of Marine Resource Conservation Ordinance.
- Performs related work as directed by the Select Board.

- Has full authority in dealing with all marine related trespassing and littering violations.
- Perform other duties as may be required under the Marine Resource Conservation Ordinance or by the Select Board.
- Enforce all Town regulations pertaining to shellfish harvesting and arrest violators.
- Issue a summons to anyone harvesting shellfish in a state-closed area.

Aquaculture may bring additional oyster farms to West Bath as well as other marine mollusk cultivation. Of concern is the closing of shellfish harvesting areas and potential aquaculture sites due to water pollution from birds such as the E-coli outbreak in Brunswick from ducks. The increasing number of wild geese along the Atlantic flyway also poses a risk of water contamination.

To maintain the long-term productivity of the resource, shellfish harvesters should continue putting conservation time into their flats. The State-assisted program to eliminate overboard wastewater discharges from the Town's shoreline has improved the coastal water quality even though the Town's population has increased. Continued careful maintenance of water quality is needed and will likely be sustainable barring natural, but preventable, pollution events such as bird-borne bacterial outbreaks. Public access to the coast will remain a need to be addressed.

## **PUBLIC SAFETY**

### **Policing & Dispatch**

West Bath police services are provided by the Sagadahoc County Sheriff's Office, including routine patrolling and anytime response to calls for assistance. Dispatch services are also provided by the County, located in the City of Bath, which are integrated with the Town's Fire and Emergency Medical Services. Expenses for West Bath's policing and dispatch services are part of the Town's tax paid to the County. The policing and dispatch arrangement with the County is meeting the current needs of West Bath as a strong majority of residents responded to the survey by indicating the services are adequate. The Town can contract with the Sheriff's Office for a dedicated deputy to operate more frequent patrols in West Bath if there is enough local demand and funding. An example of this arrangement is the contract services provided in Harpswell by Cumberland County's Sheriff Office. \*

### **Animal Control**

The Animal Control Officer, appointed by the West Bath Select Board, is responsible for enforcing State of Maine statutory law regarding domestic animal control, reports of animal abuse, and dog licensing, as well as monitoring quarantine activities. A rabies pole, various traps and cages are the major equipment of the Animal Control Officer. Most animal control activity relates to lost or stray domestic pets. As the effects of suburbanization on the Town continue, current animal issues may increase. There is a need for better public information about animal care concerning neutering, spaying, vaccinations and keeping animals on leashes when outside the owner's property.

## Fire Department

The West Bath Fire Department is a paid-volunteer operation of twenty-five (25) members consisting of a Fire Chief, a Deputy Chief; two (2) Captains; and two (2) Lieutenants. In addition to Firefighter I and Firefighter II training, some members of the West Bath Fire Department also have EMT (Emergency Medical Technician) training to assist with administering IV (intravenous) injections and medications. The West Bath Fire Department provides hourly stipends to volunteers who respond to emergency calls.

The West Bath Fire Department is located at 192 State Road. The building has three parking bays, each two trucks deep, a bunkroom, an upstairs living room, and a large meeting room frequently used by the Town and other groups for large-scale meetings. The Department contracts with the City of Bath for ambulance calls within West Bath but operates a first responder service permitted to paramedic level.

**TABLE 9-1**  
**Fire Department Call Responses: 2010-2020**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Fire	62	51	31	37	42	39	40	60	35	40	65	502
Medical	75	95	99	90	99	147	139	118	155	163	134	1,314
Traffic Hazards	5	1	0	1	2	0	2	3	6	4	5	29
Mutual Aid	6	9	11	9	13	12	13	15	6	7	4	105
<b>Total</b>	<b>148</b>	<b>156</b>	<b>141</b>	<b>137</b>	<b>156</b>	<b>198</b>	<b>194</b>	<b>196</b>	<b>202</b>	<b>214</b>	<b>208</b>	<b>1,950</b>

*Source: West Bath Fire Department Emergency Call Summary 2010-2020*

The Fire Department continues to look for alternative ways to better respond to perceived trends, including a new rescue truck with current technology that is more efficient, user-friendly and complies with NFPA (National Fire Protection Association) standards. The Department also seeks, primarily through grants, to upgrade technologically evolving equipment including two-way radios, firefighting safety gear for personnel, thermal imaging camera for rescue and additional training through FEMA (Federal Emergency Management Agency) and Homeland Security Administration funding. West Bath's location between the Bath Iron Works Shipyard and the Brunswick Landing places additional skill and equipment responsibilities on the Fire Department to be able to provide vital assistance for security-related emergencies as well as fire and medical emergencies. The Town currently has a part-time Fire Chief who is responsible for overseeing and coordinating multiple responsibilities of the Department that include, but are not limited to, education and training of the volunteers, scheduling, equipment management, and budget administration. The importance of training and equipment upkeep allows the Fire Department to maintain federal and State fire safety codes while providing efficient responses in the West Bath and its mutual aid communities. As the population and economic development in the region grows, West Bath's participation in mutual aid will also increase.

## **Medical Services**

West Bath does not have a municipally dedicated ambulance service apart from the members of the Fire Department that are trained EMTs. Ambulance services are contracted through the City of Bath for transporting residents to MaineHealth Midcoast Hospital in Brunswick. Residents requiring additional medical services are transported to Maine Medical Center in Portland. West Bath is limited in the capabilities of improving local public health needs due to no hospital or ambulance service located in the community. Emergency response times and navigation of West Bath are key items when considering any improvements to these services. \*

## **PUBLIC WORKS**

### **Roads**

Of the 196 listed roads in West Bath, only 15 roads are listed as town-maintained, and 6 roads that are listed as State maintained. This means over 89.2% of roads in West Bath are privately owned and maintained. A complete list of roads in West Bath, as of 2022, can be found in this Comprehensive Plan under at the end of the Transportation Section (Section 11). Considerable repair and upgrading of local roads are needed to meet today's heavier traffic including better sub-base, drainage, shoulders, ditches, and culverts.

### **Road Commissioner**

The West Bath Select Board appoints a Road Commissioner who is responsible for overseeing private subcontractors performing public works tasks awarded by contract by the Town. A budget is developed by the Road Commissioner for approval at the annual town meeting.

The Road Commissioner is responsible for overseeing the following:

- Storm-water management - clearing culverts of leaves and debris, etc.
- Supervising any construction or reconstruction of Town roads
- Town liaison to Maine DOT on state road projects
- Maintenance of the three Town boat landings
- Maintenance of Town signage
- Maintenance of E911 signs on public and private roads
- Repair of Town roads; ditching, etc.
- Emergency ice removal; fallen trees; culvert wash-out, etc.
- Snow plowing and sanding of Town and State-aid roads (as of 2022):
  - Arthur J Reno Sr Road (Town)
  - Austin Road (Town)
  - Berry's Mill Road (State-aid)
  - Birch Point Road (Town)
  - Bull Rock Road (Town)
  - Campbell Pond Road (State-aid)
  - Fosters Point Road (Town)
  - Hennessey Road (Town)
  - Hill Road (Town)
  - Kings Point Road (Town)
  - Larrabees Grove Road (Town)
  - Mountain Road (Town)
  - New Meadows Road (Town and State-aid)

- Northwood Road (Town)
- Old Brunswick Road (State-aid)
- Quaker Point Road (Town)
- Rockweed Road (Town)
- Sabino Road (Town)
- Sanford Crossing Road (Town)
- State Road (State-aid)

## **CEMETERIES**

Under State law, locations where veterans are buried must be maintained by the municipality.

Name	Map	Lot
Berry's Mill Cemetery (1)	U10	CEMETERY LOT
Berry's Mill 2/Ring/Loring Cemetery	R3	19-2
Orchard Hill Cemetery	U6	CEMETERY LOT
Holbrook Cemetery/Herons Reach Way	R4	5
Lee and Work Cemetery	R6	15A
Lemont Cemetery	U4	CEMETERY LOT
Lombard Cemetery	R6	CEMETERY LOT
New Meadows Cemetery/White Cemetery	U3	CEMETERY LOT
Steamboat Landing/Higgins Cemetery	R4	1
Witch Spring Cemetery	U10	CEMETERY LOT

## **SOLID WASTE & RECYCLING**

In 2004, the Town-owned Transfer Station became the focal point for the Town's solid waste management and recycling program. Prior to 2004, trash was hauled to the Bath dump and tonnage was charged to the Town. Townspeople and businesses have a choice between contracting on their own with private haulers for curbside pick-up of their solid waste or to bring it themselves to the Transfer Station for disposal for a fee. The Town has a contract with a private firm to manage the Transfer Station and haul (at least every 24 hours) the collected solid waste away for disposal.

The Town leases the Transfer Station to a private contractor/operator and, in addition, collects a 'host' fee from the contractor/operator. The host fee is charged because people from other towns can bring their solid waste to the West Bath Transfer Station for the private contractor/operator to haul along with West Bath's to the Biddeford incinerator. The private contractor is Pine Tree Waste, which is a division of Casella Waste. Pine Tree Waste is responsible for day-to-day operations of the Transfer Station. The Select Board is negotiating, as of 2023, with Casella Waste to increase its scope of recycling at the drop-off center. To find out what is accepted at the drop-off center, residents can go to the Town of West Bath website for an up-to-date list.

### **Solid Waste**

West Bath has two waste streams: solid waste and recyclables. The first is handled by private haulers, who contract with residents to pick up trash. Those haulers, who do not work under a contract with the Town, are primarily C.R. Rogers & Sons and Pine Tree Waste (Casella). Currently, under an agreement with Pine Tree (related to the Town's contractual relationship with them concerning the town-owned Transfer Station which Pine Tree Waste leases from the Town), all household trash is delivered to the Station, and then to Pine Tree's incinerator in Biddeford.



## Recycling

The Transfer Station operator also manages the Town's recycling drop-off center at the Transfer Station. The operator then markets the collected recyclables for their own profit. Free curbside pickup of recyclables from households is also provided by the Transfer Station operator as part of its contract with the Town. Residents can find the days this service is available by going to the Town of West Bath website.

The future need of the recycling program in West Bath will have to consider the cost and sustainability of additional residents. The seemingly inevitable increase in costs for solid waste management will continue to challenge the Town to respond to taxpayers' demand to maintain an affordable tax rate.

## TRENDS

The services offered by the Town of West Bath are adequate to address changes to the population and demographics of its residents for the foreseeable future. Any services that are not offered by the Town of West Bath are provided through regional agreements. \* West Bath does not have a street tree program, which would be difficult to implement due to the lack of a village area. \*

West Bath utilizes regional resources, such as the Patten Free Library, local school systems, emergency services (police, fire, ambulance), and recreational facilities (YMCA), for residents of all ages to enjoy these amenities without incurring a significant tax burden. West Bath also has a solid waste disposal service (including recycling and compost program). The Town has a collaborative effort with Bath, in the spring, and Brunswick, in the fall, to drop-off hazardous material.

The following results are from the 2022 public outreach survey. Residents were asked to answer if they felt the services listed below were adequate, and to explain their answers if they felt the services were not adequate. If a resident did not believe they were familiar enough with the service, they would respond with "N/A".

**Table 9-2  
Public Outreach Results**

<b>Public Service</b>	<b>Yes (%)</b>	<b>No (%)</b>	<b>N/A (%)</b>
Road Maintenance	54.3	35.7	10
Emergency Services (Police, Fire, EMS)	67.1	5.7	27.1
Local Schools	45.7	5.7	48.6
Public Recreational Facilities	57.1	15.7	27.1
Solid Waste Disposal (Including recycling and access to composting)	68.6	21.4	10
Patten Free Library	75.7	7.1	17.1

The workload of public safety providers has continued to increase due to the changing social environment in the Midcoast region. West Bath, like many neighboring communities, has experienced the arrival of more retirees and second home dwellers along the shoreline but also more working families spread out among the inland portions of the suburban towns surrounding the region's employment centers. In West Bath, the responsibility to respond to retiree needs for rapid medical attention, such as a heart attack, and for providing a sense of security in spread out houses along the coast and inland, is coupled with West Bath's responsibilities to provide mutual aid services to neighboring towns. To assist with covering a wide area, the Fire Department provides open house sessions and similar proactive measures, so residents are aware of best practice measures to help minimize emergencies in the community.

### **Analysis/Issues**

The public facilities operated by the Town of West Bath currently provide adequate staffing services. There are some residents that have expressed a desire to expand the hours and activities of existing positions. The projected growth and demand for West Bath could strain the capabilities of staff members at the Town Office. \* The facilities themselves are in good condition and can handle the growth in West Bath. The municipally-owned buildings (Town Hall, West Bath School, Transfer Station, Fire Station, and Chet and Barbara Swain Meeting Room) do require upgrades to minimize operating costs and to be more accessible to the residents. These improvements include energy efficiency upgrades and ADA enhancements.

Regionalization of some municipal services has been positive for West Bath by reducing the cost to town taxpayers. One example includes the transition of having the Shellfish Warden becoming a regional position through Sagadahoc County. \* However, there has been an increase in staffing shortages throughout the State due to experienced employees retiring and wages becoming less competitive. The key to meeting the demands of the changing social environment is the education of both the public safety personnel and West Bath residents. Fire Department personnel will need to keep up with evolving federal and State life safety codes to provide a knowledgeable and properly staffed group to respond in the event of an emergency. Preparation of integrated regional protocols and education of Sagadahoc County and municipal public safety personnel in implementing these protocols is likely to be as important as having the latest public safety technology, such as two-way telecommunication devices, ambulances, and hazardous materials handling equipment. Well thought-out regional cooperation protocols, known and practiced in advance by the Midcoast participating municipalities, will likely not only save money for West Bath but also potentially save lives and reduce injury during emergencies when they arise.

Throughout the State, town governments are seeking ways to meet the increasing costs of services to residents, such as enforcement and emergency services, while maintaining an affordable tax rate. There is a desire to expand the tax base by promoting more businesses in existing commercial areas in town; however, residents also indicated their preference to preserve the rural and agricultural character of West Bath by increasing the minimum lot sizes and by expanding recreational opportunities. The amount of commercially zoned areas is primarily restricted by the Bath Sewer District and Bath Water District, who may find feasible methods of expanding further into West Bath. The previous expansion required federal funding for the Urban Development Zone. Any expansion of public water or sewer systems will require outside funding to minimize the cost or contributions from a significant development. This is noted on page 9-4 under *Utilities*.\*

Despite the restrictions on extending public utilities, West Bath has still witnessed growth in commercial and residential areas on a smaller scale, and by being part of the growth in the region. While developers requiring public utilities are likely to choose nearby communities, such as Bath or the Brunswick-Topsham area, West Bath's accessibility and tax rates make it favorable for home-based businesses and startups.

## **EDUCATION**

The Town of West Bath withdrew from its former school district of RSU1 in July 2015. Through the withdrawal process, an independent Pre-K through 12th grade municipal school district was formed. The West Bath School serves students in kindergarten through fifth grade, and the students in grades 6-12 are guaranteed enrollment at the RSU1 schools of Bath Middle and Morse High School. As a result of the withdrawal process, students in grades 6-12 may apply for school choice at those grade levels and up to 25% may attend any school that is approved to accept public funds. Pre-Kindergarten students are currently served through a community partnership at the Bath YMCA or at Bath Head Start.

The West Bath School Board of Directors is comprised of 5 elected town residents. The Board employs a Superintendent who is also currently the principal of the West Bath School. The educational policy is set by the School Board along with the Principal/Superintendent.

The West Bath School, located at 126 New Meadows Road, is the epitome of a small, rural community school. Located between Bath and Brunswick, the school serves as a focal point and community gathering space for the Town of West Bath. The school was built in 1959 to house grades 1-8 school and has a history of being well-supported by the community. The West Bath School currently serves 115 students in Pre-Kindergarten through fifth grade and has a talented, dedicated faculty of 27 full-time equivalent employees. West Bath School is a one-story brick building that houses 8 classrooms, 2 special education spaces, a library, a lunchroom/gymnasium, a playground, a basketball court, an outdoor classroom, garden spaces, a soccer field, and a parking lot.

West Bath will provide tuition up to the annual rate of tuition for the school of guarantee. Additional costs, including transportation, and any gap in tuition costs, are the responsibility of the individual family. The overall 2022-2023 Pre-K-12 budget was \$3,981,358.32, with \$3,434,748.45 appropriated by West Bath. The 2022-2023 school budget supported 238 students from preK-12, with 115 attending the West Bath School, 102 students attending RSU1 schools in grades 6-12, and 21 students electing tuition to school choice schools in Brunswick and Topsham, as well as the private schools of North Yarmouth Academy and Chewonki. Transportation is provided to the West Bath School for K-5 students and to Bath Middle and Morse High School for 6-12 students.

### **Trends**

West Bath School is a credentialed EL Education School (formerly Expeditionary Learning), and is one of only 36 schools across the country to have achieved that distinction. The mission of the school is to develop a learning community that promotes curiosity and encourages students to think critically about our world and our roles as citizens within it. The curriculum is designed to promote students with the opportunity to be engaged in rigorous, promote critical thinking skills and habits, high academic achievement, and encourage the production of high quality work.

West Bath School has strong community partnerships and relies upon the strengths and talents within the community. The Maine Maritime Museum, Chewonki, Kennebec Estuary Land Trust, and Bath Area Family YMCA often lend their expertise to support student learning, and in turn, the school seeks to give back to these and other organizations through work and service. West Bath also helps fund, and its residents fully participate in, programs offered at the Patten Free Library in Bath.

West Bath School provides a quality education for all children. Local and state assessments consistently show that students perform at or above state average annually. In addition to the core curriculum, the school provides physical education, art, music, library, and guidance classes weekly. Students have access to special education, gifted and talented services, a school counselor, and nursing services as needed.

### **Future Needs\***

The community has invested in the maintenance of the facilities and grounds of the West Bath School. However, there are projects on the horizon that need to be planned for to be responsive to safety, structural, and educational needs.

The roof had a restoration project completed ten years ago to ensure the viability. A complete roof replacement will be necessary in the near future, which will be under warranty for another 30 years. Due to the current cost of energy, there are ongoing discussions regarding whether it would be cost effective and practical to add solar panels to the roof as well, to offset the cost of electricity for the school, and potentially for other town buildings.

With an increase in the number of families with school-aged children moving into the community, there is a need to improve the walkability to the immediate area surrounding the school. The parking lot and addition of sidewalks around the school have been identified as areas in need of improvement and upgrades.

Currently the pre-K program is run off-site, but there is desire to increase programming and expand the number of children who can access pre-K in the community, which would require an upgrade to a classroom space, as well as to the playground area. Finally, while several ventilation systems upgrades were completed by using American Rescue Plan Act funding, there are a few systems that require improvements in the future.

## **CULTURAL RESOURCES**

The Midcoast enjoys a rich cultural heritage anchored by the City of Bath and Bowdoin College, including art and history museums, large and varied public and private libraries, performing and graphic arts theaters, galleries, crafts shops and fairs. Bowdoin College also hosts numerous guest speakers as well as workshops open to the public throughout the year.

Local West Bath cultural activity has historically centered on the preservation of historic buildings in Town, including the Old West Bath Meeting House and the Littlefield School. In 2000, the West Bath Historical Society was formed privately "to determine, preserve, and promote the history of the Town of West Bath and to serve as a resource for the West Bath School." Society members are dedicated to the collection, preservation, and presentation of the whole range of historic artifacts found in town: journals, memoirs, photographs, oral histories, vehicles, utensils, household objects, historic landscapes, old farms as well as historic buildings. Besides being available to the West Bath School for presentations on local history, the Historical Society is a conduit between the State Historic Preservation Commission and the Town on National Register of Historic Places guidelines and on teaching residents about the new developments within the historic preservation movement.

The West Bath Historical Society collaborates with the Patten Free Library. Throughout the year, residents can access archival materials in the Sagadahoc History and Genealogy Room. The Historical Society also holds presentations on West Bath's history at the Patten Free Library.

The West Bath School provides opportunities for youthful cultural expression in theater, music instruction, dance, and the graphic arts as well as occasional cultural events organized by the School. The regional junior and senior high schools do the same. For older people, including retirees, there are likely to be church and other small private groups as well as personal cultural pursuits including activities such as choral and instrumental music, reading groups, dance and yoga groups and summertime landscape painting among others.

### **Trends and Future Needs**

The Town's cultural landscape is likely to continue throughout the implementation of the Comprehensive Plan. The large expensive cultural institutions of museums, theaters and other performing and instructional spaces, dance studios for example, will continue in neighboring service centers, such as Bath and Brunswick. Smaller and locally based cultural artifacts and activities are likely to increase in West Bath due largely to the increase in the number of retired residents in Town. Retirees, in contrast to younger working people, have the available time to participate in all manner of volunteer pursuits including cultural ones.

## **SECTION 10: FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN**

### **Background:**

Fiscal capacity is the ability of the Town of West Bath to fund public services and facilities approved by the Town residents. This Section examines the Town's recent financial condition to assess the ability of West Bath to accommodate projected growth and development over the 10-year planning period to 2033.

This Section outlines recommended implementation measures of the Comprehensive Plan that have capital costs, which are generally one-time large expenses for acquisition or construction of a tangible facility or capital good (for example: vehicles, municipal structures, utility expansions). Before moving forward on large capital expenditures, the Town considers the methods for paying the short-term (initial purchase) and long-term expenses (maintenance) to minimize strain on the general fund.

A Capital Investment Plan is required by the State's Growth Management Program as the basis for a municipal impact fees program. This Plan recommends continued use of impact fees from new site plans and building permits to support the Planning and Code Enforcement services. The impact fees program is a similar strategy used for other administrative services at the Town Office to reduce the amount from the general fund. This Plan also recommends, whenever possible, utilizing local funds as a match for grant programs for capital expenditures listed in the Comprehensive Plan to improve the quality of life, local economy, and public services in the area.

The Town of West Bath has an Investment Committee that was established in Fiscal Year 2017. This is a volunteer committee of three residents that work with the Town Treasurer, Town Administrator, and the West Bath Select Board to create recommendations to best utilize the Long-Term Capital Investment Fund. The Capital Investment Fund is Town capital, with accrued interest, and is available to fund Town-designated capital expenditures so the Town may forego interest and/or fees normally involved in the finance process. This fund is replenished each year to a maximum of \$50,000 by the Town warrant to an upper limit of \$886,000. The fund is intended to be in perpetuity through this process.

At the time of writing this Comprehensive Plan, the Town of West Bath is conducting a revaluation. The information provided in this Section was prepared for, and reviewed by, residents before the revaluation was completed.

### **Assessed Valuation, Tax Rate, and Municipal Debt \***

The following Tables provide a breakdown of the period between 2015 to 2020 regarding local and State valuations. These Tables also include the West Bath mil rates, the revenues, and expenditures incurred by the Town.

**TABLE 10-1**  
**Taxable Valuation of West Bath: 2010-2022**

<b>Year</b>	<b>Taxable Valuation</b>	<b>Mil Rate (\$)</b>
2010	\$356,452,100	10.17
2011	\$357,573,331	8.70
2012	\$359,698,313	8.70
2013	\$361,807,008	8.70
2014	\$368,565,772	8.70
2015	\$367,535,252	8.70
2016	\$367,210,150	10.20
2017	\$366,565,405	11.20
2018	\$375,561,951	11.20
2019	\$380,966,840	11.10
2020	\$385,377,358	10.50
2021	\$390,288,347	10.50
2022	\$427,150,000	10.50

*Source: 2010-2022 Town Reports*

*Mil Rate = \$1 tax payment per \$1000 of assessed value of property*

**TABLE 10-2**  
**Tax Rate Comparison**  
**Based on Mil Rate**

<b>Municipality</b>	<b>Tax Rate (2010)</b>	<b>Tax Rate (2022)</b>	<b>Change</b>
West Bath	\$10.17	\$10.50	+\$0.33
Arrowsic	\$8.39	\$8.28	-\$0.11
Bath	\$17.44	\$21.29	+\$3.85
Bowdoin	\$11.22	\$13.87	+\$2.65
Bowdoinham	\$13.57	\$13.42	-\$0.15
Brunswick	\$14.41	\$17.70	+\$3.29
Georgetown	\$6.06	\$7.49	+\$1.43
Harpswell	\$5.54	\$6.11	+\$0.57
Phippsburg	\$7.52	\$8.54	+\$1.02
Richmond	\$14.34	\$15.68	+\$1.34
Topsham	\$15.66	\$16.51	+\$0.85
Woolwich	\$11.11	\$12.31	+\$1.20

*Source: Maine Revenue Services*

*Note: Municipalities conduct revaluations at different time, which impact the Mil Rate.*

**TABLE 10-3****West Bath Revenues****West Bath Budget Fiscal Year 2021**

<b>Source</b>	<b>Amount</b>	<b>Percent of Total</b>
Real Estate Taxes 2021 (Prepayments)	\$74,225.27	1.3%
Real Estate Taxes 2020	\$3,975,598.01	68.7%
Tax Liened Property 2019 and Older	\$59,555.55	1.0%
Agent Fees	\$14,372.00	0.2%
Plumbing & Septic Permits	\$9,292.60	0.2%
Building Permits	\$25,031.20	0.4%
Portland Trust Interest	\$1,567.70	0.03%
Shellfish Conservation	\$4,960.00	0.1%
Education Revenue	\$544,459.08	9.4%
Death, Birth, Marriages	\$1,771.60	0.03%
MDOT Road Assistance	\$22,536.00	0.4%
Mooring Fees	\$2,932.00	0.1%
Miscellaneous Revenue	\$22,547.30	0.4%
Excise Tax	\$530,044.04	9.2%
Boat Excise Tax	\$10,595.46	0.2%
Franchise Fee	\$28,699.59	0.5%
Snowmobile Refund	\$483.26	0.01%
Veterans Reimbursement	\$1,594.00	0.03%
Interest Income	\$16,958.28	0.3%
Transfer Station Rent	\$50,700.00	0.9%
Transfer Station Fees	\$74,793.27	1.3%
Salt Shed Rent	\$3,575.00	0.1%
Interest on Taxes	\$17,308.38	0.3%
Sabino Road Grant	\$96,739.38	1.7%
State Revenue Sharing	\$120,577.20	2.1%
Tree Growth & BETE Reimbursement	\$8,365.55	0.1%
Homestead Exemption	\$70,560.00	1.2%
<b>Total</b>	<b>\$5,789,842.24</b>	<b>100%</b>

*Source: Town of West Bath Annual Report, 2021*



**TABLE 10-4**

**Cost of Operating West Bath Government: 2010-2020**

<b>Year</b>	<b>Total Appropriations</b>	<b>Per Capita Cost</b>
2010	\$3,783,213	\$2,016
2011	\$3,849,153	\$2,051
2012	\$3,768,863	\$2,008
2013	\$4,401,027	\$2,345
2014	\$4,412,898	\$2,351
2015	\$4,564,662	\$2,432
2016	\$4,676,902	\$2,492
2017	\$4,935,253	\$2,629
2018	\$4,922,389	\$2,622
2019	\$5,353,266	\$2,852
2020	\$5,839,343	\$3,057

*Source: West Bath Town Treasurer; West Bath Annual Reports*

The “Per Capita Cost” is based on the 2010 Census population of 1,877 residents apart from 2020, which had a recorded population of 1,910. The “Per Capita Cost” is rounded up to the closest dollar.

**TABLE 10-5**

**Use of West Bath Tax Revenues: FY2011, FY2016, FY2021**

<b>Year</b>	<b>County Tax</b>	<b>Municipal</b>	<b>Education</b>	<b>Total</b>
2010-2011	\$558,328 (13.4%)	\$1,100,555.44 (26.4%)	\$2,509,932.00 (60.2%)	\$4,168,815.44
2015-2016	\$627,093 (13.5%)	\$1,175,454.69 (25.3%)	\$2,849,359.92 (61.2%)	\$4,651,907.61
2020-2021	\$722,932 (10.7%)	\$2,360,862.97 (34.8%)	\$3,702,932.71 (54.5%)	\$6,786,728.68

*Source: West Bath Town Reports for 2011, 2016, 2021*

**TABLE 10-6****Comparison of West Bath Municipal Expenditures: FY2011, FY2016, FY2021**

<b>EXPENDITURES</b>	<b>2010-2011</b>	<b>2015-2016</b>	<b>2020-2021</b>
Fire Department Operations	\$134,766.72	\$45,271.55	\$53,610.23
Fire Department Incentives	\$15,375.00	\$19,178.03	\$20,315.00
General Government Salaries & Benefits	\$274,528.88	\$324,156.34	\$426,077.65
Professional Services and Membership	\$76,993.31	\$122,596.47	\$96,519.95
Municipal Operations	\$53,022.48	\$52,531.05	\$135,478.56
Public Works	\$334,493.31	\$500,634.67	\$956,208.17
Fire Department Capital	\$49,990.00	\$5,000.00	\$586,546.30
Community Support	\$41,837.00	\$38,470.00	\$44,302.00
Miscellaneous	\$88,118.89	\$20,704.80	\$6,644.23
Harbors and Waterways/ Marine Resources	\$15,537.91	\$33,150.46	\$21,295.51
Solid Waste Recycling Center	\$11,626.94	\$12,111.32	\$13,835.37
Maintenance	\$4,265.00	\$1,650.00	\$0
County Tax	\$558,328.00	\$627,093.00	\$722,932.00
Education	\$2,509,932.00	\$2,849,359.92	\$3,702,932.71
<b>Total</b>	<b>\$4,168,815.44</b>	<b>\$4,651,907.61</b>	<b>\$6,786,728.68</b>

*Source: West Bath Town Treasurer; Town Annual Reports, 2011, 2016, and 2021*

The years selected were meant to show the 10-year difference as well as the budget expenditures during the initial year West Bath withdrew from RSU 1, which is highlighted in blue.

### **Debt Service**

As of March 30, 2023, West Bath continues to maintain a total outstanding debt of \$0. Under Title 30-A, Chapter 223, Subsection 5702 of the Maine State Statute, no municipality, under any circumstance, may incur debt which would cause the total debt to exceed fifteen percent (15%) at any time. A municipality may adopt a lower percentage or amount limitation on debt.

Because West Bath has successfully borrowed and repaid bonds from the Maine Municipal Bank, the town's own bond rating would be in a very strong position to go out into the market to secure loans. If the Town can maintain its excellent debt to operating expenses ratio at or below 10%, it should have no problem borrowing for major capital improvements, or unanticipated expenses, at favorable interest rates in the future. \*

By maintaining its favorable bond rating, the Town could, if the need arose, secure large loans for major capital expenditures. \*

## Capital Investment Plan

The following Table includes long-term capital projects from the Town's recommended projects. This enables a full accounting of anticipated future capital expenditures to assist in the long-term financial planning by the Town. The list includes estimated costs and timing required to complete the project, prioritization based on project likelihood and community need, and potential funding mechanisms to implement the projects. \* The Capital Investment Fund is an eligible source of funding for the projects listed below on approval by a Town Meeting.

Low-cost:	Up to \$100,000; usually for capital items that can be saved up without having the Town borrow the money.
Medium cost:	\$100,000 - \$500,000; projects necessitating the Town borrowing, such as for road reconstruction, a new building/ addition, or unanticipated projects not accounted for in the annual budget. These projects can involve State, federal or private grants or loans requiring a local match.
High-cost:	\$500,000+; large-scale projects, such as a sewer main extension, necessitating the Town to secure a minimum of 50% funding through State and federal grants and loans; and borrowing of a long-term loan through the State's bond bank or on the private market. An array of devices may be employed by the town to meet its debt obligations: these include impact fees from the developer(s), private fundraising efforts through the community, and regional cooperation.

**TABLE 10-7  
CAPITAL INVESTMENT PLAN**

<b>ITEM</b>	<b>PRIORITY</b>	<b>ESTIMATED COST</b>	<b>TIMELINE</b>	<b>FUNDING</b>
Town road upgrades	High	High	2025-2030	State DOT; grants; loans; Town Meeting
Making all municipal buildings ADA Accessible	High	Medium	2025-2030	Town Meeting; grants; loans
Making municipal buildings energy efficient	High	Low	2025-2035	Town Meeting, Efficiency Maine; grants; loans
Technical upgrades to improve administrative capabilities and for public meetings.	High	Low	2025-2035	Town Meeting; grants; loans
Marine Infrastructure upgrades and engineering designs.	Medium	High	2025-2030	State DOT; State DACF; grants; loans; Town Meeting
Improvements to West Bath School	Medium	High	2030-2035	Town Meeting; School Budget; State DACF; Recreation grants; fundraising; regional cooperation
Upgrading broadband	Medium	Medium	2025-2030	Town Meeting; Connect Maine Authority

ITEM	PRIORITY	ESTIMATED COST	TIMELINE	FUNDING
In cooperation with Land Trusts and neighboring municipalities, assist in preserving open-space and trails.	Low	Medium	2023-2033	Land Trusts; private donations; tax programs; grants; loans
Vehicles and major equipment	Low	Medium	2025-2035	Town Meeting; grants; loans

DACF: Maine. Dept. of Agriculture, Conservation, and Forestry

DOT: Maine Department of Transportation

**Regional Cooperation \***

Regional and interlocal agreements between municipalities may offer opportunities to create economies of scale and cost savings for some services and projects. The Town already participates in the Bath Sewer and Water Districts for public sewer and water, respectively, and is involved in mutual aid agreements for emergency services. West Bath already cooperates with communities, such as Phippsburg and Harpswell, regarding improvements to marine resources.

The Town’s relationship with the Midcoast Council of Governments (MCOG) also provides the opportunity for regional cooperative purchasing for municipal services and products. This could also be used with cooperation from a neighboring community to share a Request For Proposal/ expenditure unique to their area. This can include reducing energy costs, maintenance of roads, or the use of new technology that can reduce overhead expenses.

The Town should be encouraged to explore and determine additional regional relationships that can reduce potential costs for necessary projects in the community that can benefit residents either through reducing cost or for improved services. An example would be to cooperate with local land trusts regarding preservation of undeveloped areas in the community so maintenance and the purchase/ preservation of land can be the responsibility of a donation-driven effort from a non-profit as opposed to a budget item for the Town as a whole.

## SECTION 11: TRANSPORTATION

### **Background**

Population growth, migration, and suburbanization of Maine coastal areas have had a significant impact on the transportation patterns in the Town of West Bath and the surrounding region. The area has experienced an increase in the number of vehicles on major roads. This increase has been influenced by household composition with more people moving to different parts of the region in search of work with a reasonable commute to their homes. The roads and bridges on US Route 1 and State Road require diligent monitoring of their conditions to guarantee safe travel.\*

### **Road Classification and Maintenance Responsibility**

Generally, highways fall into one of four broad categories-- principal arterial, minor arterials, collector roads, and local roads. Arterials serve as mobility roads with relatively high travel speeds and minimum interference between major trip generators (larger cities, recreational areas, etc.) and have between 10,000 and 30,000 vehicles per day. Collector roads receive traffic from the local roads and connect smaller cities and towns with each other and to the arterials with traffic volumes between 2,000 and 8,000 vehicles per day. Local roads provide access to private properties or low volume public facilities with 100-500 vehicles per day.

U.S. Route 1 serves as the principal four-lane access to West Bath for inter-community travel with two exits serving West Bath, (New Meadows Road and Congress Avenue) and it is included in the National Highway system. The former U.S. Route 1, now called State Road, is the secondary inter-community access in West Bath and is a Federal-aid collector. State Road and the southern end of the New Meadows Road serve as principal commercial arterials in West Bath. Foster's Point Road, Berry's Mill Road, and Campbell's Pond Road function as internal arterials for the movements of general traffic throughout West Bath and are state-aid collector roadways. Local roads, which are most of West Bath roads, have multiple entrance/egress points to adjacent properties and have minor mobility function.

Maine's classification system establishes maintenance and responsibility characteristics for roadways. The Maine DOT maintains roads that serve primarily regional or statewide needs and roads that serve primarily local needs are the town's responsibility. There are 16.0 miles of roadways in West Bath that are classified as State-aid roads. The Town owns, and is responsible for, 27 miles of roads according to the Road Commissioner. West Bath also has 13.9 miles of private roads in the form of subdivision roads or driveways that are maintained by private individuals or associations. West Bath allocates roughly 14.1% of the town budget to the maintenance and improvements of public roads.\* According to the public outreach survey, 53.3% of residents felt road maintenance was adequate. The common reasons residents felt the road maintenance was not adequate was the maintenance and snow plowing for specific roads. The Town keeps track of all roads and the responsible party (State, Town, Private) for maintenance that can be found at the end of this Section.

### **Urban Compact Municipalities**

West Bath is not designated as an Urban Compact Municipality; however, West Bath is adjacent to two state-defined Urban Compact Municipalities - Brunswick and Bath. These areas generate high traffic volumes on State Road, U.S. Route 1, and New Meadows Road in West Bath.

According to the Maine DOT, the number of municipalities designated as Urban Compact is growing based on the last United States census and employment trends. Presently there are 47 Urban Compact Municipalities in the State, all of which have the following characteristics:

1. The population exceeds 7,500 inhabitants.
2. The population is less than 7,500 inhabitants but more than 2,499 inhabitants, and in which the ratio of people whose place of employment is in a given municipality to employed people residing in that same municipality is 1.0 or greater.

*Compact or Built-up section* means a section of the highway where structures are nearer than 200 feet apart for 1/4 of a mile, unless otherwise defined; reference MRSA 23 sub-section 754. State Rule Chapter 110 provides guidance on establishing boundaries with Urban Compact areas.

### **Access Management \***

For improved safety and enhanced productivity along highways, Maine DOT has developed a set of access management rules. These rules apply to entrances (primary commercial) and driveways (primarily residential), promote location and access through existing access points or, in carefully planned locations, preserve safety and posted speed of arterials and thus enhance productivity. All Rural State Highways and State Aid Roadways outside Urban Compact Areas are subject to the rules and must obtain a permit from Maine DOT. Basic Safety Standards and Major Collector and Arterial Technical Standards are applied to roadways within West Bath; however, if the development is going to generate more than 100 trips (in and out of the site) during the peak hour, according to the ITE (International Traffic Engineers) Trip Generation Manual, Maine DOT's Traffic Movement Permit will be necessary. This might include compliance with the entrance rules and mitigation requirements. U.S. Route 1 is considered a Mobility Corridor, which is a non-compact arterial roadway that carries an average annual daily traffic count of at least 5,000 vehicles per day and must comply with additional Mobility Arterial Standards set by Maine DOT. There is no new allowed access from US Route 1 in West Bath.

In addition to the standards set by Maine DOT, the West Bath Land Use Ordinance has standards for road frontages to regulate safe distances between driveways and access standards for development. The Town Development Review Ordinance restricts strip development by regulating the number of access points on and off the site and setting construction standards for subdivision roads.

### **Off Street Parking\***

Due to the lack of a downtown area, the Town of West Bath does not have a dedicated off-street parking area for commercial businesses or high-density residential developments. The Town has off-street parking available at the Bull Rock public landing; however, the other boat launches noted in the Marine Resources do not have off-street parking.\*

For private developments, the Town has parking standards that require off-street parking for residents, employees, customers, and visitors for all proposed uses. The Town also has standards specifically for proposals within the designated Shoreland Overlay Zone. \*

### **Road Designs \***

The Town of West Bath outlines design standards for road construction projects, including additional restrictions if they are proposed within a designated Shoreland Overlay Zone or a subdivision. All roads that are proposed in the Town, regardless of being publicly or privately owned, require approval from the Road Commissioner and the West Bath Planning Board. All new subdivision roads are required to provide easements for potential future expansions and pedestrian/utilities to access nearby streets, and to construct a cul-de-sac when no further extensions of the proposed road is possible. \*

### **Bridge Inventory**

There are nine bridges in West Bath, including four that cross over the U.S. Route 1, two bridges connecting on State Road, three bridges on Old Brunswick Road, one bridge on New Meadows Road, and one bridge connecting the railroad between Brunswick and Bath. The bridge maintenance and responsibility is determined by the Maine DOT's Local Bridge Program, which dictates State responsibility for bridges at least 20 feet in length. Minor spans, which are bridges that are at least 10 feet but less than 20 feet in length, that are on town roadways are local responsibility. If a minor span is located on a state or state-aid roadway, maintenance responsibility falls with Maine DOT. Based on the definitions, all nine public bridges in West Bath must remain maintained by Maine DOT. There were no bridge projects listed by the Maine DOT in their most recent Three-Year Work Plan for West Bath.

### **Annual Average Daily Traffic Counts and High Crash Locations**

The traffic volume data is collected by the Maine DOT annually. Annual Average Daily Traffic volumes are determined by placing an automatic traffic recorder at a specific location for 24 hours. The 24-hour totals are adjusted for seasonal variations based on factors that run 365 days a year on similar types of roadways. The following locations recorded AADT counts over 5,000 vehicles per day in 2019:

- State Road West of Foster's Point: 9,260
- State Road East of New Meadows: 7,360
- State Road West of Berry's Mill Road: 7,410
- New Meadows Road North of State Road: 5,030

Maine DOT has established online mapping tools to provide municipalities access to multi-year information showing recorded vehicular crashes and accidents. Between 2010 and 2023, West Bath experienced 551 accidents; however, none of the accidents were fatal. Intersections or road segments with a reoccurring high number of accidents should be studied and improved to eliminate the source of accidents.



The following intersections and segments have experienced double-digit vehicle accidents between 2010-2023:

- Intersection of New Meadows Road and US Route 1 located south of US Route 1: 10
- Intersection of New Meadows Road, Foster's Point Road, and State Road: 40
- Intersection of State Road and Berry's Mill Road: 14
- Segment US Route 1 South Bound Off Ramp C: 10

All four locations involve State-aid roads and will require cooperation with the Maine DOT on methods to improve passenger safety.\* The Maine DOT has installed a new traffic light at the intersection of New Meadows Road, Foster's Point, and State Road in the Spring of 2022 to help reduce collisions. The Maine DOT has new programs to cooperate with communities that aim to improve their village areas surrounding state-aid roads.

### **Maine Department of Transportation Projects**

MaineDOT has a rotating Three-Year Work Plan that lists projects that need to be addressed within the next three years. This plan can be accessed on the Maine DOT website through their interactive tool that breaks down the project list by municipality that also outlines the work completed by the Maine DOT in the previous year. In addition to their Three-year Plans, the Maine DOT has begun the Village Partnership Initiative, which is a cooperative program to address improvements to state aid roads that go through village areas of communities. These improvements focus on traffic calming measures and enhancing non-vehicular infrastructure. Municipalities, such as West Bath, are allowed to apply and provide matching funding for projects that can vary in size.

### **Trail and Pedestrian Network**

Road shoulders are either constructed with pavement, gravel, or curbing. Shoulder type and width together with other factors determine bicycle and pedestrian safety on the road and level of service. Arterials are designed with paved shoulders and Maine DOT continues to improve collector roads to include bicycle shoulders. However, the extent to which shoulders are paved depends on how the road compares with Maine DOT's Shoulder Paving Policy. For example, the road must exceed traffic volumes of 4,000 Summer Average Daily Traffic (SADT) or be near a school, village, or certain activity centers that encourage pedestrian or bicycle circulation. If a road segment is less than 4,000 SADT, then the municipality is required to discuss options with the Maine DOT Bicycle Coordinator. The Maine DOT also provides funding opportunities to encourage creating safe pedestrian and bicycle paths to school buildings.

Currently, the Town does not have any official bike lanes or pedestrian trails. Snowmobile and ATV trails are maintained by the Over The Hill ATV Club, and year-round trails are maintained by the local land trusts. A sidewalk along New Meadows Road has been considered, but as all the West Bath School children are bussed, is not an immediate priority.\*

The Town is in preliminary discussions with neighboring communities to establish the Androscoggin to Kennebec Trail, a 7.2-mile-long paved path that would connect the Androscoggin River Bicycle Pedestrian Path in the Brunswick-Topsham area with the multi-use trail on Congress Avenue in Bath. This path would run through the Route 1 corridor in West Bath\*

### **Railroad Access**

There are currently about 4 miles of railroad line, which transects the northern portion of West Bath. The use of the rails has primarily been used for freight transportation. In recent years, West Bath's segment of this railroad has made it ideal for American Steel & Aluminum to invest in a warehouse along the tracks to supply Bath Iron Works in the neighboring City of Bath.

Summer passenger service between Brunswick and Rockland ceased in 2015; however, efforts have been made by Maine DOT and private developers to restart the service for use during the summer. At the time of implementing the Comprehensive Plan, the only passenger service is available through Amtrak to transport customers between Brunswick to Boston and to applicable stops between the stations.

### **Transit\***

Public transportation is unsustainable exclusively in West Bath due to the sparse residential developments and lack of a central commercial area. The West Bath demographics do not indicate a growing need for a fixed public transportation system and for-profit taxi services are available to residents in need of traveling assistance.\* Due to the geographic location, public transit connecting Brunswick and Bath would involve using either US Route 1, State Road, or the railroad.

There are public transit systems in both Brunswick and Bath for residents to access different parts of their respective communities. Brunswick offers the Metro Breez and Brunswick Link for year-round use. Metro Breez, in addition to providing scheduled service throughout Brunswick, also has an available route to connect residents to Portland. The City of Bath offers the City Bus, which is a year-round service, as well as the summer trolley service. The Bath City Bus program offers transportation to the Mid Coast Hospital Services upon appointment. While the service is also available to residents of West Bath, interested residents must call ahead and be picked up at the Bath City Hall. \*

## SECTION 12-A: LAND USE

### Background

Between 2010 and 2020, the US Census recorded a 2% increase of 33 persons in West Bath population (from 1,877 to 1,910). During that same period of time, the following permits and conversion of land took place:

### West Bath Permit Summary

Building permit records show that between 2010 and 2020, 59 permits were filed for the category “new residence created” in West Bath. During the same period, 14 commercial permits were issued. Since the last Comprehensive Plan was approved in 2005, the following institutional developments have been constructed:

- Community Room at Fire Department
- Salt Shed at the Transfer Station
- Bath Water District’s Water Tower

**Table 12-1  
Overall Residential Land Use: 2010-2020**

	2010 Dwellings			2020 Dwellings			Change: 2010-2020 Total Dwellings	
	Total	Seasonal	Seasonal (%)	Total	Seasonal	Seasonal (%)	Number	Change (%)
West Bath	1026	142	13.8%	1130	159	14.1%	+104	0.3%

*Source: MaineHousing Housing Characteristics*

**Table 12-2  
Change in Residential Land Use Density in West Bath: 2010-2020**

Year	Density of Housing per square mile	Change from previous decade	% Change
1990	76	N/A	N/A
2000	88	+12	+15.8%
2010	87	-1	-1.1%
2020	96	+9	+10.3%

The information above is based on the total number of housing units recorded during the census divided by the total area of West Bath (11.81 square miles) rounded to the near whole number.

**Table 12-3  
West Bath Residential Building Permits: 2010-2020**

	Farm/ Shed	Garage	New Residence	Deck	New Structure	Alterations	Dock/ Float	Total
2010	8	10	4	8	4	7	4	45
2011	8	3	5	1	5	6	2	30
2012	7	6	9	1	6	6	6	41
2013	4	6	9	6	9	10	3	47
2014	7	9	6	3	7	7	5	44
2015	7	9	7	6	7	15	4	55
2016	4	7	6	4	7	7	4	39
2017	5	8	5	7	7	8	2	42
2018	5	10	6	6	14	10	4	55
2019	6	7	11	6	3	18	2	53
2020	5	8	17	8	0	17	7	62
<b>Total</b>	<b>66</b>	<b>83</b>	<b>85</b>	<b>56</b>	<b>69</b>	<b>111</b>	<b>43</b>	<b>513</b>

*Source: West Bath Town Reports 2010-2022*

The permits in Table 12-3 do not include Demolitions nor Commercial permits issued that year.

**Table 12-4  
Distribution of New Development: 2010-2020  
by District**

Districts	Total	Percentage
I. Commercial	23	5.12%
II. Residential	121	26.95%
III. Rural Residential	139	30.96%
IV. Rural Residential Shoreland	166	26.28%
<b>Total</b>	<b>449</b>	<b>100%</b>

*Source: Building Permits, West Bath Code Enforcement Officer*

**Table 12-5  
Estimated Building Permits and New Structures: 2020-2030\***

Districts	Building Permits	New Structures	Total Acres Based on Minimum Lot Size
I. Commercial	28	3	6
II. Residential	144	17	34
III. Rural Residential	166	19	57
IV. Rural Residential Shoreland	197	23	48

<b>Total</b>	<b>535</b>	<b>62</b>	<b>159</b>
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The estimates for “Building Permits” are based on the previous 10-year growth with a 15% increase due to the recent influx of new residents that have moved to West Bath while this Comprehensive Plan was developed. The estimates for “New Structures” are based on the total number of “New Structures” in Table 12-3 divided by the total building permits, which was then applied to the “Building Permits” in Table 12-4. The estimate for the acreage is based on an average 2-acre minimum lot size for each “New Structure” estimated in Table 12-3. The minimum lot size requirements are subject to change based on future revisions made in the Land Use Ordinance.

## SECTION 12-B: FUTURE LAND USE PLAN

### **Background**

The Future Land Use Plan spatially depicts the Town's land use policies in the form of land use areas on the Future Land Use Map. The Map shows the desired pattern of land uses in 2032; it builds upon the zoning districts in place in 2022. State law requires that municipal zoning ordinances be based upon a municipal comprehensive plan. The Future Land Use Plan and Map is the basis for recommended zoning changes.

### **General Pattern of Development\***

The West Bath Future Land Use Map incorporates the broad principles of the Visioning Session and the Goals and Policies of this Comprehensive Plan as guidelines for managing future land use trends impinging upon the Town. By the next Comprehensive Plan, the West Bath land use pattern should reflect the following principles.

1. West Bath should remain a rural community by conserving the portion south of State Road for open space, shoreline access, passive outdoor recreation, agriculture, forestry, historic farms and farmland, and low density, primarily single-family housing. The only commercial activities would be home occupations, agriculture and farm stands, aquaculture, forestry, scientific, educational or nature study facilities and possibly water-dependent uses such as a marina or aquaculture docks and landings. The Town is examining a Noise Ordinance to address nighttime disturbances.
2. In order to be designated as a rural town, there should be a modest town focal point or points that provide a sense of West Bath identity by allowing for some employment, shopping, and public facilities such as a community building in a central place. Accordingly, the north-end of Town, north of State Road up to Route One, should continue to be a mixed-use area that can accommodate uses such as municipal buildings, modestly sized retail and service businesses, light commercial, and research & development facilities. This area would be the primary area for accommodating multi-unit housing for both families, elderly and for assisted living arrangements. It would be the principal area for accommodating affordable housing in the community. If the allowable densities of buildings were less than one-half acre, then some form of community sewage collection and disposal would be required.
3. North of Route One, the existing rural residential (3 acre) and residential (2 acre) areas would remain. This could allow (if there were public sewerage) an appropriate building density for a mixed-use neighborhood center to evolve around the Elementary School and Green Acres Estates on New Meadows Road to serve the north-end residents.
4. The Urban Development Park Zone would remain the primary area for campus-style office, business, or research & development park or for lodging. At present, there is vehicular access from Bath, the Zone is serviced with public water and sewer, and has more acreage for development for this zone.

5. In order to accommodate the entire Urban Development Park zone, extension of the Bath Water District public water supply service area would be needed. To accommodate the wastewater needs of a denser mixed-use zone, public sewage collection would need to be provided to the State Road, New Meadows Road and Fosters Point Road areas. The development of a self-owned West Bath sewer system is not feasible. Further deliberations would be needed to work out the most cost-effective and politically feasible way to provide a public sewer system in Town. The major issue is that to afford a public sewer along State Road, New Meadows Road, and Fosters Point Road, there would need to be high enough density to pay for it. If the Town does not choose to allow higher densities in the Business/Commercial Zones, then it is likely that a public sewer would not be financially cost-effective. Without public sewer, there could still be a mixed-use area with a wider array of permitted uses than in the existing Business/Commercial Zone, but remaining at the existing density of one building per acre.
6. The entire south-end of Town, including areas accessible by Berry's Mill Road and Foster's Point Road, will continue to be a mixture of low-density, primarily single-family housing, historic farms and seasonal dwellings, fields and interior forested open spaces.
7. While the shoreline will have more retiree and vacation homes, State law (as of 2005) will protect the remaining commercial fishermen's properties. It is recommended that the Town secure boat landing enhancements including parking, perhaps a town dock/marina and functioning informal pedestrian access to the shoreline for shellfish harvesters and recreational visitors. To further preserve the aquaculture jobs in the region, The Town should also examine the potential for working waterfront districts and enhancing the Waterways/Harbors Ordinance.
8. The existing resource protection areas around inland ponds and wetlands and the shoreland overlay zones along streams and the entire saltwater shoreline will remain protected. Study of critical natural resources, wildlife habitat areas and wildlife corridors from the 'Beginning With Habitat' Maps will be undertaken to determine if any additional resource protection areas should be put to town meeting vote for protection.

### **Growth Areas**

The State Growth Management program requires that municipal comprehensive plans show planned growth areas, rural areas and transitional areas. The recommended Growth Areas in West Bath are presented below based upon existing zoning districts with and without recommended modifications. These proposed areas would be used to encourage growth and development.

The Districts and Zones listed below are intended to provide suggestions to the Planning Board, Select Board, and residents of West Bath. The density allowed land uses, and establishment of the Districts and Zones listed below are not validated unless they have been recommended by the West Bath Planning Board and are approved at a Town Meeting.

### **Urban Development Park (UDP) Zone**

Purpose: Provides an area where urban and commercial land uses could locate in a campus-like setting.

Location: North end. Along the Boundary Line with the City of Bath north of Route One adjacent to a Bath sewer line; vehicular accessibility only from Bath.

Land Uses: Full range of residential and commercial uses similar to the Business/Commercial and Mobile Home Park Overlay Zones. Available to be considered for campus style office, business and research & development park uses.

Utilities: Lands to the south end of the UDP Zone have access to Bath public water supply and public sewer system. Bath public sewer and water serving the southern end of the area, which allows campus style office, business and research & development parks and lodging. The utilities run along the paved road.

Density: 20,000 square feet for residential uses; 1 acre for all other uses. Where public sewer is available, higher densities may be considered.

### **Business and Commercial District**

Purpose: With limited exceptions, this District allows all commercial, institutional, and residential uses.

Locations: South of US Route 1 and north of State Road, 500 feet south of State Road, 300 feet east and west of Fosters Point Road. To see the exact boundaries, refer to the map found at the end of this Section.

Utilities: The Bath Water District public water supply service is available along State Road, New Meadows Road, and Fosters Point Road. There is no public sewer available.

Density: One acre minimum lot size. No changes are proposed unless safety and potential concerns from abutters are considered.

### **Mobile Home Overlay Zone**

Purpose: This is an Overlay Zone that permits a full range of mixed-uses. Affordable housing is encouraged in this zone, especially if a public sewer system resulted in lower cost lots of less than 20,000 square feet size.

Location: North-End. Abuts north side of State Road at the Boundary Line with the City of Bath, and south side of Route One.

Land Uses: Full range of residential, commercial, and institutional uses since in Business/Commercial Zone, plus mobile home parks



Utilities: The Bath Water District public water supply service is available along State Road. This would likely be part of a public sewer service area in the event a public sewer was installed in Town.

Density: One acre minimum; however, with public sewer, minimum sized lots could be less than one-half acre, e.g. 5,000 square feet (for mobile homes in parks) or 10,000 square feet for other principal uses, or some other suitable densities.

### **Special Industrial & Transportation Overlay Zone**

Purpose: This is a sub-area of the Business/Commercial Zone that is set aside for bulk transportation-related facilities and operation of bulk storage facilities for materials including hazardous substances.

Locations: Three specific areas with direct access to State Rd., New Meadows Rd. and Fosters Point Rd. (all near the 4-Corners/State Rd. intersection) within the Business/Commercial Zone.

Land Uses: Trucking and freight terminals, bulk petroleum and propane facilities, gas stations and the management of bulk hazardous materials in addition to the range of commercial and residential uses permitted in the underlying Business/ Commercial Zone. Special provisions for isolating and screening the transportation and bulk materials uses for the safety of land uses on adjacent lots. Hazardous materials subject to regulations in the West Bath Development Review Ordinance (Article 14.7).

Utilities: The Bath Water District public water supply service is available along State Road, New Meadows Road, and Fosters Point Road. This would likely be part of a public sewer service area in the event a public sewer was installed in Town.

Density: One-acre minimum lot size. No changes are proposed unless further study reveals that public safety and aesthetic screening could be maintained on lots less than one acre.

### **Rural Areas\***

Rural areas will preserve the Town's historic character by a variety of means and incentives to maintain existing open spaces on the shore, on historic farmlands and in large internal blocks of forested land. The existing larger lot zoning of 2 and 3 acres would be continued for new subdivisions to clustered configurations. Review and amend, as appropriate, the Land Use Ordinance and the Development Review Ordinance to consolidate subdivision standards to a single Article or Ordinance. Consideration may be given to allowing additional houses in new subdivisions if more than the minimum open space is preserved (and sewage disposal is proved reliable). Town purchase of critical wildlife habitats, shoreland or easements thereto, along with cooperation with a land trust in conservation purchases and easements would need to be considered. The Town can also provide information on possible tax benefits for working farms, tree growth, working waterfronts, and open space for landowners that voluntarily choose to

participate.

The Town should study how taxes might be abated for individual property owners who place, in cooperation with the Town, conservation easements or recreational access easements on their land for townspeople use. The 'Beginning With Habitat' maps will be studied to see if any additional land in town should be zoned 'resource protection.' Other methods for open space preservation may also be studied.

The Districts under the Rural Areas are meant to preserve the natural and rural characteristics of West Bath and discourage high density housing units.

### **Residential Zone**

Purpose: Maintenance of existing rural character in already somewhat built-up areas along existing roads and shoreline areas.

Locations: South of State Road; up New Meadows Road; down Fosters Point Road on the New Meadow River side; and around Winnegance Lake in the south-end of Town.

Land Uses: Single-family and duplex residential uses (no multi-family) and traditional rural uses concerning passive recreation, resource utilization including farming, forestry, fishing and aquaculture. Commercial uses are prohibited except for home occupations and home day-care (8 or less).

Utilities: The Bath Water District public water supply service is available along State Road, New Meadows Road, and Fosters Point Road. There is no public sewer available.

Density: Two-acre minimum lot size with individual on-site septic system.

### **Rural Residential Zone**

Purpose: Maintenance of existing rural character in the sparsely populated historic farming areas and the large undeveloped blocks of forested land in the road-less interior.

Locations: North End. North of Route One, east of New Meadows Creek and west of the City of Bath boundary line and UDP Zone.

South End. Entire interior portions of the southern part of Town south of State Road

Land Uses: Single-family and duplex residential uses (no multi-family) and traditional rural uses concerning passive recreation, resource utilization including farming, forestry, fishing and aquaculture. Commercial uses prohibited except for farm stands, home occupations and home day-care.

Utilities: There are no public utilities in the Rural Residential Zone.

Density: Three-acre minimum lot size with individual on-site septic system. Continue (or change as appropriate due to new technologies being accepted by the State) the requirement for a back-up multi-user septic system for all primary multi-user septic systems.

### **High Density Shoreland**

Purpose: Accommodate very small, non-conforming lots in the Shoreland Zone that were developed prior to the adoption of the Land Use Ordinance.

Locations: To see the exact boundaries, refer to the map found at the end of this Section.

Land Uses: Single-family and duplex residential uses (no multi-family), passive recreation, resource utilization including agriculture, orchards, horticulture forestry, fishing and aquaculture. Commercial uses prohibited except for home occupations and home day-care.

Utilities: There are no municipally owned utilities in this District. As of this date, all four OBDs operating in West Bath are in this Zone. Please refer to the Critical Natural and Water Resources Section (Section 7)

Density: The minimum lot size is 1 acre unless the lot is a legally non-conforming lot or located on Lot 1f (Birch Point) in the minimum lot standards table. If the lot is located on Lot 1f (Birch Point), there is a two-acre minimum.

### **Shoreland Overlay Zone**

Purpose: Protect the shoreline, shellfish beds, coastal waters and freshwater ponds, wetlands and streams in Town from pollution, environmental degradation and to maintain environmental quality. Potentially amend, as appropriate, to remain in conformance with any changes in the State model shoreland ordinances and maps. Town should examine including a District for “Working Waterfront” areas in the community to preserve traditional aquaculture industries.

Locations: Land within 250 feet of the entire coastal shoreline in Town; land 250 feet from the freshwater wetlands and ponds including Mill/Whiskeag Pond, Berry’s Mill Pond, Campbells Pond and Winnegance Lake; land 75 feet from the stream running from Campbells Pond to Dam Cove and Back Cove Creek. Houghton Pond is currently not listed in this District, which will be examined by the Planning Board.

Land Uses: All uses permitted in the underlying zoning districts, but subject to shoreland zone performance standards.

Utilities: The water and sewer systems may be available based on the underlying zoning

districts.

Density: The minimum lot size of the underlying Zone except lots abutting a pond, river or stream must have at least 150-foot frontage on the water, except on Winnegance Lake which is 200-foot frontage on the water.

### **Resource Protection Overlay Zone**

Purpose: Protection of important wildlife habitats, high value wetlands for environmental quality maintenance. This may be amended, as appropriate, to remain in conformance with any changes in the State resource protection regulations. There may also be additions to Resource Protection areas due to application of 'Beginning With Habitat' maps.

Locations: Whiskeag Pond, Back Cove Creek, New Meadows Creek and wetland; unconnected wetlands of two or more acres (one located south of State Road) and areas within the Shoreland Overlay Zone with slopes over 20%.

Land Uses: Passive recreation, individual campsites, small scientific, research or educational facilities.

Utilities: None, except to serve an approved scientific, research or educational facility. Electric utilities and other utilities, as already permitted, may continue.

Density: The minimum lot size of the underlying Zone except lots abutting a pond, river or stream must have at least 150-foot frontage on the water, except on Winnegance Lake which is 200-foot frontage on the water.

### **Trends**

It is probable that the recent land use trend of 2010-2020 will continue, as an upper projection, during the planning period 2020-2030. The movement of families and retirees from in-and-out of State may continue. If it is perceived that it costs less to commute to work into urban workplaces rather than to pay the characteristically higher taxes for also living in those urban workplaces, the suburbanization trend in the region will likely continue going forward. The 2020 pandemic and increase in high-speed internet accessibility has also reduced commuting to workplaces with the option for employees to work from their residence.

On the other hand, the desirability of coastal retirement homes for recent retirees and seasonal homeowners will likely continue to bid up the cost of land in West Bath. As these costs for increasingly scarce shoreline land rise, the cost for near-shore land may be expected to increase and spread slowly inward. The few full-time coastal fishing families remaining on the Town's coastline are likely to experience continued upward tax bills for their increasingly higher valued coastal land. In 2005, the State Legislature gave some relief to coastal fishing families by approval of current use taxation for working waterfronts; however, the data from the Department of Agriculture, Conservation and Forestry indicates there are no West Bath residents using this program.

*September 5, 2023*

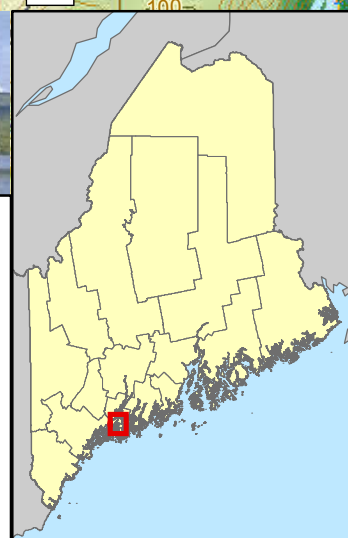
At some point, most of the available frontage along the existing roads in Town will have been developed prompting developers to turn toward the abundant interior land behind the roadside lots. It may be assumed that interior lots may be increasingly subject to research by developers for possible subdivision development during the planning period. To the extent that the large parcel interior landowners sell their land because of higher taxes, attainment of retirement age or any other reason, a new land use trend may begin. Because it is expensive to build new subdivision roads into interior land, it is likely that developers may seek larger land acquisitions to capitalize on the economy of scale by offering more subdivision lots per road length rather than fewer. When the Town's interior parcels begin to be developed, issues concerning how to best use these lands will become important. New year-round commuter families may support some developed open space such as for playing fields. Coastal retirees may desire paths into and through the former interior areas for strolling, bicycling and other forms of recreation. There may be interest to seek development of more job opportunities closer to home, where current interior land could be used for expansion of the Business Commercial or Urban Development Park Zone.

Planning considerations will, therefore, need to seek balances between both the competing and complementary land use trends and desires between working families, retirees, and long-standing residents to blend and guide the land use pattern toward the town character the townspeople envision.

Supplementary Map  
Natural Resource Co-occurrence

West Bath

This map is non-regulatory and is intended for planning purposes only



Legend

This map represents the concentration of selected environmental asset data layers overlaid on the landscape. Its purpose is to highlight a given area's relative conservation values as an aid in planning. It offers a generalized and subjective view and should be considered as a starting point for discussion. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, areas of undeveloped land, and conserved properties. Some of these layer attributes have been weighted based on qualitative features, such as rarity or size, and are noted below. Cooccurrence modeling is extremely flexible, allowing for the addition, substitution, and relative weighting of data and attributes that best reflect the particularities and priorities of a given area or community. This map draws on data that is depicted on the standard Beginning with Habitat map set, but should still be considered as both supplementary and as work in development.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads
- Conservation Land

Selected Resource Layers and Assigned Values

Geographic Information System (GIS) software provides a ready means to help identify areas of high resource cooccurrence. The selected data layers of interest are assigned a relative weight, or value, and then overlaid on one another. The values are then summed, classified, and symbolized, revealing the concentration of attributes in a given landscape. (Some of the layers listed may not apply to, or be present on, the area represented by this map.)

**Rare and Exemplary Natural Communities**  
 S1 (Critically Imperiled), Value of 4  
 S2 (Imperiled), Value of 4  
 S3 (Rare), Value of 3  
 S4 and S5 with A or B viability (Exemplary), Value of 3

**Rare Plants**  
 S1 (Endangered), Value of 3  
 S1S2 - S2 (Threatened), Value of 2  
 S2S3 - S3 (Special Concern), Value of 1

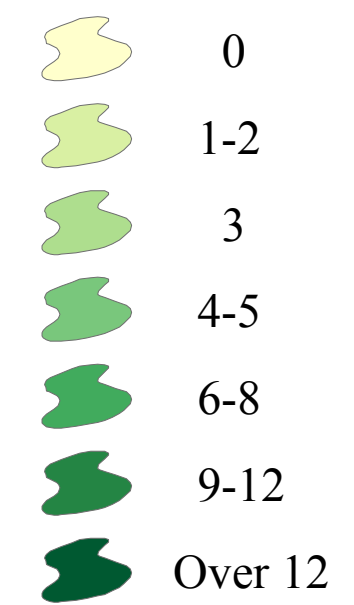
**Listed Animals**  
 Endangered Species (with buffer), Value of 3  
 Threatened Species (with buffer), Value of 2  
 Species of Special Concern (with buffer), Value of 1

**Significant Wildlife Habitats**  
 Shorebird Habitat, Value of 3  
 Seabird Nesting Islands, Value of 3  
 Essential Wildlife Habitat, Value of 3  
 Wading Bird and Waterfowl Habitats (inland and tidal), Value of 2  
 Deer Wintering Areas, Value of 1  
 Significant Vernal Pools (with 500' buffer), Value of 1  
 Atlantic Salmon Habitat, Value of 2  
 Heritage Brook/Trout Waters, Value of 2  
 Shellfish Beds, Value of 1

**Riparian Zones and Water Resources**  
 Tidal waters 250' buffer, Value of 2  
 Great Ponds 250' buffer, Value of 1  
 Rivers 250' buffer, Value of 1  
 Streams 75' buffer, Value of 1  
 Wetlands greater than 10 acres plus 250' buffer, Value of 1  
 Wetlands less than 10 acres plus 75' buffer, Value of 1  
 Groundwater Aquifers, Value of 1

**Undeveloped Habitat Blocks**  
 Areas over 1200 acres, Value of 3  
 Areas of 600 to 1200 acres, Value of 2  
 Areas of 200 to 600 acres, Value of 1

Sum of Attribute Values



Focus Areas

Focus Areas of Statewide Ecological Significance (note: not present in all regions)

Focus Areas of Statewide Ecological Significance have been designated based on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (the combined elements of Beginning with Habitat Maps 1-3). Focus Area boundaries were drawn by MNAP and MDIFW biologists, generally following drainage divides and/or major fragmenting features such as roads. Focus Areas are intended to draw attention to these truly special places in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts. For descriptions of specific Focus Areas, consult the Beginning with Habitat notebook or the following website: <http://www.maine.gov/dacf/mapfocusarea/index.htm>

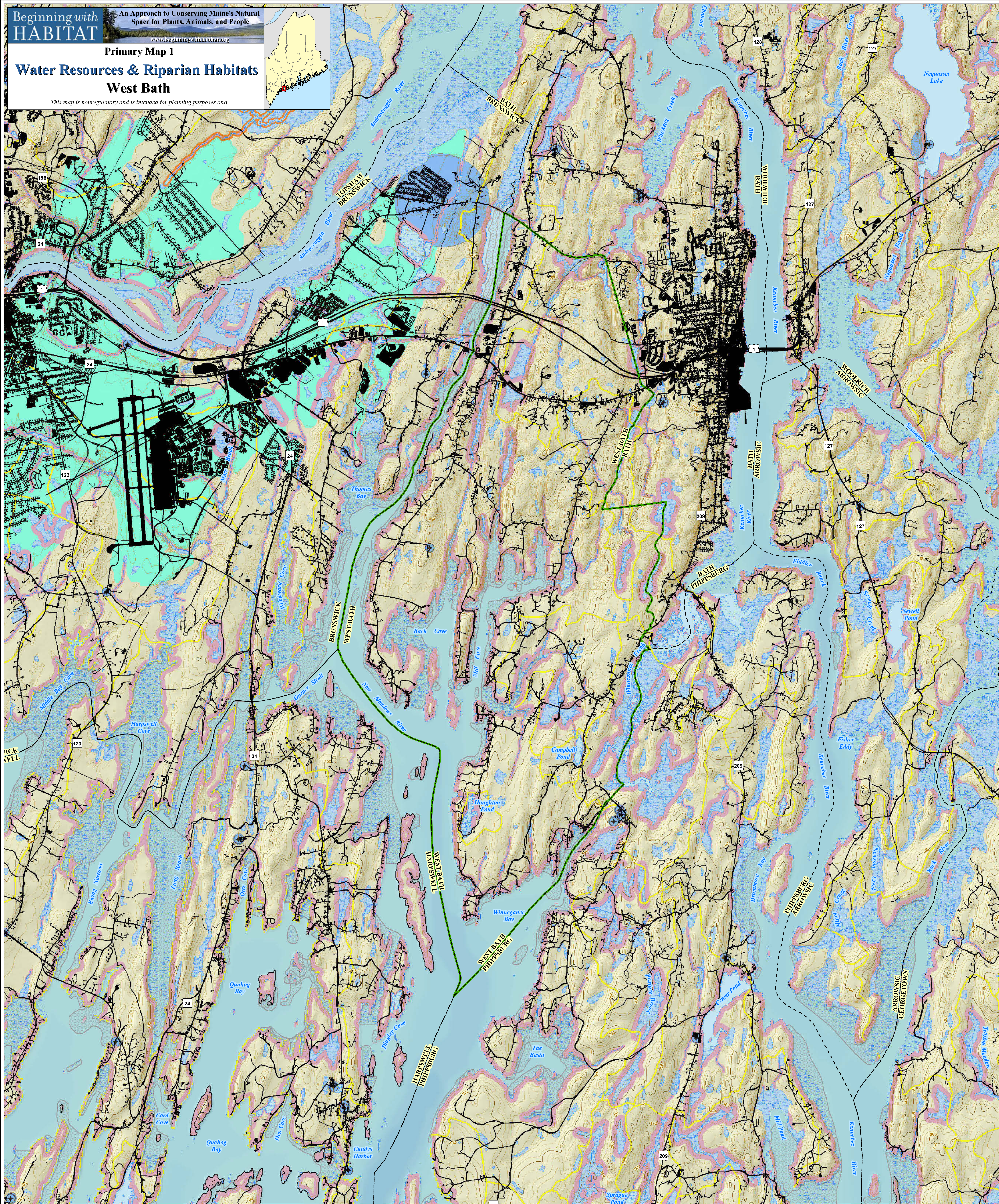
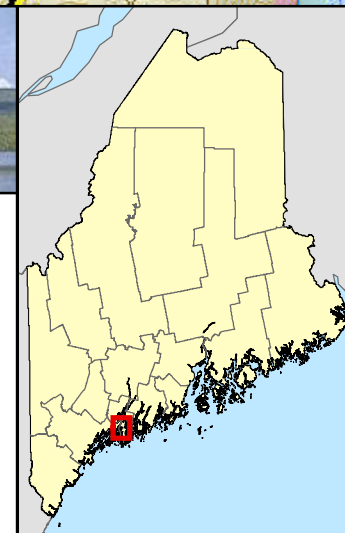
Data and Information Sources

**DATA SOURCES**  
**TOWNSHIP BOUNDARIES**  
 Maine Office of GIS: Metwp24 (2013)  
**ROADS**  
 Maine Office of GIS, Maine Department of Transportation: Medotpub (2015)  
**HYDROLOGY**  
 U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)  
**DEVELOPED**  
 Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: Imperv (2015)  
**ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS**  
 Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: DWA, ETSC, EPhyto, EPhyto, HWH, Sni, Shorebird, TWWH (2003-2015)  
**RARE NATURAL COMMUNITIES & PLANTS**  
 Maine Natural Areas Program: MNAP\_eos (2015)  
**ATLANTIC SALMON HABITAT**  
 Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: Ashab3 (2013)

**DATA SOURCE CONTACTS**  
 Maine Office of GIS: <http://www.maine.gov/megis/catalog/>  
 Maine Natural Areas Program: <http://www.maine.gov/dacf/mnap/index.html>  
 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/asco>  
 Maine Department of Transportation: <http://www.maine.gov/dot/>

**DIGITAL DATA REQUEST**  
 To request digital data for a town or organization, please visit our website: [http://www.beginningwithhabitat.org/the\\_maps/gis\\_data\\_request.html](http://www.beginningwithhabitat.org/the_maps/gis_data_request.html)

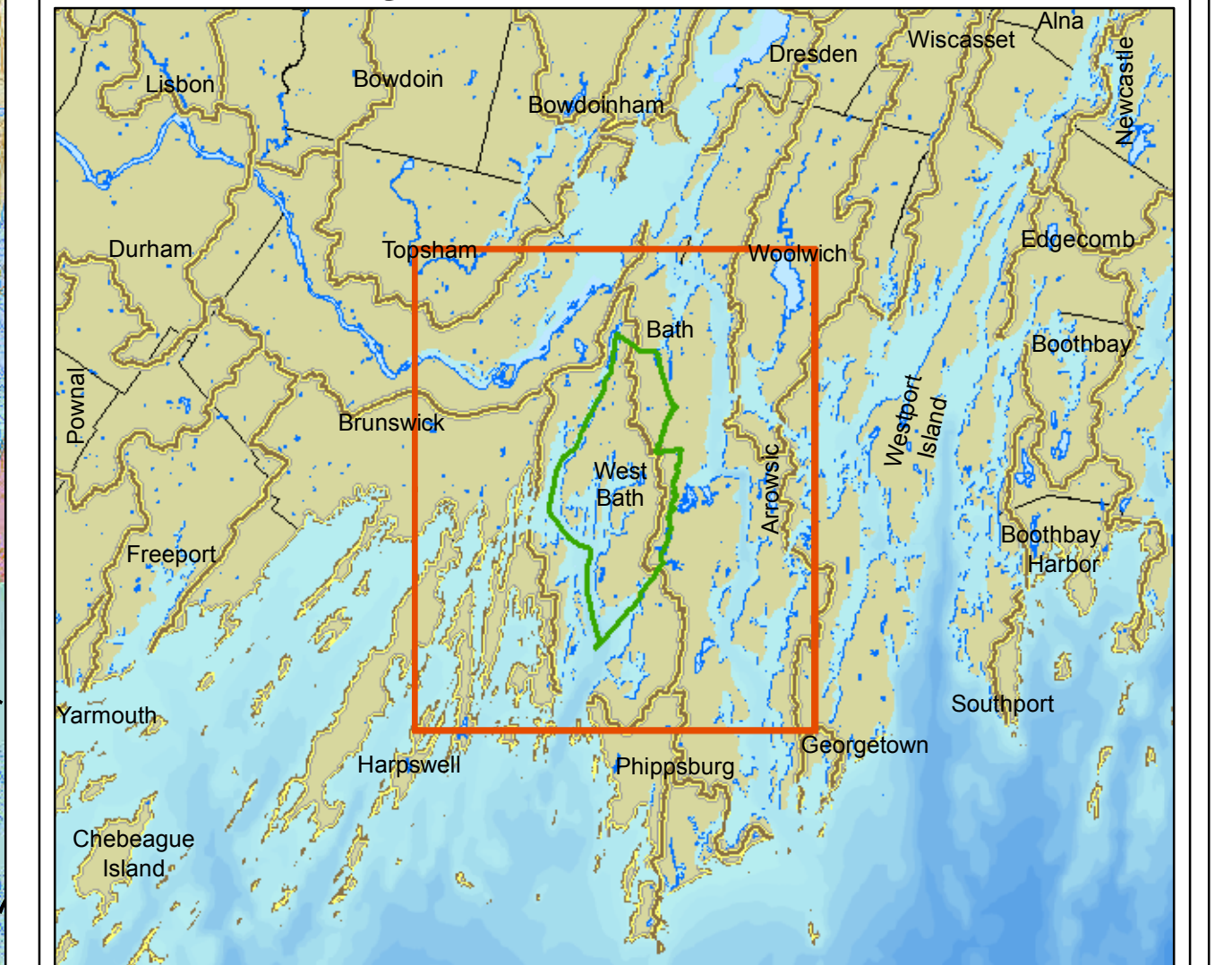
This map is nonregulatory and is intended for planning purposes only



**LEGEND**

- This map depicts riparian areas associated with major surface water features and important public water resources. 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 matrix hydrologic connections between surface water features. Protecting riparian habitats protects water quality, maintains habitat connections, and safeguards important economic resources including recreational and commercial fisheries.
- Selected Town or Area
  - Organized Township Boundary
  - Unorganized Township
  - Developed - Impervious surfaces including buildings and roads
  - Drainage divides - These are the smallest hydrologic units mapped in Maine. They contain watershed boundaries for most ponds and rivers in Maine.
  - NWI Wetlands - National Wetlands Inventory (NWI) uses aerial photographs to approximate wetland locations. NWI data is not a comprehensive mapping of wetland resources and typically under represents the presence of wetlands on the landscape. The presence of wetlands needs to be determined in the field prior to conducting activities that could result in wetland disturbance.
  - Riparian Habitat - depicted using common regulatory zones including a 250-foot-wide strip around Great Ponds (ponds > 10 acres), rivers, coastline, and wetlands > 10 acres and a 75-foot-wide strip around streams. Riparian areas depicted on this map may already be affected by existing land uses.
  - Shellfish Growing Areas - The Maine Department of Marine Resources maps growing areas for economically important shellfish resources. This map depicts softshell and hard clam resources in order to illustrate the relation of these resources to streams and shoreline areas vital to their conservation.
  - Brook Trout Habitat - Streams and ponds, buffered to 100 feet, where wild Brook Trout populations have been documented, or managed to enhance local fisheries.
  - + Public Water Supply Wells
  - 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**

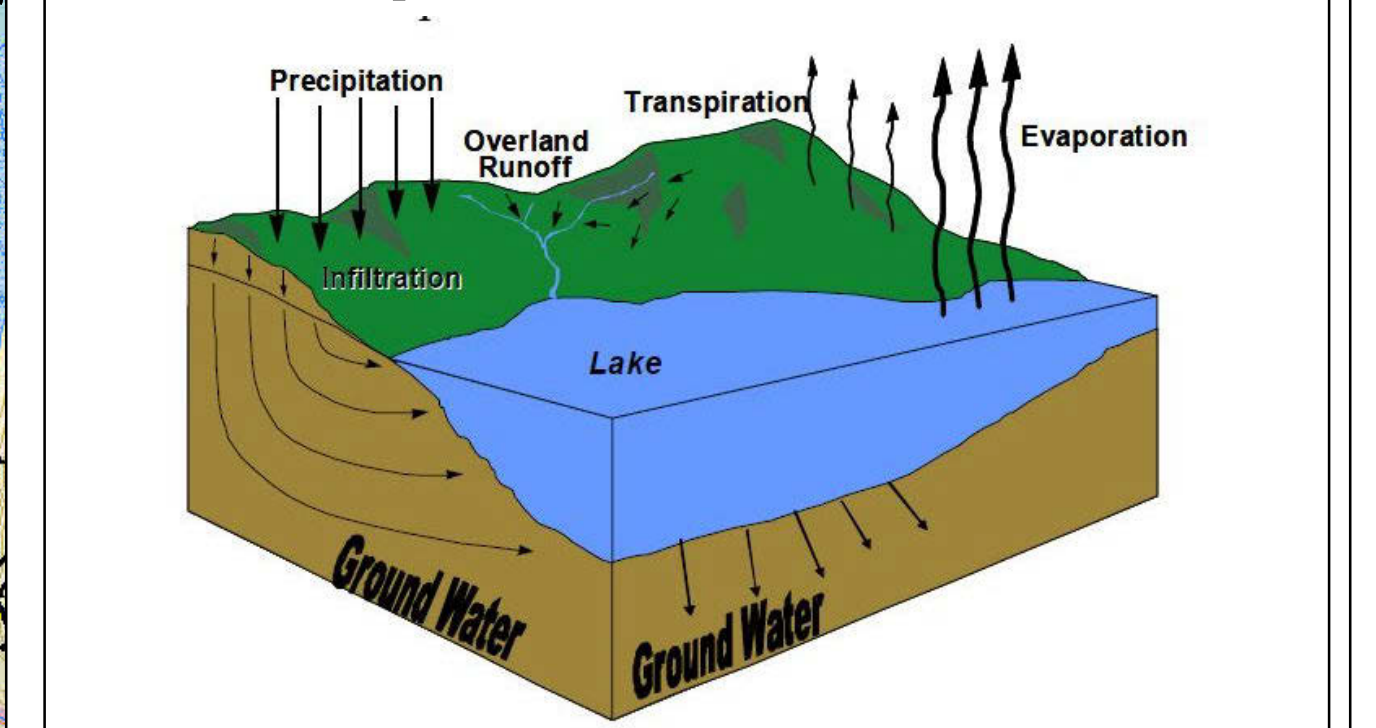


A watershed includes all of the land that drains to a common waterbody. The areas within the watershed are linked ecologically by the water, sediment, nutrients, and pollutants that flow through them. For the purpose of mapping "hydrological units," watersheds are often grouped into larger drainages or divided into smaller ones depending on the map's scale. Drainage divides (shown on main map as yellow lines), are the smallest hydrological units and generally drain into small ponds, wetlands, or streams. These units are grouped into subwatersheds (HU12) and are represented on the inset map above by the yellow-brown outlines.

- Main Map Extent
- Selected Town or Area
- Subwatersheds

1 inch = 4 miles

**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. Surface water also seeps into the ground through infiltration and eventually reaches the ground water, or through evaporation, returns to the atmosphere. Water evaporates from 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.

- At a minimum, Maine's shoreline zones include 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.

Shoreland zoning encourages towns to provide greater protection to their local water resources by applying shoreland zone protections to additional resource types such as smaller streams and wetlands, and rare terrestrial features. For specific guidance regarding Maine's Mandatory Shoreland Zoning Act contact the Dept. of Environmental Protection Shoreland Zoning Unit: 207-287-3901 (Augusta), 207-822-6300 (Portland), 207-941-4116 (Bangor), [www.maine.gov/dep/biwd/docstand/zipage.htm](http://www.maine.gov/dep/biwd/docstand/zipage.htm)

**Data Sources**

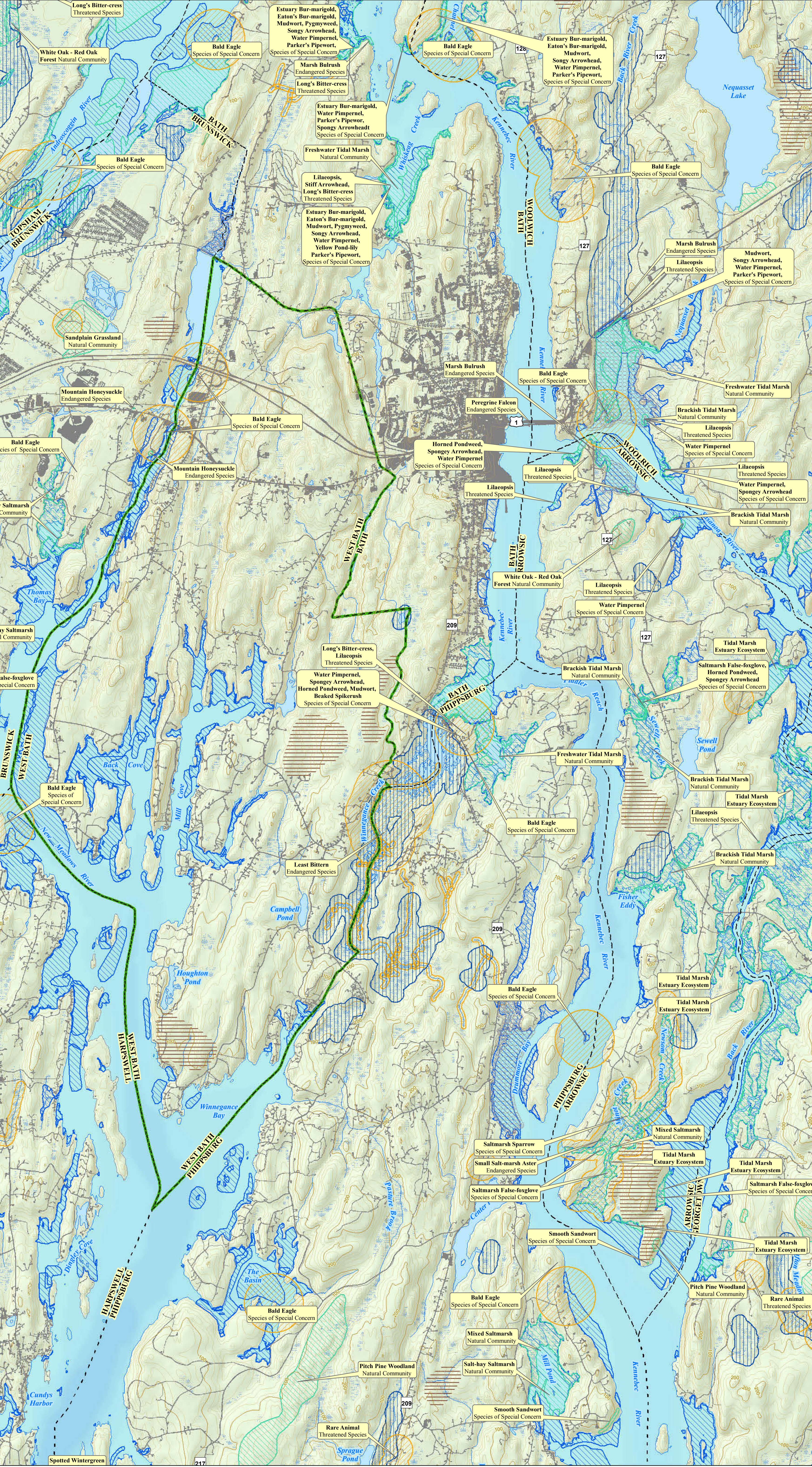
<b>DATA SOURCE INFORMATION</b>	<b>SHELLFISH</b>
TOWNSHIP BOUNDARIES	Maine Department of Marine Resources; softshell_claims_hard_claims
ROADS	Maine Office of GIS (2013); mestp24
Maine Office of GIS, Maine Department of Transportation (2015); medotpub	<b>RIPARIAN BUFFERS</b>
Maine Office of GIS, Maine Department of Hydrology (2015); medotpub	Maine Office of GIS, Maine Natural Areas Program (2011)
HYDROLOGY	<b>WELLS, WELL BUFFERS</b>
USGS National Hydrography Dataset (NHD) Maine (2012)	Maine Office of GIS, Maine Department of Human Services-Drinking Water Program (2011); wells_wellbuf
DEVELOPERS	<b>AQUIFERS</b>
Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife (2015); ewpeweev_change_2015	Maine Office of GIS, Maine Geological Survey (2011); aquifer_polygons
<b>NATIONAL WETLANDS INVENTORY</b>	<b>DRAINAGE DIVIDES</b>
U.S. Fish & Wildlife Service (2015); NWI	Maine Office of GIS (1994); medrwd
	<b>BROOK TROUT HABITAT</b>
	Maine Department of Inland Fisheries & Wildlife (2011)

**DIGITAL DATA REQUEST**  
To request digital data for a town or organization, please visit our website: [http://www.beginningwithhabitat.org/the\\_mappings\\_data\\_request.html](http://www.beginningwithhabitat.org/the_mappings_data_request.html)

**Beginning with HABITAT**  
 An Approach to Conserving Maine's Natural Space for Plants, Animals, and People  
 www.beginningwithhabitat.org

**Primary Map 2**  
**High Value Plant & Animal Habitats**  
**West Bath**

*This map is non-regulatory and is intended for planning purposes only*



**LEGEND**

Beginning with Habitat (BwH) is a voluntary tool intended to assist landowners, resource managers, planners, and municipalities in identifying and making informed decisions about areas of potential natural resource concern. This data includes the best available information provided through BwH's coalition partners as of the map date, and is intended for information purposes only. It should not be interpreted as a comprehensive analysis of plant and animal occurrences or other local resources, but rather as an initial screen to flag areas where agency consultation may be appropriate. Habitat data sets are updated continuously as more accurate and current data becomes available. However, as many areas have not been completely surveyed, features may be present that are not yet mapped, and the boundaries of some depicted features may need to be revised. Local knowledge is critical in providing accurate data. If errors are noted in the current depiction of resources, please contact our office. Some habitat features depicted on this map are regulated by the State of Maine through the Maine Endangered Species Act (Essential Habitats and threatened and endangered species occurrences) and Natural Resources Protection Act (Significant Wildlife Habitat). We recommend consultation with MDIFW Regional Biologists or MNPAP Ecologists if activities are proposed within resource areas depicted on this map. Consultation early in the planning process usually helps to resolve regulatory concerns and minimize agency review time. For MDIFW and MNPAP contact information, visit <http://www.beginningwithhabitat.org/contacts/index.html>.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest
- Developed: Impervious surfaces such as buildings and roads

**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. The names of some species have been masked with a "Rare Animal" designation on the map for further protection. For more information regarding individual species visit our website: [http://www.maine.gov/fw/wildlife/endangered/known\\_rare\\_threatened\\_endangered\\_species\\_mn.htm](http://www.maine.gov/fw/wildlife/endangered/known_rare_threatened_endangered_species_mn.htm), for species specific fact sheets.

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 over an occurrence of the Atlantic Salmon, Roseate Tern, Piping Plover, Canada Lynx, New England Cottontail, Fish's Lousewort, or Small-whorled Pagnonia contact the Maine Field Office, USFWS, 1168 Main St., Old Town, ME 04468.

**Rare or Exemplary Plants and Natural Communities**

Rare Plant Locations

Known rare, threatened, or endangered plant occurrences are based on field observations. The names of some species have been masked with a "Rare Plant" designation on the map for further protection. Consult with a Maine Natural Areas Program (MNPAP) 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/nr/mnapp/features/plantlist.htm>

Rare or Exemplary Natural Community Locations

The MNPAP 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 MNPAP 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/fw](http://www.state.me.us/fw)) 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. 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.

**Significant Wildlife Habitats**

- Candidate Deer Wintering Area  
Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures. Assessing the current value of a deer wintering area requires on-site investigation and verification by IF&W staff. Locations depicted should be considered as approximate only.
- 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, nonpermanent hydroperiod, lack permanently flowing inlet or outlet, and lack predatory fish.

**Maine's Natural Resources Protection Act**

Maine's Natural Resources Protection Act (NRPA, 1988) is administered by the Maine Department of Environmental Protection (MDEP; <http://www.maine.gov/dep/blwq/docstand/nrpape.htm>) and is intended to prevent further degradation and loss of natural resources in the state, including the above Significant Wildlife Habitats that have been mapped by MDIFW. MDEP has regulatory authority over most Significant Wildlife Habitat types. The regional MDEP office should be consulted when considering a project in these areas.

**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, Narragagus, and Sheepscot Rivers.

**Data Sources**

**DATA SOURCE INFORMATION**

**TOWNSHIP BOUNDARIES**  
 Maine Office of GIS: Matwp24 (2013)

**ROADS**  
 Maine Office of GIS, Maine Department of Transportation: Medtpub (2015)

**HYDROLOGY**  
 U.S. Geological Survey National Hydrography Dataset (NHD) Maine (2012)

**DEVELOPED**  
 Maine Office of GIS, Maine Department of Inland Fisheries and Wildlife, and multiple other agencies: Impdev (2015)

**ESSENTIAL & SIGNIFICANT WILDLIFE HABITATS**  
 Maine Office of GIS, Maine Department of Inland Fisheries & Wildlife: DWA, ETSC, Eplvtm, Ehterm, JWWH, Sm, Shorebird, TWWH (2003-2015)

**RARE NATURAL COMMUNITIES & PLANTS**  
 Maine Natural Areas Program: MNPAP\_ess (2015)

**ATLANTIC SALMON HABITAT**  
 Maine Office of GIS, Maine Atlantic Salmon Commission, U.S. Fish & Wildlife Service: Ashab3 (2013)

**DATA SOURCE CONTACT INFORMATION**

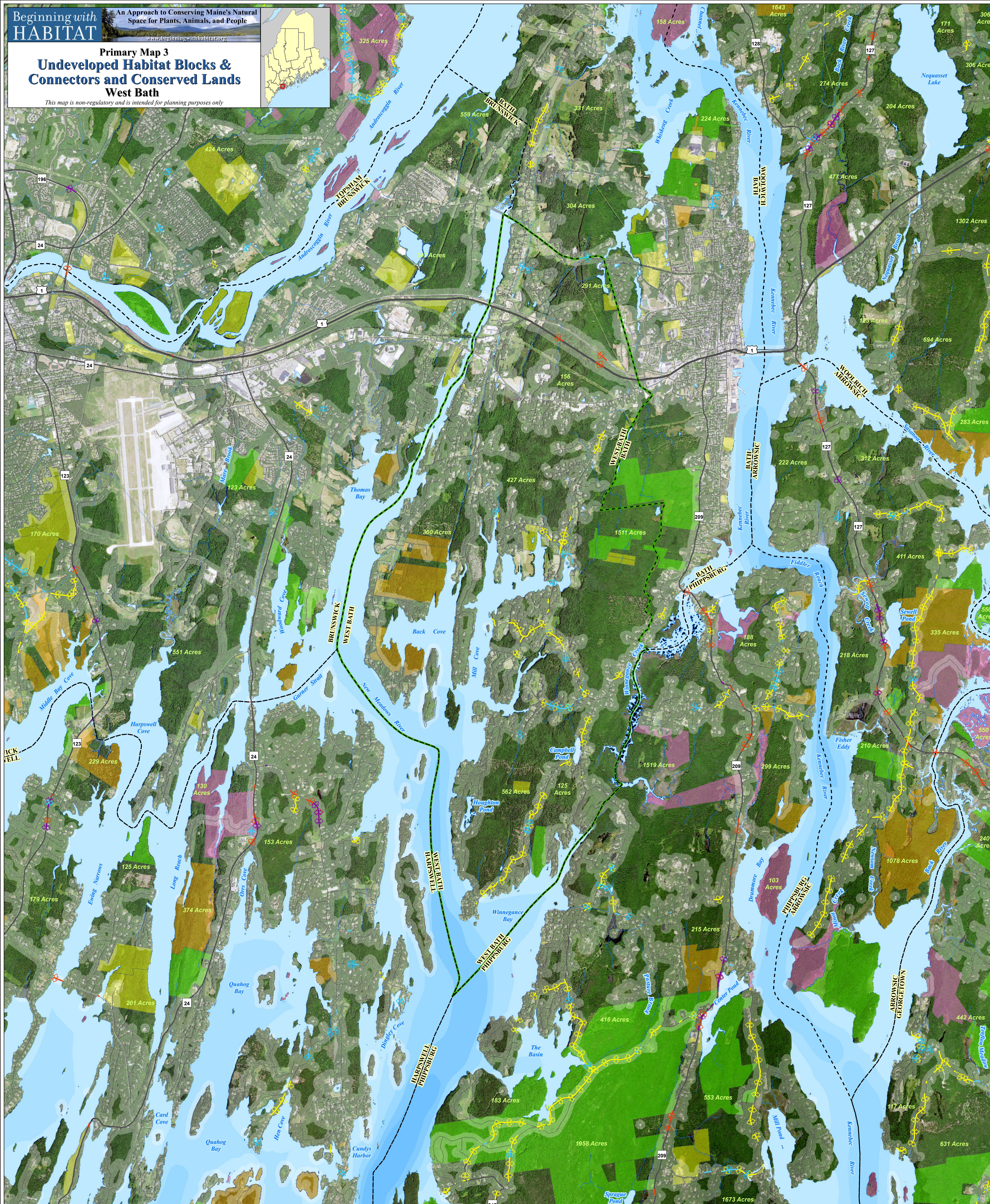
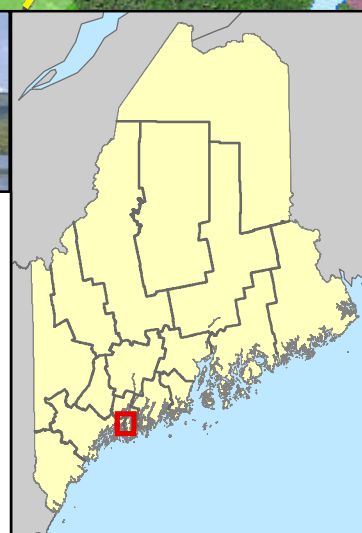
Maine Office of GIS: <http://www.maine.gov/mgis/catalog/>  
 Maine Natural Areas Program: <http://www.maine.gov/doc/nr/mnapp/index.html>  
 Maine Department of Inland Fisheries & Wildlife: <http://www.maine.gov/fw/>  
 U.S. Fish & Wildlife Service, Gulf of Maine Program: <http://gulfofmaine.fws.gov>  
 Maine Atlantic Salmon Commission: <http://www.maine.gov/asc/>  
 Maine Department of Transportation: <http://www.maine.gov/mt/>

**DIGITAL DATA REQUEST**  
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Primary Map 3  
Undeveloped Habitat Blocks & Connectors and Conserved Lands  
West Bath

This map is non-regulatory and is intended for planning purposes only



LEGEND

This map highlights undeveloped natural areas likely to provide core habitat blocks and habitat connections that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connections provide necessary opportunities for wildlife to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to moving wildlife. By maintaining a network of interconnected blocks and land trusts can protect a wide variety of Maine's species—both rare and common—to help ensure rich species diversity long into the future. Maintaining a network of these large rural open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest

Habitat Blocks

- Development Buffer (pale transparency)**  
250-500 foot buffer around improved roads and developed areas based on development intensity.
- Undeveloped Habitat Block**  
Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Approximate Road Crossing Habitat Connections

Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

Undeveloped Block Connectors

- Likely road crossing areas linking undeveloped habitat blocks greater than 100 acres. The threat of habitat fragmentation and animal mortality corresponds to traffic volume.
- Yellow lines represent habitat road crossings with daily traffic volumes less than 2000 vehicles per day.
- Red lines represent habitat road crossings with daily traffic volumes greater than 2000 vehicles per day.

Riparian Connectors

- Likely crossing locations for wetland dependent species moving between waterways and wetlands divided by roads.
- Blue lines represent riparian road crossings with daily traffic volumes less than 2000 vehicles per day.
- Purple lines represent riparian road crossings with daily traffic volumes greater than 2000 vehicles per day.

Highway Bridge Connectors

- Highway bridges along I-95 and I-295 that span riparian habitat connecting adjacent but separated habitat blocks. These are locations where species are likely to take advantage of infrastructure to move between habitat blocks.

Conserved Lands

The State of Maine's conserved lands database includes lands in federal, state, and non-profit ownership. It does not include many privately owned conservation lands, especially those protected by local land trusts, or town owned conservation lands. For the most accurate and current information about land ownership, consult with the local assessor and/or other local land management agencies. If public access potential to any of the properties displayed here is uncertain, landowners should be contacted to determine if permission is necessary.

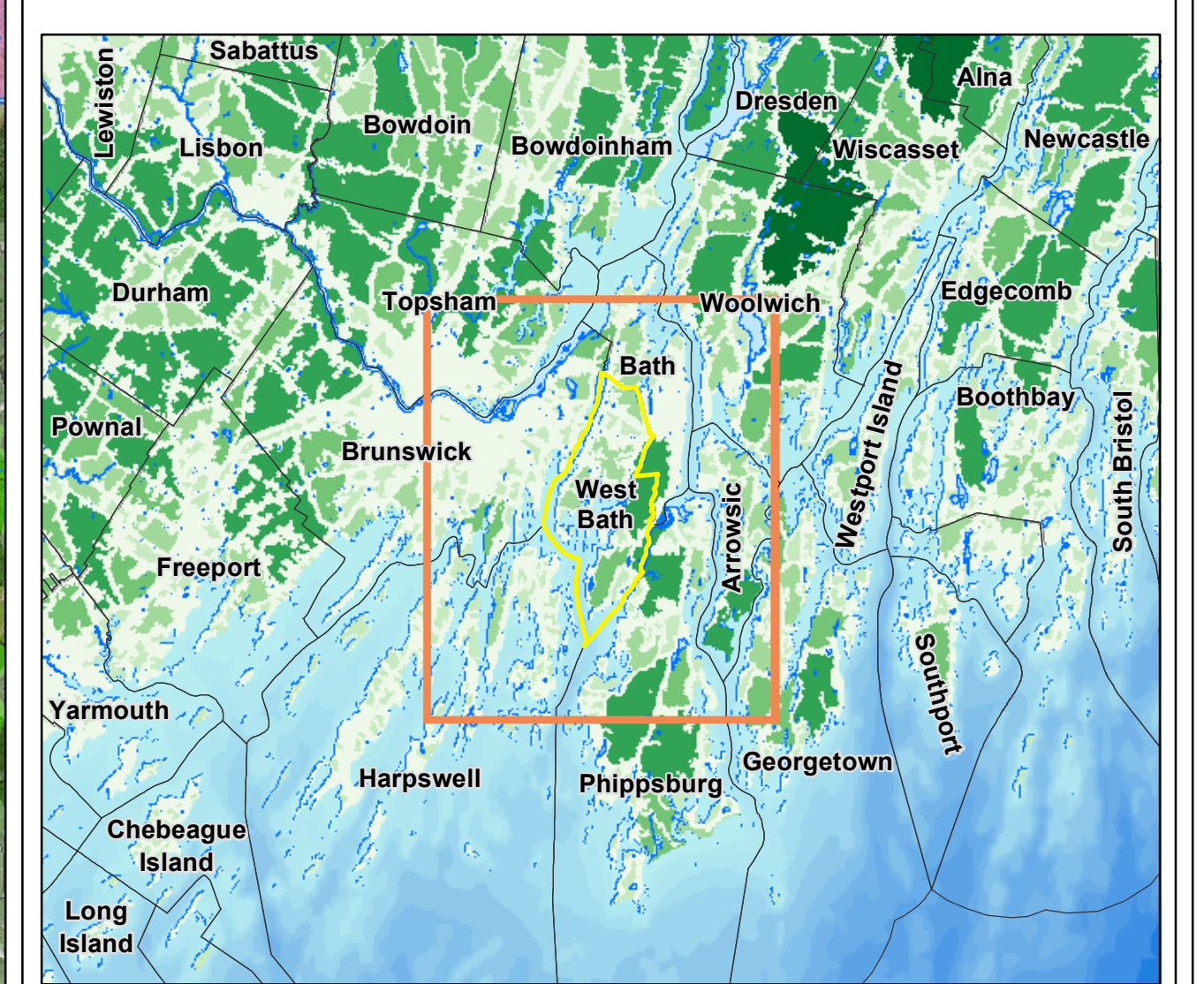
Ownership Type (transparent layers)

- Federal**  
National parks, forests, and wildlife refuges. (Includes Canadian conserved lands.)
- State**  
Wildlife Management Areas and other properties managed by the Department of Inland Fisheries and Wildlife, state parks, and parcels managed by the Bureau of Parks & Lands.
- Municipal**  
Town parks, water district properties, community forests, etc.
- Private Conservation**  
Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coast Heritage Trust; Trust for Public Land, and local land trusts.
- Easement**  
Voluntary legal agreements that allow landowners to realize economic benefit by permanently restricting the amount and type of future development and other uses on all or part of their property as they continue to own and use it.

Aerial Imagery

Aerial imagery is often the best tool available to visualize existing patterns of development and resulting changes in the natural landscape. By depicting undeveloped habitat blocks, habitat connectors and conserved lands with aerial photos, the map user can more easily identify opportunities to expand the size and ecological effectiveness of local conservation efforts.

Regional Undeveloped Blocks







Data Sources

- DATA SOURCE INFORMATION**
- TOWNSHIP BOUNDARIES**  
Maine Office of GIS: metwp24 (2021)
  - ROADS**  
Maine Office of GIS, Maine Department of Transportation: medotpub (2021)
  - HYDROLOGY**  
U.S. Geological Survey: NHD\_Maine (2012)
  - UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS**  
Maine Department of Inland Fisheries and Wildlife (2020)
  - CONSERVATION LANDS**  
Maine Department of Agriculture, Conservation, and Forestry, Land Use Planning Commission, Maine Department of Inland Fisheries and Wildlife:  
Conserved Lands (2021)
  - AERIAL IMAGERY**  
U.S. Department of Agriculture: NAIP 2015 - state-wide 1-meter color orthoimagery
- DATA SOURCE CONTACT INFORMATION**
- Maine Office of GIS - <http://www.maine.gov/ogis/catalog/>
  - Maine Dept. of Agriculture, Conservation and Forestry - <http://www.maine.gov/dacf/>
  - Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifw/>
  - Maine Department of Transportation - <http://www.maine.gov/dot/>
  - Maine Department of Environmental Protection - <http://www.maine.gov/dep/>

DIGITAL DATA REQUEST



To request digital data for a town or organization, visit our website: [http://www.beginningwithhabitat.org/the\\_maps/gis\\_data\\_request.html](http://www.beginningwithhabitat.org/the_maps/gis_data_request.html)

# West Bath

-  Political Boundaries
-  Lakes & Ponds
-  Watershed Boundaries
-  Wastewater Outfalls
-  Overboard Discharges



## Significant Aquifers

-  10-50 gallons/min.
-  > 50 gallons/min.

## Transportation Routes





-  Private & Parkways
-  State & Local Roads
-  Toll Highway

## Land Use Risk on High Yield Sand & Gravel Aquifers



-  Moderate Risk
-  High Risk

## Classifications

### Rivers & Streams



- |  |                    |
|--|--------------------|
|  AA | Estuarine & Marine |
|  A  | SA                 |
|  B  | SB                 |
|  C  | SC                 |

## Nonpoint Source Priority Watersheds

-  Impaired Watershed Boundaries
-  Threatened Watershed Boundaries

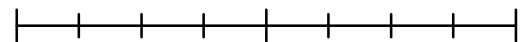
Note: Watershed boundaries have not been field varified.

## Does Not Meet Classification

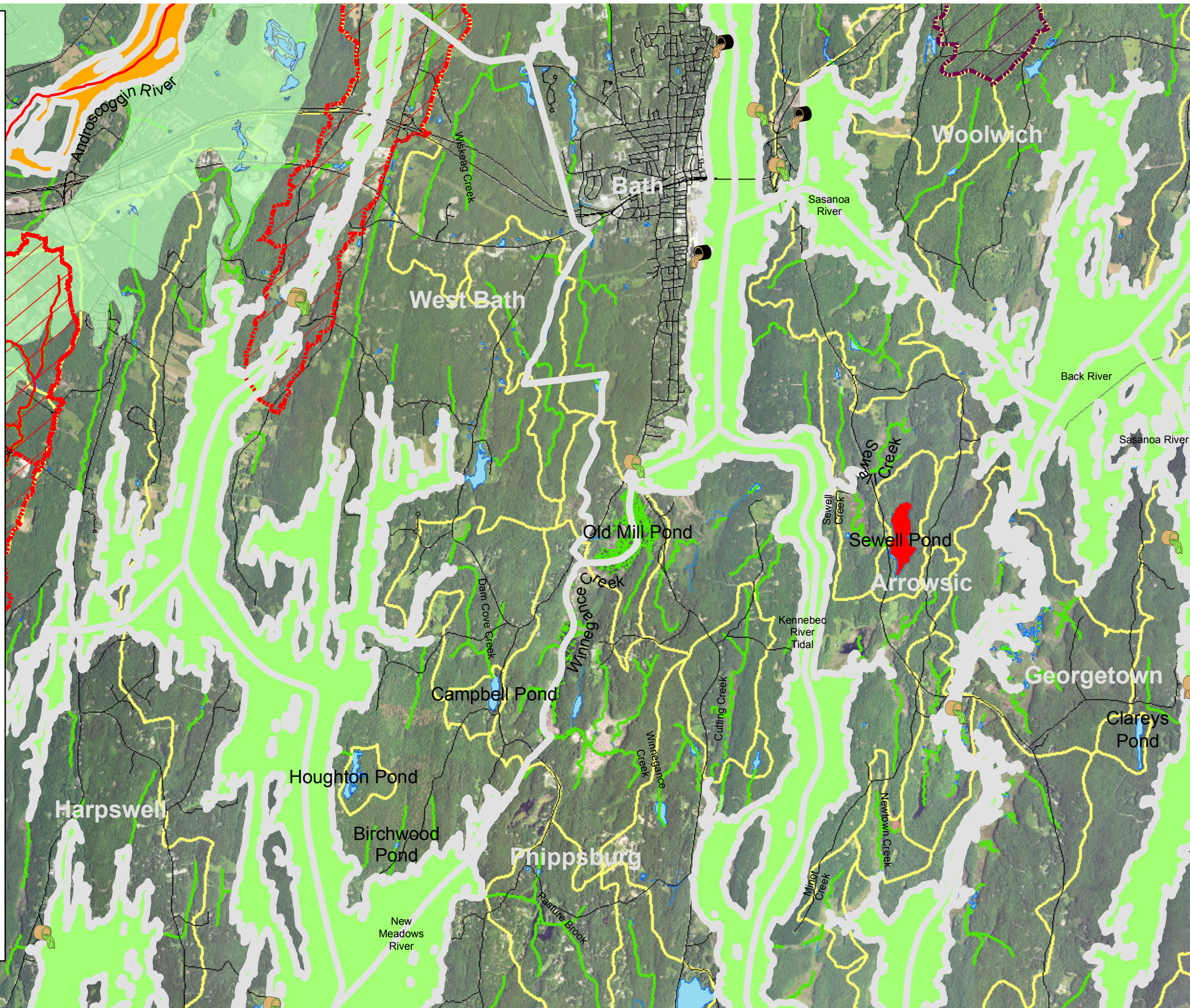
-  Impaired Stream
-  Impaired Lake or Pond

Note: The official list of impaired waters is available in the Integrated Report, available on the DEP website: [www.maine.gov/dep/water/monitoring/305b/](http://www.maine.gov/dep/water/monitoring/305b/) To confirm whether any waterbody is meeting its classification, check on the official list.

0 0.5 1 2 Miles



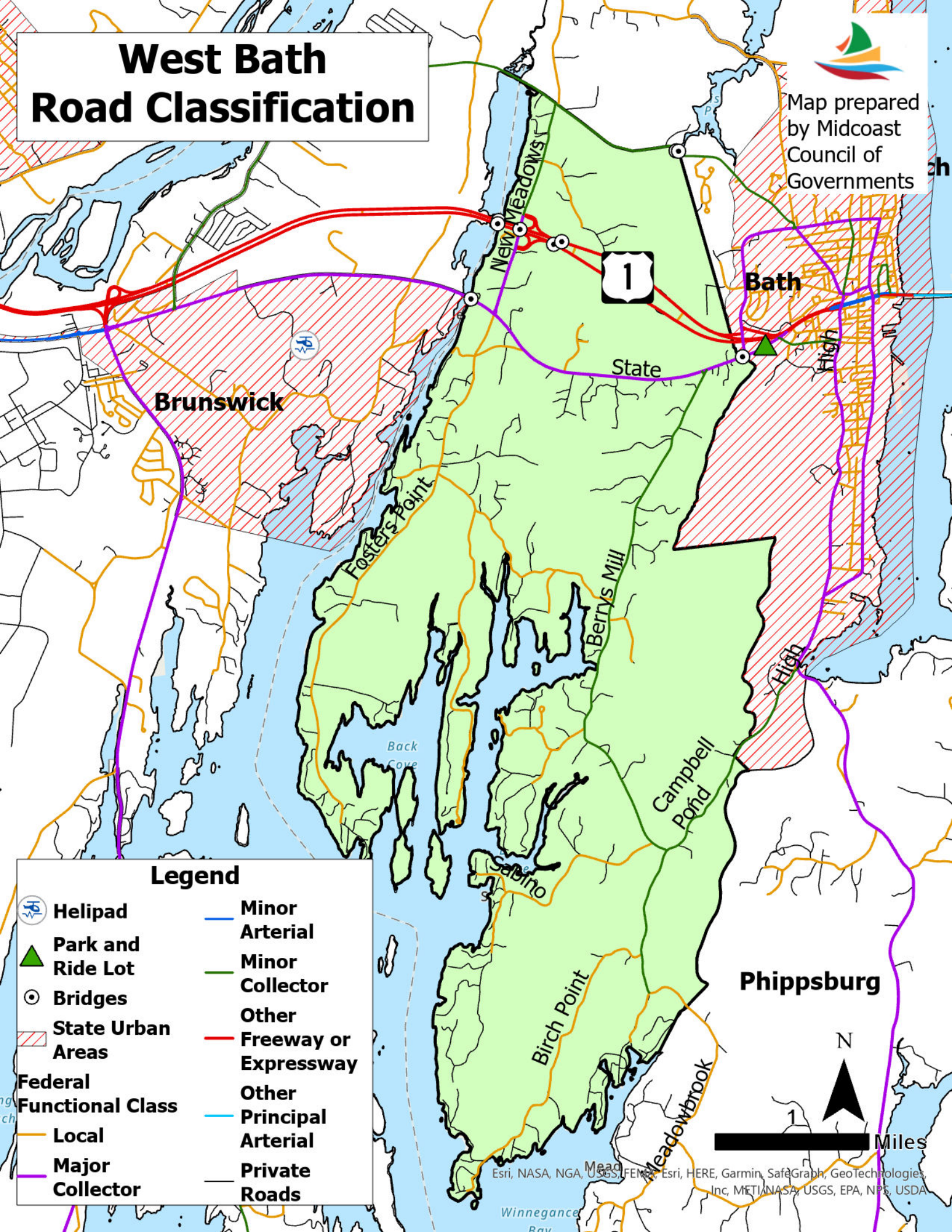
Map compiled by Maine Department of Environmental Protection, Division of Environmental Assessment, 2021



# West Bath Road Classification

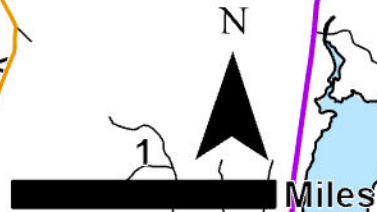


Map prepared by Midcoast Council of Governments



### Legend

	Helipad		Minor Arterial
	Park and Ride Lot		Minor Collector
	Bridges		Other
	State Urban Areas		Freeway or Expressway
<b>Federal Functional Class</b>			Other
	Local		Principal Arterial
	Major Collector		Private Roads

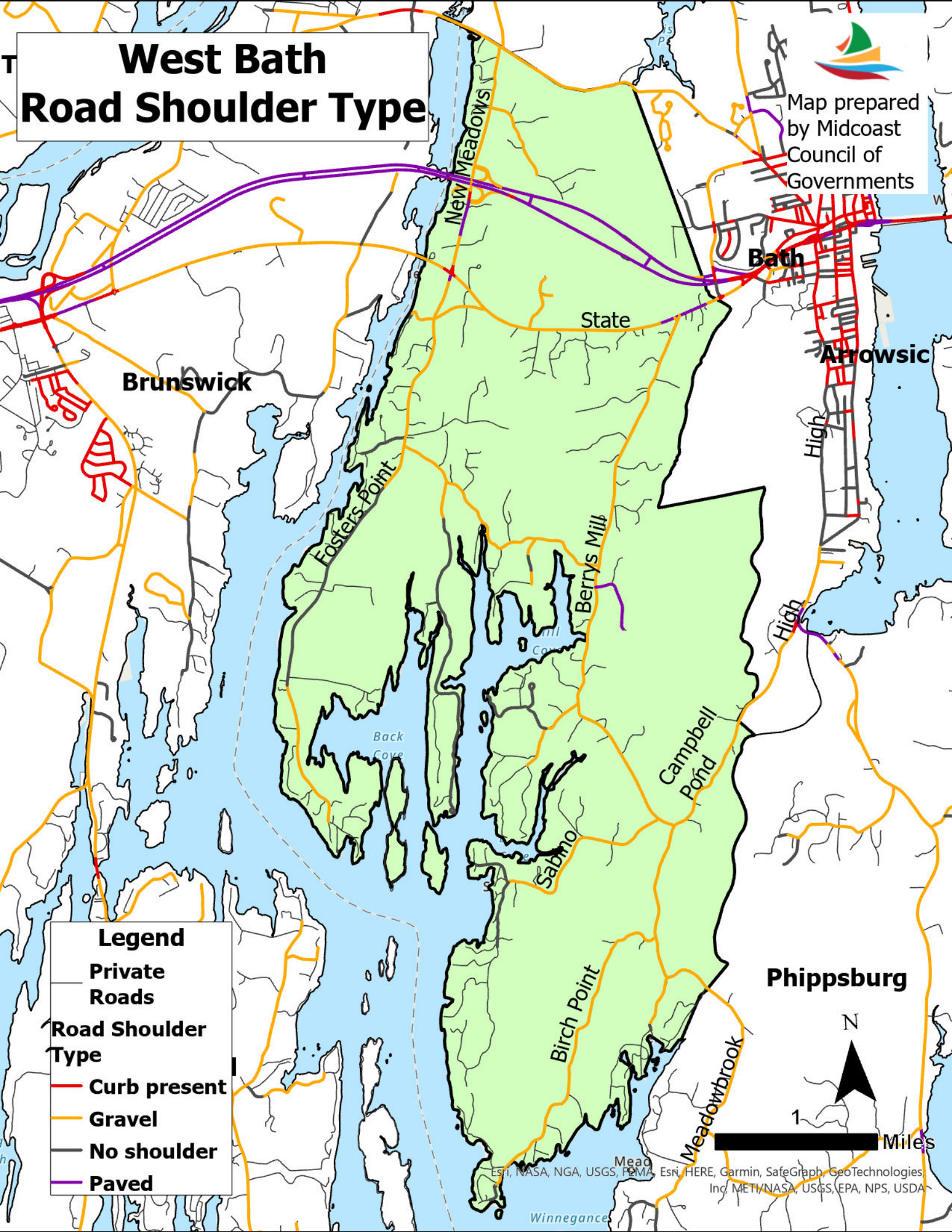


Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METANASA, USGS, EPA, NPS, USDA

# West Bath Road Shoulder Type



Map prepared by  
Midcoast  
Council of  
Governments



Brunswick

Bath

Phippsburg

State

High

High

**Legend**

- Private Roads
- Road Shoulder Type**
  - Curb present
  - Gravel
  - No shoulder
  - Paved

N

1

Miles

ESRI, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

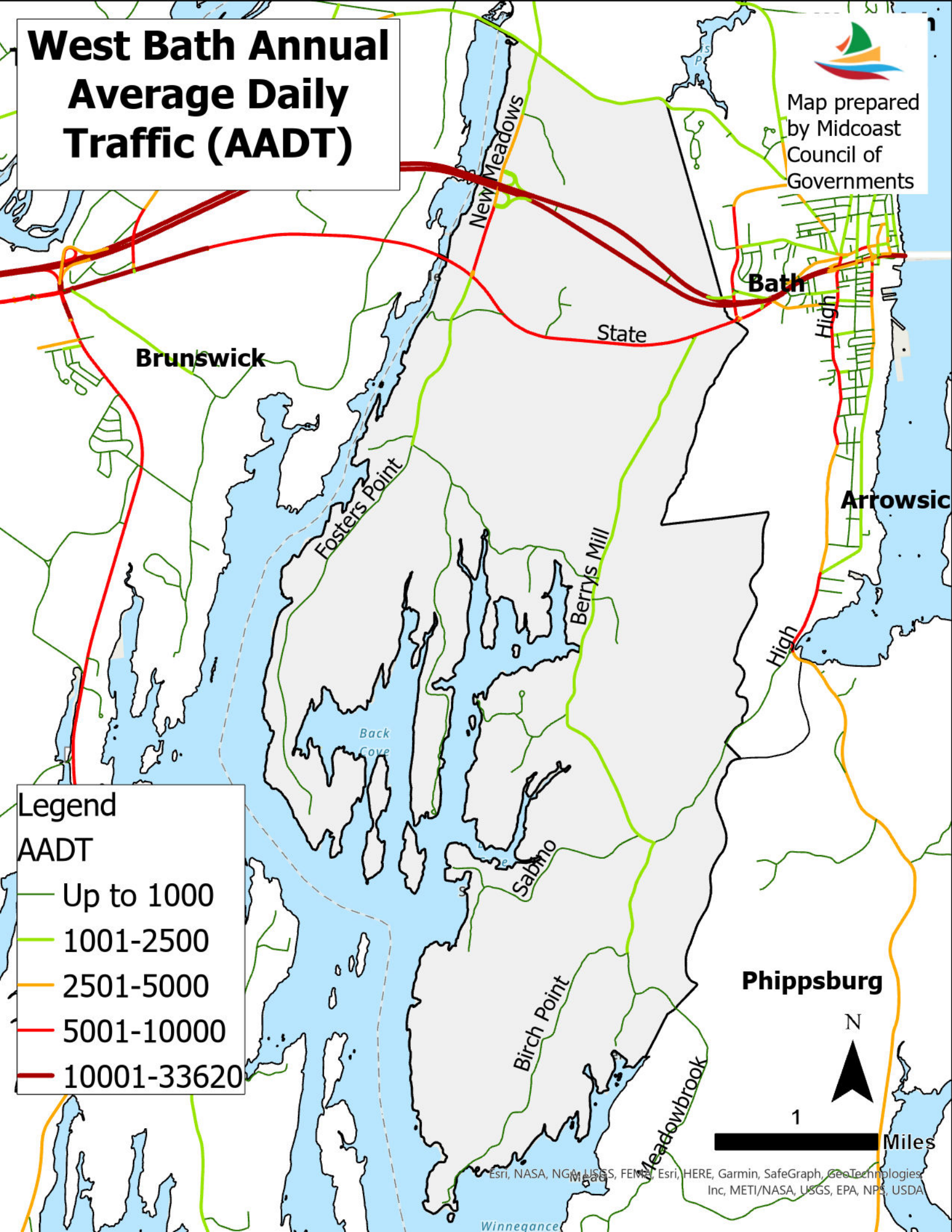
# West Bath Annual Average Daily Traffic (AADT)



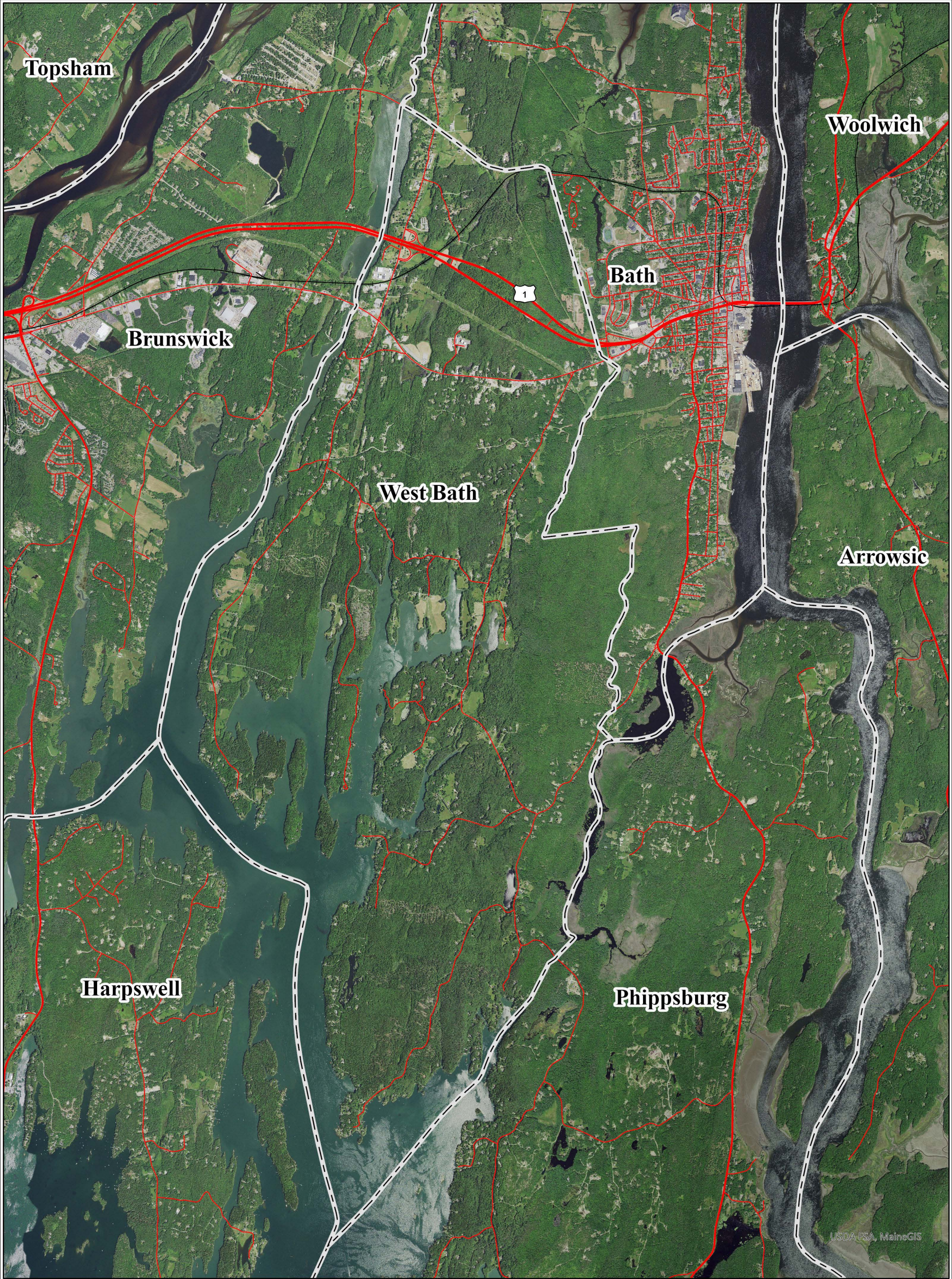
Map prepared by Midcoast Council of Governments

**Legend**  
**AADT**

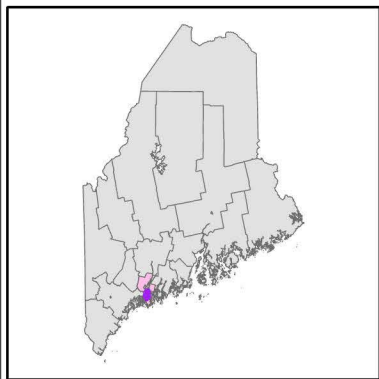
- Up to 1000
- 1001-2500
- 2501-5000
- 5001-10000
- 10001-33620



Esri, NASA, NOAA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies Inc, METI/NASA, USGS, EPA, NPS, USDA



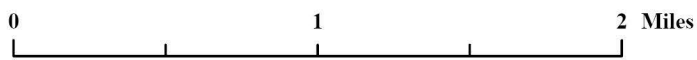
USDA FSA, MaineGIS



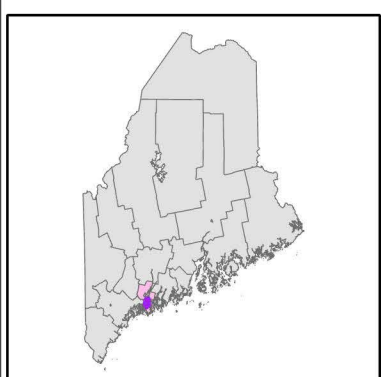
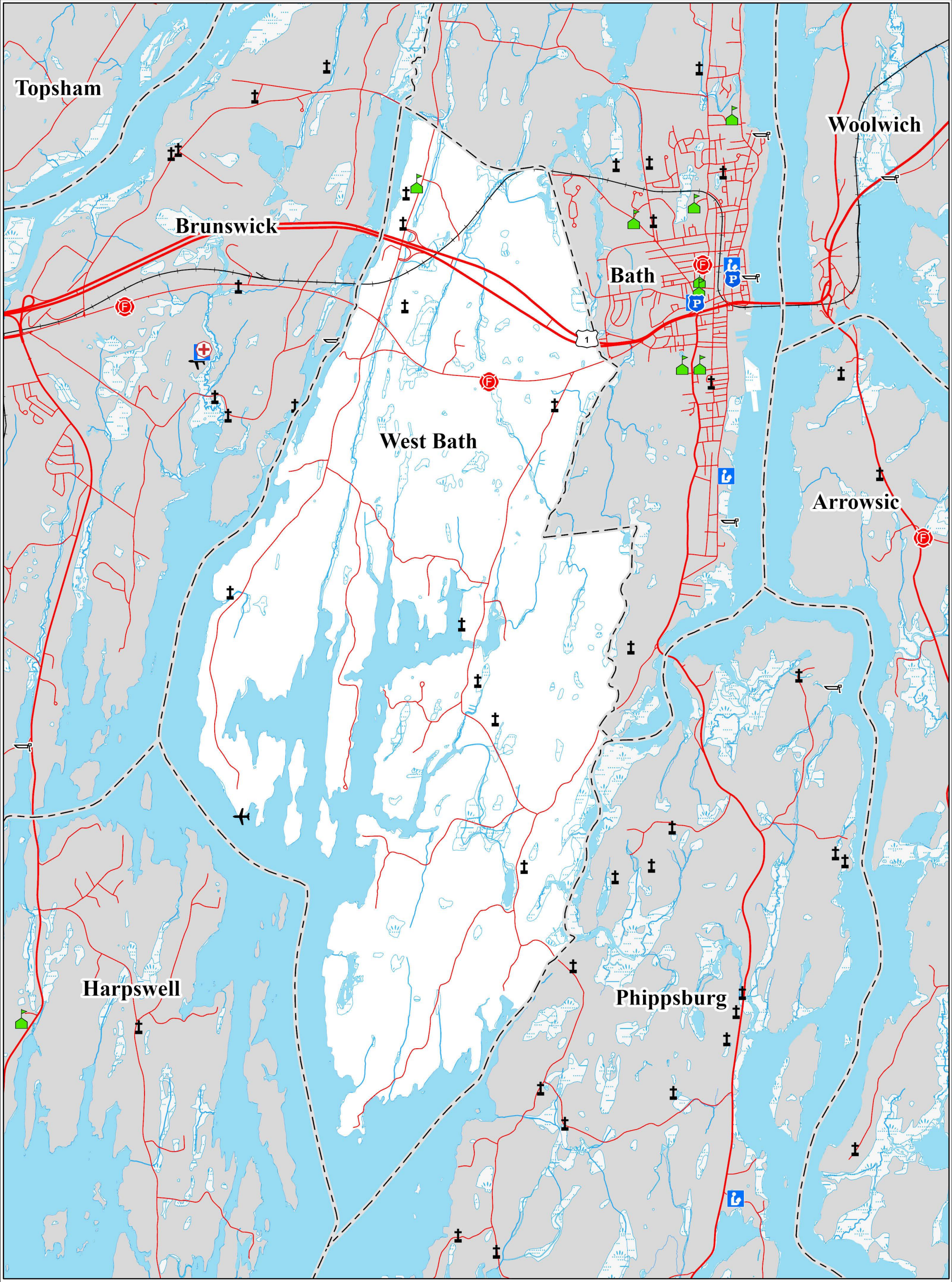
Sagadahoc County,  
Town of West Bath

## West Bath Aerial Image

Source Data: USDA, MEGIS, Maine DACF  
 Projection: UTM, NAD83, Zone 19, Meters  
 Produced by: Municipal Planning  
 Assistance Program, DACF  
 October 2021



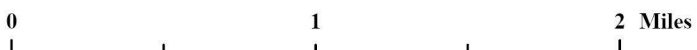
Legend	
	Municipal border
	U.S. Routes
	State Routes
	Railroad



Sagadahoc County,  
Town of West Bath

### West Bath Infrastructure

Source Data: USDA, MEGIS, Maine DACF  
 Projection: UTM, NAD83, Zone 19, Meters  
 Produced by: Municipal Planning  
 Assistance Program, DACF  
 October 2021



Legend	
	Municipal border
	Hospital
	Fire Station
	Police Station
	School
	Library
	Cemetery
	Airport
	Boat Launches
	U.S. Routes
	State Routes
	Railroad
	Waterbody
	Rivers
	Rivers/Streams
	Wetlands

# West Bath Development Potential

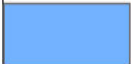









Map prepared  
by Midcoast  
Council of  
Governments

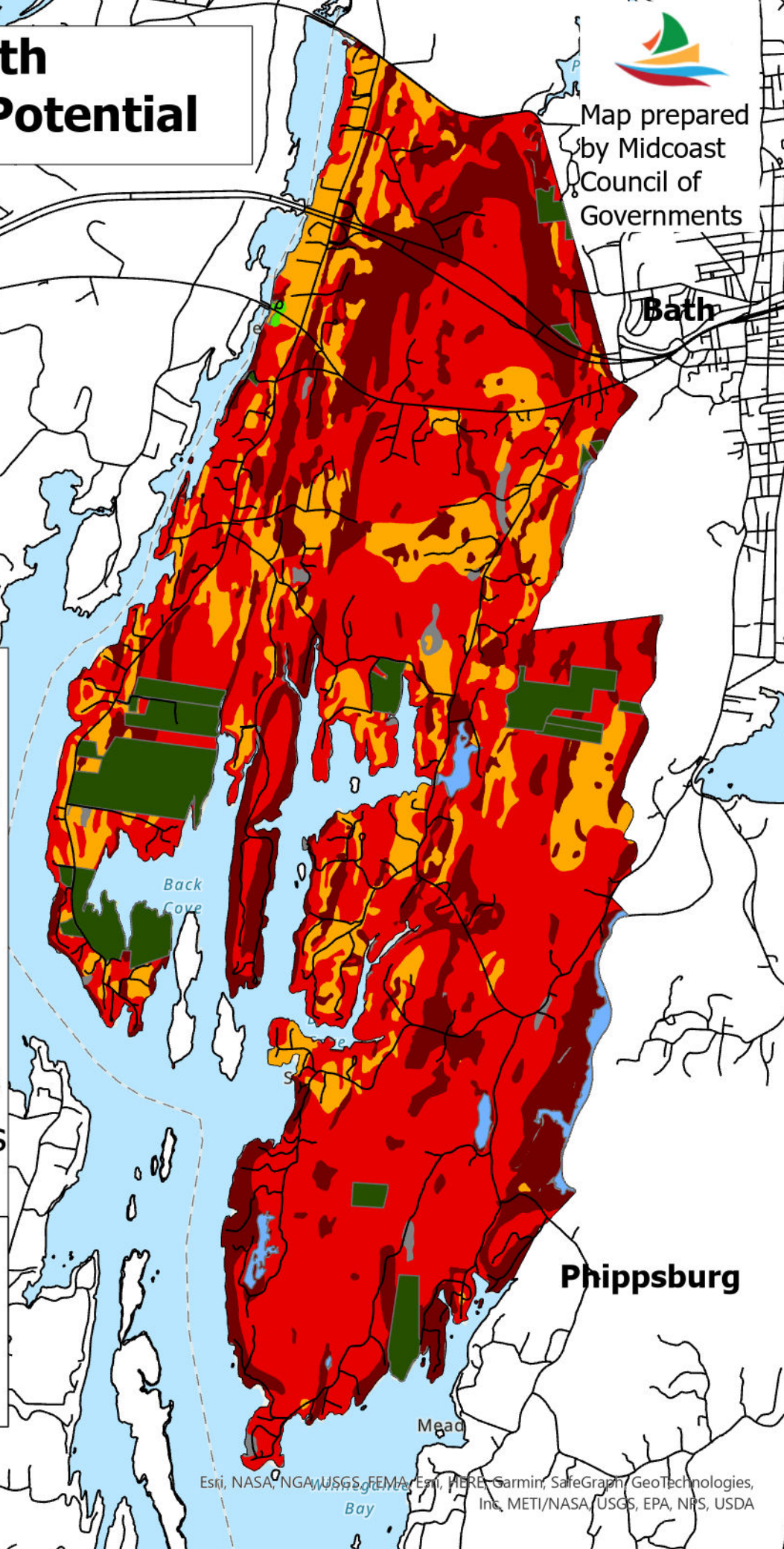
Bath

Brunswick

## Legend

-  Water Bodies
- Development Potential**
-  Not Rated
-  Very High
-  Medium
-  Low
-  Very Low/Wetlands
-  Conservation Lands
-  Roads

Development potential is based on soil ratings for development with data from the USDA. Wetlands are included in areas that have "Very Low" potential for development.



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA/USGS, EPA, NRS, USDA


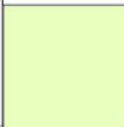


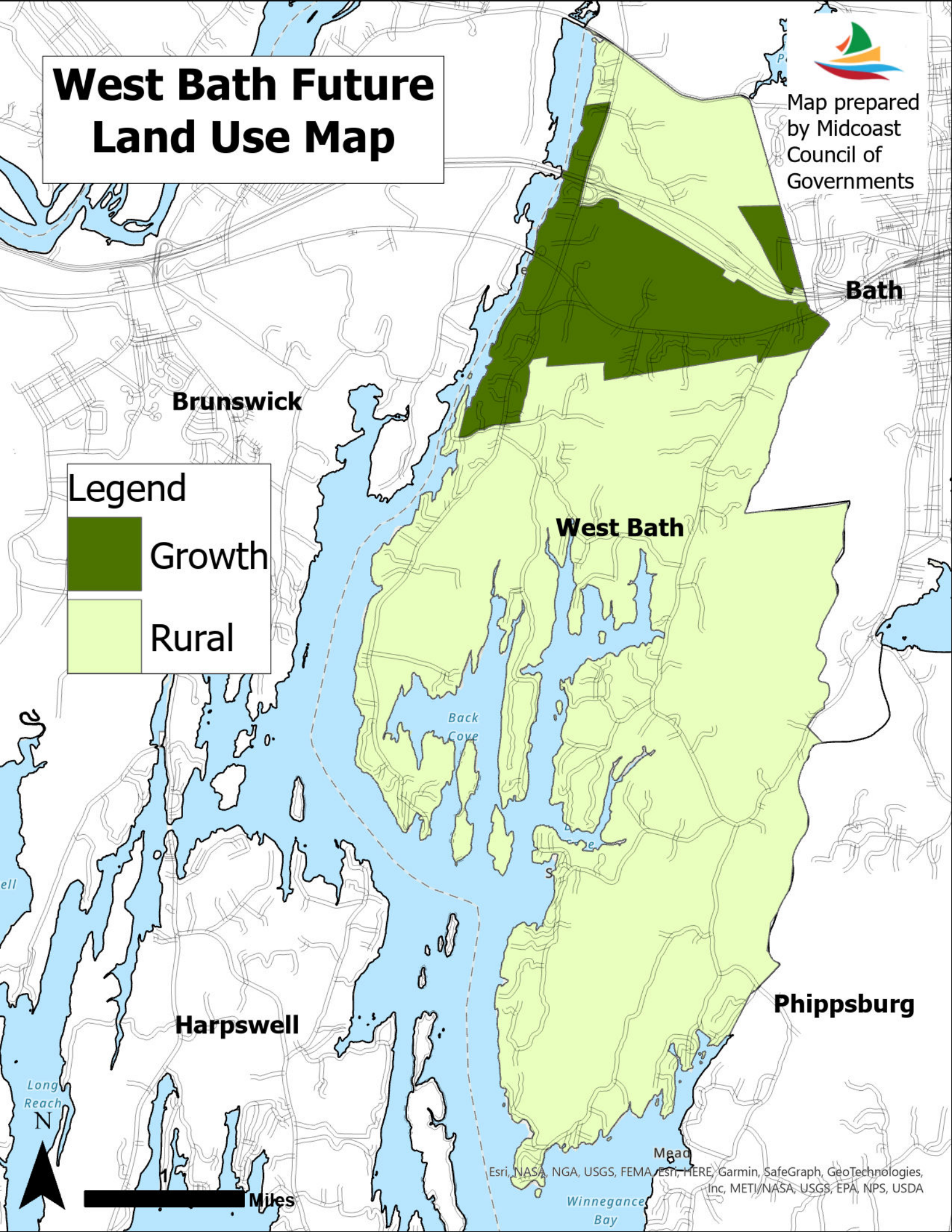
# West Bath Future Land Use Map



Map prepared by Midcoast Council of Governments

**Legend**

-  Growth
-  Rural



**Bath**

**Brunswick**

**West Bath**

**Phippsburg**

**Harpswell**

**Moad**

Esri, NASA, NGA, USGS, FEMA, ESTI, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Miles