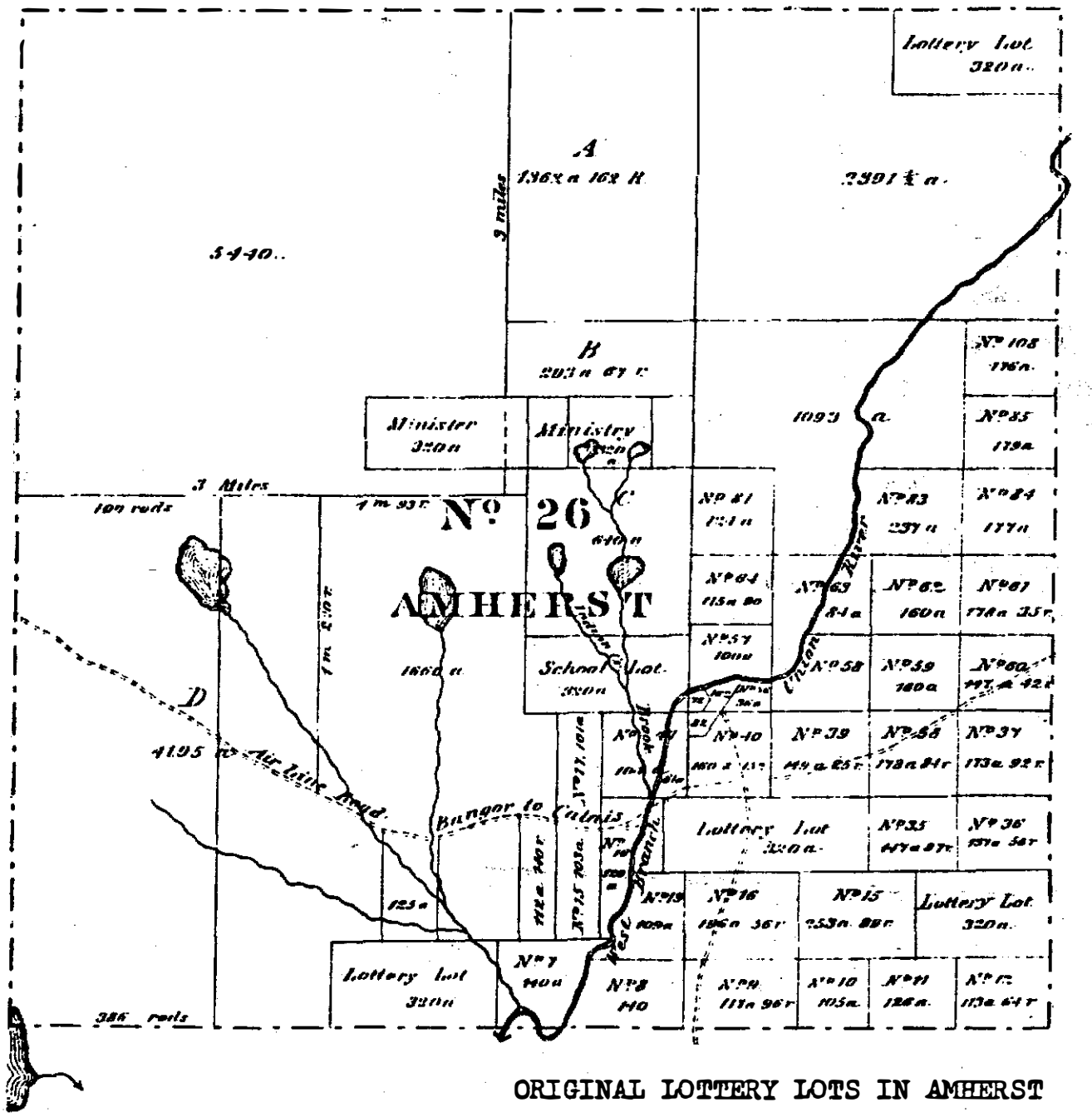
COMPREHENSIVE PLAN
for the
TOWN of AMHERST



ORIGINAL LOTTERY LOTS IN AMHERST

CRP 5.058

ACKNOWLEDGEMENTS

This plan could not have been compiled without the time, ideas, and assistance of the people of Amherst. Without their willingness to share their thoughts and hopes for the future of the town, this document could not have adequately presented or attempted to understand the problems and opportunities the community faces.

This plan is deeply indebted to the following individuals for their personal recollections in helping to fill in the town's history: Mrs. Celia Salisbury, Albert and Rena Treadwell, Jim and Beulah Treadwell, Mrs. Audrey Mayo, Charles Phillips, David and Annie Kenniston, Rodell Smith, Carl Humphrey, Carolyn and Roland Jordan, and Emery Jordan of Osborn. Many other individuals, too numerous to mention, both from within the community and outside of it contributed much time, energy and knowledge in gathering and editing data for this document.

Numerous agencies and groups contributed time and expertise to this planning effort. Among them are: The Maine State Archives, Maine State Library, Maine State Planning Office, Bureau of Taxation, Secretary of State, Department of Transportation, Department of Education, Department of Environmental Protection, Department of Human Services, Land Use Regulation Commission and the Department of Inland Fisheries and Wildlife.

The Eastern Maine Task Force on Aging, The Washington-Hancock County Community Action Program, The Officials of School Administrative District #63 along with the officials of the Airline Community School District and St. Regis and Diamond International Paper Companies also contributed.

Also this plan is indebted to the various officials of the town of Amherst for their time, ideas and labor, especially the members of the town Planning Board along with the many citizens of the community who served on various committees reviewing and editing different sections of this plan. Ken Edelston, Chairman of the Amherst Planning Board deserves special mention for the countless hours and immense amount of work he has contributed to this document.

CONTENTS

		Page
I.	INTRODUCTION	
	A. Background	1
	B. Approach	2
	C. Purpose	3
	D. Scope	3
	E. Summary of Findings	4
	F. Summary of Recommendations	5
II.	REGIONAL PERSPECTIVE	
	A. Introduction	8
	B. Immediate Region	8
	C. Influences External to the Immediate Region	18
III.	HISTORIC PERSPECTIVE	20
IV.	HUMAN COMMUNITY	
	A. Introdution	34
	B. Amherst's Historic Population Trends	34
	C. Recommendations	44
V.	INFRASTRUCTURE	
	A. Introduction	45
	B. Existing Situation	45
	C. Recommendations	84
VI.	PHYSICAL ENVIRONMENT	
	A. Introduction	92
	B. Existing Situation	92
	C. Recommendations	113
VII.	ACTION PROGRAM	
	A. Introduction	115
	B. Planning Action Program	115
	C. Government Action Program	116
VIII.	APPENDICES	
	A. Attitudinal Survey Results	
	B. Bibliography	

MAPS AND FIGURES

II. REGIONAL PERSPECTIVE

		Page
Figure 1.	Summary of Ratings for The Soils of Hancock County	7
Figure 2.	Demographic Characteristics	9
Figure 3.	Elements of Population Change	10
Figure 4.	Employed Labor Force by Industry	12
Figure 5.	Employed Population by Occupation	13
Figure 6.	Place of Employment	14
Figure 7.	Per Capita Money Income	15
Map 1.	Regional Transportation Map	16
Map 2.	Regional Land Use Map	17
Figure 8.	Comparative Population Figures	19

III. HISTORIC PERSPECTIVE

Map 3.	Hancock County - Grants and Charters	21

IV. HUMAN COMMUNITY

Figure 9.	Historical Population	32
Figure 10.	Amherst's Population From Incorporation and Future Projections	33
Figure 11.	Comparison of Age Distribution	36
Figure 12.	Population by Age Group, 1970-75	37
Figure 13.	Causes of Recent Population Growth	39
Figure 14.	Net Migration	40
Figure 15.	Population Density, 1975	41
Figure 16.	Population Trends	42
Figure 17.	Local Commerce and Industry	43

V. INFRASTRUCTURE

Figure 18.	Town Valuation	46
Figure 19.	Town Appropriation	47
Figure 20.	Real Estate Tax	48
Figure 21.	Educational vs Noneducational Expenditures	49
Figure 22.	Educational vs Noneducational Expenditures Graph	50
Figure 23.	Relative Financial Ability	51
Figure 24.	Tree Growth Land - Tree Growth Valuation	52
Figure 25.	1977 Tax on Land and Buildings	53
Figure 26.	Social Characteristics - Public School Enrollment, 1970 and 1977	56
Figure 27.	Amherst School Enrollments, 1968-1977	57
Figure 28.	Analysis of Social Cohesiveness	59
Figure 29.	Social-Religious-Civic Organization	60
Map 4.	Highways and Roads in Amherst	63
Figure 30.	Communications Services	65
Figure 31.	Transportation	69
Figure 32.	Housing Count - 1978	72

Page

V. INFRASTRUCTURE (continued)

Figure 33. Housing Types 73
Figure 34. Housing Survey 74
Figure 35. Year Structure Built - Value of Housing 75
Figure 36. Housing Starts 76
Figure 37. Housing Need Analysis 77
Figure 38. Projecting the Number of Dwelling Units in Amherst 78
Figure 39. Land Subdivision Activity 79
Figure 40. Housing Map Symbols 80
Map 5. Housing in Amherst 81
Map 6. Blueberry Land in Amherst 83
Figure 41. Land Ownership Patterns 85
Figure 42. Land Use and Housing Survey 86
Map 7. Forest Land Ownership 87

VI. PHYSICAL ENVIRONMENT

Map 8. Union River Drainage 91
Figure 43. Climate Monograph 93
Figure 44. Average Temperature and Precipitation 94
Figure 45. Bedrock of Amherst 97
Figure 46. General Soil Description 100
Map 9. Resource Protection District 103
Map 10. Vegetation Cover 107
Map 11. Deer Winter Yards 109
Figure 47. Unique Scenic or Natural Areas - Historic Sites/Buildings 111
Map 12. Natural and Scenic Areas 112

INTRODUCTION

I

A. BACKGROUND

In 1971, the legislature passed "An Act to Provide Certain State Level Land Use Controls" with Section 4962 making it mandatory that all municipalities complete a Comprehensive Plan of themselves before zoning laws of any type are enacted. The idea behind this legislation is to help municipalities do any zoning in an orderly, fair, and uncomplicated manner. If a community looks at its assets, its perspective, its problems before they pass zoning laws, hopefully, they can zone more intelligently, and more fairly.

With the Chairman of the town Planning Board on the Hancock County Planning Commission, he was made aware of the new state legislation and also the federal funding available for this type of project. At this same time, the Planning Board was becoming aware of potential problems with the town's Shoreland Zoning Ordinance. Namely, the scope of the Shoreland Zoning within the community and what areas of the town the ordinance had jurisdiction over. The Planning Board also wanted to now set up some rules for orderly, environmentally sound growth of the community. It was thought that in order to preserve the "small town" character of Amherst, the future had to be planned

Therefore, in August, 1977, the Planning Board, Selectmen and members of the Hancock County Planning Commission met and discussed the idea of doing a comprehensive plan for Amherst. At this meeting it was decided to hold a special town meeting in September to explain the plan and its ramifications. After a lively discussion at the special town meeting, the motion was made to vote on whether or not to go ahead with a comprehensive plan. By a large majority the motion was carried and the Planning Board secured a CETA grant to fund the project. In November of 1977, a Planning Assistant and Secretary were hired and work was begun. One of the first things done was a preliminary survey (in the form of a questionnaire) of all the citizens and land owners in Amherst. The questionnaire was designed to provide feedback to the Planning Board on how the townspeople felt on numerous issues.

The Comprehensive Plan is designed to provide the citizens of Amherst with a framework upon which to build the town's future. The Plan provides an overall strategy for the citizens and town government to meet their problems, needs and objectives. The Planning Board has identified the following as the major planning problems and planning needs:

Problems

1. Amherst is currently inadequately prepared to control growth at a local level.
2. Amherst is the third fastest growing town in Hancock County.
3. The Tree Growth Tax Law has produced an inequitable tax burden upon the residents of Amherst.
4. Because of weak communication lines, there exists inadequate community organization and activity.
5. Confusion is created by the present Shoreland Zoning Ordinance.

Needs

1. An ongoing, action-oriented planning process with an action program based upon locally chosen alternatives.
2. Land use regulations.
3. Code Enforcement Officer.
4. Recreation, communication and other activity that may unite the community.
5. Amendment and revision of Shoreland Zoning Ordinance.

B. APPROACH

The Planning Board has established committees of townspeople to review the different sections of the plan. Each committee is chaired by a member of the Planning Board. As the Planning Assistant submits the report on each section, the committee reviews the material and draws up various recommendations for implementation by the town. The committee process is designed to provide as much ongoing citizen participation as possible to make this plan truly a document of the town, not something done by distant bureaucrats.

At the completion of the plan, it will be submitted to the townspeople as a whole to be voted upon for acceptance or not at a town meeting.

C. PURPOSE

The purpose of this planning effort is to:

1. Understand and describe the existing physical environment, human community and community infrastructure of Amherst and the internal and external forces which affect the community now, and which may affect its future;

2. Understand and describe the attitudes, opinions and aspirations of the members of the Amherst community toward their community, its problems and its future;

3. Understand and describe for the members of the Amherst community the problems faced by the community and its probable future, assuming that certain conditions, trends, pressures, and demands continue;

4. Understand and describe for the members of the Amherst community the options and alternatives available to them in terms of alternative futures from which they will be able to more effectively select the particular future they wish to pursue; and

5. Prepare, based upon an understanding of A through D above, an action program for the members of the Amherst community designed to systematically achieve the future they have selected.

D. SCOPE

The Comprehensive Plan is designed to be a thorough study of all aspects of Amherst that may be relevant and necessary for planning. These various aspects have been organized under the following headings: town history, town infrastructure (taxation, town government, schools, and services) human community, regional perspective, physical environment, possible futures of Amherst, and a recommended action program. The organization of this plan was derived for the most part from forms suggested by the Hancock County Planning Commission. Committees of local residents were formed to discuss and summarize the information contained under each section. In addition to local material that was researched and compiled by the Planning Assistant, a number of other sources were used, among these were: Maine State Archives, U. S. Bureau of Census, Diamond International Paper Company, Bangor Daily News, Maine State Library and many more.

As a result of gathering this information and numerous meetings of the planning board, selectmen and townspeople, the Comprehensive

Plan is drawn together to present a detailed description of Amherst as it is today and probable changes that may be encountered in the future. To summarize, the Comprehensive Plan is an attempt to compile the information that is necessary for the residents of Amherst to plan effectively and democratically for their future.

The Comprehensive Plan in itself is not an ordinance but simply a document to present the problems, needs and possible solutions to the townspeople. In order for the plan to be implemented, the townspeople must provide the follow through. The Comprehensive Plan is the groundwork to base any further ordinances upon.

E. SUMMARY OF FINDINGS

Data gathered from state, county and local sources along with questionnaires returned by the townspeople have found out the following about the town of Amherst:

1. The town's population is once again growing and is projected to continue to grow.

2. The housing structures within the town are presently adequate for the town's population and are generally in good condition. Since 1965 the trend in new housing structures in Amherst has been that for each new frame house constructed there are two new house trailers.

3. The Tree Growth Tax law coupled with large increases in state property valuation have produced significant tax increases for local residents. The town's relative financial ability (see Fig. #23) reflects that the town isn't getting enough support from non-residents on taxes.

4. Amherst has a greatly varied, rich and beautiful physical environment which the townspeople would like to see protected "as long as we can, in as pure a state as we can".

5. Three non-resident timber holding corporations own, by far, the majority of the land within the town.

6. The present grammar school is already crowded and with future population growth expected, the town is faced with increased school costs for school expansion.

7. There is a lack of organized recreation/social interaction within the community.

8. The economic base of the community is quite diversified with people employed in a great number of different types of jobs (professional, clerical, laborer). Townspeople are employed both within the community and in a number of other localities.

8. (continued)

The town seems to have a healthy, growing per capita income especially in view of the fact that 25% of the population is retired. There does exist the possibility of the town's tax base erroding as the increased mobile home units begin to age and depreciate. The town has a fairly large amount of money in its town surplus account, especially in view of the present inflation rate.

9. Amherst has a traditional town meeting-selectman form of government. Local government in Maine is losing some of its autonomy because of regional and state regulations.

10. There are a number of structures in Amherst that are of local historical interest.

11. There are presently three sources of information concerning town events: a. word of mouth, b. posted notices of town meetings, and 3. the Union River Electric Co-op newsletter.

F. SUMMARY OF RECOMMENDATIONS

The following list of recommendations for the Comprehensive Plan for the town of Amherst was produced as a result of study of questionnaires and meetings with the people of Amherst, and suggests concern in two major areas: that the rural setting of the town is a major asset which must be protected; and that planning in Amherst should not be such as restricts or inhibits individuals in the use or development of their own land.

The Plan, then, is designed to assure that land use in Amherst be locally determined and directed; that forces from without the town boundaries, that is, public government and private enterprise, not be allowed to prevail in determinations regarding the land use and development in this town.

The following recommendations are presented in summary form and are more fully described after each section. They are an attempt to deal with identified problems and needs and to explore existing opportunities.

1. Infrastructure

   a. The town should adopt a site plan review ordinance.

   b. A subdivision moratorium should be declared until a subdivision ordinance is implemented.

   c. A Code Enforcement Officer should be either elected or appointed, on either a local or regional basis.

Infrastructure (continued)

d. Town officials should join together with other regional municipalities in a joint effort to eliminate the tax burden created by the Tree Growth Tax Law.

e. The Amherst tax map of 1946 should be revised so that it is brought up to date.

f. The Shoreland Zoning Ordinance of 1974 should be revised, so that it is not overly restrictive, and so that it is in consistent with current planning efforts.

g. New positions in town government should be created to meet the need for planning, recreation and preservation of historical structures.

   a. Planning Board of Appeals
   b. Conservation Commission
   c. Historical Society

h. Low cost housing should be investigated to explore alternatives to mobile home development. New mobile homes should be placed on permanent foundations.

2. Physical Environment

   a. The rural landscape, wildlife habitats and scenic areas of Amherst should be preserved.

   b. Timber practices should be consistent with such conservation.

   c. Areas that are not suitable, because of excessive grade, wetland characteristics or proximity to shoreland should remain in their natural state.

   d. Any agricultural practices, such as pesticide spraying, which may seriously and adversely effect the environment should be carefully reviewed and regulated.

3. Human Community

   a. Encourage growth of recreational activities:

      1. More active use of town hall as social center; e. g., movies, dances, etc.

      2. Ballpark.

   b. Plan for slow population growth.

   c. Plan to maintain the rural character of Amherst.

REGIONAL PERSPECTIVE

II

Approximately 35% of Hancock County has been soil surveyed by the Soil Conservation Service. Based on this sample survey the following chart was prepared.

FIGURE 1

PROJECTION
SUMMARY OF RATINGS
for the soils of
HANCOCK COUNTY, MAINE

Based on 986,880 Acres
Total acreage of land plus water - 1,209,600
Approximately 35% of Hancock County has been soil surveyed.

Soil Suitability	% of Total Land Area Which is Good-Fair	Good-Fair (Acres)	Poor-V.Poor (Acres)
SECTION I - AGRICULTURE			
Cultivated Crops	7.2	71,425	905,661
Group I Forage Crops	5.3	52,005	932,470
Group II Forage Crops	6.3	62,105	922,370
Irrigation	7.0	64,170	921,786
Orchards	2.0	20,133	966,747
Potatoes	.7	6,581	979,375
Sugar Beets	.9	8,811	977,145
SECTION II - RECREATION			
Wilderness Tent Sites	42.3	416,977	568,979
Tenting & Picnic Areas	12.1	119,162	866,794
Trailer Park Sites	87.8	866,794	119,162
Camps or Cottages	49.1	484,225	501,731
Playing Fields, Shooting Ranges	5.8	56,928	929,028
Golf Courses	8.4	83,218	902,738
Pond Building	19.5	192,250	793,706
Ski Slopes	28.8	284,389	701,567
Roads - Earth, Sand & Gravel	42.9	423,469	562,487
SECTION III - WILDLIFE HABITAT			
Openland Wildlife Habitat	10.8	106,475	879,481
Woodland Wildlife Habitat	67.0	661,598	324,348
Wetland Wildlife Habitat	8.7	86,205	899,751
SECTION IV - URBAN, INDUSTRIAL			
Septic Sewage Disposal	20.9	206,137	779,819
Lagoon Sewage Disposal	19.5	192,250	793,706
Dumps and Junk Yards	50.1	494,461	491,495
Sanitary Land Fill	9.9	97,453	888,503
Earth Covered Fallout Shelters	29.6	292,413	693,543
House Bldg. w/Septic Sewage Disp.	26.4	260,629	725,327
House Bldg. w/Public Sewage Disp.	52.7	520,238	465,718
Pipe and Sewer Lines	55.6	549,097	436,859
Heavy Building Sites	57.9	571,719	414,237
Cemeteries	4.9	47,967	937,989
SECTION V - TREE GROWTH			
White Pine	74.5	735,235	250,721
Red Pine	17.9	176,990	808,966
Spruce-Fir	74.5	735,235	250,721
Hardwoods	68.6	677,196	308,760

A. INTRODUCTION

As the world figuratively "grows smaller" around us, it becomes more apparent that no community is an island. In the bygone farming era, life was little influenced by events much beyond the town lines. As more and more the external influences begin to affect the way of life in Amherst, the need to develop new attitudes towards community development and land uses is indicated. It is important to see the town in a larger regional perspective so as to understand what changes the region is experiencing and what pressures Amherst may expect that will be exerted upon itself.

B. IMMEDIATE REGION

Physically Amherst is quite similar to the other nearby communities. The area is highly glaciated and somewhat mountainous. Amherst's soils, ground water and topography are generally the same as the surrounding area. The varied forest makeup in Amherst is quite typical of the towns in the immediate region. With a large percentage of the town forested, there is represented a rich natural resource to the community as is characteristic of our neihboring communities also.

Amherst has a somewhat larger population than most of its neighbors with the exception of Waltham and Clifton in Penobscot County. Amherst appears to be growing in population at a faster rate than its neighbors in Hancock County. Figure 9 will visualize the population trends in this region over the last 100 years.

Amherst's population by age group is quite similar to the region's. Seven percent of the town's population are 4 years of age or younger. Twenty three percent of the population is 5-17 years old and 33% are 18-44 years old. Twenty seven percent of the population lies in the 45-64 age bracket. This is the one bracket where Amherst is out of line with the region. Only 20% of Hancock County as a whole is 45-64 years old. Ten percent of the town is 65+ years of age.

DEMOGRAPHIC CHARACTERISTICS

POPULATION BY AGE

		0-4	5-17	18-44	45-64	65+	Total
Amherst	1970	7	34	38	54	15	148
	1975	15	49	69	57	21	211
Percent of Total	1975	7.1	23.2	32.7	27.0	10.0	100%
Hancock County	1970	2,652	8,491	10,912	7,596	4,939	34,590
	1975	2,974	9,085	13,362	7,678	5,588	38,687
Percent of Total	1975	7.7	23.5	34.5	19.9	14.4	100%
State of Maine	1970	84,622	259,225	329,262	204,347	114,592	992,048
	1975	81,740	261,912	384,266	204,709	125,329	1,057,956
Percent of Total	1975	7.7	24.8	36.3	19.3	11.8	100%

FIGURE 2

Source: Municipal Characteristics from the Minor Civil Division Data Base, Hancock County, Maine State Planning Office

ELEMENTS OF POPULATION CHANGE, 1970-75

	Totals					Annual Averages				
	Population Change	Births	Deaths	Natural Increase	Net Migration	Population Change	Births	Deaths	Natural Increase	Net Migration
Amherst	63	14	17	-3	66	10.5	2.33	2.83	-.5	11
Hancock Co.	4,555	3,263	2,680	583	+ 3,972	759	544	447	97	+ 662
Maine	64,233	98,028	64,838	33,190	+31,043	10,706	16,388	10,806	5,532	+5,174

Source: U.S. Bureau of the Census, Maine Dept. of Human Services, and Amherst town records.

FIGURE 3

Twenty seven and one half percent of the employed people in Amherst work within the town or for local employers. Approximately 20% are employed elsewhere within Hancock County. Nearly 22% of the citizens are employed in Penobscot County with the majority of them working in Bangor. Roughly 3% of the people are employed elsewhere namely Washington County and another 3% are unemployed. Twenty six percent of the citizens are retired.

The occupations of townspeople are somewhat diversified. Approximately 30% of the employed are professionals and managers - often of their own businesses. Nearly 25% of the workers are foremen or heavy equipment operators and 45% of the employed are clerical, sales workers, laborers and service workers.

Forestry work is the major industrial employer of the citizens of Amherst, with 16.5% of the citizens employed therein. Service work employes 29% of the citizens followed by retail trade with 12% of the people. The remainder of the employment is diversified into construction (9.6%), manufacturing (12%), transportation (4.1%) and professional (16.5%).

Per capita money income for Amherst is very near that of the entire Hancock County region and appears to be growing at a rate approximately 10% faster than the remainder of the region.

The regions' transportation system is shown on Map #1. Passenger and freight transportation for the northern region of Hancock County is by highway. Rail and air transportation for the region must be obtained in either Bangor or Ellsworth.

Approximately 46% of the housing structures in the community are for recreational use. This is due in part to the large amount of forest land in the region and the various forms of recreation this land provides. This situation is similar throughout this area.

Regional land use patterns are generalized on Map #2. Forest land predominates in the region with the built up areas mainly along the major and arterial highways. Agricultural land has been on the decline for a number of years although this trend

EMPLOYED LABOR FORCE by INDUSTRY

TOWN of AMHERST

TYPE of INDUSTRY in which EMPLOYED	# of RESIDENTS	% of TOTAL
Agriculture, Forestry & Fisheries	12	16.4
Mining		
Construction	7	9.6
Manufacturing - Durable Goods	5	6.9
Manufacturing - Non-Durable Goods	4	5.5
Transportation	3	4.1
Wholesale and Retail Trade	9	12.3
Finance, Insurance & Real Estate	3	4.1
Business and Repair Services	9	12.3
Personal Services	12	16.4
Entertainment & Recreation Services		
Professional & Related Services	7	9.6
Public Administration	2	2.8
Industry not reported		

Source: Planning Assistant, 1978

FIGURE 4

EMPLOYED POPULATION by OCCUPATION

TOWN of AMHERST

OCCUPATION	# MALES	# FEMALES	TOTAL	%
Professional, Technical and Kindred Workers	4	5	9	12.3
Managers and Administrators (except Farm Managers)	8	5	13	17.8
Sales Workers	1		1	1.4
Clerical and Kindred Workers		5	5	6.9
Craftsmen, Foremen and Kindred Workers	6	2	8	10.9
Operatives (except Transport Operatives)	6		6	8.2
Transport Equipment Operatives	4		4	5.5
Laborers (except Farm Workers)	12	5	17	23.3
Farmers and Farm Managers				
Farm Laborers and Foremen	1	1	2	2.8
Service Workers (except Private Household Workers)	1	7	8	10.9
Private Household Workers				
Occupation Not Reported				
TOTAL EMPLOYED LABOR FORCE*	44	29	73	

Source: Planning Assistant, 1978

FIGURE 5

PLACE OF EMPLOYMENT

RESIDENTS OF THE TOWN OF AMHERST

PLACE OF EMPLOYMENT	NUMBER OF RESIDENTS	PERCENT
Within Town	28	27.5
Ellsworth	6	5.9
Hancock County	14	13.7
Bangor	13	12.8
Penobscot County	9	8.8
Other	3	2.9
Retired	26	25.5
Unemployed	3	2.9
Not Reported		

Source: Planning Assistant, 1978

FIGURE 6

PER CAPITA MONEY INCOME

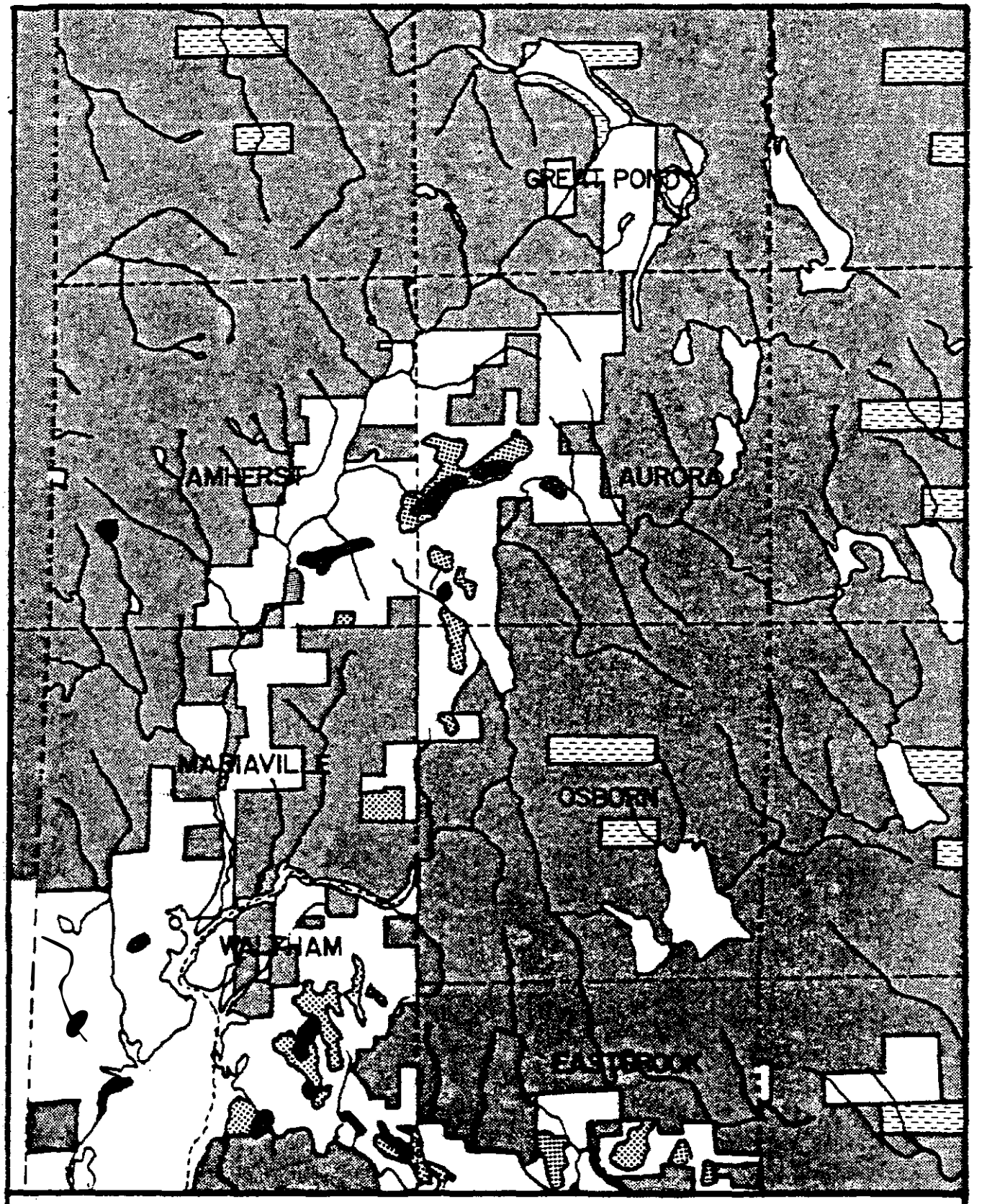
	1969	1972	1974	% Change 1969-74
Amherst	2,317	3,002	3,562	53.7
Hancock County	2,510	3,028	3,626	44.5
Maine	2,548	3,052	3,694	45.0

Source: U. S. Bureau of the Census.

FIGURE 7

REGIONAL TRANSPORTATION

MAP 1



REGIONAL LAND USE 1979

MAP 2

Forest Land | Public Land | Open/Water | Agricultural | Residential

may be changing, and it may be economically feasible to farm some of this land again.

C. INFLUENCES EXTERNAL TO THE IMMEDIATE REGION

These influences include the demand for recreational use and development of the land brought on by the increase in the population of the entire state and Hancock County. The rapidly changing economy and governmental growth are also factors that will continue to exert pressure on the northern Hancock County region.

As the population continues to increase in the Bangor area and expand on the Route 9 corridor along with the population increase in the Ellsworth area with expansion north from there, the Amherst region can expect to witness increased demand for land uses. Primarily this demand will be manifested in two areas of land use, housing and recreational demands. The continuing trend of people moving further from urban areas and commuting for work and services will undoubtably create increased demand for land to build on in the region. Also, the increasing population looks more and more to the Northern Hancock County region for recreation; hunting, fishing, snowmobiling, canoeing and camping.

As the population external to the immediate region continues to grow, so will the economy. A growing economy should result in growing paychecks for inhabitants of the immediate region. As the immediate region is heavily forested and the American appetite for paper seems insatiable, residents of the area can expect to see more intensive use of forest products. This again may help the local economy but could cause some new concerns as to proper management of this rich resource.

A final area of influence is a growing government with its increased regulations particularly in land use regulations and planning. The mandatory Shoreland Zoning Act is an example of this type of regulation. Hopefully this type of regulation will be channeled so as to help keep the Amherst region as well as the entire State of Maine; a nice place to live, work and play in the future for us and future generations.

COMPARATIVE POPULATION FIGURES

	1870	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1975*
Amherst	350	400	375	364	275	198	163	146	151	168	148	211
Aurora	212	212	175	152	114	95	86	81	91	75	72	81
Clifton	348	350	284	236	217	185	156	168	193	227	233	327
Eddington	776	746	729	663	611	527	487	571	664	958	1,358	2,044
Great Pond Plantation	102	118	112	82	54	49	45	76	37	58	41	26
Mariaville	369	382	271	218	171	131	155	132	153	144	108	134
Osborn	56	61	63	58	39	41	34	46	49	36	33	43
Otis	246	304	239	152	115	122	88	134	109	100	123	151

Source: Maine Register

FIGURE 8

*These figures for 1975 are estimated.

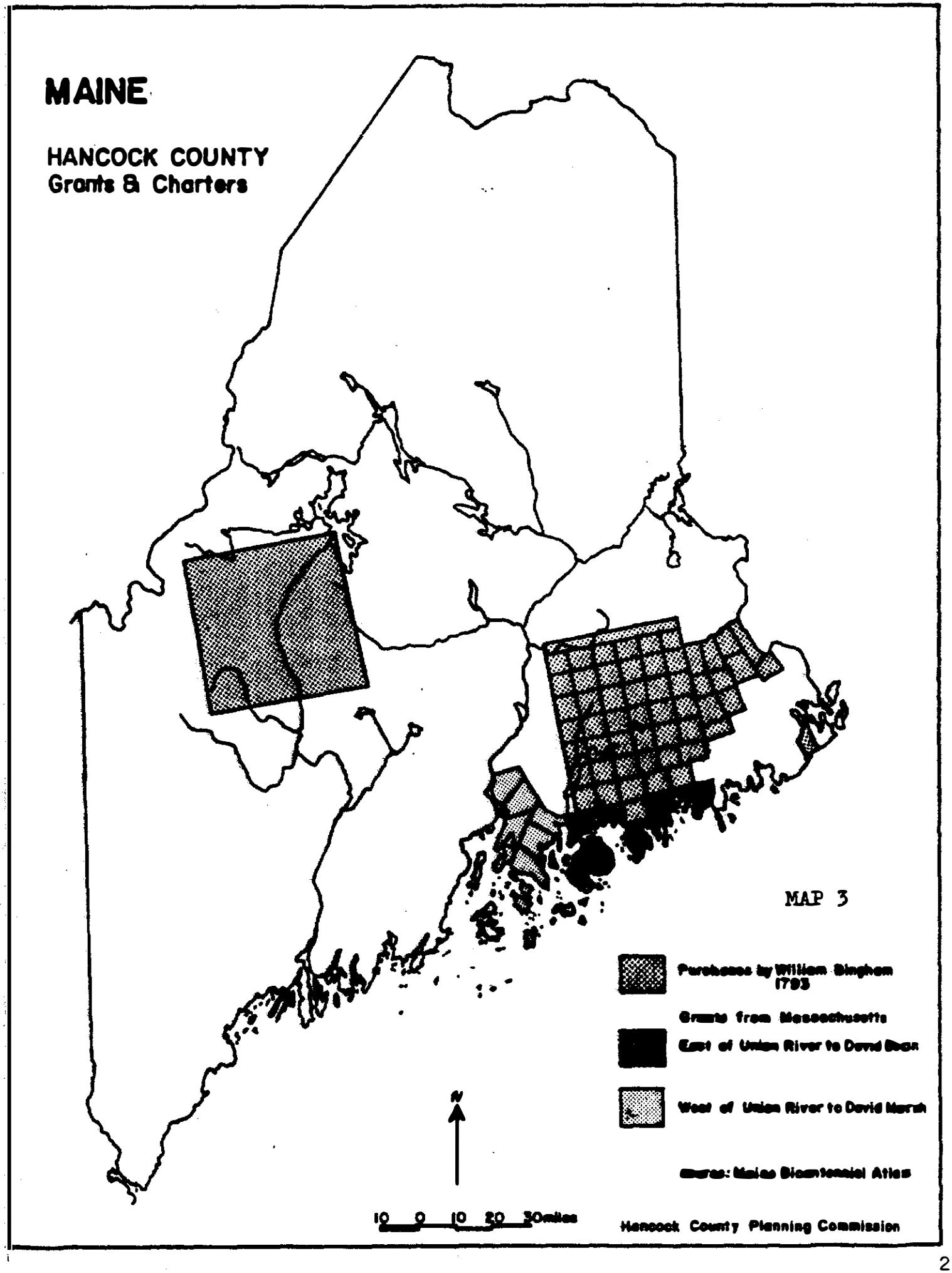
HISTORIC PERSPECTIVE

III

Maine experienced six French and Indian Wars occurring off and on for approximately 150 years and as Hancock County was in the heart of the disputed territory, it remained a no-mans-land. Little was known of the interior country as there were no roads, and no surveying had been done. The weather was thought to be severe and the land was considered to be poor for farming. Because of these reasons, virtually no settlement had occurred east of the Penobscot River.

Finally, in 1763, the Treaty of Paris ended the hostilities between the English and the French and as a result, new settlers began to settle east of the Penobscot River. In 1762, the General Court of Massachusetts had granted to David Marsh a large amount of land in Hancock County; included in this grant were 12 townships, six on either side of the Mt. Desert River. Samuel Livermore of Boston and six other men were appointed to lay out the 12 townships. When they discovered that each tract of six townships met at the Mt. Desert River, Samuel Livermore renamed the river and called it the Union River.

Then came the American Revolution and at the end of this war the Massachusetts treasury was nearly out of money. Massachusetts decided to raise revenue by the sale of the large tracts of land in the District of Maine. The idea of a land lottery was finally settled upon. The land was divided into lots of various sizes and tickets were sold against the lots. The lottery was not very successful because people did not want to take a chance on land they knew nothing about and which was quite inaccessible. Therefore, Massachusetts began looking for purchasers of large tracts of land. General Henry Knox of Maine, the Revolutionary war hero, convinced William Bingham, a wealthy Philadelphia merchant to purchase land. Bingham


MAINE
HANCOCK COUNTY
Grants & Charters
MAP 3
Purchases by William Bingham 1793
Grants from Massachusetts
East of Union River to David Bacon
West of Union River to David Marsh
Source: Maine Bicentennial Atlas
N
10 0 10 20 30miles
Hancock County Planning Commission

bought one million acres in the Kennebec River watershed and one million acres east of the Penobscot River. Excepted from this purchase were the lottery lots that had been awarded and "four lots of 320 acres each to every township or tract of six miles square to be reserved for the following purposes; one for the first settled minister; one for the use of the ministry; one for the use of the schools; and one for the future appropriation of the General Court". Also, many of the lots awarded in the lottery drawing were bought up by Bingham from the people who had won them in the lottery.

Bingham immediately started promotion and marketing of his lands. In 1795, he hired General David Cobb of Massachusetts to be resident land agent. Cobb soon realized that to develop this land it had to be made accessible by reasonably good roads.

In 1797, Bingham sold half interest in the "Penobscot Million" to the House of Baring, an English business concern. Young Alexander Baring and Bingham decided that in order to increase interest and sales of the land, they should finance building a settlement themselves. The location they chose was at the "Great Falls" on the West Branch of the Union River in Mariaville (named after Bingham's daughter Maria), about a half mile below the south line of Amherst. In 1800, a saw mill and several buildings were built at the Falls. This operation was managed by John Fabrique of Connecticut and Union River (as Ellsworth was then called). At this time, the only means of transportation to Mariaville was by boat up the Union River. However, roads were soon cut through the woods. In 1801, a road was cut to Beddington. These were very rough roads suitable only for horseback riding and ox carts with two large, heavy wheels.

Among Mr. Fabrique's employees were Mr. Zelotus Grover, a carpenter, and Mr. Emerson Orcutt, a blacksmith. Soon Mrs. Fabrique came to Mariaville with Margaret Fletcher and her

sister, Jane Hardison Fletcher; both girls were from Union River. Not long after, the two girls and Mr. Orcutt and Mr. Grover went to Ellsworth in a boat and were married. When they returned from Ellsworth, they settled in what was then called North Mariaville which today is Amherst. This was in 1801. Prior to settlement by white men there were "a few Indians here" (as the name Indian Camp Brook suggests). Even the Indians had no permanent camps in the area; they generally were just moving through, trapping and hunting. Each year thereafter a few families would arrive and by 1808, there were about a dozen families living in the settlement.

Amherst received its name from Lord Jeffrey Amherst of England. Amherst came to America in 1758 at the suggestion of William Pitt (the founder of Pittsburgh, Pennsylvania). Lord Jeffrey was the general in charge of the English troops who captured the renouned French fortress of Louisberg on Cape Breton Island during the French and Indian wars. Amherst, Massachusetts and Amherst, New Hampshire were also named for Lord Jeffrey Amherst.

For the first few years Amherst grew quite slowly. Several factors were responsible for this. Bingham died in 1804 and his trustees did not have as much interest in the land project and they did not support it. Also, the war of 1812 caused many problems for eastern Maine and made it difficult to get new settlers. But, the main reason settlement was slow was the insistence by Bingham and his agent Cobb that the land be settled by farmers. The timber stands were in general, not commercially cut. A combination of factors resulted in Amherst starting to grow and prosper for a number of years. By 1810, the road from the Penobscot River to Beddington was passable and by 1816, General Cobb had pushed the road all the way to the St. Croix River at Calais.

In 1820, Col. John Black of Ellsworth was appointed resident land agent for the Bingham estate and the Baring family to replace General Cobb who retired. John Black saw that the

future of Eastern Maine was in lumber and not farming. Lumbering brought much prosperity to Amherst and the region. The population began to increase so that by 1831 there were 196 people in Amherst.

Amherst was a good location for settlement because it had the natural resources needed by settlers; water, fertile soil, hard and soft wood and meadows for wild hay. Most of the early settlers were young and eager to work hard to get ahead. The first homes were log cabins but by the early 1820's frame houses and barns were going up. It was easy for people to purchase land from the Bingham trustees. The land sold for one dollar per acre and people were given a long period of time in which to pay with time extentions if needed. In 1822, Amherst was set apart from Mariaville and on February 5, 1831 was incorporated as the 290th town in Maine. (Prior to this, Amherst had been designated as Township #26.) By 1830, the roads were improved enough to allow horse drawn wagon traffic. Amherst has approximately six locations on streams that are capable of generating enough hydro power to run a mill. With this power, by the early 1830's two tanneries had been built in Amherst. One was a small operation built in the neighborhood of Jellison Hill. In 1832, three men from Boston, Mace Tisdale, Simeon K. Hewins and Lucuis L. Flower, purchased from the Bingham Estate, two lots of land on either side of "Governor's Falls" on the Union River and the following year they constructed a large tannery. It was noted in the purchase that the men were to keep a sluice way in their dam so that logs from up the river could be driven through and on down to Ellsworth. This tannery employed an average of 35 men there besides the people employed in the woods cutting the hemlock and peeling its bark which was used to tan the hides. In 1841, the tannery was sold to Mr. Fanning for twenty thousand dollars. In 1842, a site on the west side of the dam was leased to Jonathan Barker of Amherst for a grist mill. And then sometime later on the East side of the mill pond, a sawmill was put into operation along with a

shingle mill. Apparently another small tannery was constructed on the river at Silsby's Falls but this burned before 1860.

The boom was on, tanners and skilled workmen were imported from Scotland and Canada. Two large boarding homes were erected to house the workers. Farming was important as food was needed for the people employed in the mills and in the woods operations. Also much feed grain and hay was produced to feed the many horses and oxen used in the woods. Soon a saw mill, four shingle mills and another grist mill were in operation. Doctors, ministers, blacksmiths and other tradesmen came and settled. Six stores were in operation (two of them were millinery) and Sam Silsby ran a brickyard near the Aurora town line. (Other accounts place the brickyard on the banks of the Union River where Chick Brook enters it.) This boom continued to draw more people here to provide services and food for those employed in the local industries. In 1843, the church building was completed in Amherst and has remained to this day a great moral and social center of the community. Four schools were built and utilized to provide education for the children of the town.

The lumber operators did not own the timber lands they cut on nor did they make much effort to buy the land. For years people had cut most anywhere due to the fact that there was so much public land. But, with John Black now managing the Bingham lands, he resolved to put a stop to this "plundering", which he did do within a short time. The lumber operators now began purchasing stumpage from the Bingham Estate. As the years went by and the Bingham lands were sold off, stumpage agreements were worked out with the new owners. Amherst, in the 1850 census, now had 323 people. In 1855, the large tannery at Governor's Falls was once again sold to A. H. Buzzell & Son. By the mid 1850's, as General Cobb's road had been much improved, stage coaches were running regularly through Amherst for Bangor and Calais.

By 1852, the virgin pine had been cut off so the lumbermen began cutting sapling pine and virgin spruce. After the Civil War, the first growth timber had been cut off and lumbering was not as important as it had formerly been. Many people began peeling bark and hauling it to the tanneries.

Apparently the Civil War brought some changes to Amherst, as it did to many Maine towns. In 1860, the population of Amherst had been 384 but in 1870, it was down to 350. People left to go to the industrial centers and to the west for their fortunes. At this time there were 43 men living in Amherst who had been Union soldiers. As the tannery was in full operation, the local economy remained good and by 1880, the population was up to 400 people. This was the decade of the towns economic zenith. Some reports say that at one time there were as many as 500 people in the community. But after 1880 there was a general decline in the old methods of tanning as chemicals were beginning to be used. There were at least three important reasons for the switch to chemicals from hemlock bark.

1. A steady impoverishment of the states supply of hemlock.
2. The new chemicals were faster.
3. Since plant locations became less dependent on nearby hemlock, etc. it became more profitable to have leather preparation conducted near its principal markets. That meant boot and shoe manufacturers, concentrated largely in several cities in eastern Massachusetts.

By the end of the nineteenth century, the tannery industry in Maine had nearly vanished. The tanning operation here was gradually slowing down also. Amherst's population in 1890 was down to 375 people. The towns decline was starting.

In 1887, the stage lines that had been running through Amherst were discontinued. Steamboat service was inagurated to Calais, it could carry the mail cheaper and was much more comfortable

for the passengers. By the 1890's, both lumbering and farming were starting to decline, although they were still the chief occupations of the citizens. Maine farmers simply could not compete with the prairie farmers of the Midwest, where modern farm equipment was so efficient on their flat, unobstructed land. By 1900, the town's population had only declined to 364, but then about 1904 the tannery burned. Many people believed the fire was intentionally set in order to collect insurance on the mill as it was obviously feeling the changes in tanning methods. Within a year, more than thirty families moved out of Amherst as they no longer had employment.

The tannery fire effected not only those directly employed at the mill, but also many who worked in the woods harvesting the bark. Those people in the town who grew food for the men and animals employed in the various phases of the tannery operation found their market greatly reduced. Also, the stores, tradesmen, etc. experienced the same phenomenon. Everyone in the community was obviously affected in some manner. The 1910 census showed Amherst's population had declined by 89 people or approximately one quarter of the total population.

Shortly after 1910, with the continued decline in farming, much of the cleared land was allowed to revert to blueberry land and the berry crop became a commercial business in the area. Some farming was still done and men still worked in the woods although on a smaller scale as the demand for bark was now gone. The men in the woods now were cutting trees that were driven down the river to sawmills in Ellsworth to be cut into lumber. Some men were also cutting four foot pulpwood for the paper mills. The tannery had owned approximately 2600 acres of timberland in Amherst in various sized lots. This eventually was sold off to different individuals who then harvested the wood.

At this time, Amherst had a very active social life. The town hall had been constructed around 1895 and was used for many dances, agricultural fairs, plays, etc. Around 1910 or 1915 an

addition was attached to the back end of the building which made the place the size it is today. In 1901, the Goodwill Grange was chartered and held its meetings in the store owned by Buzzell & Rice at the tannery. Shortly after the tannery burned, the Grange acquired the store building and had it moved from Tannery Loop Road to its present location. The Amherst-Aurora Congregational Church was a great social center of the community with services, religious pagents and Ladies Aid. And of course the stores in the center of town (Amherst Corner) were always a place people could get together and discuss issues of the day.

In 1905, the Union River Telephone Company was organized to connect the towns of Waltham, Mariaville, Otis, Osborn, Great Pond, Aurora and Amherst. This greatly increased the communications between the people in the area and added much to their ability to socialize. Amherst and the other towns in the area remained a tightly knit social community.

In 1911, Ernest Richardson of Aurora purchased the first automobile in the area. As the roads were continually improved, more people became interested in autos. By the early 1920's, cars rapidly began replacing horses as the primary means of transportation. This change almost immediately put the local blacksmith shops out of business.

With the advent of the automobile, almost everything tended to become more centralized and people began to think more in terms of Ellsworth or Bangor for their needs. This continued the decline in small local businesses. As a shop or mill burned down, the proprietor would not rebuild and they would either find a new vocation or more likely move from the area. Also, agriculture (except for blueberry growing) continued its downward trend. In 1920, the towns population was down to 198 from the 275 just ten years erlier, a drop of 28% of the total population. As this spiral continued, more small businesses closed for lack of clientele and as less services and jobs were

available locally, more people would move to the larger communities. As the old farmers died or gave up farming, no one took it up as it no longer paid to farm. The young often had left home for the larger towns and no one was left to look after the property or the buildings. By the late 1930's, even much of the blueberry land was abandoned and the fields began to fill in with bushes and trees. Many of the old homesteads fell into their cellars from lack of use and maintainance and the land was either sold off or acquired by the town for taxes. Also, fire claimed a number of the large homes, never to be rebuilt again.

In 1931, Samuel Pitt constructed a steam powered saw mill on Tannery Loop Road near Indian Camp Brook. The mill generated its own electricity and had a number of lights going at night. A welcome sight to the townspeople at that time. The mill was in operation until 1938 when it went backrupt and was torn down and the lumber sold off.

During the 1930's, the "Air Line" was more improved and tarring was started. The first piece to be tarred was a four mile piece centered at the Amherst-Aurora town line. Each year more was paved, eventually all the way west to Eddington. The automobile and improved roads continued to give the people more mobility and as a result, even those living here started socializing outside the community. The Saturday night dances, grange suppers, and church fairs became less and less frequent. By 1940, the towns population was down to 146 people, the lowest point since the census started counting. In 1940, the Union River Electric Co-op was formed and the power lines were strung in 1941. This brought electricity to the area for the first time and was very much welcomed by the citizens.

Then the decade of the 50's brought the television into most homes. This was the death blow to the small town social patterns. People now stayed home to watch TV or else jumped in the car for a relatively easy ride to entertainment in Ellsworth,

Bangor or beyond. With the lack of patronage, most any community social interaction was doomed to failure.

Through the 50's and 60's, the towns population more or less stabilized with some normal in and out migration. In 1970, the population figure stood at 148, but by 1975 the population had risen to 211 people. The automobile and steadily improved roads combined with the more recent phenomenon of people moving from urban areas to suburbs and the country may have "turned the tide" on the population out migration. People can now live in Amherst and commute to Ellsworth or Bangor for employment.

There are a few small local employers, probably the largest being the Paul Bunyan Furniture Co. located in the center of Town. The Company went into operation in 1957 making furniture stock and parts. Today they manufacture assembled furniture out of locally harvested pine, maple and birch. The mill provides employment for a few people in the woods and for some others at the mill. Many townspeople have worked there at one time or another.

The Valley High Restaurant also provides employment for local people and here again the number employed there flucuates. Some people in Amherst are self-employed and they also may employ others from the community. Herbert Jordan runs a timber harvesting operation in Amherst and he usually employs four to six people from the area.

About the turn of the century, particularly after the tannery burned, non-residents began to own more and more of the property in town. In 1906, the town came into ownership of the real estate owned by the Hancock Leather Company (the Buzzell & Rice Tannery) for non-payment of the 1904 tax. This property was then sold off to mostly non-residents investing in timber land.

Also, as people moved out of town they still owned their property, which eventually was sold. Here again in many instances it was sold to non-residents building up large holdings of timberlands. Much property was acquired by the town, again, for non-payment of taxes from people who had moved out due to lack of work after the Tannery burned. This property was then sold off more often than not to non-resident. A number of these lots have now been bought up by approximately six non-resident landholders, primarily St. Regis Paper Co. (8300 acres), Diamond International Paper Co. (4,460 acres), and G. P. Webber Timberlands (5,440 acres).

HUMAN COMMUNITY

IV

HISTORICAL POPULATION

TOWN OF AMHERST

1790		1860	384	1930	163
1800		1870	350	1940	146
1810		1880	400	1950	151
1820		1890	375	1960	168
1830	196	1900	364	1970	148
1840	196	1910	275		
1850	323	1920	198		

FIGURE 9

Source: Hancock County Planning Commission, 1978

AMHERST'S POPULATION FROM INCORPORATION THROUGH 1975 AND FUTURE PROJECTIONS

Population		Projections	
1831	196	1980	226
1840	196	1985	235
1850	323	1990	244
1860	384	1995	254
1870	350	2000	264
1880	400		
1890	375		
1900	364		
1910	275		
1920	198		
1930	163		
1940	146		
1950	151		
1960	168		
1970	148		
1975	211		

FIGURE 10

Source: Hancock County Planning Commission, 1978

A. INTRODUCTION

The Human Community is just what the name implies it is - the people of Amherst. It includes population trends, where the towns people work, and what they do for a living and where do they go for recreation, shopping and services. Human Community also shows the age and sex make up of Amherst.

Most importantly, Human Community through the Attitudinal Survey provides a look at the citizens' attitudes, wants and needs.

B. AMHERST'S HISTORIC POPULATION TRENDS

In 1831 when Amherst applied to the State Legislature to separate from Mariaville and become a town itself, there were 196 settlers here. Then in 1832, three men from Boston; Mace Tisdale, Simeon K. Hewins and Lucuis L. Flower purchased from the Bingham Estate, two lots of land on either side of "Governor's Falls" on the Union River and the following year they constructed a large tannery. The tannery employed a large number of people (an average of 35) besides men employed in the woods cutting hemlock and peeling its bark which was used to tan the hides.

In 1840, there were still 196 people here but by now the town's economy was starting to grow. Farming became very important as food was grown to feed the many new workers in town. Also, much hay and feed grain was grown and sold to feed the horses and oxen used in the woods. Two large boarding houses were erected to provide housing for the workers. Workmen were coming from Canada and as far away as Scotland. In 10 years the population went up to 323 (1850 census) people.

Soon a saw mill, shingle mills and grist mills were built and put into operation. Tradesmen, a doctor, a minister and blacksmith settled in Amherst. Eventually six stores were opened in the town. The growing economy continued to draw more people here to work at various occupations. By the mid 1850's, the Air Line Road had been much improved and stage coaches were running regularly through Amherst to Bangor and

Calais. The town, as well as the area was pretty much self sufficient and this created a number of auxilliary jobs in the community that today are done in the larger towns or even far away in major cities and the finished product is bought from stores in Bangor or Ellsworth. By 1860, the population was up to 384 people.

Shortly after 1860, the Civil War erupted and a number of men joined the Union in the war effort and as was true with many towns in the state, many of those who left to fight did not return to their home town. After the war, many people moved to other parts of the country, especially the newly opened mid west with its rich, flat land. So in the 1870 census, Amherst's population had dropped slightly to 350.

But the economy here was still strong, there was plenty of work available and the tannery was in full operation. This was the decade of the economic and population high points of Amherst. Some sources say there were up to 500 people living here at one time in this period. The U. S. Census of 1880 shows 400 citizens in Amherst; 50 more than 10 years earlier.

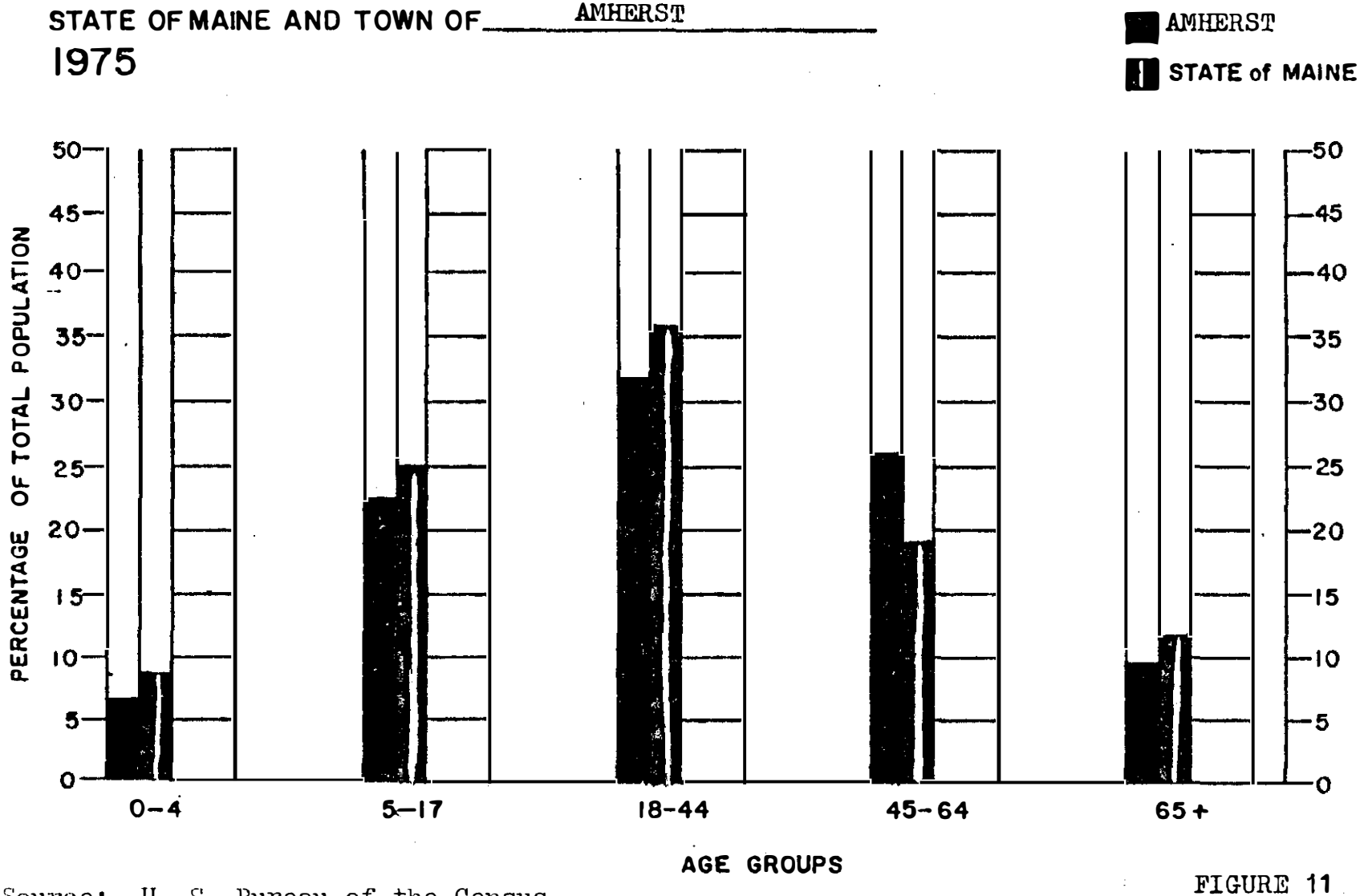
Soon after 1880, the method of tanning hides changed drastically. Chemicals were replacing hemlock bark in the tanning process. Since plant location became less dependent on having nearby hemlock, large tanneries were soon constructed much closer to their markets, this meant eastern Massachusetts. This phenomenon was beginning to be felt in Amherst and at the tannery. Apparently, there was less work in the area and the local economy began to slow down. By 1890, the census shows 375 people down from the town's high of ten years previously. When the tannery slowed down, the demand for other goods (food crops, hay, store goods) also fell. Consequently, in the 1900 U. S. Census, Amherst's population was slightly down again to 364.

About 1904, the tannery burned. It was a major disaster for Amherst and its citizens. Many people were immediately without jobs. The fire affected not only those employed at the tannery, but also many who worked in the woods harvesting the bark. Nearly everyone in the community was affected in some manner, including the immediate reduction in business of the local farmers, storekeepers and tradesmen. Also, a great number of

COMPARISION OF AGE DISTRIBUTION

STATE OF MAINE AND TOWN OF AMHERST

1975



Source: U. S. Bureau of the Census

FIGURE 11

POPULATION by AGE GROUP, 1970

TOWN OF AMHERST

Under 5	7
5 - 17	34
18 - 44	38
45 - 64	54
65+	15

TOTAL POPULATION 148

POPULATION by AGE GROUP, 1975

TOWN OF AMHERST

Under 5	15
5 - 17	49
18 - 44	69
45 - 64	57
65+	21

TOTAL POPULATION 211

Source: U. S. Bureau of the Census

FIGURE 12

people instantly moved from the community. By 1910, the population had declined to 275 people.

Farming was still done as was working in the woods, but both on a smaller scale than before. About this time, blueberries were starting to become a commercial crop, so much of the farm land was allowed to revert to blueberry land. But the local economy could not overcome the loss of the tannery, and in the 1920 census, the population had again dropped now down to 198.

In the 1920's, the automobile rapidly began to replace the horse as the primary mode of transportation. With the advent of the automobile and the improved roads, people began to look more towards Ellsworth and Bangor for many of their needs. This continued the decline of the small local businesses. Also, agriculture continued to decline as a means of making a living. In 1930, the population was down to 163 people, the lowest point since before the town was incorporated. This trend continued through the 1930's. Even much of the blueberry land was abandoned and allowed to grow up with bushes and trees. In 1940, the population had dropped to 146 people, the lowest point ever in the towns population.

Throughout the 1950's and 1960's, the town's population grew slightly; from 151 in 1950 up to 168 in 1960. In 1970, the population had dropped down to 148. These figures all represent normal birth, death and in and out migration figures. But by 1975, the population had risen to 211 people. The continually improved roads and the automobile combined with the more recent phenomenon of people moving from urban and suburban areas to the country may have changed the pattern on the population-migration. From 1970 to 1975, Amherst had a <u>net in migration</u> of 69 people.

The U. S. Bureau of the Census' population projections to the year 2000 show a steady increase in population for Amherst and the surrounding area. It is believed that the trend of people moving into rural areas will continue, however, there are a number of variables (i.e. the future price of gasoline) that may affect the projected population figure.

CAUSES OF RECENT POPULATION GROWTH IN YOUR TOWN: NATURAL INCREASE VS NET IN-MIGRATION

Population growth is always caused by one or both of these two factors:

1) Natural increase -- this is the difference between: a) the number of live births in your town and b) the number of deaths in your town. These statistics are available from the Town Clerk or Health Department.

2) Net in-migration -- this is the difference between the number of people moving into your town and the number of people moving out of your town.

It may be interesting to know how much of your town's growth in recent years has been due to natural increase and how much has been due to net in-migration.

To figure your town's natural increase between the 1970 and 1977 censuses, do the following arithmetic:

15 = Number of live births from April 1, 1970 to March 31, 1977

\- 21 = Number of deaths from April 1, 1970 to March 31, 1977

-6 = Natural increase from April 1, 1970 to March 31, 1977

To figure your town's net in-migration between 1970 and 1977 censuses, do the following:

63 = Total population increase between 1970 census and 1977 census

\- -6 = Natural increase from April 1, 1970 to March 31, 1977

69 = Net in-migration between 1970 census and 1977 census

If the natural increase in a town is greater than the town's total population increase, the town has experienced a net out-migration.

Which accounted for more growth in your town -- natural increase or net in-migration? What percentages of growth did each factor account for? What reasons can you suggest to explain the amount of net in-migration (or net out-migration) in recent years?

FIGURE 13

*For current figures contact HCPC

Source: Town Records

NET MIGRATION

Analysis of birth and death statistics for a town indicate whether or not its population should be changing as a result of natural increase. When this information is compiled for a decade and compared with the results of two censuses, it can be determined whether the population change is the result of a natural change or the product of in or out migration. This table shows what happened in the town between the years 1970 and 1977.

B = Births 1970 - 1977:	15
D = Deaths 1970 - 1977	21
N = Difference between B&D	-6
70P = 1970 population	148
77P = 1977 population	211

Net Migration, 1970 - 1977 is the difference between 77P and the sum of 70P plus N. Note: When 70P + N is smaller than 77P, it indicates an IN-MIGRATION (+).

NET MIGRATION, 1970 - 1977, for the TOWN OF AMHERST

$$\frac{211}{77P} \quad \frac{142}{70P + N} = 69$$

In comparison, past net migration has been:

1960 - 70 5

Source: U. S. Bureau of the Census and Amherst town records

FIGURE 14

POPULATION DENSITY, 1975

	Acreage	Sq. Miles	Persons Per Square Mile		
			1970	1975	% Change
Town	25,438.5	39.75	3.72	5.31	42.74
Town**	5,828.5**	9.11**	16.25	23. 6	42.52
Hancock County	1,083,407*	1,692.82*	20.73	23.12	11.53
Maine	20,418,612	31,884.85	31.16	33.18	6.48

FIGURE 15

*This figure includes unorganized territory.

**Excludes 19,610 acres under Tree Growth.

Source: Planning Assistant, 1978

POPULATION TRENDS

TOWN OF AMHERST

FIGURE 16

Past Population
Population Projection

Source: Hancock County Planning Commission, 1978

LOCAL COMMERCE & INDUSTRY

WITHIN THE TOWN OF AMHERST

RETAIL & WHOLESALE BUSINESSES	EMPLOYEES
F. I. Webber & Sons	2
Mace Oil Company	2

SERVICE BUSINESSES	
Valley High Restaurant	9
Salisbury Store	2

INDUSTRIES	
Paul Bunyan Furniture	7
Herbert Jordan	6

Source: Planning Assistant, 1978

FIGURE 17

C. RECOMMENDATIONS

The following recommendations are derived from responses in the Attitudinal Survey:

1. In the Attitudinal Survey, fifty percent of the respondants indicated a desire for an active social center within the community. A town conservation commission should organize and promote expanded town social events in the manner of a PTA or church group, such as, planning a dance or movie each month at the town social center. As indicated in the survey, a large number of people would like to see the town hall repaired, maintained, and utilized as the town social center. Also, many respondants indicated they would like the town to acquire a piece of property to be used for a ball field and other outdoor activities.

2. By an overwhelming majority, the people of Amherst have indicated they want to maintain the rural character of the town, and try to maintain a stable population growth. As Amherst is now growing in population and is likely to continue to do so, the town should prepare itself to plan for a slow population growth. By a vast majority, the citizens have indicated they would like to discourage more seasonal homes and related activities in the community.

3. The townspeople would like to see traditional local resources (i.e. agriculture, wood) developed to provide more employment for year round residents. A significant number of people would like to see light industry (i.e. a small wood manufacturing plant) developed in town. But by an almost unanimous majority, the townspeople don't want to attract or encourage heavy industry.

COMMUNITY INFRASTRUCTURE

V

A. INTRODUCTION

A community's infrastructure includes all aspects of community life: government, land ownership, transportation, communication and human services. It consists of the traditions, institutions, services and facilities through which people interact with each other and the physical environment.

B. EXISTING SITUATION

1. Government and Taxation

Amherst is an organized town with the traditional Town Meeting-Selectman form of government. There are three selectmen, twenty other elected and two appointed officials. The selectmen are also the town assessors and overseers of the poor. The other elected officials include a moderator for the town meeting, a town clerk, three members of the school committee and three members to the school trustee board. Also, there is a town constable, tax collector, town treasurer, two fire wardens, five members of the town planning board, a sexton and one member of the Hancock County Regional Planning Commission.

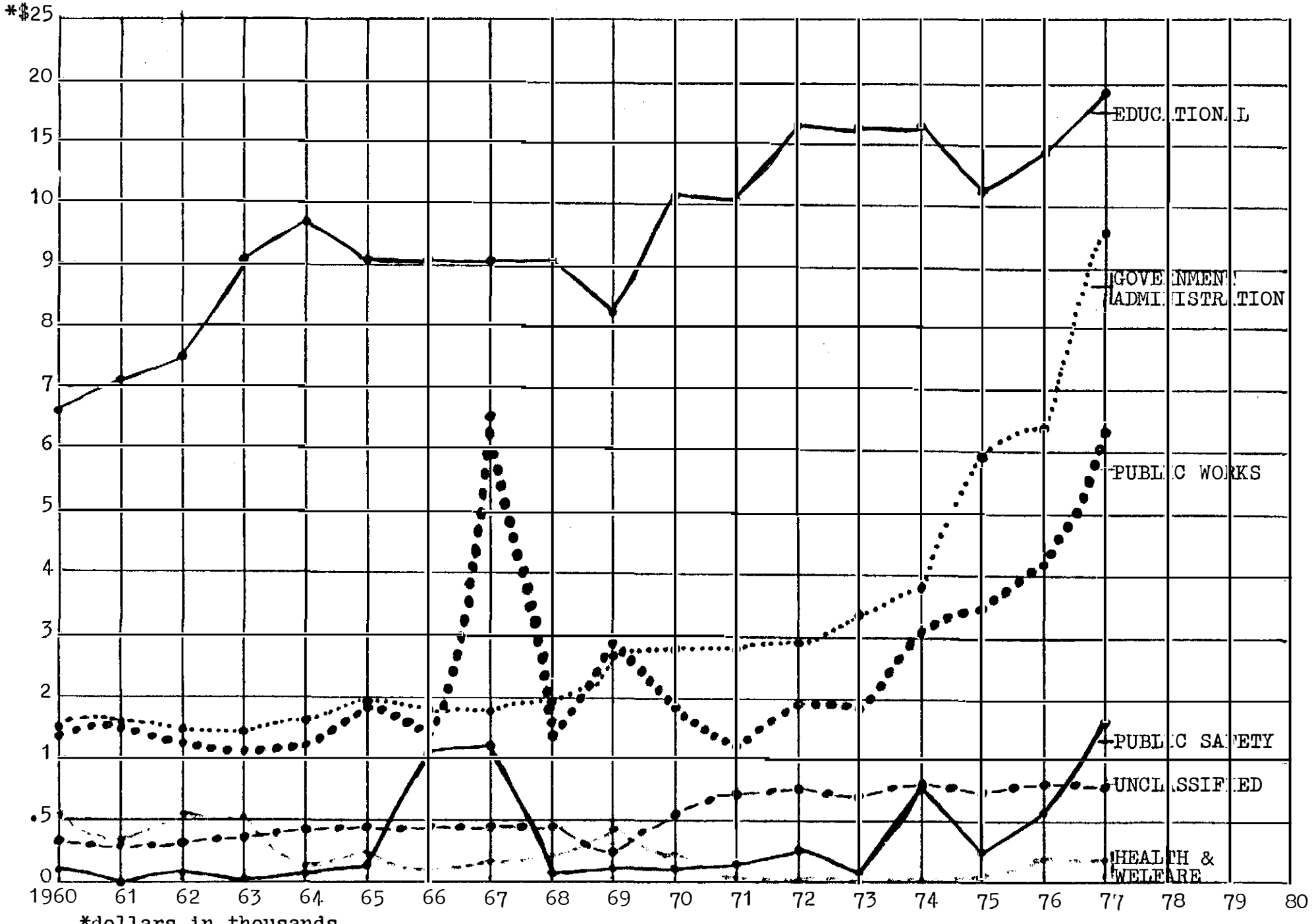
The two appointed officials are a plumbing inspector who inspects and approves new plumbing installations in Amherst and a public health officer, who works in conjunction with the public health nurse in overseeing the general health of the citizens in the community.

The following lists and graphs portray the recent trends in valuation, taxation, and the expenditure of this tax money in different areas. There is also a chart to show how Amherst compares in relation to communities in our area in terms of ability to fund town services.

TOWN VALUATION

	Resident	Percent Total	Non-Resident	Percent Total	Total
1977	$394,876.00	35.90%	$705,045.00	64.10%	1,099,921.00
1976	67,091.00	22.76%	227,703.53	77.24%	294,794.53
1975	82,278.45	31.79%	176,546.61	68.21%	258,825.06
1974	86,970.00	32.59%	179,911.00	67.41%	266,881.00
1973	29,951.00	31.31%	65,712.00	68.69%	95,663.00
1972	49,360.00	31.08%	109,480.00	68.92%	158,840.00
1971	42,600.00	31.24%	93,780.00	68.76%	136,380.00
1970	42,570.00	31.67%	91,840.00	68.33%	134,410.00
1969	43,010.00	32.10%	90,990.00	67.90%	134,000.00
1968	41,710.00	31.42%	91,020.00	68.58%	132,730.00
1967	43,090.00	32.90%	87,870.00	67.10%	130,960.00
1966	47,450.00	36.38%	82,990.00	63.62%	130,440.00
1965	48,360.00	37.73%	79,830.00	62.27%	128,190.00
1964	44,410.00	36.75%	76,430.00	63.25%	120,840.00
1963	41,880.00	34.95%	77,940.00	65.05%	119,820.00
1962	38,855.00	33.76%	76,250.00	66.24%	115,105.00
1961	39,745.00	39.75%	73,500.00	60.25%	113,245.00
1960	40,018.00	36.58%	69,388.00	63.42%	109,406.00

FIGURE 18



*dollars in thousands

FIGURE 19

TOWN APPROPRIATIONS

REAL ESTATE TAX

	Resident	Non-Resident	Total	Rate
1977	$8,956.38	$18,331.17	$27,287.55	$26/1000
1976	5,098.92	17,305.47	22,404.39	$76/1000
1975	6,582.28	14,123.73	20,706.01	$80/
1974	6,609.72	13,673.24	20,282.96	$76/
1973	6,169.91	13,536.67	19,706.58	$2.06/
1972	5,676.43	12,590.23	18,266.66	$1.15/
1971	4,004.40	8,815.32	12,819.72	$94/
1970	4,086.72	8,816.64	12,903.36	$96/
1969	3,440,80	7,279.20	10,720.00	$80/
1968	2,919.70	6,371.40	9,291.10	$70/
1967	3,016.30	6,150.90	9,167.20	$70/
1966	3,890.90	6,805.18	10,696.08	$82/
1965	3,772.08	6,226.74	9,998.82	$78/
1964	3,552.80	6,114.40	9,667.20	$80/
1963	4,397.40	8,183.70	12,581.10	$1.05/
1962	3,691.23	7,243.75	10,934.98	$95/
1961	3,378.33	6,247.50	9,625.83	$85/
1960	3,281.48	5,689.82	8,971.30	$82/

In 1976, town residents owned 11.75% of the land and they paid 22.76% of the total property tax. Non-residents owned 87.59% of the land and they paid 77.24% of the total property tax.

In 1977, year round residents paid 35.9% of the total property tax on 11.75% of the land. Non-residents owned 87.59% of the land and they paid 64.1% of the total property tax.

FIGURE 20

EDUCATIONAL VS NONEDUCATIONAL EXPENDITURES

	Educational	Percent of Educational	Non-Educational	Percent of Non-Educational	Total Tax
1960	$ 6,630.00	63%	$ 3,939.72	37%	10,569.72
1961	7,130.00	65%	3,807.43	35%	10,937.43
1962	7,530.00	66%	3,882.03	34%	11,412.03
1963	9,286.57	72%	3,552.35	28%	12,838.92
1964	9,713.65	73%	3,603.50	27%	13,317.15
1965	9,087.45	66%	4,699.65	34%	13,787.10
1966	9,176.93	65%	4,891.52	35%	14,068.45
1967	9,068.09	47%	10,272.77	53%	19,340.86
1968	9,197.93	69%	4,083.30	31%	13,281.23
1969	8,200.00	55%	6,635.41	45%	14,835.41
1970	10,893.30	66%	5,582.50	34%	16,475.80
1971	10,535.95	67%	5,109.45	33%	15,645.40
1972	17,325.56	74%	5,986.25	26%	23,311.81
1973	17,654.01	69%	7,822.03	31%	25,476.04
1974	15,884.16	66%	8,240.14	34%	24,124.30
1975	12,431.30	54%	10,555.90	46%	22,987.20
1976	14,899.06	55%	12,169.75	45%	27,068.81
1977	18,537.55	50%	18,879.72	50%	37,417.27

From 1960 to 1977, municipal expenditures in Amherst have increased a total of 254%.

FIGURE 21

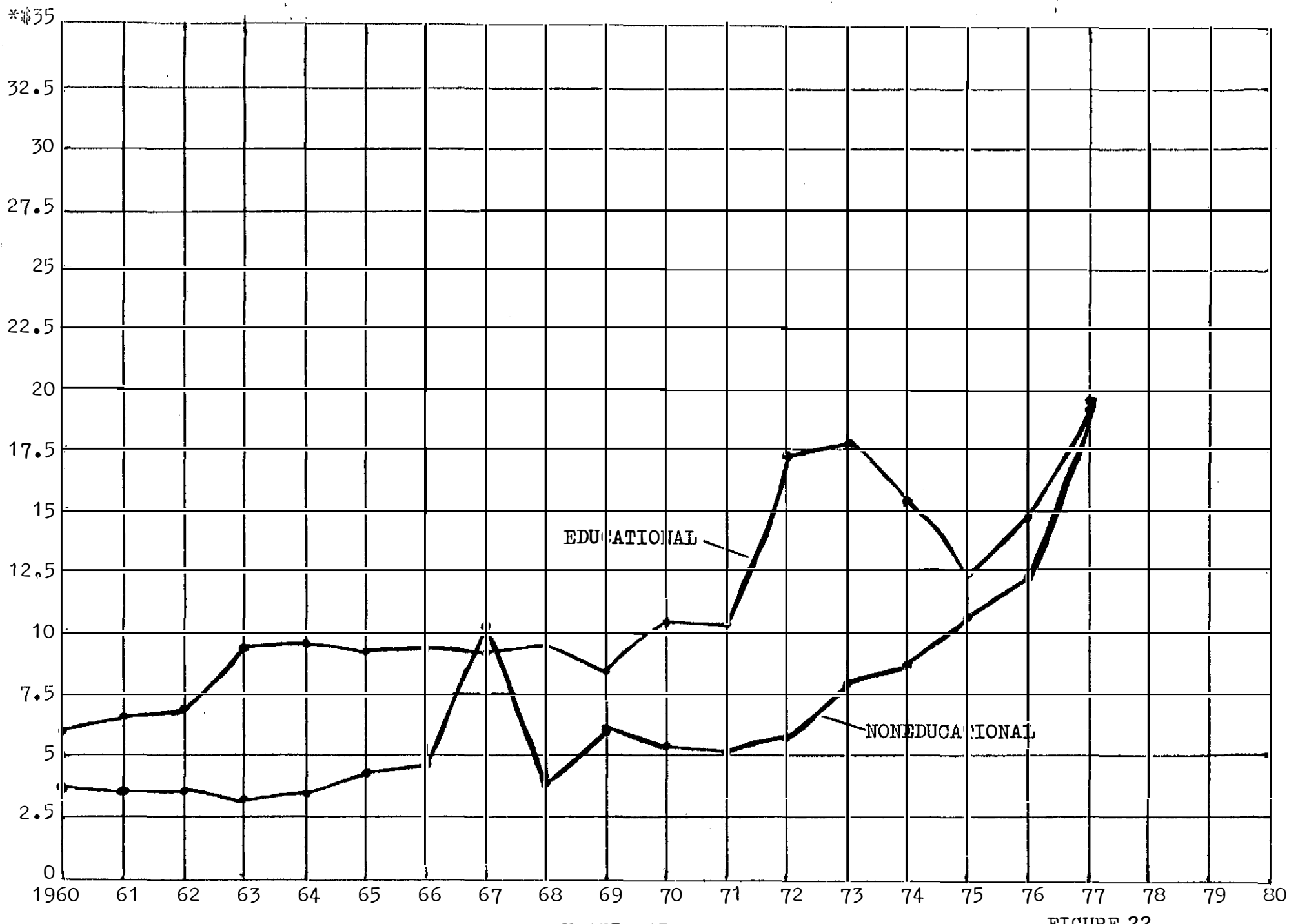


FIGURE 22

EDUCATIONAL vs
NON-EDUCATIONAL EXPENDITURES

*dollars in thousands

RELATIVE FINANCIAL ABILITY

	Population		State Valuation		Valuation Per Capita	
	1970	1977	1970	1977	1970	1977
Amherst	148	211	$290,000	$1,000,000	$1,959.46	$ 4,739.34
Aurora	72	80	260,000	900,000	3,611.11	11,250.00
Otis	123	160	950,000	6,350,000	7,723.58	39,687.50
Mariaville	108	140	390,000	2,000,000	3,611.11	14,285.71
Clifton	233	350	690,000	3,150,000	2,961.37	9,000.00
Waltham	167	210	360,000	1,350,000	2,155.69	6,428.57

Relative financial ability tells us how Amherst compares to towns in the area in terms of ability to finance town services. Valuation per capita should be noted particularly to compare Amherst to the towns in the region. A high per capita valuation will usually indicate a relatively large amount of non-resident property in town. If the town's per capita valuation is more than that of the average regional town it indicates that financing town services may create less of a burden on resident property tax than it does in the majority of towns in the region.

FIGURE 23

TREE GROWTH LAND

	Acres	Value	Tax
Diamond International	4,459.5	111,058	2,887.51
St. Regis Paper Company	8,301.0	209,691	5,451.97
G. P. Webber Timberland	5,440.0	137,637	3,578.56
Harold B. Moore	741.5	23,090	600.34
Clare S. Doolittle	668.0	19,349	503.07
	19,610.0	500,826	13,021.45

TREE GROWTH VALUATION (1977)

Soft Wood	30.50/acre
Mixed Wood	19.40/acre
Hardwood	7.80/acre
Other	40.00/acre
Camp lots	400.00/acre
Roads	2,000.00/acre

Approximately 78% of the land in Amherst is valuated and taxed under Tree Growth Law. On this land, the town collects 47.7% of its total tax revenue. The $500,826 valuation of Tree Growth land represents 45.5% of the total town valuation. Out of a total town acreage of 25,306.9 (39.75 square miles), 19,610 acres (30.64 square miles) are under Tree Growth leaving a balance of 5,828.5 acres.

Percent of Total Tax Revenue	Tax Collected (land only)	Percent of Land Owned		
10.6%	2,889.64	11.77%	=	Residents
47.7%	13,021.45	78%	=	Tree Growth

In 1977, year round residents paid 32.8%* of the total property tax on 11.77% of the land. Non-residents owned 87.71% of the land and they paid 67.2% of the total property tax.

*This figure includes the tax paid on both the buildings and the land.

FIGURE 24

1977 TAX ON LAND AND BUILDINGS

	Land		Buildings	
	Percent	Tax	Percent	Tax
Resident	10.6	2,889.64	22.2	6,066.74
Non-Resident	13.3	3,627.00	6.2	1,682.72
Tree Growth	47.7	13,021.45	n/a	n/a

Tax/acre taken in on Tree Growth Land in 1977 = .66 acre.

If the Tree Growth Land had been valued at $40/acre, (the standard woodland valuation in Amherst for 1977), the tax revenue would have been: $20,394.40 ($13,021.45 was the tax actually collected on this land.)

40 x 19,610 = $784,400 valuation

$784,400 x .026 = $20,394.40 tax revenue on Tree Growth

$20,394.40 hypothetical tax revenue
-13,021.45 actual tax revenue
$ 7,372.95 difference to be made up

When the state drew up the figures on tree yield/acre in Hancock County, all land in the county including blueberry barrens and Mt. Desert Island was used to determine the yield. Therefore, the yield/acre would be shown artificially lower than it actually is on wood land. Consequently, the land under tree growth would be valued at a lower figure and the tax revenue to the respective communities on it would also be less.

FIGURE 25

2. Municipal Services

Municipal services are provided by the town to meet the needs of the community.

a. Public Safety

Amherst obtains police protection from three different sources. The Town Constable can be called upon to oversee any disturbances or problems until other law enforcement agencies arrive. A Hancock County Deputy Sheriff also patrols the area. The Deputy is to oversee rural crime (breaks, thefts, and the like) and he is to take charge at the scene of accidents or at major crime scenes until the Maine State Police arrive at which time he is to assist them in their investigation. The Maine State Police run periodic patrols through Amherst and are called in to take charge of any major crime, or motor vehicle accident.

Amherst's fire protection is provided by the Aurora Volunteer Fire Department (approximately 2½ miles east of the center of town). The department is made up of volunteers from Amherst, Aurora, Great Pond, and Osborn. Amherst pays the fire department, at present, $500/year for its share of the overhead. This is a flat fee to cover building fires in Amherst. For forest or grass fires, the town is billed by the fire department, for the amount of time the men and equipment are used. The fire department was formed approximately five years ago. Prior to that time, Amherst and the towns in the area depended on Ellsworth or Brewer for fire protection. In addition, the State Forestry Department houses a fire truck at the Paul Bunyan Furniture Company Mill located in the center of town. The Forestry truck is available for fires in Amherst and the immediate are. The only cost to the town for the truck is maintenance and gasoline. Amherst has approximately a dozen Indian tanks for grass and forest fires and a number of lengths of fire hose.

b. Education

Grammar school education for the children of Amherst is provided at the Airline Community School in Aurora (approximately four miles from the center of town easterly on Route #9). The Airline Community School is a Community School District (C.S.D.) comprised of Amherst, Aurora, Great Pond and Osborn.

The school was built in 1971 on three acres of land at the junction of the Great Pond Road and Route #9. The Community School replaces a number of one room schools in each of the communities. There are three class rooms (approximately 29 x 22, 24 x 22 and 18 x 20) and the basement (approximately 50 x 22) which is used for special education work. Also, there is a teachers room. The general condition of the school is good, but by state standards it is considered somewhat overcrowed, especially the room housing kindergarden, first and second grades. At present, there is no hot lunch facility at the school.

The school is staffed by three teachers, each of whom instructs three grades, and one of the teachers also is the principal. In addition, there is a teachers aide, and a part time special education teacher. One teacher instructs kindergarden, first and second grade; this year (77'-78') she has 19 students. Grades 3, 4, and 5 are instructed by another teacher; this year she has 21 students. Grades 6, 7 and 8 are taught by the third teacher. This year there are 24 pupils in 6, 7 and 8th grades, so the ratio of students to teachers within the school is 1 to 21.3.

The Superintendent of S.A.D. #63 (the Holbrook School) in East Holden, also acts as the Superintendent for the Airline Community School District. The Superintendent along with the secretarial and bookkeeping services are retained by the Community School District. The

SOCIAL CHARACTERISTICS

Public School Enrollments

	1970	1977	Change 1970-1977 Number	Percent
Total Enrollments				
Amherst	30	47	15	50
County	8,528	9,047	559	6.6
Maine	249,907	245,764	-4143	-1.7
Elementary Enrollments				
Amherst	24	31	7	29.2
County	6,069	6,094	25	.4
Maine	177,932	166,704	-11,228	-6.3
Secondary Enrollments				
Amherst	6	14	8	133.3
County	2,459	2,993	534	21.7
Maine	71,975	79,060	7,085	9.8

FIGURE 26

Source: Maine Department of Education

SCHOOL ENROLLMENTS

TOWN OF AMHERST

GRADE	YEARS									
	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968
Sub Primary	4	6	0	3	4	3	1	4	2	3
First	5	1	3	3	3	0	4	2	4	3
Second	0	3	3	3	0	4	4	5	2	3
Third	4	3	3	0	4	3	4	2	3	3
Fourth	4	4	0	4	4	4	3	3	3	2
Fifth	5	2	4	4	5	3	2	3	2	0
Sixth	2	3	4	6	5	2	3	2	0	3
Special										
SUB TOTAL	24	22	17	23	25	19	21	21	16	17
Seventh	2	4	7	3	3	3	3	0	3	2
Eighth	4	7	2	3	3	2	0	3	2	1
Ninth	6	3	3	3	4	0	3	1	1	4
Special										
SUB TOTAL	12	14	12	9	10	5	6	4	6	7
Sophomores	2	3	3	3	0	2	2	1	2	2
Juniors	2	3	4	0	1	2	1	2	2	3
Seniors	3	4	0	1	2	1	3	2	2	3
SUB TOTAL	7	10	7	4	3	5	6	5	6	8
GRAND TOTAL	43	46	36	36	38	29	33	30	28	32

FIGURE 27

Source: Airline Community School District, 1978

District pays a percent of S.A.D. #63's cost for the Superintendent and his office help, based on the percent of their time devoted to the Airline Community School District. For school year 1975-76, the Airline Community School District paid approximately $13,050 to S. A. D. #63.

The children at the school are provided with some basic playground equipment. There are soccer balls, baseball equipment, and basketballs. Tumbling mats have been purchased for indoor use. Outside there is a large area for recreation.

The School District will pay tuition (within reason) for secondary education at the school of the student's choice. The District provides bus transportation to Brewer High School, where the majority of students attend. Although, at present there are some students enrolled at John Bapst High School in Bangor. The tuition at Brewer is approximately $1,075 per student, per year, and at John Bapst, the figure is $950/year.

Amherst Public School Enrollment

	Elementary	Secondary	Total
1970	21	7	28
1975	29	7	36
1978	29	14	43
% Change 1970-78	+38.10%	+100%	+58.57%

At the present time, school transportation is provided by the Mace Transportation Company. They carry the elementary children and make the trip to Brewer each day with the secondary students.

All post-high school education has to be acquired in either Ellsworth, Bangor or the University of Maine in Orono. There are no post-secondary courses available in the area.

ANALYSIS of SOCIAL COHESIVENESS

TOWN OF AMHERST

CHECK ONE BOX IN EACH GROUP.
The object of this table is to attempt to analyze the extent of opportunities for residents of the town to socially interact. If a high percentage of boxes on the left were checked, it would tend to indicate a high potential for social interaction. Conversely, many boxes checked on the right would tend to indicate a low potential for social interaction.

1. % of labor force employed within the town (estimate)	70%	Up to 50%	Up to 30%	Up to 10%	Less than 5%
			X		

2. Location of schools	Located in town		Located outside of town		
	Both Elem & High	All Elem Grades	Some Elem	All Elem (SAD)	All Elem (no SAD)
					X

3. Presence of at least one village center, with the following elements: -Several residences in close proximity. -General Store(s). -Post Office. -School(s). -Church(es). -Meeting hall(s).	Number of elements listed at left:				
	6	5	4	3	2 or less
			X		

4. Presence anywhere in town of any of the last four elements listed in #3 above (number per 100 population)	4	3	2	1	Less than 1
					X

5. Recreational facilities in town (per 100 population)	4	3	2	1	Less than 1
					X

6. Community betterment groups in town (estimated number per 100 population)	4	3	2	1	Less than 1
					X

7. Social clubs in town (estimated number per 100 population)	4	3	2	1	Less than 1
					X

Source: Planning Assistant, 1978

FIGURE 28

SOCIAL-RELIGIOUS-CIVIC ORGANIZATION

IN THE TOWN OF AMHERST

	Number of Members	% Members Residents of the Town	Frequency of Meetings	Facilities Available
SOCIAL ORGANIZATIONS				
GOODWILL GRANGE	47	81%	Bi-monthly	Grange Hall
SENIOR CITIZENS	55	31%	Bi-monthly	Aurora Town Hall
RELIGIOUS ORGANIZATIONS				
LADIES AID	8	88%	Bi-monthly	People's Homes
SUNDAY SCHOOL	21	30%	Weekly	Church
AMHERST-AURORA UNITED CHURCH OF CHRIST	44	39%	Weekly	Church
CIVIC GROUPS				

Source: Planning Assistant, 1978

FIGURE 29

c. Recreation

There is no organized recreation or recreation center in Amherst. People entertain themselves through such pursuits as hunting, fishing, hiking and various other means available to them in the country. The Town Hall occasionally is used for basketball, volley ball, and dances. The Grange organization (Goodwill Grange), is active and meets bi-weekly for its regular business meeting. The Grange, on occasion, sponsors a public supper, hunter's breakfast, and projects of this nature. There is also a Ladies Aid Society connected with the Amherst-Aurora United Church of Christ located in the center of Amherst. The women meet and sew articles that they sell to raise money for the Church.

d. Cemetery

The town now maintains a cemetery off Tannery Loop Road. The original settlers' cemetery located next to the Town Hall is no longer in use. The town elects a sexton each year and provides him with funds for maintenance of the cemetery. The present cemetery is approximately seven acres in area.

e. Highways

Amherst is serviced by State Highway #9 which traverses the town in an east-west direction. This constitutes 7.54 miles of Route #9 within the town. State Aid Route #181 connects with Route #9 in the center of town and proceeds south to Otis where it connects with Route #180 and continues down to Ellsworth (approximately 25 miles from the center of town). Route #181 is 1.47 miles long within the town before reaching the Amherst-Mariaville town line. All of Route #181 is paved. Other state aid roads in the town are Tannery Loop Road which is 2 miles long with approximately one half mile of it unpaved. The first half mile of the

Smith Road is also state aid highway. This section of the Smith Road has been paved.

The town roads consist of the River Road (.29 miles), the Smith Road (1.46 miles), McDonald Road (.63 miles), Foster Road (.48 miles), Cemetery Road (.14 miles), and the Vachon Road (.14 miles). All of these roads are unpaved.

There are also some private woods roads that are generally single lane and graveled. All the highways and roads are shown on Map #4.

Road plowing and road maintenance are contracted by bid for the town's 3.44 miles of town road and 3.97 miles of state aid road. The town advertises for bids on this work in the Bangor Daily News. State Route #9 is plowed and maintained by the State Highway Department with crews from their garage located in Aurora.

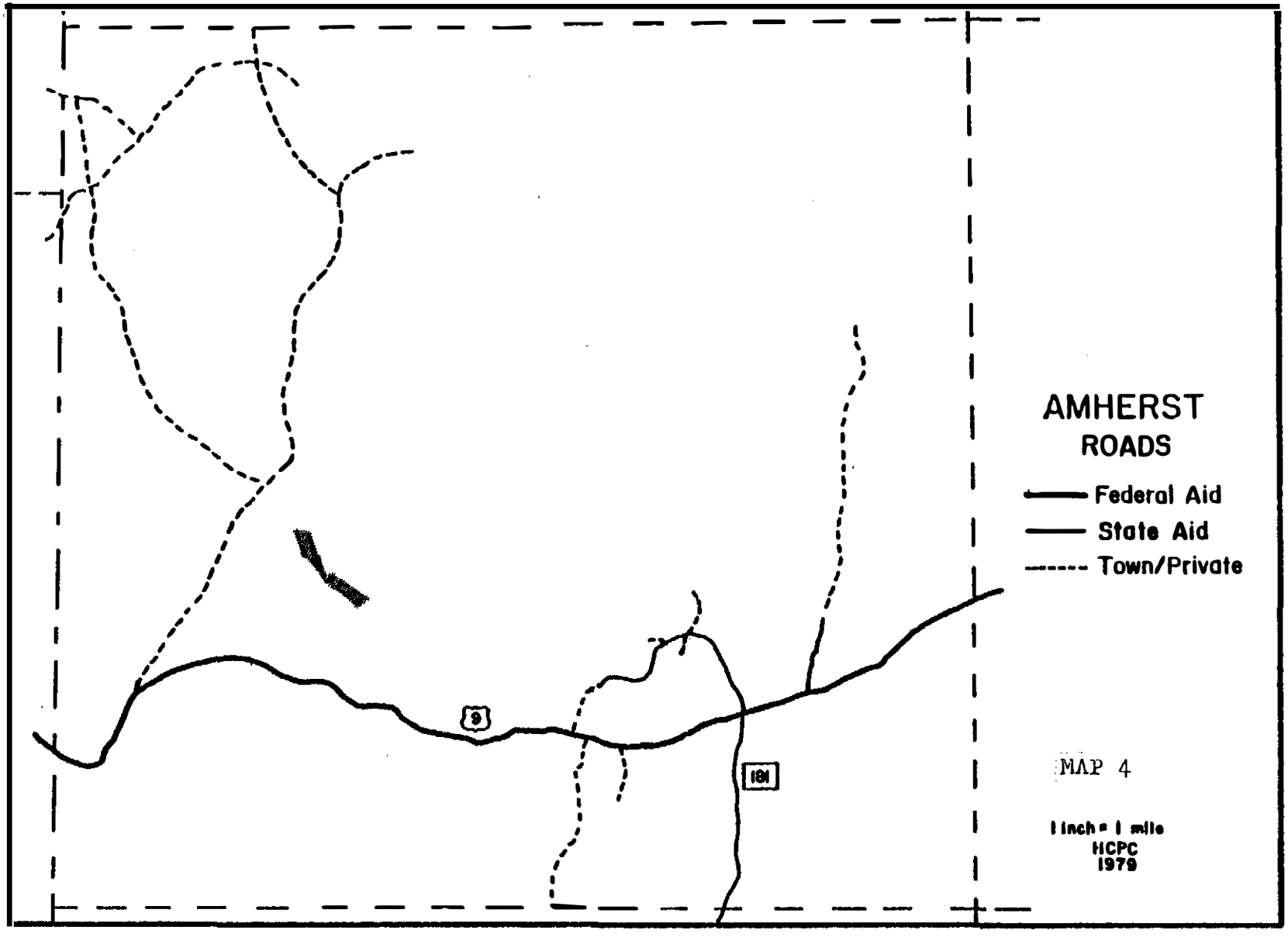
f. Utilities

The town of Amherst has no municipal sewer or water lines. Sewage disposal and water supply are provided by each household for themselves, subject to state guidelines on plumbing and septic systems.

The Union River Electric Coop (located in Aurora) which was established in 1940 supplies Amherst with electric power. Before this time there was no electricity for the town. The Coop purchases its power from Bangor Hydro-Electric Co. for distribution to its customers.

g. Solid Waste

Prior to 1963, solid waste disposal was an individual responsibility with most people maintaining a dump spot on their own property for their wastes. The present arrangement is that Aurora provides the site, and the cost of maintenance is divided among the three other towns (Amherst, Great Pond and Osborn) using the dump. The cost is determined among the towns by the tonage of waste each community generates. The tonage is derived according to the population figure of each town. Until the past year, the cost of Amherst has averaged approximately $200 per year, but with new, stricter state and


AMHERST
ROADS
Federal Aid
State Aid
Town/Private
9
181
MAP 4
1 inch = 1 mile
HCPC
1979

federal laws, the cost to Amherst last year (1977) rose to $1,500 (as compared to $471.80 for 1976). This dump is an open burning-land fill combination. The dump now has an attendant, a gate and established hours. The hours at present are from 10 a.m. to 5:30 p.m. on Wednesday and on Sunday from 10 a.m. to 4:00 p.m. There is no town sponsored rubbish collection.

h. Communication Services

The town is serviced by the Union River Telephone Co. located in Aurora. The name of the exchange is "Aurora" and Amherst has toll-free service to the following communities: Aurora, Beddington, Otis, Deblois, Great Pond, Mariaville, Osborn and Waltham. However, there is a toll charge to call both Bangor and Ellsworth (the county seat).

The two local newspapers are the Bangor Daily News, published in Bangor and the Ellsworth American, published weekly in Ellsworth.

The town receives television broadcast from four stations, covering the three commercial networks and educational television; WVII, Channel 7 (ABC); WABI, Channel 5 (CBS); and WLBZ, Channel 2 (NBC), all broadcast from Bangor. WMEB, Channel 12 (PBS) is the education station and it broadcasts from Orono. There is no cable television available in Amherst.

A large number of radio stations, both AM and FM are received in town. Almost any type of music and programming are available throughout this spectrum. These stations broadcast from many different areas, the most popular originate in Bangor, Ellsworth, Orono and Skowhegan.

Amherst Postal Service is a designated Star Route Carrier (#31) with delivery six days a week, originating out of Ellsworth. Approximately seven postal patrons west on Route #9 of where the western end of Tannery Loop Road intersects Route #9, are serviced by mail carrier from East Eddington (RFD #1). Amherst had a post office until 1968 when the post mistress retired. Amherst now utilizes the Aurora Post Office for any postal business.

COMMUNICATIONS SERVICES

Serving the Town of AMHERST

NEWSPAPERS

(Those which print news of the town and/or have wide circulation in the town)

NAME	WHERE PUBLISHED	WEEKLY	DAILY
Ellsworth American	Ellsworth	X	
Bangor Daily News	Bangor		X

RADIO & TELEVISION

(Those which cover local events of the town or which are generally popular in the town)

STATION	LOCATION
(ABC) WVII-TV Channel 7	Bangor
(CBS) WABI-TV Channel 5	Bangor
(NBC) WLBZ-TV Channel 2	Bangor
(PBS) WMEB-TV Channel 12	Bangor
WABI, WLBZ, WQUY-Radio	Bangor

Is cable television service available? No

TELEPHONE

Company servicing the Town: Union River Telephone Company

Name of Exchange: Aurora

Location of Central Office: Aurora

Toll-free service to the following: Aurora, Beddington, Otis, Waltham, Deblois, Great Pond, Mariaville, Osborn.

NOTE: If the town is served by more than one company (or more than one exchange) list these separately and show each exchange area on a map of the town

POSTAL SERVICE

Is Post Office located in town? No

Rural routes serving the town (list P.O. name and route number and show coverage area on a map of the town):

Ellsworth Post Office

FIGURE 30

i. Commercial Business

Amherst has a number of commercial businesses:

The Paul Bunyan Furniture Co., located in the center of town, consists of a sawmill and furniture manufacturing operation along with a retail sales show room.

On Route #9 is the Valley High Restaurant offering full course meals, and take out service in the summertime.

In the center of town on Route #9, Salisbury's store carries a general line of food items, some sporting equipment and hardware. Gasoline and oil are also available at the store.

A number of small businesses are located in people's homes; included in these are:

Two propane gas sales and service firms, a welding service, insurance sales, furnace oil delivery, snow plowing, construction work, and a woods operator who cuts and hauls wood for the paper companies.

Presently, there are no major timber harvesting operations in Amherst.

3. Human Services

There are a number of human services available in Hancock County and, therefore, for the citizens of Amherst in such areas as education, employment, health, legal (Pine Tree Legal assistance for low income) senior citizens and youth. The following are programs that are available and a brief description of their functions.

a. The Family Counseling Service Center is located Ellsworth. The counseling center provides outpatient services for treatment of emotional and psychological problems. To accomplish their objective, the counseling center provides many programs, included in this are psychological testing and evaluation, psychotherapy (marriage counseling, alcoholic counseling and group therapy) and psychological counseltation with other agencies. Also there is a 24 hour emergency telephone

service (dial HELP), home health nursing (for those unable to get to a doctor) and a Homemaker Service which provides light housekeeping and other duties as a substitute homemaker in time of crisis.

b. The Meals for Me program is designed to provide a nutritious, low cost meal for citizens 60 years of age or older. In Bangor there is one meal provided a day, five days each week and in Ellsworth on four days a week. The menus for these meals are advertised in the Bangor Daily News. In both Bangor and Ellsworth, the meal will be delivered to citizens 60 years of age who are homebound and unable to prepare meals on their own. This program is not available in Amherst.

c. Maine Department of Manpower Affairs Employment Security Commission maintains offices in both Bangor and Ellsworth to help people who are looking for work find employment. In order to do this, the Commission has many programs to help both employers and job seekers. They have employment counseling, aptitude testing, job analysis, skill surveys, labor market information, unemployment insurance (checks to the unemployed who qualify) and worker complaints.

d. Department of Human Services includes child welfare, (i.e. foster care, adoption, and parent-child counseling), aid to families with dependent children (ADC), food stamps and a medical assistance program to help individuals or families in paying their medical costs.

e. Town Welfare is to provide immediate emergency financial assistance in various forms for food, shelter, clothing and medical care to individuals who meet the income guidelines of the town.

f. The Division of Public Health Nursing provides nursing services to rural areas. The Public Health Nurse works on health promotion, communicable disease control,

immunizations, prenatal care, school health services, and care of the sick in the community.

g. Eastern Maine Medical Center in Bangor and Maine Coast Memorial Hospital in Ellsworth are both utilized by the citizens of Amherst for their medical needs. The ambulance service out of Ellsworth is also used by the people of the town for emergency transportation to medical facilities.

h. The Community Action Program (CAP) provides home improvement and winterization to the elderly and low income. For winterization, CAP will spend up to $350/house to stop the infiltration of cold. This includes insulating, banking the home and tightening around doors and windows (including installation of storm windows). In order to be eligible for this work, the household must qualify under the low income guidelines and an application form must be filled out and presented. Also, the home must be in good enough condition to warrant the investment in materials and labor.

CAP, also has a "Handyman Project" in which they will provide the labor, and the home owner buys the material for maintenance projects on households that qualify under low income.

There is also a transportation program run by CAP designed to provide regular transportation for citizens and low income. In Amherst, the people are picked up at their homes Tuesday of each week. The bus then takes the people to Bangor and/or Ellsworth, depending on the needs of the passengers.

4. Transportation

There are a total of 187 vehicles registered in Amherst at the present time. Of these, 119 are Class P (passenger) vehicles. This figure also includes privately owned school buses and may include pickups and vans. Fifty one vehicles are registered as Class C (commercial). This Class is for trucks and also may include pickups and vans. There are 11 motorcycles (Class M) registered in Amherst, 4 trailers (Class T), 1 tractor (Class R) and 1 farm truck (Class F). With a population of 211 and 183 motor vehicles registered (187 minus 4 trailers), it shows how heavily dependent on private transportation the citizens of Amherst are.

TRANSPORTATION

TOWN OF AMHERST

HIGHWAYS

Served by:	Highway Numbers	Mileage
Interstate Highway		
Federal Aid Highway	Route 9	7.54
State Aid Highway	Route 181, Kenniston Road & Tannery Loop &	3.97
Town Roads	River Rd., Kenniston Rd., McDonald Rd., Arno Foster Rd. Cemetery Rd., Vachon Rd.	3.44
	Total Mileage	14.95

Motor Carrier Service — **Name of Carrier**

Cole's Express

United Parcel Service

Parcel Post

Bus Service

Name of Line	Service to	Trips Daily
Washington-Hancock Community Agency Bus (Senior Citizens, handicapped, and low income)	Bangor/Ellsworth	Once a Week

Nearest bus service (if not available in town): Bangor or Ellsworth

Taxi Service

Local Company: None

Out-of-town Company serving the town:

RAILWAYS

Served by	Freight Facilities
Maine Central	Yes
Bangor and Aroostook	Yes

Nearest rail loading point: Bangor or Ellsworth Falls

AIR SERVICE

Nearest scheduled air service: Bangor or Trenton

Nearest airport facility: Bangor or Trenton

FIGURE 31

There are no commercial bus or taxi services available in Amherst. The nearest bus or taxi service would be in either Ellsworth or Bangor. A similar situation exists for air services. The nearest airport facilities are located in Bangor (Delta Airlines) or Trenton (Bar Harbor Airlines).

5. Housing

There are 127 housing units in the town of Amherst of which 87 (69%) are year round homes, and 40 (31%) are seasonal structures. Of the 87 year round units, 63 are single family, 2 are two family units and 20 are mobile homes. Currently, of the two multi-family units, one is occupied by two families and the other has only one family. Sixty-seven year round homes are owner occupied, 11 are rentals (5 of these being mobile homes), and 8 are vacant (2 of which are for sale). One of the 11 rental units is also up for sale. Of the 87 year round units, 75 have plumbing and 12 are without it.

Overall, the general condition of housing in Amherst is good. Most housing units are well kept and in good condition. Eleven homes (12.6% of the total year round units) are somewhat deteriorated and one (.01%) is dilapidated and abondoned. There seems to be a small but constant supply of homes for sale in Amherst. At present, there are no rental units available in town but they do become available on occasion.

Since 1965, the number of year round housing structures has increased by 29 units which is 33.3% of the total year round units in the town. This is probably the largest amount of housing construction since the end of the 1800's when the town was at its economic and population zenith. The trend in new housing units in Amherst appears to be for mobile homes. Of the 29 new housing units since 1965, 19 (65.5%) are mobile homes.

There has been one subdivision applied for and approved by the planning board in Amherst. This subdivision was in 1976

and contained 2.1 acres for one lot and one house only. For the most part the 40 seasonal structures in Amherst fall into the category of hunting and fishing camps. With the exception of a few places, it would not be practical to try and convert these seasonal units into year round homes. There are a number of different reasons why this would be impractical. Many are very inaccessible, especially in the winter months, and also the original construction is such that it would not be feasible to put either the material or labor into them.

The following charts will visually portray the figures on housing in this write up.

HOUSING COUNT - 1978

TOWN of AMHERST

NUMBER of HOUSING UNITS

Type	Number	% of Total Housing Units
Year-round units	87	69
Seasonal units	40	31
TOTAL HOUSING UNITS	127	

YEAR-ROUND HOUSING UNITS

Type	Number	% of Total Housing Units
Owner-occupied units	67	53
Renter-occupied units	11	9
TOTAL OCCUPIED UNITS	78	62
Units for sale	3	2
Units for rent		
Other Vacant Units	6	5
TOTAL VACANT UNITS	8	6

Source: Planning Assistant, 1978

FIGURE 32

HOUSING TYPES

YEAR-ROUND UNITS ONLY

Town of AMHERST

TYPE of BUILDING	NUMBER of BUILDINGS	%
1 Family	63	74
2 - 4 Family	2	2
5 - 9 Family		
10 + Family		
Mobile Home	20	24

Source: Planning Assistant, 1978

FIGURE 33

HOUSING SURVEY

TOWN of AMHERST

CONDUCTED by Michael D. Pomroy **DATE** 3/78

Housing Count

		% of Total
YEAR-ROUND UNITS	87	69
SEASONAL UNITS	40	31
TOTAL HOUSING UNITS	127	

TYPE of BUILDING	# of Buildings	% of Yr-rnd
Single Family	63	74
Two-Family	2	2
Multi-Family		
Mobile Home		
Trailer	20	24
Mixed Residential/Commercial		

Housing Condition

	CONDITION*		
TYPE	A	B	C
Single Family	51	11	1
Two-Family	2		
Multi-Family			
Mobile Home/Trailer	18	2	
Seasonal	38	2	
Mixed Residential/Commercial			
TOTALS	109	15	1
% of Total Units	87	12	1

*Structural Condition:
A = Structurally sound
B = Deteriorated
C = Dilapidated

FIGURE 34

Source: Planning Assistant, 1978

YEAR STRUCTURE BUILT

YEAR-ROUND UNITS ONLY

Town of AMHERST

	# Structures	% Town	% Region	% Total State	% Rural State
1939 or earlier	49	58			
1940 - 1949	1	1			
1950 - 1959	2	2			
1960 - 1964	4	5			
1965 - 1969	6	7			
1970 - 1974	14	16			
1975 - 1978	9	11			

Source: Planning Assistant, 1978

VALUE of HOUSING*

Town of AMHERST

	# of Houses Reported	% of Total Reported Town	Region	Total State	Total State
less than $5,000	1	1			
$5,000 - $9,000	18	21			
$10,000 - $14,000	10	12			
$15,000 - $19,000	7	8			
$20,000 - $24,000	32	38			
$25,000 - $34,000	17	20			
$35,000 - $49,000					
$50,000 and over					

*Reflects only the value of the buildings; not setting or acreage.

Source: Planning Assistant, 1978

FIGURE 35

HOUSING STARTS

TOWN of AMHERST

YEAR	Number of Units		
	Year-round	Mobile home	% Change
1950-1959	2	1	5.5
1960-1964	3		5.2
1965-1969	1	5	9.4
1970-1974	5	9	17.9
1975-1978	4	5	10.3
TOTALS	15	20	100.0

FIGURE 36

This information indicates the number of new houses built in recent years. Comparing this with the information on number of housing units, you can compute the percentage of growth.

Note: From 1950 through 1974 there was a 30% housing increase as compared to a 10.3% increase in the four year period from 1975 through 1978.

Source: Planning Assistant, 1978

HOUSING NEED ANALYSIS

TOWN of AMHERST

Based on data from: Planning Assistant, 1978

1. HOUSING NEED		
(a) Number of households (occupied housing units)	78.0	1a
plus (b) 1.5% for undoubling*	1.1	1b
plus (c) 5% for vacancy**	3.9	1c
equals (d) HOUSING NEED	82.0	1d
2. HOUSING SUPPLY		
(a) Number of Housing Units (all year-round units)	87	2a
minus (b) Dilapidated or unusable	1	2b
equals (c) USABLE HOUSING SUPPLY	86	2c
3. NET UNITS NEEDED This is the difference between usable housing supply (2c, above) and housing need (1d, above)	-4	3
4. SUBSTANDARD HOUSING		
(a) Units with inadequate plumbing	7	4a
plus (b) Overcrowded units (excluding units also in 4a, above)	0	4b
equals (c) SUBSTANDARD HOUSING	7	4c
5. NEW HOUSING NEED		
Net units needed (3, above)	-4	
plus Substandard Housing (4c, above)	7	
equals NEW HOUSING NEED	3	

* An estimate of housing units with more than one family (or household) living therein.

** In order to insure adequate choice in the housing market, a vacancy rate of 5% is considered desirable.

FIGURE 37

PROJECTING THE NUMBER OF DWELLING UNITS IN YOUR TOWN

The total number of dwelling units in a town in a future year can be projected by using a population projection and an estimate of the average number of persons per household. By filling the blanks below with reasonable numbers, project the number of dwelling units in your town.

	Population	Average Number of Persons per Dwelling Unit		= Total Number of Dwelling Units	
		Total	Without Trailers	Total	w/o Trailers
1975/78	211	2.43	3.15	87	67
Projected 1980	226	2.43	3.15	93	72
Projected 1990	244	2.43	3.15	100	78
Projected 2000	264	2.43	3.15	109	84

In order to find the average number of persons per dwelling unit divide population by the number of existing houses (year round).

From the projection of the total number of dwelling units which you make for your town, it should be possible to also calculate the number of new dwelling units which will be needed. Simply subtract from the projected total number of dwelling units the number of existing dwelling units which you expect to be habitable in the future:

Total	w/o Trailers	
93	72	Projected Total Number of Dwelling Units in 1980
79	60	Total Number of Existing Dwelling Units Expected to be Habitable in 1980
14	12	Projected Number of New Dwelling Units needed by 1980

To project the acreage which new housing would consume, estimate the area which will be consumed by the average new dwelling unit and multiply by the projected number of new dwelling units:

Total	w/o Trailers	
14	12	Projected Number of New Dwelling Units Needed by 1980
one acre		Acreage Consumed by Average New Dwelling Unit
14	12	Projected Acreage to be Consumed by New Dwelling Units by 1980

Source: Hancock County Planning Commission, 1978

FIGURE 38

LAND SUBDIVISION ACTIVITY

TOWN OF AMHERST

Information for Years 19__ through 1978

Map #	Name or Owner of Subdivision (see location on Map L-2)	Year Approved	Total Acreage	# of Lots	Average Size of Lots
	Williamson Lot	1976	2.1+	1	

Source: Registry of Deeds, Ellsworth

FIGURE 39

MAP SYMBOLS

● SINGLE FAMILY

△ MOBILE HOME

◪ TWO-FAMILY

③ MULTI-FAMILY

MIXED RESIDENTIAL/COMMERCIAL (includes apartments over businesses and units with home businesses)

[C] COMMERCIAL

[P] PUBLIC & SEMI-PUBLIC

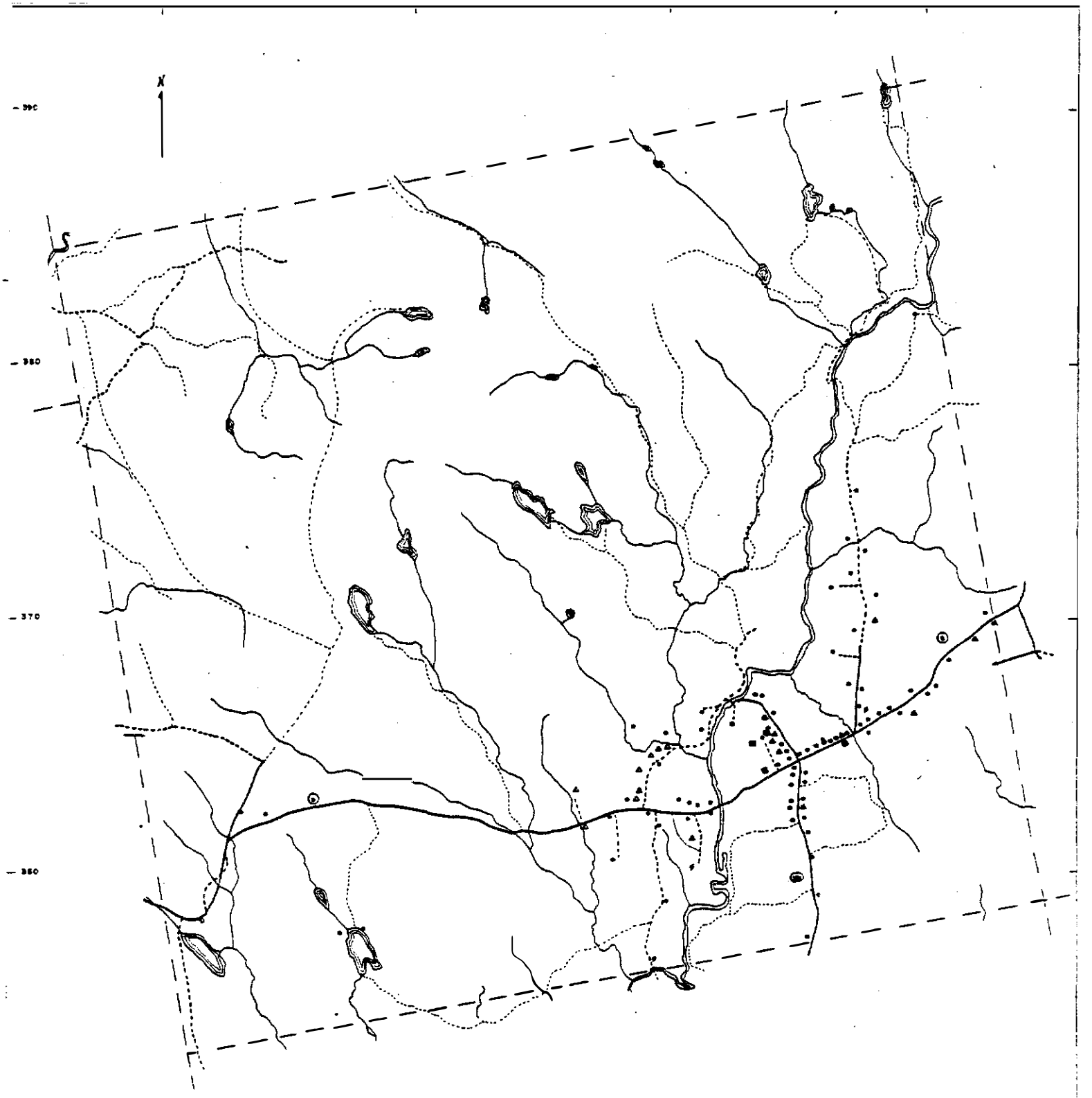
[I] INDUSTRIAL

✕ ABANDONED

○ SEASONAL

□ FARM

FIGURE 40

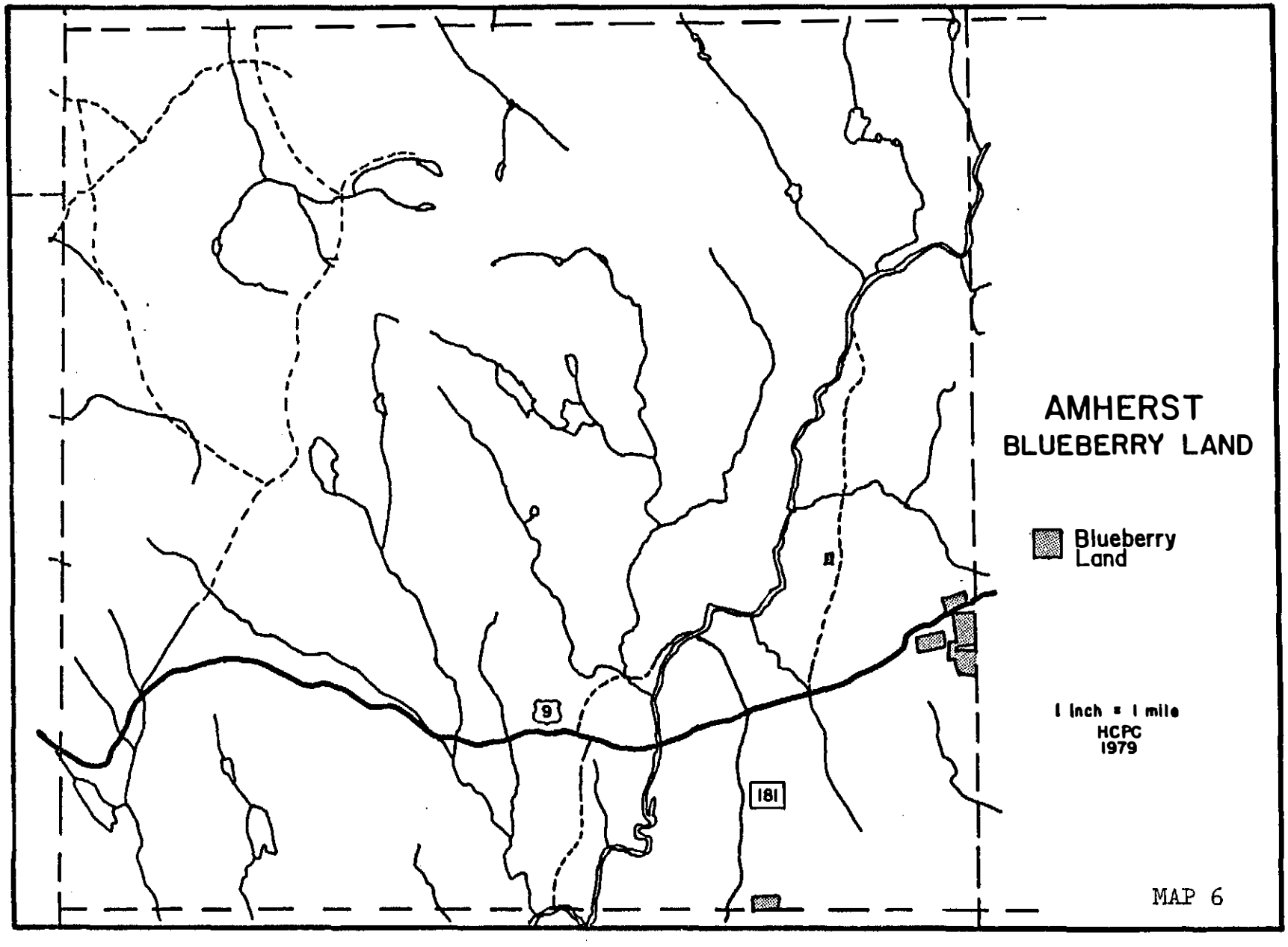

N
390
380
370
360
LEGEND
HARD SURFACED ROADS
GRAVEL ROADS
TRAILS
0
4000
FEET
AMHERST
HOUSING
1975
MAP 5
810
820
830
840

6. Land Ownership and Use

Amherst is approximately 39.5 square miles in area, containing 25,127.9 acres of land (of which 2,528 acres are bog and swamp) and 179 acres of water for a total of 25,306.9 acres. This makes Amherst slightly larger than a standard township of 36 square miles containing 23,040 acres. The majority of this acreage, 21,060.75 (83.22% of the town) acres, is owned by non-residents (i.e. paper companies). Of this 21,060.75 acres, 19,610 is under Tree Growth Tax Law. There are a total of 45 separate non-resident land owners with holdings in Amherst. Non-residents are individuals or corporations who don't have homes or camps on their property and own the land for other reasons than to live on it or for recreation. The year round residents of the community own 2,975.73 acres which is 11.75% of the total land area in Amherst. There are 70 different resident land owners in the town. Seasonal land owners (i.e. camp owners, etc.) have 1,107.85 acres (4.37%) in Amherst. There are 22 seasonal residents owning land here. The town itself has approximately 4 acres (.02%) of semi-public land which includes the church, grange and cemetery. Roadways (state, state aid and town) take up 119.6 acres (.47%) in Amherst. There are no county, state or federally owned lands in the community.

Industry (the sawmill) in Amherst, utilizes approximately 19 acres of land, and 11.75 acres are used commercially (the store and restaurant). There are 132 acres in agricultural usage at the present; all this acreage is in blueberry production. Recreation, in the form of the camping grounds on Debeck Pond, comprises 37.3 acres. The town itself has no parks or other recreational land. By far the majority of land in Amherst is used for timber production.

There are a total of 68 lots of one acre or less in Amherst, 60 of these have buildings on them and 21 of the 68 lots are owned by non-residents. Fifty six lots range from 1.1 to 10 acres in size. Of these, 31 have buildings and 16


AMHERST
BLUEBERRY LAND
Blueberry Land
1 inch = 1 mile
HCPC
1979
9
181
MAP 6

lots are owned by non-residents. There are 54 lots that are 10.1 to 50 acres in size, 24 have buildings and 24 are non-resident owned. From 50.1 to 100 acres there are 43 separate lots, 11 of them have buildings and 23 of these lots are non-resident. Lots of 100.0 to 500 acres number 25 in Amherst, only 1 has a building on it and 20 of them are owned by non-residents. There are 5 lots in excess of 500 acres in the town and none of these have buildings on them. All 5 of these lots are non-resident owned.

Shoreland zoning places a total of approximately 1,041.67 acres into resource protection zones throughout the town. The Shoreland ordinance constitutes the only zoning in Amherst at the present. State law does generally require that any subdivisions in the community must go before the town planning board for review and approval.

The following charts will visualize many of the statistics in this write-up.

C. RECOMMENDATIONS

Government

1. New position in town government should be created.
   a. In order to implement any planning guidelines and ordinances, a code enforcement officer must be selected. Tentative recommendation is that such an officer have regional (Amherst, Aurora, Great Pond, Osborn) jurisdiction rather than be limited solely to Amherst.
   b. Planning Board of Appeals. Even if Amherst decides not to adopt any further land use ordinances, a board is required to hear appeals concerning shoreland zoning decisions. The creation of such a board is intended to provide more citizen input into planning decisions and ruleings.
   c. Conservation Commission. If the town were interested in building recreational facilities, such a commission would be necessary to explore the possibility of applying for and receiving federal and state financial support.

LAND OWNERSHIP PATTERNS

TOWN OF AMHERST

TOTAL ACREAGE of the TOWN: 25,306.9 Acres

TOTAL NUMBER of LANOOWNERS: 137

% Resident Landowners: 51 %

% Non-resident Landowners: 49 %

PUBLICLY OWNED LAND: 123.6 Acres

OTHER TAX-EXEMPT LAND: 8 Acres

Size of Lots	# of Lots	# of Lots w/Bldg	# of Lots Non-res	Acreage	% of Total Twn Acreage
One Acre or Less	68	60*	21	42.4	.2
1.1 - 10 Acres	56	31	16	269.1	1.1
10.1 - 50 Acres	54	24	24	1,501.3	5.9
50.1 - 100 Acres	43	11	23	3,055.7	12.2
100.1 - 500 Acres	25	1	20	5,364.5	21.3
Over 500 Acres	5	0	5	14,895.0	59.3
TOTALS	251	127	109	25,127.9**	100.0

FIGURE 41

*Thirty one of these 60 buildings are not in private ownership but are on leased lots from the paper companies.

**This figure does not include 179 acres in water.

Source: Planning Assistant, 1978

LAND USE & HOUSING SURVEY

STATISTICAL SUMMARY SHEET

Town of AMHERST

Date January 1978

Conducted by Planning Assistant

☒ RURAL AREA
☐ URBAN AREA
☐ TOTAL AREA

RESIDENTIAL USES

TYPE	NUMBER of BUILDINGS	NUMBER of DWELLING UNITS	DWELLING UNITS			CONDITION Bldgs / Units		
			VACANT	ABANDONED	IN COMMERCIAL BLDG	A	B	C
SINGLE FAMILY	63	63	6	1		51	11	1
TWO FAMILY	2	4				2 / 2		
MULTI - FAMILY								
MOBILE HOMES	20	20	2			18	2	
TOTAL YR-ROUND RES.	85	87						
SEASONAL	40	40						
GROUP QUARTERS								
GRAND TOTALS	125	127	8	1				
% of Grand Totals:			6%	.8%				

NON-RESIDENTIAL USES

DETAILED TABULATION (for rural areas only)

STANDARD LAND USE CODE NO.	USES	NO. UNITS
2510	Furniture and Fixtures	1
4544	Route 9	1
4561	Side Roads	5
5392	General Store	1
5811	Restaurant	1
6619	Other General Construction Contracts	1
7239	Town Hall	1
7491	Debeck Pond Campground	1
8390	Other Forestry Activities Related Services	1

GENERALIZED TABULATION

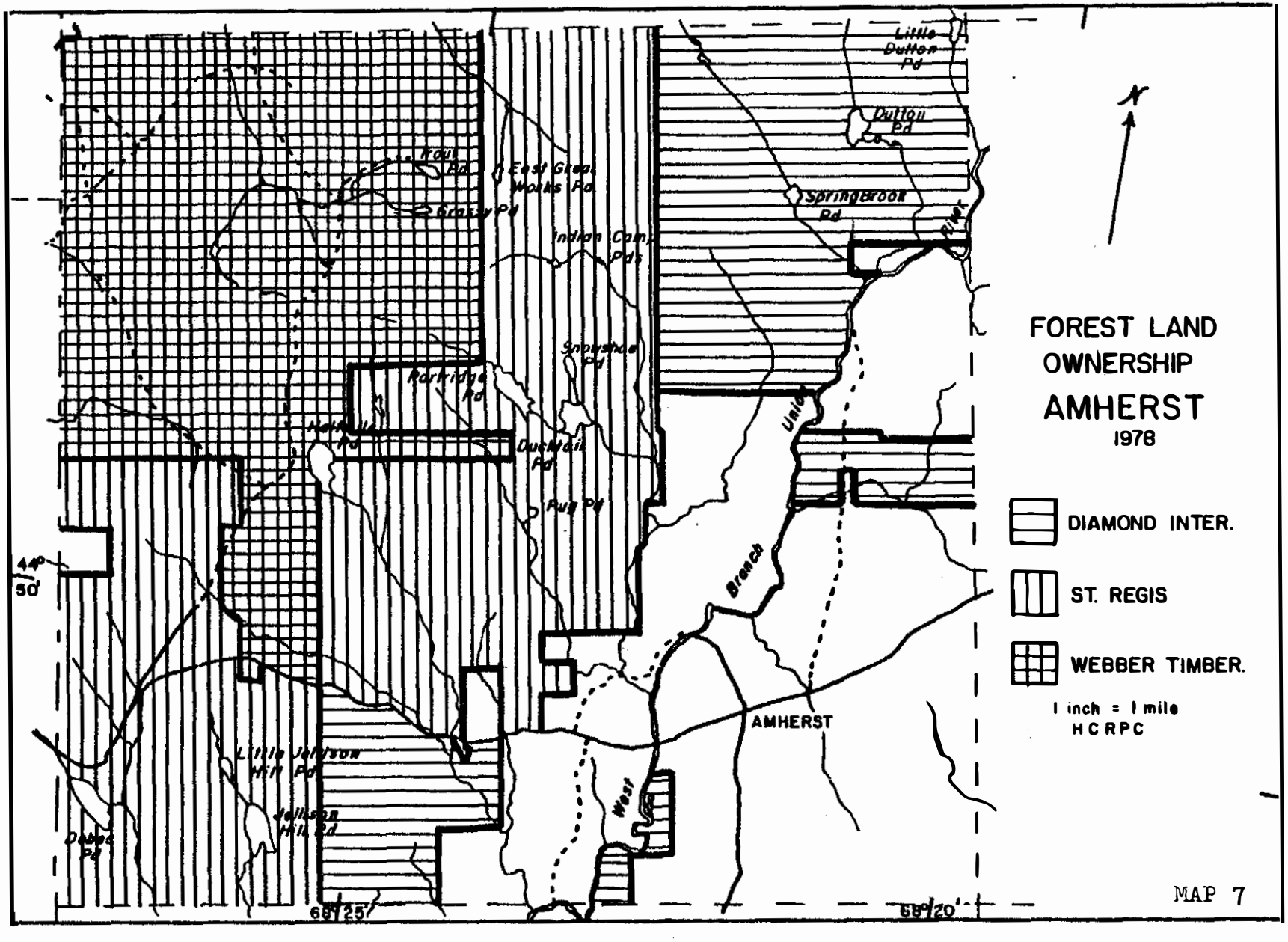
STANDARD LAND USE CODE NO.	NO. USES
2000	1
3000	0
4000	2
5000	2
6000	4
7000	2
8000	1

BLIGHT

COLLAPSED BLDGS	1
JUNK CARS	3
JUNK YARDS	0

FIGURE 42

Source: Planning Assistant, 1978


FOREST LAND
OWNERSHIP
AMHERST
1978
DIAMOND INTER.
ST. REGIS
WEBBER TIMBER.
1 inch = 1 mile
HCRPC
N
Little Dutton Pd
Dutton Pd
Springbrook Pd
Trout Pd
East Great Works Pd
Grassy Pd
Indian Camp Pds
Snowshoe Pd
Partridge Pd
Halfmile Pd
Ducktail Pd
Pug Pd
Little Jellison Hill Pd
Jellison Hill Pd
Dabec Pd
Union
Branch
West
AMHERST
44°
50'
68°25'
68°20'

MAP 7

d. Historical Society. Interest has been expressed in preserving the historical structures in Amherst. The creation of such a body would organize such an effort.

2. The Amherst tax map should be brought up to date for the following reasons:
   a. Specification of town owned property.
   b. To show the location, size and ownership of all land parcels in town.
   c. Increase the accuracy and equitability of property taxation.
   d. Would give an up to date inventory of the town's tax base.
   e. May increase tax revenue (i.e. could discover parcels not being taxed).
   f. Can be used as a community planning base map for land use, zoning, roads, highways and location of community facilities.
   g. Used for population census and projection.
   h. The map can be used for special community projects.
   i. It indicates over a period of years what parts of town are growing fastest and what is being subdivided.
   j. Public identification of ownership patterns.

3. Amherst should pursue a capital improvement plan in the following areas:
   a. Recreation facilities.
   b. Restoration of the town hall.
   c. Construction of a town hall parking lot.

   Funds for these improvements should be taken from the town surplus wherever possible.

4. The creation of a monthly newsletter is recommended to inform townspeople about planning board meetings, selectmen meetings, and other town events.

RECOMMENDATIONS (continued)

Planning Board

1. A site plan review ordinance should be developed to regulate land use and development in Amherst. This site plan would provide guidelines for commercial, residential and resource areas. The following guidelines for residential development would be incorporated in the ordinance:
   a. Minimum 2 acre lot size.
   b. Minimum 200 foot road frontage.
   c. Minimum 100 foot setback from road.
   d. Minimum 50 foot from property line requirement for new building.

   Generally, such an ordinance would insure the appropriateness of new development to the rural, low density and light industrial character of Amherst.

2. Though it is unlikely that land will be subdivided to any great extent in the immediate future, a subdivision moratorium is recommended. Such an ordinance would restrict any subdivision that is not already regulated by state guidelines, and would be in effect until the creation of a subdivision ordinance.

3. There is no intention to regulate the use of mobile homes in Amherst. However, it is recommended that action be taken to insure both the stability of the tax base and the population. Such action might include requiring concrete slabs for mobile homes.

4. The planning board should investigate low cost housing alternatives that would be in harmony with the rural landscape of Amherst.

5. The Shoreland Zoning Ordinance should be revised for the following reasons:
   a. The Ordinance as stated is too restrictive in that all of Amherst's shoreland was placed in the resource protection district.

b. The applicability section was confused in the original document.

c. The document only applies to shoreland and cannot be construed as town wide zoning.

d. The following sections of the Shoreland Zoning Ordinance should be retained and apply as guidelines on a town wide basis. (Letters in parantheses refer to specific subsections of the Shoreland Zoning Ordinance.)

Section II Land Use Standards

1. (A) Agriculture
2. (C) Campgrounds
3. (D) Clearing
4. (E) Erosion and Sedimentation Control
5. (K) Mineral Exploration
6. (I) Road Construction
7. (J) Sanitary Standards
8. (K) Signs
9. (L) Soils
10. (M) Structures
11. (N) Timber Harvesting
12. (O) Water Quality

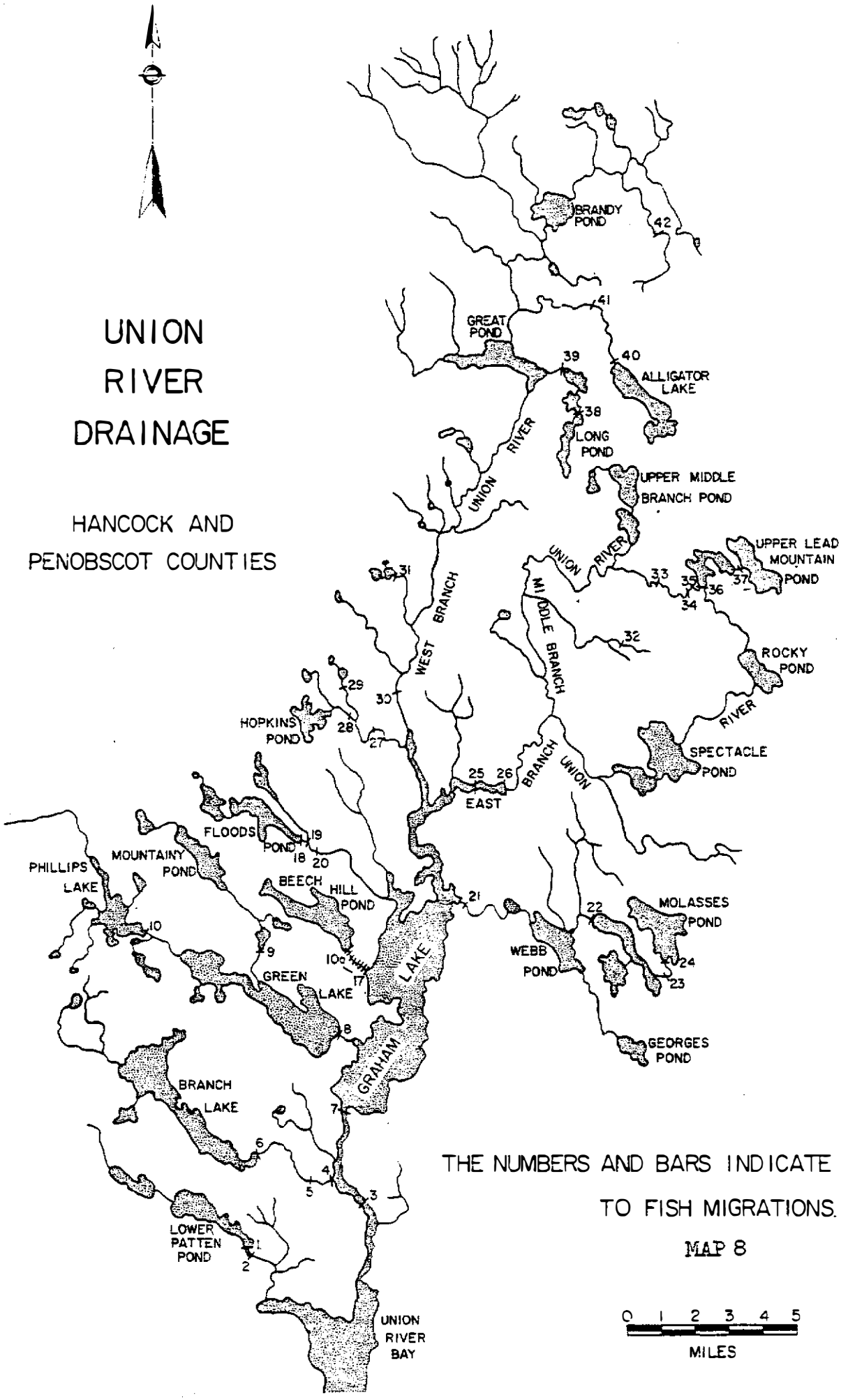
6. The feasibility of hydro-electric power being generated from the Union River should be explored. Federal money is available for such construction. As electricity becomes a more expensive commodity, local power generation may become a desirable alternative.

PHYSICAL ENVIRONMENT

VI

UNION RIVER DRAINAGE

HANCOCK AND PENOBSCOT COUNTIES



THE NUMBERS AND BARS INDICATE OBSTRUCTIONS TO FISH MIGRATIONS.

MAP 8

0 1 2 3 4 5

MILES

A. INTRODUCTION

Of the three elements that comprise a community; physical environment, the human community and community infrastructure, the physical environment is both the most stable over time and the most fragile. While population and governments come and go, generally the physical surroundings remain constant. Yet the activities of even a single individual in a relatively short time can permanently impair a part of the environment and have a detrimental effect on the whole physical environment.

The study of the physical surroundings is done so as to provide a basis for intelligent manipulation of the environment while at the same time satisfying the human need for work and pleasure. Both the citizens and town officials should become aware of the physical resources in Amherst in an effort to identify environmental values as they relate to the community's needs and wants.

B. EXISTING SITUATION

1. Climate

Hancock County's weather is characterized by five major climatic distinctions:

Sudden changes in the weather.

Large range of temperature variations.

Evenly dispersed precipitation.

Concurrent climatic diversity within the County.

Great differences between the same seasons in different years.

CLIMATE MONOGRAPH

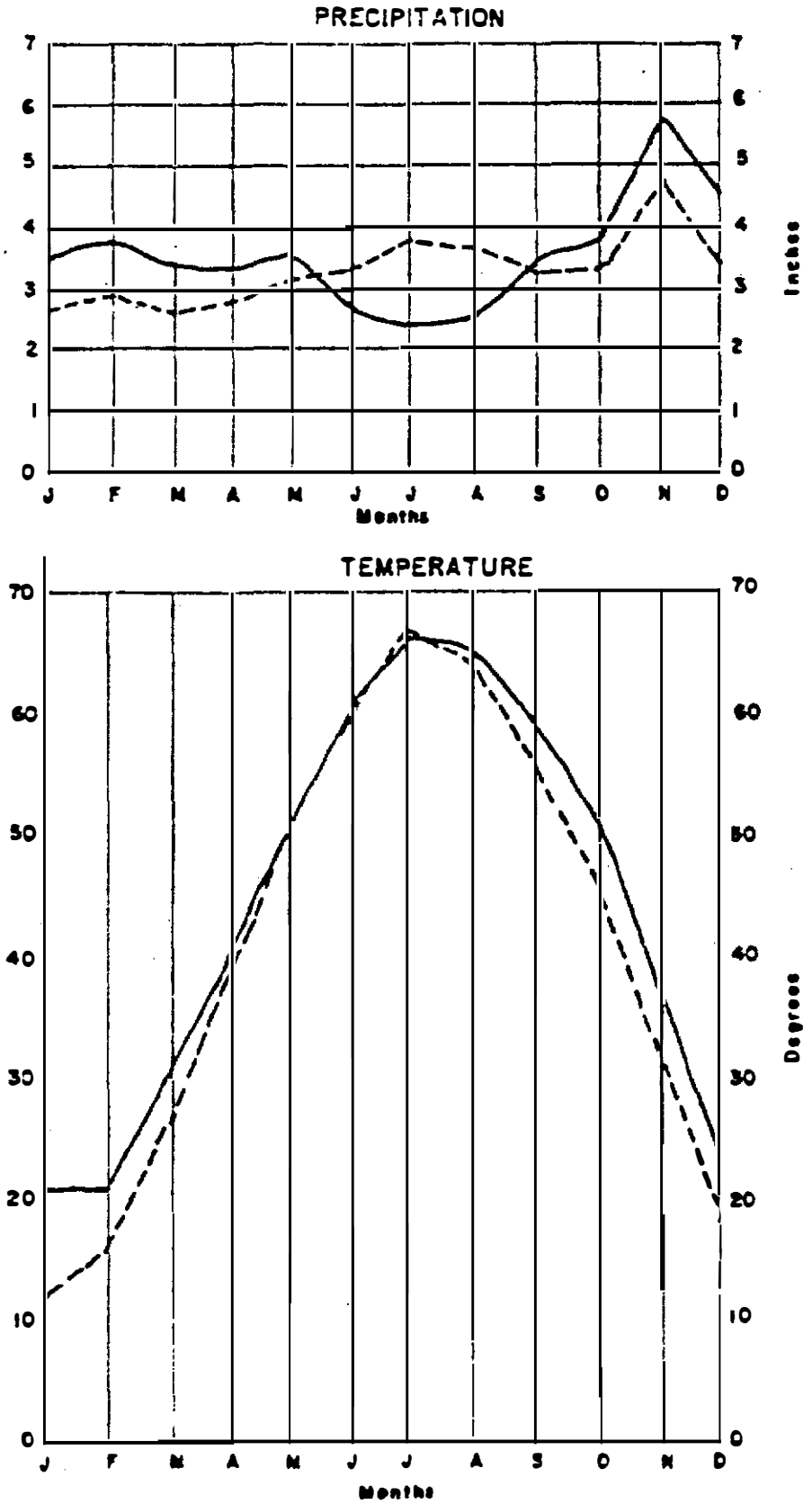


FIGURE 43

TEMPERATURE & PRECIPITATION

(Averages)

	Jan	Feb	March	April	May	June	July	Aug
Hancock County (Ellsworth Station)	20.5 / 3.59	20.5 / 3.86	30.8 / 3.48	40.6 / 3.36	52.0 / 3.60	61.8 / 2.73	66.7 / 2.43	65.3 / 2.65
State of Maine	13.9 / 2.73	16.1 / 2.92	26.9 / 2.68	39.0 / 2.88	51.8 / 3.14	61.4 / 3.33	67.1 / 3.83	64.4 / 3.72

(continued)	Sep	Oct	Nov	Dec	Total
Hancock County (Ellsworth Station)	58.2 / 3.54	51.6 / 3.80	37.5 / 5.74	23.9 / 4.57	44.1 / 43.85
State of Maine	56.1 / 3.33	45.5 / 3.39	33.8 / 4.75	19.0 / 3.53	41.3 / 40.23

Temperature / Precipitation

FIGURE 44

1. Climate (continued)

In Maine, regional climatic influences are modified by: varying distances from the ocean, elevation, and type of terrain. Hancock County's weather is divided into two zones. The coastal division is a strip approximately 25 miles in depth, which is greatly affected by the ocean. The Northern portion of the County in which Amherst lies is less affected by the ocean and more influenced by a somewhat higher elevation and heavier land cover. The yearly temperature averages in the County fluxuate between a low of minus ten degrees to a high of 90 degrees. This fluxuation is due in part to the many differences in topography, land cover and distance from the ocean between the northern and southern portions of the county. The growing season in Amherst for vegetables subject to injury from freezing temperatures is approximately 125 days.

Precipitation in the Amherst area is evenly distributed throughout the year. The total yearly precipitation is slightly higher along the coast due to "northeasters" in the winter and more frequent thunderstorms in the summer. The average precipitation for the coastal and inland areas are 44 inches and 40 inches respectively.

Snowfall amounts in the Amherst area average approximately 75 inches per winter. Normally, each winter Amherst can expect approximately 30 days with one inch or more of snowfall. Each winter, several storms occur with over five inches of snow.

2. Bedrock Geology

Bedrock, the underpinning of the earth's surface, is the result of internal activity approximately 550 million years ago. Sediment and volcanic debris were changed to rock by pressure, heat and agents that bound the particles together. Eventually as the earth's crust began to fold and uplift the bedrock, molten rock from deep within the earth pushed its way into the older bedrock, cooled, and formed massive igneous intrusions.

The primary bedrock formation of Hancock County consists of varying types of granite, differing only in color, formation and consistency. This formation is a result of glacial activity during the last Ice Age. The largest continuous mass of bedrock called biotite muscovite, is common in the western section of the County and extends north through the whole County. This mass of granite constitues the bedrock of Amherst and the immediate area.

Depth to bedrock varies from exposed areas to several feet. Granite boulders, left by the glacier, abound on the land surface and in the loose covering of the bedrock throughout the county. One of the finest displays of granite boulders may be seen on the old Bar Harbor division of the Maine Central Railroad, from Phillips Lake in Dedham to Ellsworth Falls. This is part of a great boulder train traceable to Clifton and Eddington in the North. This same display of granite boulders is evident in Amherst.

According to the U. S. Geological Survey, there are hundreds of dormant faults within the county. The most spectabular major fault identified by them is on the east bank of the Bagaduce River in Brooksville.

3. Surficial Geology

When the ice sheets of the last Ice Age advanced through this region, they left surficial deposits which covered the bedrock. These surficial deposits are important because they are the parent material of soils.

BEDROCK OF AMHERST

Dg - Biotite and biotite muscovite granite and quartz monzonite.

Su - Metamorphosed gray and green siltstone, sandstone, shale, graywacke conglomerate and sedimentary iron manganese.

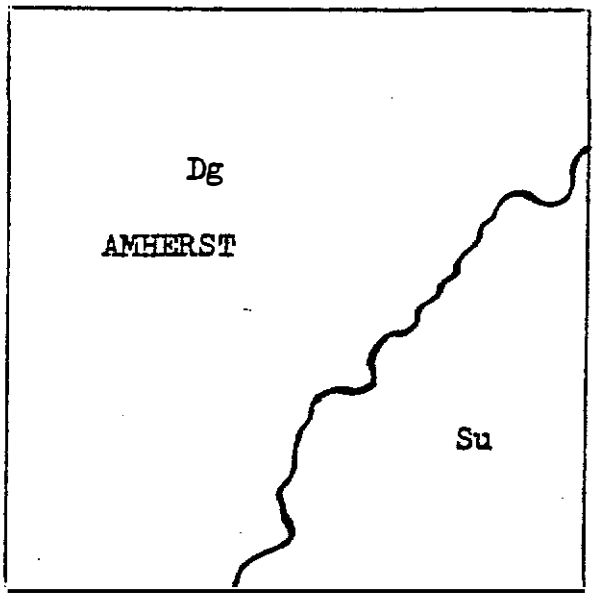


FIGURE 45

From U. S. Geological Survey Map
1960 Scale 1 : 500,000

Five distinct surficial deposits exist in Hancock County. Till, the predominant surficial material found in this region, is composed of boulders, sand, silt, and clay. This amalgamation is the bedrock cover in most of the county. It is an ideal location for agriculture when combined with the proper soil mixture. This is the predominant deposit in Amherst.

The second type of deposit is marine sediment composed of sand, silt and clay. Marine sediment that is superimposed on the bedrock and glacial till can be found throughout the County in areas not exceeding 300 feet above sea level. Characteristically these areas are poorly drained. The only areas in Amherst containing marine sediment would be in low lying areas along the Union River.

The surficial deposits in swamps, bogs, and salt marshes constitute a mixture of decayed organic matter muck, silts, and sands. Such areas, unsuitable for agriculture, forestry or other human use, serve as ideal breeding sites and refuges for wildlife. The swampy areas along Chick Brook and in the Southeast corner of town are a prime example of this type deposit.

Alluvial deposits consisting of gravel, sand and silt often accompanied by a thin layer of organic matter are found in floodplain areas. This substance is the consequence of periodic flooding and is ideal for agricultural use, as it's fertile and holds moisture well. Alluvial deposits are found in Amherst in low lying areas along the Union River and some of the streams in the town.

Glacial streams, resulting from melting ice, left residues known as ice contact deposits which are most noted for their water storage potential. These deposits incorporate distinct landforms which include eskers, kames, and deltas. The "whalesback" on Route 9 in Aurora, is an outstanding example of an esker and is part of the same formation as the "horseback" found in Township 32. Amherst has some of all five different types of surficial deposits.

4. Mineral Resources

At the present time, sand, gravel and crushed stone are the only mineral resources that are actively mined in Hancock County. Also, within the County there are substantial deposits of peat (spaghnum moss). In the summer of 1977, the College of the Atlantic surveyed six or seven bogs within the County and it was estimated that these bogs could yield three to five million air dried tons of peat. Amherst has two active sand and gravel pits.

In the latter part of the 19th century many small silver mines existed throughout the County, including one in Amherst. The "mine" in Amherst was located on the east bank of the Union River near the Amherst-Mariaville town line.

5. Soils

Although Amherst has not as yet been soil mapped, the Soil Conservation Service has suggested the following as the probable soil make up in Amherst. Low lying areas generally below 300 ft. in elevation may contain the fine textured Buxton and Scantic soils. These developed from fine textured marine sediments. Soils that developed in glacial till would be on the upland hills and ridges. These would probably be the deep moderately well drained Peru soils and the excessively drained, shallow to bedrock Lyman soils. This is the predominate soil in this area of the County and in general, this type of soil is very good for agriculture. Sands and clay are on the stream terraces along the Union River. The sand being from the glacial till and the clay is formed from marine sediment.

6. Topography

The topography of Hancock County is a pleasantly varied range of elevation with mountainous areas in the north and generally low hilly relief along the coastal plain with the exception of the Cadillac Mountain range. The coastline is highly irregular with numerous bays, inlets, esturaries and contains the only fjord on the United States portion of the Atlantic ocean.

A GENERAL SOIL DESCRIPTION OF THE EIGHT SOIL TYPES FOUND IN HANCOCK COUNTY

Hermon - Lyman - Peru association

Deep and shallow; somewhat excessively drained, well-drained, and moderately well-drained loamy soils on gently sloping to steep granitic hills in the Tunk Lake area and in the northeastern corner of the county.

Colton - Duane association

Deep, well, and moderately well drained gravelly and sandy soils developed in coarse glacial outwash material. This association is scattered throughout the county with the major area extending in a north-south band approximately one to five miles wide from T3ND to T10SD.

Peru - Buxton - Lyman association

Deep and shallow, somewhat excessively drained and moderately well drained soils found mostly in the Ellsworth - Trenton area and on the larger offshore islands. The Peru and Lyman soils developed in glacial till and the Buxton soils developed in fine textured marine sediments.

Lyman - Buxton - Herman association

Gently sloping to steep; somewhat excessively drained, well-drained and moderately well-drained soils along the coast and offshore islands. (The Buxton soils are shallow to bedrock.)

Marlow - Peru - Lyman association

Deep, well, and moderately well-drained soils developed in very firm glacial till. This association is on the hills and ridges in the interior of the county and is the largest association.

Rockland - Lyman association

Shallow to bedrock areas that contain many areas of exposed bedrock. This association is on offshore islands and coastal peninsulas.

Buxton - Lyman - Peru

Somewhat excessively drained, moderately well-drained, shallow, and deep soils that formed in glacial till and marine sediments in the Penobscot River valley and the Union River valley.

FIGURE 46

In terms of slope, Amherst has a number of small mountains, some in excess of 1000 ft. (Bald Bluff Mt.) in elevation. The attractive hills stretching from the northeast to the southwest corner of Amherst are known as the Springy Brook Mountains and they form part of the western side of the Union River Valley as that river winds through Amherst. The Springy Brook Mountains are part of the devide between the Union River and Penobscot River watersheds. From the open ledges on Jellison Hill, (940 ft.), one may look to the north and see Mt. Katahadin, and then from the south face observe the Cadillac Mountains, Porcupine Islands and the Bluenose Ferry coming into port. Of course, one would want a clear day and a set of binoculars to do this effectively.

The rest of the county is characterized by undulating topography with most slopes not exceeding a 15% to 25% slope range. This is primarily due to the weathering of less resistant materials such as alluvial and sedimentary deposits.

7. Ground Water

There are four sources of ground water in the County; these include surficial deposits, surface water, precipitation, and bedrock.

The largest supply of ground water in Hancock County comes from unconsolidated glacial till deposits and ice contact deposits such as eskers and kames. The average precipitation in Hancock County amounts to 43.85 inches as compared with the State average of 40.23 inches. Approximately half of this precipitation seeps into the ground for subsequent recharge. Surface waters, including wetlands close to groundwater aquifers, also contribute to the supply of ground water. Bedrock formations in the County are dense, and are therefore, not thought of as significant contributors as far as bedrock wells are concerned.

The quality of ground water in Amherst is generally good. The water is palateable as well as potable and at the present time there also appears to be an ample supply for household use.

8. Surface Waters

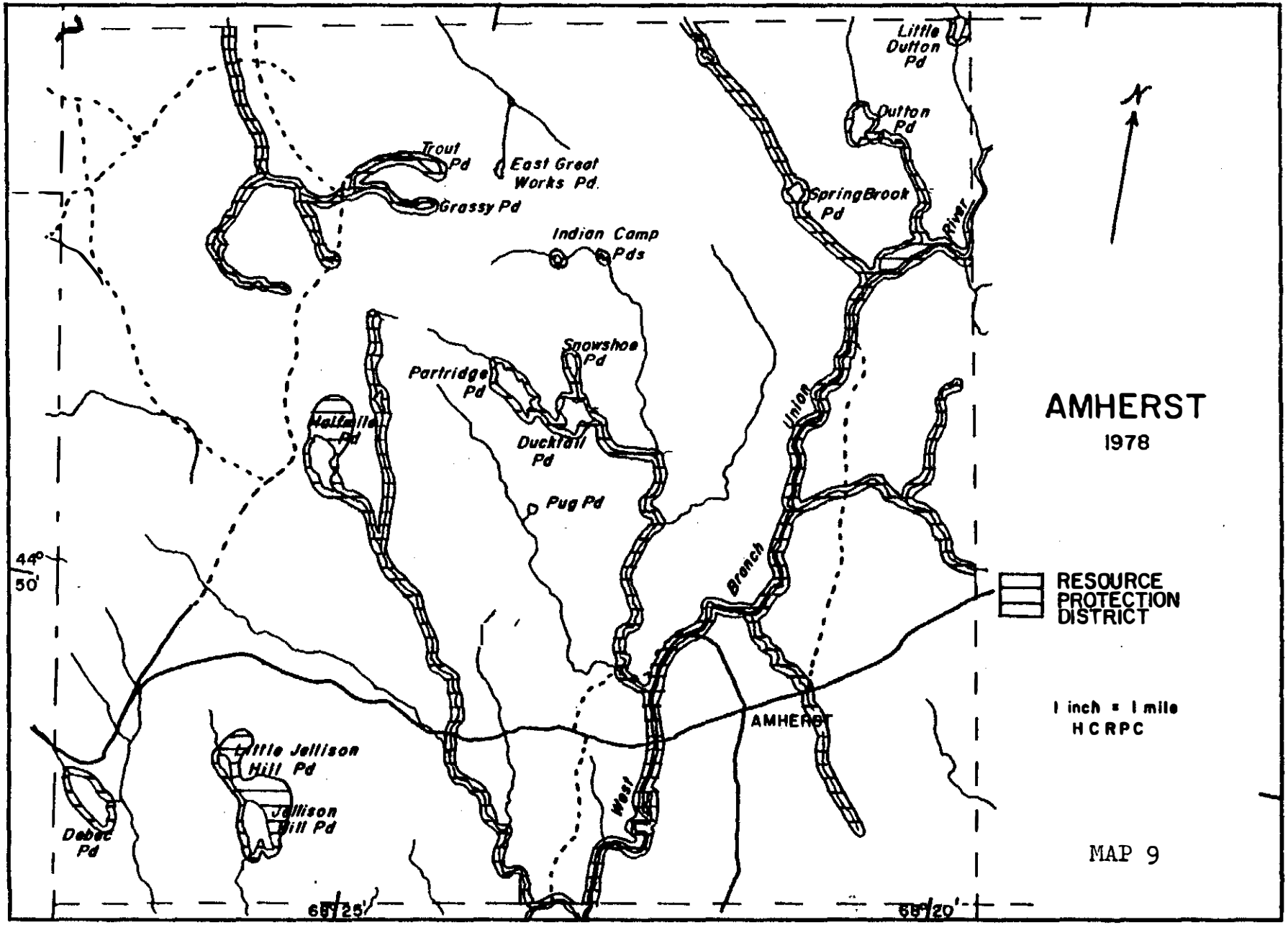
Surface waters include rivers, streams, lakes and ponds. There are 179 acres of surface water in Amherst, comprised of 16 ponds, numerous brooks and the west branch of the Union River. Hancock County has two major rivers which drain the northern part of the region: the Penobscot on the west, and the Union River in the east. The surface waters in Amherst are drained by both systems with the majority of the surface water draining into the West Branch of the Union River.

Hancock County's inland waters include 179 "great ponds" covering 61,184 acres. The overall quality of Hancock County's waters is good. This is attributed to the absence of large industry and the abatement of previously untreated or poorly treated municipal and industrial discharges. However, "non-point source pollution" (i.e. pesticides, herbicides sprayed aerially) a type that cannot be easily traced, can create problems in the quality of surface waters. Also, Amherst should be concerned with turpidity in its surface waters brought on by woods operations. This could be aggravated in many areas (i.e. the Springy Brook Mountains) due to the slope of the land. Currently this type of pollution is under the scrutiny of Department of Environmental Protection and the Environmental Protection Agency. Most surface waters in the County are rated B-1 by the Department of Environmental Protection (Class B-1 is acceptable for drinking purposes after treatment).

9. Watersheds, Drainage Areas

The term watershed in this report is defined as "that area on the ground from which all precipitation (rain, snow, etc.) flows into a single given body of water. To simplify, it is the entire region drained by a waterway or which drains into a lake or the ocean.

Amherst is drained by both the Penobscot River and the west branch of the Union River. Trout, Grassy and Great Works Pond are the headwaters for Great Works Stream which flows west to join the Penobscot at Bradley. The remaining water courses drain into the Union River and on to the sea at Ellsworth.


Little Dutton Pd
Dutton Pd
Trout Pd
East Great Works Pd.
Grassy Pd
Spring Brook Pd
River
Indian Camp Pds
Snowshoe Pd
Partridge Pd
Halfmile Pd
Ducktail Pd
Pug Pd
Union
Branch
AMHERST
1978
RESOURCE PROTECTION DISTRICT
1 inch = 1 mile
H C R P C
AMHERST
Little Jellison Hill Pd
Jellison Hill Pd
Debec Pd
West
44° 50'
68°25'
68°20'
MAP 9

The entire issue of water quality, which has recently (say in the last 10 years) been brought to the public's attention, has undergone considerable research throughout the United States and Hancock County is no exception. Funding has been made available and a comprehensive study, dealing in part on watersheds and their functions, is forth coming.

Hancock County has excellent ground cover and therefore, a minimum amount of erosion and runoff occurs as in other areas in Maine.

In summary, although there is limited data available, it appears watersheds are in a stable condition. The majority of the land area (44%) is owned by paper companies which means the major disturbances to the ecosystem will be in terms of erosion, sedimentation and eutrophication, due to the current woods operations. The remaining area is stable (i.e. good ground cover and land use practices) with a minimum of deprevation.

10. <u>Wetlands</u>

The term "wetland" is defined as "an area characterized by low topography, poor drainage, and standing water which occurs at least part of the year". It may also be viewed as the transition zone between dry land and open water. Other terms associated with wetland areas are: swamps, bogs, marshes, and salt meadows.

Wetlands within Hancock County may be further defined and divided into inland wetlands and coastal wetlands. Inland wetlands are areas within the normal highwater mark of non-tidal flowing water, stream channels occupied by non-tidal waters, or other areas identified on the basis of soils, and vegetation. Coastal wetlands include any swamp, marsh, bog, beach, flat or other land above extreme low water mark subject to tidal action.

The majority of wetlands are located in the northern two-thirds of the County. Amherst has approximately 2,528 acres (3.95 square miles) of wetland scattered throughout the town. Much of this wetland is isolated from the populated areas of the community and therefore, the danger of depravation of these wetlands is reduced. However, timber harvesting operators must

be careful so as not to damage these delicate ecosystems. Wetlands play a critical role in the natural cycle of life. They provide essential breeding, nesting and feeding areas for a wide variety of fish, waterfowl and other wildlife. Wetland areas are among the most productive parts of our environment. They provide a margin of protection for the entire ecosystem by minimizing the impact of fluctuation within any single species. The wetlands act as buffers in absorbing peak flow during storms and the "winter melt" and then releasing this water during dry periods.

Coastal wetlands also play an important role in Hancock County's economy. The value of shellfish and worms harvested from these areas is often many times higher than the yield from prime agricultural land. However, in recent years, the value of this resource has diminished considerably due to the closing of flats that have been polluted by man's activities.

11. **Flood Plains**

A floodplain is the land area adjoining a stream, river, lake, ocean, or other body of water which may reasonably be expected to be covered at some time by floodwater. Although this sounds quite straight forward, it is sometimes difficult to determine the limits of a floodplain. Some land may be flooded each spring, while other areas are subjected to flooding only under extraordinary severe and rare conditions.

Flooding in Hancock County is a relatively rare occurance due to the numerous wetlands and excellent ground cover. Reliable figures indicate 92.3% of the land area in the County is forested with the remaining 7.7% consumed by human related uses (i. e., urban builtup, gravel pits, agriculture, etc.).

The place where flooding is most prominent are the coastal areas. Since coastal storms are often accompanied by extreme tides, the combined impact of waves and tides can result in the flooding of areas far above the normal high water mark. Many of these areas, as indicated by the special flood hazard maps completed under the auspices of the Federal Flood Insurance Administration, are small islands which are susceptable to even minor fluxuations in water levels.

12. Vegetation

Hancock County ranks eighth in land area among Maine's sixteen counties with 983,700 land acres of which 908,900 are forested. Therefore, the predominant land cover of Hancock County is tree growth accompanied with understory (weeds, bushes, grasses) vegetation. Much of this understory (especially that which produces fruit, berries or nuts) provides feed and cover for a number of species of wildlife. There are approximately 10,000 acres of blueberry barrens and the remaining land is composed of man-induced vegetational systems such as old fields, agricultural systems, pine plantations, etc.

The following forest types are the typical mixtures of trees ("Stands") found in Hancock County. Amherst has stands of each type except of course the coastal Spruce type.

Coastal Spruce

Concentrations consist almost entirely of red spruce, with a minority component of white spruce. Balsam fir is found to be a component of this type, but not in sufficient quantity to determine the spruce-fir type. Scattered mature white pine and hemlock are also found in this type, with occasional small numbers of individual gray birch trees, and a light scattering of northern white cedar.

Spruce-Fir

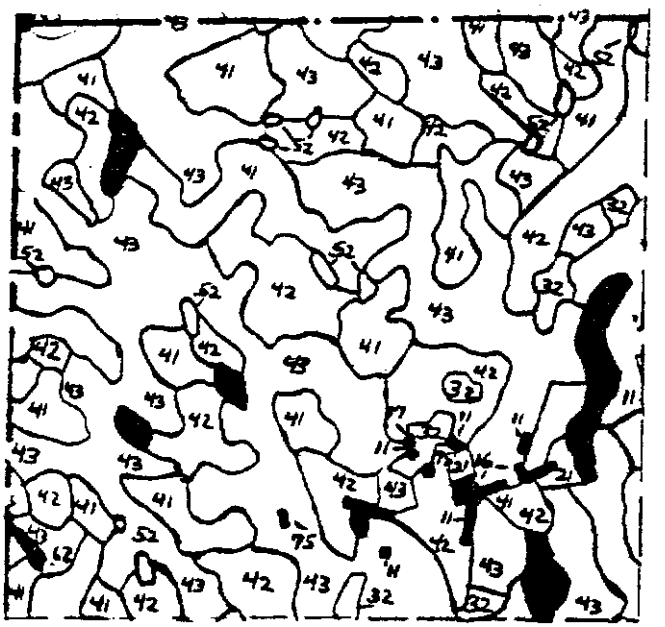
Areas in which spruce or balsam fir, make up a plurality of the stocking are designated as this type. Common associates might include northern white cedar, tamarack, red maple, gray birch, white birch, and a small number of eastern hemlock.

Upland Hardwoods

Sugar maple, American beech, and white and gray birch make up the majority of this composition. Forests of this type will consist also of red maple, yellow birch, elm, basswood, white pine, striped maple and some white spruce.

VEGETATION COVER

11: Residential (10 acre minimum)
17: Other Urban or Built-up Land
32: Shrub-Brushland Rangeland
41: Deciduous Forest Land
42: Evergreen Forest Land
43: Mixed Forest Land
52: 12 Lakes (10 acre minimum)
62: Non-forested Wetland
75: Gravel Pits, Strip Mines & Quarries (2)



MAP 10

Wetland Hardwoods

American elm are in the majority along with scattered fir, brown ash, hornbean and eastern larch. Unfortunately, Dutch Elm disease has practically eliminated most of the lovely stands of elm in the floodplains along the Union River in Amherst.

Mixed Wood - Upland

White and red pine associated with northern red oak, white spruce, balsam fir, American beech, eastern hemlock, sugar maple, brown ash, hornbeam, and a small component of white ash, bigtooth aspen and white and gray birch make up this composition.

Softwood - Upland

This stocking would include white pine, white and red spruce, and eastern hemlock, with small numbers of balsam fir, a few upland northern white cedar and a scattering of gray birch, aspen and maples.

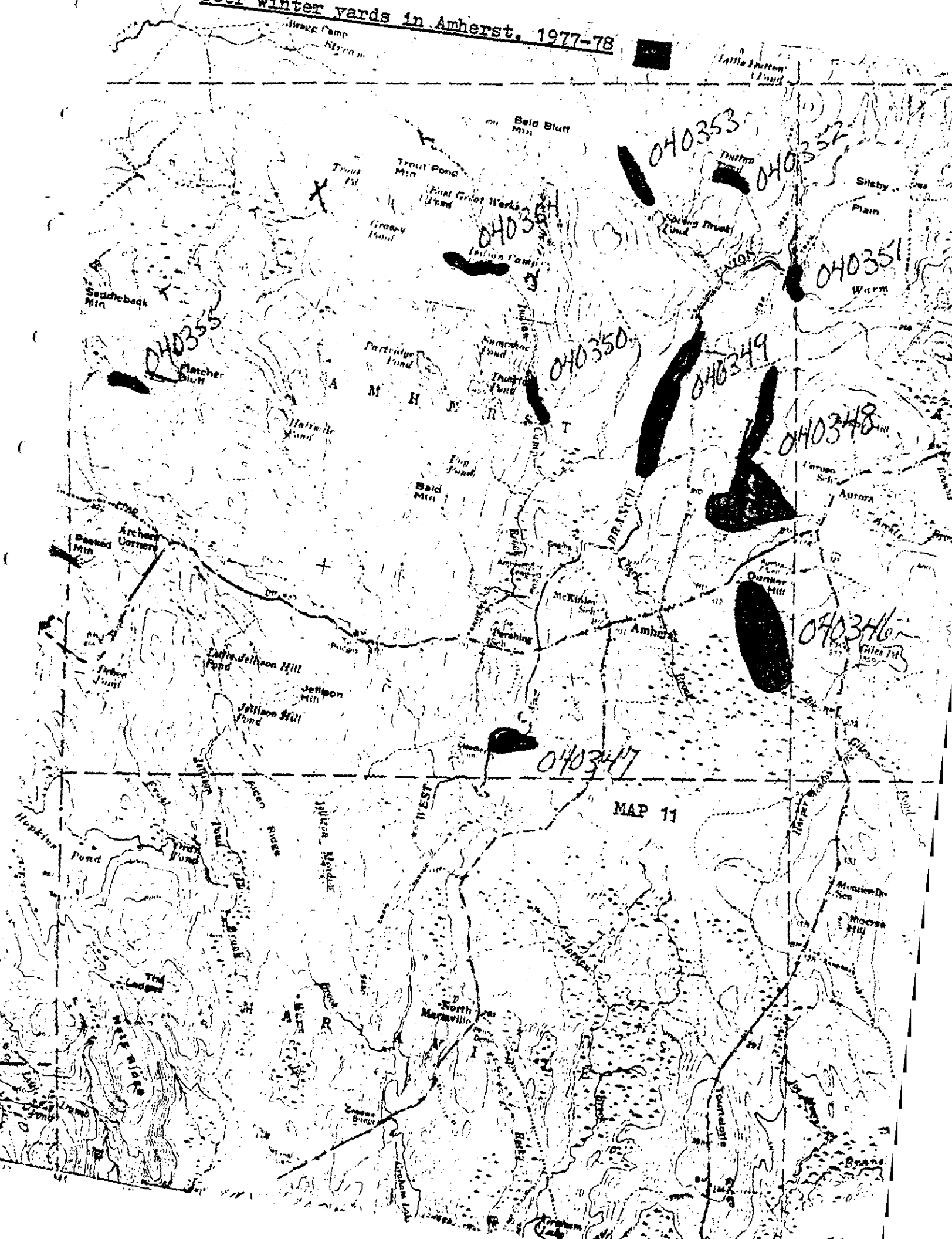
Softwood - Wetland

Wet swampy areas where trees grow on hummocks and consist of northern white cedar, eastern larch, balsam fir, with small amounts of scrub hardwoods allow for easy identification of this stocking.

13. **Fish and Wildlife**

A large number of diverse wildlife species are supported by the many habitats found within the Hancock County area. Some species are common to the area or to the State, some use the available habitat during their annual migration, and several rare and/or endangered species are supported by unique habitat types found here. The many species which inhabit this area may be classified as big game, small game-furbearers, migrating game birds, non-game birds and mammals, and rare and/or endangered wildlife. The variety of habitats needed to support the wildlife population is furnished by different forest types, wetlands, mountain areas, coastal islands, and inland islands.

Deer. White tailed deer are common in Amherst, but as much of the old farmland reverts to forest the deer population is not what it once was. This seems to be supported by the deer kill


Deer winter yards in Amherst, 1977-78
040353
040352
040351
040350
040349
040348
040347
040346
040355
040354
MAP 11
Bald Mtn
Trout Pond Mtn
Saddleback Mtn
Fletcher Bluff
Baldwin Hill
Archers Corners
Dunbar Hill
Amherst
Jellison Hill
Jellison Mtn
Jellison Hill Pond
Little Jellison Hill Pond
Silsby Plain
Warren
Aurora
Giles Hill
Moose Hill
North Manchester
The Ledges
West Ridge
Jellison Ridge
Hopkins Pond
Trout Pond
Baldwin Pond
Partridge Pond
Thurlow Pond
Dutton Pond
Sabine Pond
Green Pond
Indian Camp
Bridge Camp
Little Dutton Pond
Mc Kinley School
Pershing
Town Hall
Aurora
Giles Hill
Moose Hill
Brand
Tourtellotte
Mine Brook
Long Brook
Baldwin Brook
Jellison Brook
Hatch Brook
Indian Brook
Trout Brook
Pine Brook
Partridge Brook
Thurlow Brook
Dutton Brook
Sabine Brook
Green Brook
Indian Camp Brook
Bridge Camp Brook
Little Dutton Brook
Mc Kinley School Brook
Pershing Brook
Town Hall Brook
Aurora Brook
Giles Hill Brook
Moose Hill Brook
Brand Brook
Tourtellotte Brook
Mine Brook
Long Brook
Baldwin Brook
Jellison Brook
Hatch Brook
Indian Brook
Trout Brook
Pine Brook
Partridge Brook
Thurlow Brook
Dutton Brook
Sabine Brook
Green Brook
Indian Camp Brook
Bridge Camp Brook
Little Dutton Brook
Mc Kinley School Brook
Pershing Brook
Town Hall Brook
Aurora Brook
Giles Hill Brook
Moose Hill Brook
Brand Brook
Tourtellotte Brook

registration figures. In 1977, only 29 deer were registered in Amherst compared to 145 animals tagged in 1948 (the largest deer kill since 1939).

Bear. Amherst has a fairly stable, healthy black bear population. The bear population is believed to be somewhat self regulating but in recent years they seem more frequently around the populated areas of town as their deep woods food supply (beech nuts, acorns especially) hasn't materialized and they have had to revert to feed closer to man.

Moose. There is a viable moose population in the town and it is expected to remain at about its present level.

Waterfowl. There is a small amount of waterfowl that nest in Amherst each year but most waterfowl follow the Penobscot watershed north or stay on the coast. This is in part due to the general decline in waterfowl population. At one time, due to large populations, waterfowl utilized much more habitat due to necessity brought on by crowding. Today there is no such population pressure so inland Hancock County is not considered to be very active waterfowl habitat. Ducks that may nest or pass through Amherst include black ducks, wood ducks, green winged teal and blue winged teal.

Aquatic Furbearers. Among this group, the beaver is the most important. In addition to the economic returns to trappers, beaver create excellent waterfowl breeding habitat and often their ponds provide good brook trout fishing (although this is of short duration, as the water in the pond warms up and siltation occurs the trout move out).

The wetlands in the area also provide habitat for muskrat, mink and otter (although trapping in recent years has reduced the otter population). All of these certainly add to the natural surroundings as well as the fur resources of the town.

UNIQUE SCENIC OR NATURAL AREAS

The following are areas in the town which are not formally dedicated as parks, preserves, etc., although such areas are considered by many to be uniquely scenic or particularly enjoyable natural areas (such as waterfalls, scenic drives, etc.):

MAP #	DESCRIPTION	ACREAGE (ESTIMATED)
	Union River	
	Springy Brook Mountains	
	Jellison Hill	
	Bald Bluff Mountain	
	Fletcher Bluff	
	Halfmile Pond Bluff	
	Bald Mountain	
	Dunker Hill	
	Saddleback Mountain	
	Peaked Mountain - Chick Hill	

HISTORIC SITES / BUILDINGS

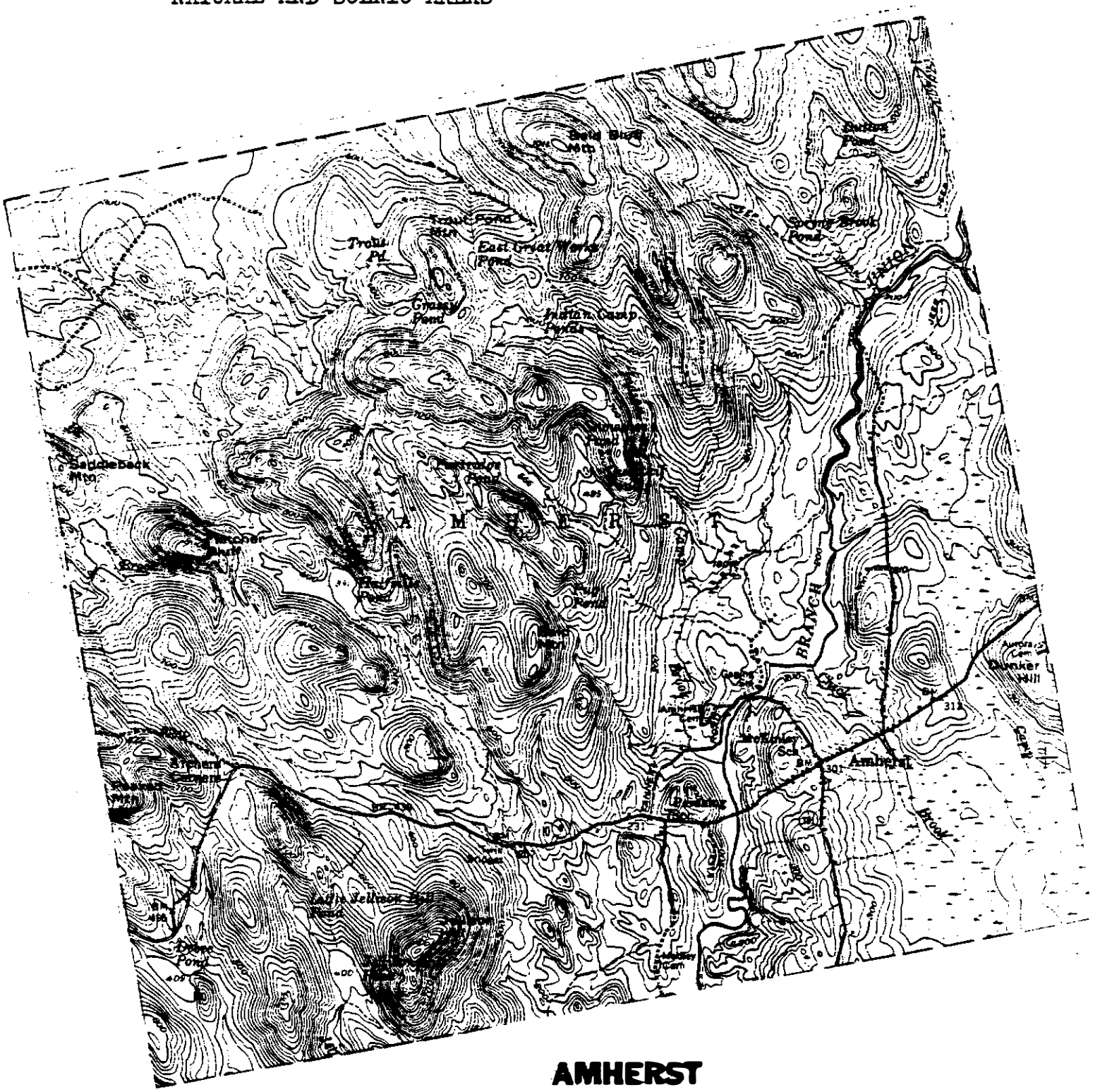
The following are sites or buildings that are of historic significance to the town (such as churches, town meeting house, old houses, old mill sites, etc.):

	Amherst Town Hall
	Goodwill Grange Hall
	Amherst-Aurora United Church of Christ
	Original Amherst Settlers Cemetery
	Rodell Smith House
	Tannery and dam site
	Pershing School - McKinley School
	Amherst Cemetary

Source: Attitudinal Survey, 1978

FIGURE 47

NATURAL AND SCENIC AREAS



AMHERST

SCALE

MAP 12

Other Wildlife. Included in this category are such important species as ruffed grouse (partridge) snowshoe hare, woodcock, pheasants, squirrel, fisher, fox, raccoon, bobcat and lynx.

Fresh Water Fish. The ponds and streams of Amherst support the following fish species: bass, brook trout, brown trout, white perch, yellow perch, pickerel, bullhead (hornpout), lake trout (togue), smelt, white sucker, eel, minnows, pumpkinseed sunfish, and banded killifish. The brook trout and brown trout probably are the most commonly sough fish in the town as the small ponds and the Union River are ideal habitat for trout and offer good fishing.

14. Habitats

Habitat areas, similar to wetlands, are only now being recognized as an important asset to a municipality. In fact, these areas are one in the same since wetlands are habitat offering food and protection to many different species of wildlife.

Fortunately, Amherst provides excellent habitat for the many varied species of wildlife mentioned. The town has small ponds, a major river, all types of forest stands, wetlands and sheer rock bluffs. Each physical feature provides habitat for one or more species.

C. RECOMMENDATIONS

The viewpoint expressed concerning the physical environment of Amherst, is that it is of fundamental importance to the way of life of the townspeople; that it is of inestimable value, in excess of its assessable economic value; and that an appropriate philosophy regarding the physical environment would be to "live with the environment, not attempt to conquer it".

1. **In order to protect lands throughout Amherst where the surface of the ground is moved, as in timber harvesting and road building operations, measures should be taken to keep erosion to a minimum, as outlined in the 1974 Minimum Shorelands Zoning Ordinance, under Section "N", Timber Harvesting.**

2. Winter deer yards should be protected from destruction.

3. Large-scale or aerial spraying of pesticides and herbicides should be strictly regulated if not altogether banned. This should include also roadside spraying of defoliants, but should not be construed to prohibit small scale household or garden use of pesticides or herbicides. The intent of this recommendation is to prevent general environmental effects from occuring as a result of applications of noxious or toxic substances. A legitimate exception is seen in the case of blueberry spraying, where the market for unsprayed berries has virtually ceased to exist, thus cutting off the livelihood of the blueberry farmer who would refuse to spray, and, as the proportion of acreage in blueberries in Amherst is small, it represents minimal impact in the town, (as opposed to spraying of forest, which could easily affect more than half the town).

4. A permit should be required for any timber harvesting operation.

5. Ground water, which is the drinking water source for Amherst, should be protected from contamination.

6. Wetlands which do not fall under the Shorelands Zoning Ordinance should be protected in their functions as water recharge areas and wildlife habitat.

A C T I O N P R O G R A M

VII

A. INTRODUCTION

A plan is here proposed which should insure an optimum relationship between new development and the town's technical and financial ability to provide essential services. The Action Program is developed to proceed on two fronts; "Governmental Action Program", and "Planning Action Program". The duties described are to be carried out by the Selectmen and Planning Board respectively. This program is designed to assure the ongoing planning process.

B. PLANNING ACTION PROGRAM

1. Adopt Interim Comprehensive Plan.
2. Planning Board should draw up a subdivision moratorium statement and make presentation for discussion and vote at a special town meeting.
3. A task force including the Planning Board and Selectmen should be created to formulate a site plan review ordinance. This ordinance would be based on the following:
   a. Popular preferences as determined by the Attitudinal Questionnaire.
   b. Shoreland Zoning Guidelines.
   c. Model site plan review ordinance provided by the Hancock County Planning Commission.
4. Presentation and adoption of the Site Plan Review Ordinance at the town meeting.
5. With the aid of the Hancock County Planning Commission, the Planning Board should formulate a subdivision ordinance and present such a statement to the town for adoption.
6. The Planning Board should revise the Shoreland Zoning of 1974.
7. The Planning Board should become aware of federal, state and county assistance programs which might be of assistance to townspeople in the following areas:
   a. Medical
   b. Transportation
   c. Construction alterations (such as insulation installations). The Planning Board should alert townspeople who may qualify for such programs

8. The Planning Board should investigate low cost housing alternatives and compile a library of housing options.
9. The Planning Board should explore the feasibility of hydroelectric, wind, and solar power generation.
10. The Comprehensive Plan should be updated and revised on an annual basis.

C. GOVERNMENT ACTION PROGRAM

1. The Selectmen should provide for the selection of new town officials to create the following agencies:
   a. Code Enforcement Officer
   b. Planning Board of Appeals
   c. Conservation Commission
   d. Historical Society
2. With the aid of the Hancock County Planning Commission, the Selectmen should update the Amherst tax map.
3. The Selectmen should join together with other regional town officers in a joint effort to eliminate the tax burden created by the Tree Growth Tax Law.
4. A capital improvement program should be implemented to provide:
   a. A parking lot in close proximity to the town hall.
   b. Restoration and/or maintainance of the town hall.
   c. A recreational facility (ball field).

APPENDICES

VIII

APPENDIX A

ATTITUDINAL SURVEY RESULTS

We had a total of 111 respondants to the survey, broken down as follows:

11. Sex:

	Male	Female
Over 50 years of age	20	30
Under 50 years of age	34	27
Total	54	57

12. Age Groups:

16 - 25 = 17
26 - 35 = 29
36 - 49 = 16
50 - 64 = 26
65 + = 22

13.

Single	Married	Widowed	Divorced
19	75	11	6

14. Highest grade completed:

Grade	Number	Grade	Number
5	1	13	7
6		14	8
7		15	7
8	6	16	5
9	9	17	2
10	5	18	2
11	7	19	1
12	38	20	2

15. Highest degree obtained:

Degree	Number	Degree	Number
Grammar School	2	Masters	4
High School	43	Doctorate	1
Degree of Education	1	Juris Doctor	1
Life Certificate	2	Dentist	1
Bachelors	7	RN	1
Associate Degree	5	LPN	1

16. Head of household:

Yes = 54
No = 45

17. Number of people in household:

Number of People	Number of Households
1	12
2	28
3	10
4	9
5	4
6	1
8	2

18. Number of year round and seasonal:

Year Round	Seasonal
99	8

19. Two people live here 0-2 months
Two people live here 1-2 months
Two people live here 3 months
One person lives here 2 weeks

20. 102 people live here 12 months a year.

21. Lived in Amherst all your life:

Yes	No
60	47

22. Lived previously in:

Place	Number
Hancock Cty	9
Penobscot Cty	26
Maine	8
Out of State	30

23. Reasons for moving/summering here:

1.	Country Setting	34
2.	Obtain home - own land	6
3.	Employment	8
4.	Retirement	3
5.	Summer home	
6.	Commuting capability to Bangor/Ellsworth	3
7.	Come back to hometown	11
8.	Moved to spouce's home	7

24. Employment:

Full Time	Part Time	Unemployed	Retired
50	11	14	29

25. Where employed:

1.	Amherst-Aurora	23
2.	Bangor-Brewer	16
3.	Ellsworth	5
4.	Other Hancock County	2
5.	Other Penobscot County	8
6.	Washington County	3
7.	Out of state	4

26. Occupation:

1.	Professional	9
2.	Managerial - other	4
3.	Laborer-transportation operator	13
4.	Woods industry related	7
5.	Retired	22
6.	Clerical-service worker	7
7.	Housewife	15
8.	Tradesmen-contractor	12

27. Towns that employees of local businessmen live in:

1. Amherst-Aurora	6
2. Bangor-Brewer	1
3. Ellsworth	
4. Other - Hancock County	2
5. Other - Penobscot County	1
6. Washington County	
7. Out of State	1

28. Income groups:

0-2,999	6	10,000-14,999	7
3,000-4,999	9	15,000-plus	11
5,000-7,999	19		
8,000-9,999	9		

29. Major shopping is done as follows:

Within town	0
Ellsworth	23
Bangor	73
Brewer	19

30. Shopping by mail order catalogs?

Yes	No
22	83

31. Physician location:

1. Ellsworth	12
2. Bangor	70
3. Brewer	5
4. Other	
Boston	1
Orono	1

32. Own a vehicle:

Yes	No
83	13

33. Telephone in home:

Yes	No
70	6

34. Average hours television is watched:

0-2 hours	57
3-5 hours	33
6 plus "	10

35. Heating fuel:

	Primary	Secondary
Oil	34	6
Wood	22	19
Gas	2	2
Kerosene	4	3
Electricity	1	2

36. Own or rent home:

Own	Rent
56	6

37. Home located elsewhere:

Yes	No
6	52

38. Second home locations:

Mariaville		Connecticut	2
Dedham		Rhode Island	2
Elliotsville		Veazie	
Aurora	2	Phippsburg	
Ellsworth			
Florida	2		

39. Vegetable garden:

Yes	No
41	17

40. Put up vegetables:

Yes	No
37	12

41. Raise animals:

Yes	No
12	35

42. Number of animals:

Chickens	137	Ducks/Geese	23
Turkeys	11	Rabbits	26
Pigs	15	Beef Cattle	2
Goats			
Horses	12		

43. Animals raised for food production:

Yes	No
15	37

44. People interested in raising animals for food consumption:

Yes	No
22	41

45. Raising more animals than present needs:

Yes	No
5	19

46. People interested in a farmers market:

Yes	No
32	56

47. Number of people who produce a craft, product or service that could be marketed:

Yes	No
24	60

48. Description of craft, product or service:

Making Wreaths		Horseback riding lessons	
Macrame		Furniture	
Knitting	2	Sewing	
Houseplants		Blueberries	2
Horse training		Braided Rugs	
Crocheting	2	Wood carving-artist	
Music lessons			

49. People that don't but would like to produce a craft, product or service:

Yes	No
31	43

50. What is preventing them from doing so:

Outlet	13
Time	21
Money	15
Space	3
Raw Material	2

51. Reasons for staying in/coming to Amherst:

1.	Low taxes	0
2.	Low density	5
3.	Good place to bring up children	4
4.	Hometown	22
5.	Employment	3
6.	Country Setting	49
7.	No answer	8

52. Reasons that would make you leave Amherst:

1.	High taxes	4
2.	High density	25
3.	No Answer	13
4.	Employment	14
5.	Ill Health	7
6.	Nothing	17
7.	Restrictive codes	1
8.	Family situation	2
9.	Housing	3
10.	Isolation	3
11.	Poor schooling	1

53. Importance of maintaining rural way of life in Amherst:

	Important	Not Important
Native over 50	21	3
Native under 50	23	1
Non-native over 50	9	2
Non-native under 50	33	1
Non-resident	9	2
Total	95	9

54. Answers to why it wasn't important to maintain the rural way of life:

Town must grow and improve.
More people mean more opportunities.
No community spirit.

55. Should population increase or remain the same:

	Increase	Same
Native over 50	4	19
Native under 50	2	22
Non-Native over 50	6	7
Non-Native under 50	4	30
Non-Resident	2	10
Total	18	88

56. Suggested ideal population:

	100-150	156-200	201-350	356-500	501 plus
Native over 50	2	2	2	1	1
Native under 50	3	1	3	1	2
Non-Native over 50		2	3		2
Non-Native under 50	1	4	13	2	2
Non-Resident			2		1
	6	9	23	4	8

57. Opinions of following characteristics:

	Unfavorable	Favorable	No Significance No Opinion
Isolation	12	64	15
Lack of jobs	51	10	34
Loneliness	14	34	42
No high school	16	28	46
Lack of Entertainment	24	25	42
Lack of Cultural Activity	33	16	42

58.

Remoteness	9	83	6
Clean Environment		94	5
Small Community	2	90	8
Scenic Beauty		92	5
Lack of crime	6	88	4
Good place to raise a family	3	88	7
Good community spirit	11	70	9

59. Need for an active social center:

	Yes	No
Native over 50	6	17
Native under 50	11	11
Non-Native over 50	8	5
Non-Native under 50	20	11
Non-Resident	3	5
Total	48	49

60. Where should center be located:

Separate building	12
Town Hall	29
Church	5
Grange	13
School	1

61. Feelings on a town center/stores:

	Yes	No
Native over 50	9	11
Native under 50	15	7
Non-Native over 50	12	1
Non-Native under 50	29	6
Total	65	25

62. Sufficient jobs in Amherst:

Yes	No	Don't Know
26	45	36

63. Sufficient economic opportunities in Amherst and surrounding communities for your children to remain in area:

Yes	No	Don't Know
30	39	28

64. Development of local traditional resources (i.e. agriculture, wood) encouraged:

Yes	No
80	19

65. Would like to see Amherst encourage more tourist or recreation facilities:

Yes	No
14	87

66. Which types of facilities:

Cottages	6	Motels	2
Skiing and Hiking trails	5	Outlet for local wares	1
Snowmobile trails	4	Outward bound type schools	1
Sporting Camps	2	None	2
Campgrounds	8		

67. Would like to see Amherst develop light industry:

	Yes	No
Native over 50	15	9
Native under 50	13	9
Non-Native over 50	5	6
Non-Native under 50	20	13
Non-Resident	4	7
	57	44

68. Would like to see Amherst attract heavy industry:

Yes	No
2	104

69. What should be done with land uses in Amherst:

	Developed	Expanded	Maintained
Residential	18	9	71
Commercial	30	17	38
Farming	25	28	27
Manufacturing sites	7	6	62
Town park or parks	38	11	32
Open Spaces	10	11	67
Access to Union River	12	12	66
Preserved Areas	14	15	59

70. Which minimum house lot sizes:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident
A. ½ acre in village 2 acres elsewhere				3	1 = 4
B. 1 acre townwide	9	3	7	1	4 =24
C. 1½ acres townwide	1	4	1	4	=10
D. 2 acres townwide	11	13	3	22	3 =52
E. Other ½acre in town- 1acre elsewhere				1	= 1
3 acres				1	= 1
4 acres			2		= 2
10 acres				1	= 1
10-20 acres					1 = 1
State Specifics	1				= 1
No Minimums				2	= 2

71. Which minimum house lot frontage:

A. 100 feet frontage	2	2	2	1	= 7
B. 200 feet frontage	11	11	5	11	6 =44
C. 250 feet frontage	2	5	3	7	1 =18
D. 300 feet frontage	6	3	2	13	2 =26
E. Other 150 feet	1	1	1		= 3
No minimum				3	1 = 4

72. Which minimum house setback:

A. 50 feet	1	2	3	3	1 =10
B. 75 feet	9	10	4	9	3 =35
C. 100 feet	9	7	3	17	5 =41
D. Other 150 feet	2	3			2 = 7
200 feet			1		= 1
No Minimums				3	1 = 4

73. Distance from property lines construction should take place:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident	
A. 15 feet	1	2				= 3
B. 20 feet	3	4	2	1	2	=12
C. 30 feet		7	3	7	1	=18
D. 50 feet	16	9	3	17	5	=50
E. Other						
100 feet	1	1	4	3	1	=10
150 feet		1				= 1
75 feet				1		= 1
¼ mile				1		= 1
No minimums		1		3		= 4

74. Placement of mobile homes:

Suitable Areas	7	9	5	15	3	=39
Anywhere with restrictions	10	11	7	16	5	=49
Anywhere	9	4	2	3		=18
None				1		= 1

75. Suggested Restrictions:

Septic, water, landscaping	3
Same as new homes	21
Concrete slab	11
Trailer Park	7
No trailer parks	3
Keep invisble from tarred roads	3
Set back 75 ft from road	1
Skirting	1
Pick up and neat	4
Put lien on them if abandoned	1
Establish maximum allowed number	2
Insulated and peak roofs	2
Not on airline or within ½ mile junction of Routes 181 and 9	1

76. Should timber harvesting and management practices be regulated:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident	
Yes	13	10	8	30	6	=67
No	7	10	2	6	4	=29
No but no spraying	2		2			= 4

77. Preferred Residention development:

MacDonald Road		2		3		= 5
Rte., 9 East of River		3	3	4	1	=11
Rte., 9 West of River	6	4	3	6	4	=23
Tannery Loop Road	1	4	6	1	2	=14
Route 181	1	2		7		=10
None	5	7	2	8	1	=23
Anywhere	2					= 2
Anywhere with Restrictions				3		= 3

78. Encouragement of seasonal home development:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident	
Yes	5	3	6	4	6	=24
No	16	18	5	31	4	=74

79. Should subdivisions be more appropriately reviewed:

Yes	11	7		24	10	=52
No	7	9		8	1	=25

80. Areas for commercial growth:

Suitable Areas	12	13	8	22	9	=64
Anywhere with restrictions	6	7	4	7	2	=26
Anywhere	2	4		5		=11
Suitable areas with restrictions			2	1		= 3

81. Areas for industrial growth:

Suitable Areas	13	17	8	30	8	=76
Anywhere with restrictions	5	4	4	2	2	=17
Anywhere	3	1				= 4
Suitable areas with No Industrial Growth	2			1		= 3
Under close supervision				1		= 1

82. Areas for residential growth:

Suitable areas	7	10	6	21	6	=50
Anywhere with restrictions	0	8	4	12	5	=38
Anywhere	5	1	3	1		10
Suitable areas with restrictions			2			= 2
Limited number of suitable areas		1				= 1

83. Preferred areas for commercial development

MacDonald Road	1					= 1
Rte. 9. East of River	3	2	4	8	3	=20
Rte. 9. West of River	6	7	5	13	4	=35
Tannery Loop		3	1	1		= 5
Rte. 181	1	3	1	4	4	=13
Smith Road		1	1			= 2
None	6	5	2	6	1	=20
Anywhere	1					= 1

84. Suggested recreation facilities:

Indoor		Outdoor	
Basketball	7	Ballfield	30
Community Center/ rec hall	2	Tennis Court	10
School	1	Ice Rink	4
Library	3	Hiking Trails	5
Roller Rink	2	Snowmobile Trails	4
Movies at town hall	22	Swimming Pool	2
None	4	Wilderness Park	2
		None	3

85. Buildings/areas wanted preserved:

Town Hall	67	Falls on River	1
Grange	59	School Houses	7
Church	68	Kazalaskas' House	1
Old Cemetery	72	Old Houses	2
Old Hearst	1	Road tarred to new cemetery	1

86. Naturally scenic areas that should be protected:

Whole town	26	Village	1
Tannery Loop and river	40	Smith Road	3
Mountains	16	Shorelands	3
Ponds	10	None	3

87. Level at which government policies and regulations should be made:

Federal	1
State	7
Regional	14
Local	77
All	7

88. Feel that land use policies in Amherst are being enforced:

Yes	34
No	39
Don't know	7

89. Alternatives for enforcement of land use policies:

Elected Code Enforcement Officer	17
Appointed Code Enforcement Officer	18
Regional Code Enforcement Officer	3
Selectment	3

90. Management of future commercial, industrial and residential growth:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident	
Local Zoning	4	9	4	14	7	=38
Site Plan Review	15	10	4	18	5	=52
State	1		2			= 3
Site Plan Review- Industrial Growth only				1		= 1

91. Awareness of State's minimum, mandated, land use codes:

Yes	55
No	46
Some	1

92. Awareness of specifics on Shoreland Zoning ordinances:

Yes	45
No	58
Some	1

93. Like to see Amherst enact a townwide zoning ordinance:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident	
Yes	8	12	2	22	8	=52
No	14	9	6	13	2	=44

94. Like to see Amherst enact a Site Plan review ordinance:

Yes	12	14	4	22	6	=58
No	8	6	4	5	1	=24
?	1					= 1

95. If no to questions #93 and #94, their suggestions on how to assure that future development in Amherst occurs in the manner and location that would best preserve the local way of life and minimize the future cost to taxpayer

I'll take that chance
Local officials
As is now
Vote of the people
State codes
Treat everyone equal-especially the elderly

96. Should town adopt a capital improvement program:

Yes	63
No	20

97. Suggested projects/improvements that should be undertaken:

Town Hall	27	Recreational	13
Roads	12	Road to new cemetery	1
Old Cemetery	3	Improve access to river	1
Church	3	Services for elderly	1
Grange	2	None	1
School	4		

98. Feelings on whether they get enough town services in return for taxes:

Yes	62
No	21

99. Feelings on following services:

	Adequate	Needs Improvement	Undecided
Police Protection	63	20	10
Fire Protection	63	21	11
Medical/Health Services	35	32	20
Electricity	81	8	4
Shopping	36	43	9
Education through 8th grade	50	29	12
Library	25	40	20
Recreation	31	45	14
Entertainment	40	29	19
Telephone	65	23	3
Community Planning	22	44	23

100. Awareness of Tree Growth Tax Law:

Yes 60
No 37

101. Opinions on property tax reforms:

	Native Over 50	Native Under 50	Non-Native Over 50	Non-Native Under 50	Non Resident	
Tax based on present use rather than potential use	12	9	6	20	6	=53
Tax based on income or assets	3	2	2	6	1	=14
Homestead Exemption	6	5	2	8		=21
No reform		1		1	2	= 4
Retain present system but grant tax refund based on owner's economic need	2	1	2	10		=15
Homestead Exemption only on Homes & Houselots	2					= 2
Don't Know			1			= 1
Tree Growth Tax Reform		1		2		= 3

102. Awareness of town events:

Yes 71
No 26

103. If no to question 102, suggested solutions:

Monthly Newsletters	26	Electric News	4
Regular Monthly Meetings	1	Quarterly Newsletter	2
Quarterly Meetings	3	Bullentin Board	1
Hold Seminars	1	Ellsworth American	1

APPENDIX B

BIBLIOGRAPHY

The following is a selected list of the source materials used in the preparation of this planning document and to which this report is indebted.

Airline Community School District: Various budget and expenditure sheets.

Attitudinal Survey of the Town of Amherst: Conducted by the Planning Assistant, Amherst, Maine, 1978.

Amherst Town Reports, Valuation Books and Town Records, 1824-1978.

Amherst Shoreland Zoning Ordinance, Amherst Planning Board, 1974.

Bangor Daily Commercial: "The Amherst Tannery". August 3, 1888.

Blanchard, Fessenden: Ghost Towns of New England. Boston, 1961.

Buxton, Henry: Assignment Downeast. New Hampshire, 1938.

Caswell, W. Bradford, Ph. D.: Ground-Water Handbook for the State of Maine. Maine State Planning Office. Augusta, Maine, 1978.

Chadbourne, Ava Harriet: Maine Place Names and the Peopleing of its Towns. Freeport, Maine, 1957.

Commission on Maine's Future: Final Report. Augusta, December, 1977.

Coolidge, Philip T.: History of the Maine Woods. 1963.

Fuller, John L. and Gerald P. Cooper: A Biological Survey of the Lakes and Ponds of Mount Desert Island and the Union and Lower Penobscot River Drainage Systems. Fish Survey Report #7, June 1946.

Hancock County Planning Commission: "Housing Element." Hancock County Comprehensive Plan, Ellsworth, June, 1976.

Haskell Associates: Isle Au Haut Interim Comprehensive Plan. Hallowell, Maine, October, 1975.

Havey, Keith A.: Union River Fish Management and Restoration. Maine Department of Inland Fisheries and Wildlife, Machias, Maine.

Jellison, Constance: Amherst Maine Her Settlement and People, 1790-1975. Bar Harbor, 1975.

Jordan, Ralph: "The Amherst Cheese Factory:.

Lautzenheiser, Robert E.: Climate of Maine. United States Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service. May, 1972.

Maine Bureau of Taxation: State Valuations, 1968-1977 for regional communities.

Maine Bureau of Taxation: "Tree Growth Tax Law". Augusta, November, 1977.

Maine Department of Conservation: Land Use Regulation Commission, "Land Use Districts and Standards" of the Commission's Rules and Regulations. Augusta, January, 1977.

Maine Department of Conservation: Land Use Regulation Commission. Zoning and Land Use Control Regulations.

Maine Department of Human Services: Various publications of the services they render. Augusta.

Maine Department of Inland Fisheries and Wildlife: Survey maps of the ponds in Amherst.

Maine Department of Transportation: "Accident summary report for Route 9 for 1972-76"and Node Map.

Maine Register: Historic population figures for Amherst and communities in the region. 1969-70, 1977-78.

Maine Secretary of State, Motor Vehicle Division: "Summary of Vehicles by Class". Augusta, March, 1977

Maine State Archives: Microfilm of the Town of Amherst's vital records from 1807-1831.

Maine State Library: Amherst Town Reports, 1885-1960.

Maine State Planning Office: Maine Planning and Land Use Laws, 1977-78. Augusta, 1978.

Maine State Planning Office: Municipal Characteristics - Hancock County. 1977.

Maine State Planning Office: Standard Classification System for Land Use Coding in Maine.

McNeish, J. Dennis: Union River Brown Trout Voluntary Creel Census. Progress Report No. 1, 1973-74.

Natural Resource Council: Sites and Areas of Outstanding Natural Significance.

New Hampshire Office of Comprehensive Planning: The Land Book.

Portland Sunday Telegram: "Fremont Nickerson - Old Time Woods Cook". August 26,1962.

Riley, George A.: A History of the Tanning Industry in the State of Maine. 1935.

School Administrative District #63: Annual Report. 1975-76.

Silsby, Herbert T.: A History of Aurora. 1958.

Somerville, Town of: Preliminary Comprehensive Plan. January, 1977.

United States Bureau of the Census: "Demographic Characteristics of the Town of Amherst". 1977.

United States Department of Agriculture, Soil Conservation Service: Ratings for the Soils of Hancock County.

Varney, George J.: A Gazetteer of the State of Maine. Boston, 1882.

Wasson, Samuel: A Survey of Hancock County Maine. Augusta, 1878.

Works Progress Administration: Maine - A Guide Down East. American Guide Series. Houghlin-Mifflin, 1937.