THE HISTORY OF THE SACO RIVER CORRIDOR COMMISSION

How Citizens of our own Communities work to preserve Land and Water Quality.





The establishment of the Saco River Environmental Advisory Committee, 1971





This publication is a basic guide to the Saco River Connidor Commission, its functions, and the requirements of the Saco River Connidor Act

The Corridor

The Saco River is born in the heights of the White Mountains. Tumbling down, it reaches the bread Fryeburg. plain, the ancient bod of a glacial lake, where it meanders. north, cast and then southward in its search for the sea. Paviding through the eastern foothills, the Saco is joined at Cornish by the Ossipee River, which flows east from New Hammshire down a narrow valley. As the Saco drops out of the fuethills, it is joined by the Little Ossipez River, which arrives, like the Ossipee, from the west. The river then finds the coastal plain and makes its way to Saco-Biddeford, where it enters Saco Bay. Together, the three rivers are bordered by 300 miles of Maine riverfront, most of which is privately owned.

The lands along the three rivers have been designated the Suco River Corridor. The Corridor includes all lands within 500 feet of the riverback on each side. If the 100 year floodplain extends farther than 500 feet, the Corridor follows the flood line up to 1000 feet from the river hank.

The Saco and its major tributaries have remained remarkably clean and unspoiled. The Saco serves as a water supply for the citizens and industry of Saco, Biddeford, Old Orchard Beach and part of Scarborough. It is also used to supplement local supplies in the Kennebunk-Kennebunkport-Wells Water District. Area citi-

zees consider the river an important aspect of valley life, recognizing its natural beauty and respecting its yednerability. However, because the river is clean and flows close to metropolitan areas, in recent years the valley has seen a missive increase in recreational use, especially by campers and custoeists, and attracted the speculative eye of developers, who, perhaps unknowingly, have threatened the core of valley existence. It was in order to protect and preserve the matural attractions of the rivers and valley and to prevent the encroachment of unplanned development that the Saco River Cogidor Commission was created. We drink the Saco's uster and can eat the fish yet

The Commission

Recognizing this uncontrolled growth would continue in occur in Corridor towns, a group of local efficients developed a plan which would allow only orderly growth and would prevent haphazard and intensive development in Corridor lands. The plan they developed also left administrative control in the hands of the valley people, who they left would be clower and therefore more sensitive to the needs of Corridor citizens. The Saco River Corridor Commission, created by legislative action in 1973, is a regional level land use regulatory agency made up of a member and an alternate from each of the twenty Corridor communities. The Commissioners are appointed for staggered three year terms by their local



selectmen or mayor, The Commission membership has included teachers, farmers, truck drisers, lawyers, housewives, a landscape architect, a mochanic, retired military men, and others who sogether provide an extraordinary balance of ideas and a much needed common sense approach to land use control. Serving without compensation for their time. or expenses, the Commissioners are constant proof that land use controls can be effectively and sensibly administered at a regional level by "ordinary" people. The Commission, which is the decision-making body of the organization, also has a small staff, presently consisting of an Executive Director and a part-time ad-

ministrative automat.

The staff, which operates a storefront office on Main Steet in Comish, provides support services to the Commission, to permit applicants, and to various municipal officials and private citizens concerned with the Saco River Corridor Act or with other environmental of state related matters. The Commission has been able to operate on a budget of less than \$50,000 annually. Funding for the Commission's work is derived from a variety of sources including State, County, Municipal and voluntary donations from affected water districts.

SACO RIVER ENVIRONMENTAL ADVISORY COMMITTEE

P.O. Box 286

Cornish, Maine 04020

"to co-ordinate the preparation of a comprehensive plan for the immediate and long range protection and development of the resources of the Saco River Corridor"

TERWOOD LIBBY, CHAIRMAN IANCIE WHITMAREH, YIGE CHAIRMAN JERAT BOULARD, YIGE CHAIRMAN ARY MERRILL, THEASURER JEEMART MANNING, SECRETARY TAL LAWS, ERECUTIVE FLAMMING DIRECTOR

April 30, 1973

To the Governor, 106th Legislature and People of Maine:

The Saco River Environmental Advisory Committee is pleased to submit this report of its findings, and plan for action. The 105th Legislature created this Committee and directed it to develop a plan for the future of the Saco River Corridor. Many town representatives on the Committee own river-front lands, and have owned these lands for many years. We are deeply troubled by today's course of events and we have been determined to find a method by which the Saco, Ossipee, and Little Ossipee Rivers can remain the asset to our area that we have enjoyed as we have lived and worked here in the valley.

With our planning director, we have spent many hours examining the resources of the river, and we have sought the advice and participation of fellow citizens and landowners so that our proposal would be the best possible solution to the crisis that we and the river face.

We have discovered that existing state and local regulations do not promote a comprehensive view of the cumulative effect of individual actions along the river, and we have sought to examine and develop proposals for the river corridor as a whole. We recognize and will be the first to defend the rights of landowners and municipalities, and we understand the need of a downstream owner or town for protection from the possibility of detrimental actions by those upstream.

We love our river, and fear for it. We hope our children, and grandchildren can reap the same benefits from the river we have enjoyed. We are comfortable remembering the past, we have recognized we must face the challenge of the future. This report tells you our findings, and our conclusions. We believe we have answered the challenge. We believe in our river, and its future, and hope you will join us in our effort to save this important resource.

Very Sincerely Sherwood L: Chairman

SL/ns

The Establishment of the Saco River Corridor Commission, 1973

MANCHESTER (N. H.) UNION LEADER - Friday, August 7, 1970





Saco River Corridor Commission



P.O. Box 283 Main Street, Cornish, Maine 04020-0283 Telephone: (207) 625-8123 Through a Survey conducted of landowners along the river in 1972, an unusual amount of replies of 51% indicated widespread concern for the future of the river.

When asked...

Do you think there should be land use controls to prevent overcrowding and to protect the various public and private interests?"

- 88% of people, an overwhelming majority, responded yes they believe extra controls are necessary.

The next question "for consistency, fairness and efficiency, who should administer land controls, if any?" brought the following responses:

 21% suggested a state agency, 34% a regional agency, and 36% a local agency and 9% made various combinations of the choices

Regulatory



	2002	
29	Waterboro	
20	Saco	
18	Limerick	
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Biddeford & Limerick17 (each)Saco & Waterboro14 (each)Parsonsfield6

2001

2003	
Waterboro	29
Limerick & Biddeford	25 (each)
Saco	11

28 25 22







§951 purpose

The legislature finds that the Saco, Ossipee and Little Ossipee Rivers are largely unspoiled by intensive or poorly planned commercial, industrial or residential development; that existing water quality on the inland portions of these rivers is extremely high; that these rivers and their associated wetlands constitute an important present and future source of drinking water; that they support large and diverse aquatic populations; and that they are heavily used for fishing, swimming, canoeing, camping and other forms of outdoor recreation.





"The Legislature finds that the wetlands associated with these rivers constitute important water storage areas; that they moderate the flow of these rivers in time of flood and drought; that they replenish the groundwater; and that they provide nutrients and essential habitat for numerous species of fish, migratory birds and other forms of wildlife." • "In view of the dangers of intensive and poorly planned development, it is the purpose of this chapter to preserve existing water quality, prevent the diminution of water supplies, to control erosion, to protect fish and wildlife populations, to prevent undue extremes of flood and drought, to limit the loss of life and damage to property from periodic floods; to preserve the scenic, rural and unspoiled character of the lands adjacent to these rivers; to prevent obstructions to navigation; to prevent overcrowding; to avoid the mixture of incompatible uses; to protect those areas of exceptional scenic, historic, archaeological, scientific and educational importance; and to protect the public health, safety and general welfare by creating the Saco River Corridor, established in section 953, and by regulating the use of land and water within this area."

Program elements of the Saco River Corridor Commission





SRCC jurisdiction:

Within 500 feet of the Saco, Ossipee and Little Ossipee Rivers and up 1,000 feet from these rivers in areas of the 100 year floodplain.

ME DEP Ch.1000 Shoreland Zoning Ordinance Jurisdiction:

All land areas within 250 feet, horizontal distance, of the:

- normal high-water line of any great pond or river;
- upland edge of a coastal wetland, including all areas affected by tidal action, and
- upland edge of defined freshwater wetlands; and all land areas within 75 feet, horizontal distance, of the normal high-water line of certain streams.







"Communities Working Together To Protect Our Rivers" APPLICATION FOR A SRCC PERMIT ~ SUBMIT THIS FORM AND REQUIRED ATTACHMENTS AT

PPLICATION FOR A SRCC PERMIT ~ SUBMIT THIS FORM AND REQUIRED ATTACHMENTS AT P.O. BOX 283, 81 MAPLE STREET ~ CORNISH, MAINE 04020-0283 TELEPHONE (207) 625-8123 ~ FAX (207) 625-7050 ~ E-MAIL: srcc@srcc-maine.org

APPLICANT AND AGENT INFORMATION			
1. Name of Applicant		4. Name of Agent	
		(if applicable)	
2. Applicant's		5. Agent's	
Mailing Address		Mailing Address	
3. Applicant's		6. Agent's	
Daytime Telephone #		Daytime Telephone #	
and email address		and email address	
7. Statement of	I hereby authorize the above named person to act in my behalf as my agent in the		
Authorization	procession of this application.		
	Signature of Applicant:		

PROJECT LOCATION				
8. Location of Project		9. Municipality		
10. Detailed Driving Directions to Site				
Attach map if necessary				

LOT INFORMATION			
11. Size of Lot(s)		square feet, or	acres
12. Lot Frontage		r □ on the side closest to and m iver □Little Ossipee River □La	
13. Slope Conditions in Area of Construction	□Flat (0-3% slope) □Rollin	ng (3-8% slope) □Hilly (8-15%	slope) Steep (15+% slope)
14. Describe any Wetland areas on the lot			
15. Right, Title or Interest (must be attached)	□Own □Lease □Po	urchase Option Under Contr	ract DOther (explain)
Name and Address of Current Owner if Different from Applicant	Name and Address:		
16. Deed Reference Numbers	Book # Page #	17. Town Map and Lot Numbers	Map # Lot #
18. Date of Purchase Agreement			



94-412 SACO RIVER CORRIDOR COMMISSION

Chapter 103: STANDARDS TO ADDRESS THE ENVIRONMENTAL FACTORS

SUMMARY: All projects approved must show no unreasonable a) degradation of water and water quality, b) harmful alteration of wetlands, c) increase in erosion or sedimentation, d) danger of increased flood damage, e) obstruction of flood flow, f) damage to fish and wildlife habitat, g) despoliation of the scenic, rural and open space character of the corridor, h) overcrowding, i) excessive noise, j) obstruction to navigation, and k) interference with the educational, scenic, scientific, historic or archeological values of those areas designated and approved for inclusions within the Resource Protection District.

Scope.

In any application for a permit or variance, the Commission must give consideration to the requirements for granting permits/variances as enumerated in 38 M.R.S.A. Section 957-D.1.A.-K.; 959-A.1.A.-K.; and 963.1.C.(1)-(11). Where any of the factors is legitimately at issue, the following minimum standards shall apply.

2. Standards to Address the Environmental Factors.

- A. To show no unreasonable degradation of air and water quality, the applicant shall demonstrate that:
 - The proposed use either requires no State Air Emissions License or that one has or will be obtained;
 - (2) The proposed development activities will not create unpleasant odors detectable at any lot line or create any smoke or dust which is incompatible with the character of the area in which the use is to be located;
 - (3) The proposed use, both during construction and after completion, will not result in water quality degradation as the result of increased surface water runoff, erosion, or sedimentation. The applicant shall demonstrate that buffer strips or other surface surface surface surface and solve the site surface strips of the site surface.





Performance Standards adopted by the commission:

- A. Performance Standards for Multi-Unit Residential Dwellings, Including Condominium and Cluster Development;
- B. Performance Standards for Campgrounds;
- C. Performance Standards Governing Sand, Gravel, or Topsoil excavation and other Mineral Exploration and Extraction Activities within the Saco River Corridor;
- D. Performance Standards Governing Expansions of Existing Nonconforming Uses, Including Structures;
- E. Performance Standards for Parking Areas within the Saco River Corridor;
- F. Performance Standards for the Construction and Establishment of Roads in Limited Residential and Resource Protection Districts of the Corridor.
- G. Standards to Address the Environmental Factors including the following: prevention of the degradation of air and water quality; prevention of the unreasonable, harmful alteration of wetlands; prevention of an increase in erosion or sedimentation; prevention of unreasonable dangers of increased flood damage; prevention of obstruction of flood flow; despoliation of the scenic, rural and open space character of the Corridor; to prevent overcrowding and excessive noise; prevention of obstructions to navigation and the prevention of interference with the educational, scenic, scientific, historic or archeological values of those areas in the Resource Protection District of the Corridor.

The Priorities of the SRCC's Regulatory Program are as follows:

•To ensure that the reservoir drinking water quality that currently exists in the Saco River Basin is preserved in perpetuity.

•The Saco River Corridor will remain visually scenic and with a rural character that supports the tourist economy of the region and maintains high quality natural resource values.

•The Saco River Basin Corridor town population will have the information they need to make informed decisions concerning land use within the Corridor.

•The Saco River Corridor Commission will strive to conserve and protect the unique characteristics of the Saco River Basin.

The Aggregate System

The most important standard in the Act, known as the "aggregate system," applies only to single family residences and accessory structures (such as garages) in the Limited Residential District. Under this standard the lot on which a residence is to be built must have at least 100 feet of frontage on the river and the combined river frontage and setback from the river of any building must be no less than 500 feet. In addition, the buildings may not be located in the 100 year floodplain. The diagram below shows the aggregate system:

Lot A meets the "aggregate" (400 feet frontage + 100 feet setback = 500 feet) and just meets the 100 foot setback from water and 30 foot setback from roads requirement. Lot B meets the aggregate (260' + 240' = 500') and exceeds the 100' and 30' setbacks; Lot C exceeds the aggregate (520' + 100' = 620'), meets the 100' and exceeds the 30' setbacks; Lot D meets the aggregate (230' + 270' = 500'), exceeds the 100' and meets the 30' setbacks; and Lot E exceeds the aggregate (250' + 270' = 520') as well as the 100' and 30' setback requirements. The Act also covers situations such as Lot F, a lot on the opposite side of an existing road. In this instance, one measures frontage along the road plus setback from the river, so Lot F exceeds the aggregate (440' + 100' = 540'), exceeds the 100' and meets the 30' setback requirements.

In each instance the buildings are not in the 100 year floodplain. The setback is measured from the closest point of the river, regardless of the lot lines.

In some cases, where these standards cannot be met, the Saco River Corridor Act provides certain protections for lot owners. These protections are described on the last page of this pamphlet.



An example of an approximate 100 foot setback from the shoreline: Hills Beach Area, Biddeford Maine



Another example of an approximate 100 foot setback from the shoreline: General Development District, Biddeford Maine



An example of the SRCC's, 500 foot aggregate limit system at work.





THE SACO RIVER CORRIDOR



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the Saco River Corridor and the Commission (An Act to Establish the Saco River Corridor, P.&S.L. 1973, and now incorporated into Public Law as Title 38, M.R.S.A. Section 951 et seq.) has as its main purpose the protection and preservation of land and water quality within the Corridor. In order to meet this purpose the Act provided a permit procedure and established three land use districts, the Resource Protection District, the General Development District and the Limited Residential District. In each of the three different districts, the Act specified those types of uses which are 1) allowed without a permit, 2) allowed by permit only or 3) prohibited altogether.

includes those areas where the whole width of the Corridor is within the 100 year floodplain. It also includes wetlands and lands, either public or private, which after meeting specific criteria, are found to be important as fish and wildlife habitats or for their educational, scientific, historic, archaeological, or open space value. Agriculture and forestry are the primary uses allowed within this district. Residential and other non-conforming uses which existed before the Act came into effect may continue, but new residential, commercial, and industrial uses are prohibited.

includes those areas which were already intensively developed before the Saco River Corridor Act became effective. Most uses are allowed in this district without a permit, although permits are needed for manufacturing and industrial uses; for sand, gravel, and topsoil removal; and for alteration of wetlands. Auto graveyards, junkyards, smelting operations and dumps are prohibited.

includes all areas within the corridor which are not included in the Resource Protection or General Development Dis- Development District.

firehouses, and public utility structures. Although most commercial uses are prohibited in this district, home occupations and open space commercial uses (such as tent camping areas) are allowed by permit. Also prohibited in this district The Limited Residential District arc manufacturing and industrial uses, hospitals and clinics, billboards, and any uses which are prohibited in the General

500

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The Resource Protection District, General Development District and Limited Residential District.

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The 500 foot buffer with SRCC District layers visible.



FEMA Flood Map Layer.



SRCC 500 foot buffer, 1,000 foot buffer and FEMA flood map layers.



SRCC Joint Volunteer Water Quality Monitoring Program and QAPP with Green Mountain Conservation Group out of New Hampshire.



Ossipee Watershed Aquifer Recharge Areas Map Prepared by the Society for the Protection of NH Forests for the

Conservation Group - July 2001. Funded by the USDA Forest Service Watershed and Clean Water CONFIGNITION PLANE Action Grants Program and coordinated by UNH Cooperative Extension

EUSDA FOREST SERVICE

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Join Green Mountain Conservation Group and Saco River Corridor Commission as a 2019 RIVERS Water Quality Monitoring Volunteer.

Info Session

April 3, 6 to 7 p.m.

Learn about the program and how to get involved with RIVERS - a summer biweekly tributary sampling program in the Saco/Ossipee Watershed. Prospective volunteers are welcomed even if they cannot commit for the whole monitoring season (May to October). No experience is necessary and light refreshments will be provided.

Volunteer Training Sessions

April 24 or April 27, 10 a.m. to noon

Learn/refresh your water quality shills, practice using monitoring equipment, and meet other volunteers. We strongly encourage all volunteers to attend a training session. Light refreshments will be provided.



2019 RIVERS Water Quality Monitoring Program

Info Session: Wednesday, April 3 6 to 7 p.m. Blue Heron House

Training Sessions: Wednesday, April 24 or Saturday, April 27 10 a.m. to noon Blue Heron House

Blue Heron House 236 Huntress Bridge Rd. Effingham, NH

"Water" you waiting for? Become a RIVERS volunteer! For more information contact Jill at water@gmcg.org or visit gmcg.org.

SRCC Volunteer Water Quality Monitoring Program









Volunteer Water Quality Monitoring Program

Priorities of the WQM Program:

1) Generally characterize water quality and gather baseline data;

2) Understand general condition of water in each designated area of the river;

3) Test to determine if degraded water quality exists;

4) Decide what further testing/actions or further investigation is needed to diagnose and solve problems;

5) Broaden the understanding of water quality in the community through outreach and education.





Permit Review of "The Waters" mixed use development project at Factory Island East, 2018.











The Waters" at Factory Island East: 1st proposed project plan submitted to the SRCC in May, 2018



"The Waters" at Factory Island East: 2nd revised project plan submitted July 23, 2018



The Reaction: LR 2204 - Legislation to scale back the Jurisdictional authority of the SRCC in the Downtown Areas of Saco and Biddeford. January, 2019

Biddeford proposes changes to the Saco River Corridor Act Journaltribune.com/articles/front-page/biddeford-proposes-changes-to-the-saco-river-corridor-act/ | February 15, 2019 February 15, 2019 Biddeford wants changes made so that riverfront property in the downtown areas of Saco and Biddeford is regulated

differently by the Saco River Corridor Commission than other areas along the Saco River. LIZ GOTTHELF/Journal Tribune

SACO — The Biddeford city manager would like to see changes made so that riverfront property in the downtown areas of Saco and Biddeford is regulated differently by the Saco River Corridor Commission than other areas along the Saco River.

Permit delayed for \$40 million development along Saco River



CBS 13 BDN

A sign provides a hint of what developers hope will be a six-acre multi-use project along the Saco River, which could include a boutique hotel, condominiums, retail space and a marina. The project was delayed Wednesday after it failed to get approval for permits from the Saco River Commission.

Not the first time to the Rodeo: Legislative Action to scale back or eliminate SRCC Jurisdictional Authority: 1995 and 2013

Supporters of river panel turn out in force MAR 1 6 1995

By JACK BEAUDOIN

Journal Tribune Staff Writer

AUGUSTA — Like a spring freshet, Saco River Corridor Commission supporters unleashed a torrent of testimony Wednesday to counter two bills that would restrict the commission's jurisdiction along the river from the New Hampshire border to the Atlantic Ocean.

The show of force appeared to gain concessions from the sponsor of one bill, but may have ultimately hurt the Commission's standing before an important legislative committee.

Following the hearing, some members of the Natural Resources Committee charged that the SRCC members "interfered with the democratic process" by dominating the hearing with repetitive arguments and testimony which did not address the specifics of each bill. "I have never heard so much testimony and gotten so ... little out of it," Rep. Richard A. Gould said. "It was pathetic."

authority.

Hearings on the two bills — LD 445 and LD 588 — were expected to last only half the morning. Instead, the Natural Resources committee was on the receiving end of about seven hours of testimony which, with the exception of only two witnesses, urged support for the SRCC's current geographic S

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Dam on the Mousem River in Kennedurik as seen from Route Laleverte Center

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Office number: 207-625-8123

contact email: srcc@srcc-maine.org

Office Location: 81 Maple St. Cornish, Maine.