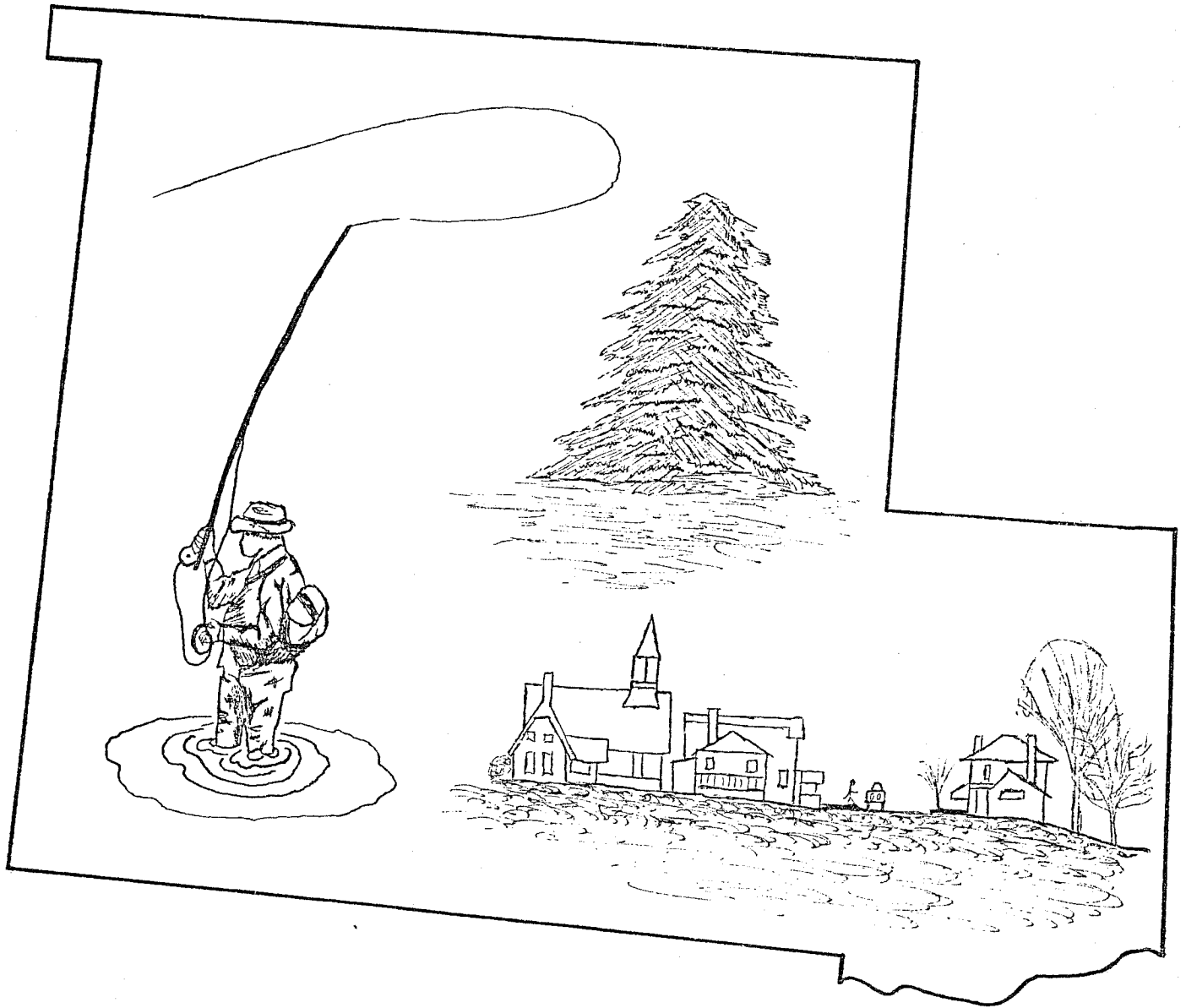


TOWN OF BLACK BROOK



A GUIDE TO THE
COMPREHENSIVE PLAN DOCUMENT

Rev 5-10-19
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BLACK BROOK
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COMPREHENSIVE PLAN DOCUMENT

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A GUIDE
TO THE TOWN OF BLACK BROOK
COMPREHENSIVE PLAN DOCUMENT

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PREFACE

In 1975, Hans Klunder Associates completed the Town of Black Brook's Comprehensive Plan Ordinance and Development Regulations. The Plan, however, was never formally adopted by the Town Board for a number of reasons. Critics claimed that the new Plan was too restrictive; that it followed the Adirondack Park Agency's Private Land Use and Development Plan too closely. Others simply found the consultant's Plan difficult to understand. It gradually became obvious that the Comprehensive Plan Ordinance and Development Regulations needed to be revised and reworked before it could ever be adopted by the Town.

In December of 1978, the Clinton County Planning Office entered into contract, via the Adirondack Park Agency's Local Planning Assistance Program, to refine Black Brook's Comprehensive Planning Document. The Local Planning Assistance Program of the APA provides funds for the development of local planning programs and other types of planning assistance to communities located wholly or partially within the Park boundaries.

During the past year, the County Planning Office has been working closely with the Town Planning Board in revising and updating the consultant's Plan Document and its accompanying maps. A major cause of confusion with the original plan was that the consultant had attempted to combine a detailed set of development regulations with a generalized land use plan into one single package. It was felt by the Town, however, that specific development regulations, even though they undoubtedly must fit into the basic framework of a comprehensive plan, should not be an actual part of the comprehensive plan itself. Rather, development regulations such as zoning and

subdivision regulations are tools which can be used to implement the comprehensive plan.

The County Planning Office, together with the Town Planning Board, have concentrated on the refinement of Black Brook's land use plan element in itself. The end result of the refinement of Black Brook's Plan Document is this Guide Document which is designed to help the Town work with and understand the original plan. The original Plan Document (omitting any specific development regulations) together with the Guide Document shall be considered the Town of Black Brook's Comprehensive Land Use Plan.

Goal II:

Retain the pleasant and tranquil rural character of the Town.

Objectives:

- a. Utilize sound land use planning principles to promote this goal.
- b. Have historic buildings and land areas denoted and preserved.

Goal III:

Provide an economically viable atmosphere for present and future citizens of the Town.

Objectives:

- a. Encourage economic development within the hamlet of Ausable Forks and the Town at large.
- b. Promote industrial development in appropriate locations.
- c. Improve and enhance the visual quality of Ausable Forks and the Town at large.
- d. Promote tourism in the Town.
- e. Promote an adequate housing base.
- f. Provide for the recreational and cultural needs of the Town.
- g. Encourage the maintenance and improvement of community services and facilities.

Goal IV:

Encourage orderly and planned development and work to minimize land use conflicts throughout the Town.

Objectives:

- a. Utilize sound rural design concepts.
- b. Support land use controls which could work to minimize land use conflicts
- c. Work with local groups and organizations in promoting sound planning principles.

HISTORICAL BACKGROUND

The Town of Black Brook has inherited a rich history and is fortunate that today, there still remains many reminders of this colorful past. Historic sites and historically or architecturally significant structures not only serve to define and record the past, but also add character and integrity to the present by assuming an important role in the overall visual quality of an area. In addition, history is the foundation upon which the future is built, and hence is an integral planning element in itself. The past accomplishments of an area, whether they were successes or failures, simply cannot be ignored when planning for future development. For any plan to be truly "comprehensive", it must recognize a community's history and strive to understand its past as it really was. The following is a brief historical sketch and chronology of the Town of Black Brook. Appendix II lists notable historic structures in the Town including early stores, hotels and churches.

In 1825, Zephania Palmer, a prospector and surveyor, purchased a large tract of land near what is now called Palmer Hill and became the Town's first settler. Other settlers soon followed. The Town offered large quantities of iron ore, granite, and lumber and provided a vast supply of water for power, as well. This, combined with the area's scenic attributes and large amount of open space made the Town a desirable place to live.

The Town of Black Brook received its name from a stream of the same name which runs through the Town. By an act of the State Legislature, the Town of Black Brook was officially established on

March 29, 1839 and was separated from the Town of Peru, thus establishing the present boundaries of the Town.

In 1828, an iron forge was erected in AuSable Forks which utilized iron ore from Palmer Hill. A couple of years later, a sawmill was built nearby. In 1832, the forge and sawmill was purchased by James and John Rogers and the J & J Rogers Company became established. The company expanded rapidly and grew to include a foundry, gristmill, blacksmith shop, nail shop, carpenter shop and a store as well as the original forge and sawmill.

For over one hundred years, the J & J Rogers Company was the economic backbone of the Town of Black Brook. This solid industrial base, combined with the many outstanding natural features in the Town created a healthy atmosphere for growth and development.

By 1890, mining had virtually stopped within the Town. The J & J Rogers Company had ceased the manufacturing of iron, but soon established a pulp and paper mill which continued to operate until 1951.

The Town of Black Brook has also had its share of catastrophes. In 1925, a terrible fire wiped out a large section of the business district of AuSable Forks and left 45 families homeless. One fireman lost his life in what has been called the most destructive blaze ever in the North Country.

In 1938, a serious flood caused \$200,000 worth of damage in AuSable Forks. In 1976, ice jams along the AuSable River caused serious flooding once again in AuSable Forks. The Town has finally received a permit from the State to remove some islands in the river near AuSable Forks which have been a major cause of ice jams.

HISTORICAL CHRONOLOGY
OF THE TOWN OF BLACK BROOK

- 1825 Zephania Palmer became the first settler in the Town of Black Brook.
- 1832 James and John Rogers purchased a small forge in AuSable Forks and established the J & J Rogers Iron Company.
- 1835 First school established in Black Brook hamlet.
- 1839 On March 29th of this year, the Town became officially established by an Act of the State Legislature and was separated from the Town of Peru.
- 1839 First Town Meeting held April 30, 1839.
- 1840 First Post Office in the Town was established.
- 1841 The Caldwell Iron Ore Mine near Clayburgh became the first mine opened in the Saranac Valley.
- 1878 The AuSable Forks Fire Department was established.
- 1901 The J & J Rogers Company began operating a pulp and paper mill.
- 1925 A great fire destroyed much of downtown AuSable Forks on May 14, 1925.
- 1938 A record flood caused approximately \$200,000 in damages in AuSable Forks.
- 1951 J & J Rogers Company closed their pulp and paper mill.
- 1972 New Town Hall built in AuSable Forks.

REVISED COMPREHENSIVE LAND USE PLAN MAP

A comprehensive land use plan map is the single most important element in any comprehensive plan. The Map is the graphic result of applying the various components of the plan document to a base map and represents a clean and concise conclusion to the comprehensive plan itself. Simply put, the comprehensive land use plan map is a visual illustration of an area's goals and objectives and points to a strategy for coping with future growth and development within the area.

A comprehensive land use plan map incorporates all the elements of a plan document including both natural resource factors such as soils and slope analysis, groundwater and surface water considerations and information on environmentally critical areas and unique natural and cultural areas, as well as taking into account socio-economic factors such as population trends, housing opportunities, business outlooks, and existing community facilities and services. In addition, the Map also considers such factors as existing land use patterns, scenic and aesthetic qualities and, of course, the specific desires of the community itself.

These factors, however, are not static but are constantly changing. Likewise, the comprehensive plan and map should not be considered as a fixed, singular action, but rather, should be capable of changing to reflect new information or changing conditions. Hence, any plan should be reviewed and updated on a regular basis.

The Black Brook Town Planning Board, together with the Clinton County Planning Office have been working towards the refinement of the Town's Comprehensive Land Use Plan, originally prepared in 1975 by Hans Klunder Associates. The most critical revision centers

around the Comprehensive Land Use Plan Map itself. Whereas the original Plan and Map spelled out specific densities and use regulations for the various land use areas identified, the revised Plan and Map is an advisory document and speaks to densities of the various land use areas in only relative terms. It was felt that specific use regulations and density requirements such as zoning or subdivision regulations are measures which could be used to implement the Comprehensive Plan, but should not be an integral element of the Plan itself.

The new Comprehensive Land Use Plan Map has been revised to include a total of 10 different land use districts which range from low density open space areas to hamlet districts with relatively high densities of development. The Table below compares the original land use districts found in Klunder's Plan with the revised land use districts formalized by the Town Planning Board.

TABLE A
COMPARISON OF ORIGINAL LAND USE DISTRICTS (KLUNDER) TO
REVISED LAND USE DISTRICTS

<u>Original Land Use Districts (Klunder)</u>	<u>Revised Land Use Districts</u>
Hamlet Residential - HR - - - - -	Hamlet Residential - HR (same)
Hamlet Service - HS - - - - -	Hamlet Service - HS (same)
Hamlet Protectorate - HP- - - - -	Hamlet Protectorate - HP (same)
- - - - -	Industrial - I (new district)
- - - - -	Rural Center - RC (new district)
Town Residential (1 acre) TR-1- - - -	Town Residential I-TR(I) (medium density)
Town Residential (3 acre) TR-3- - - -	Town Residential II-TR(II) (low density)
Rural Residential (5 acre) RR-5] - -	Rural Residential I-RR(I) (medium density)
Rural Residential (10 acre) RR-10] - -	Rural Residential II-RR(II) (low density)
Rural Residential (20 acre) RR-20]	
Forestry Residential (50 acre) FR-50-	Forestry Residential-FR
Residential Reserve (50 acre) RR-50 -	(This district has been omitted and has been incorporated into the FR district)

Description of Revised Land Use Areas:

Hamlet Service (HS) - The Hamlet Service district is an area which is now used or may be appropriately used for commercial purposes in or near established population centers. The district is intended to protect the investment made in existing business centers while encouraging new business to develop in an orderly way. These areas offer a fairly wide variety of services including retail businesses, personal and professional services and public and private offices. Residential uses are also found in this area accomodating those wishing to live in a high density area. High development densities are generally appropriate within the HS district.

Hamlet Residential (HR) - The Hamlet Residential district provides areas in and adjacent to existing population centers for medium to high density residential development. These areas are generally free of severe development limitations and can support relatively high levels of development. Actual density will vary depending on the availability of off-site sewer and water.

Hamlet Protectorate (HP) - The Hamlet Protectorate district protects areas in or adjacent to existing population centers that are important as open space and/or have severe development limitations. These natural obstacles include steep slopes, poor soils, wetlands and flood-prone areas. Development in these areas will be problematic at best, and should only be allowed after a thorough site plan review procedure has been utilized. The resulting low density of development in the Hamlet Protectorate district serves to create areas of open space within the Hamlet area.

Industrial (I) - This district provides for the establishment of new industrial activities in appropriate areas. Industrial districts must be readily accessible to a state highway or major roadway and located where essential facilities and services could readily be provided. Adequate space must be available for off-street parking, trucking and loading within Industrial districts. These districts must be protected from the intrusion of residential or commercial uses which are not compatible with the industrial uses designated for this district.

Rural Center (RC) - The Rural Center designation applies to population centers which are smaller in scale than the Hamlet areas, but which still offer a minimum of services such as gas stations, grocery stores, etc. Development densities in the Rural Center district will usually be fairly high, but concentrated in a relatively small area. Actual densities will vary however, depending on the extent of any natural resource limitations and the availability of public sewer and water facilities.

Town Residential (I) - Town Residential (I) districts generally have few development limitations and are capable of supporting moderate levels of development. These areas represent small population concentrations consisting primarily of residential units. Unlike Rural Center districts, Town Residential (I) areas generally provide few, if any, of the basic services. These areas, however, are relatively accessible to other population centers and with an increasing population, can be expected to accommodate a greater level of development in the future.

Town Residential (II) - The Town Residential (II) district is composed primarily of rural land suitable for residential development. This district, unlike TR(I) areas, does not represent a small residential population concentration, but rather represents a larger, rural area with a more dispersed pattern of residents. Consequently, the development density for TR(II) districts would be lower than the density in TR(I) areas. TR(II) areas are usually located adjacent to more intensely developed areas and as a rule, pose only slight to moderate limitations to development.

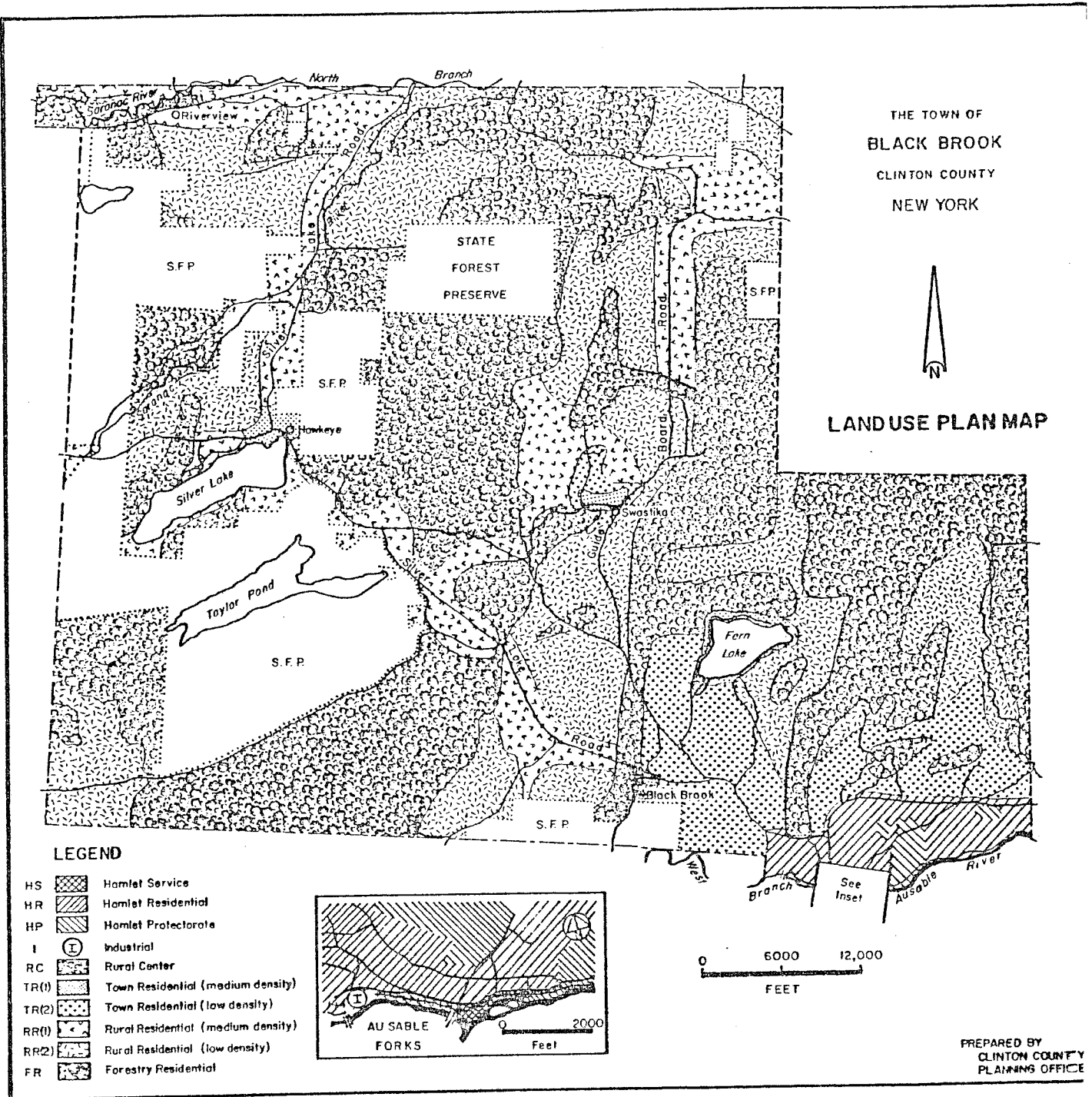
Rural Residential (I) - Rural Residential (I) districts represent land with moderate development limitations. Although most RR(I) areas lie along major roadways, they generally are not immediately accessible to larger population centers. Much of this land used to be in agriculture but has since been abandoned and is reverting back to brushland. The low level of development in these areas adds greatly to the open space character of the Town. Non-intensive land uses such as agriculture, forestry and low density residential development are compatible with the RR(I) district. More intensive land uses should be consistent with the existing open space character of the district.

Rural Residential (II) - Rural Residential (II) districts maintain large areas of open space in the outlying areas of the town. RR(II) areas are generally less accessible to population centers than RR(I) districts, but usually are not as remote as Forestry Residential districts. Development limitations within RR(II) districts are moderate to severe, although not generally as severe as in Forestry Residential districts. Most of the RR(II) districts are presently sparsely populated but could accommodate a low level of additional development in the future, should there be a demand for it. Overall development densities in the RR(II) districts should be kept low to insure that the open space character of the RR(II) district is maintained. In addition, non-intensive land uses should be encouraged within the district.

Forestry Residential (FR) - The Forestry Residential district conserves land for open space and associated low intensity land uses. These areas are remote and are generally unserved by roads or other community facilities. Development limitations such as steep slopes, shallow soils, wetlands and other natural resource obstacles are severe within the FR district. This, combined with their general inaccessibility make many of these areas inappropriate for development. It is important to note that FR districts comprise a major portion of the Town's scenic attributes. In order to preserve these outstanding scenic resources and maintain the Town's open space character, only a very low density of development should be allowed within these districts. Any proposed development within these areas should undergo a thorough site plan review procedure to insure the suitability of the proposed development.

MAP 1

REVISED COMPREHENSIVE LAND USE PLAN MAP



Relationship of Revised Town Plan to the APA:

Any community planning effort undertaken inside the Adirondack Park boundary must be reconciled with the Adirondack Park Agency's Private Land Use and Development Plan (PLUDP). In order for localities to gain direct control over the use of their land, local land use programs must meet with APA approval in that they must reasonably apply the overall intensity guidelines of the land use areas designated in the PLUDP when considering the particular needs and conditions of their community. The APA, however, is recognized as the primary regulatory body governing the use of land within the Adirondack Park, and no local plan can be deemed to supercede, alter or impair the jurisdiction and statutory responsibilities of the Adirondack Park Agency.

In comparing the Town of Black Brook's Revised Comprehensive Land Use Plan with the APA's Private Land Use and Development Plan, there appears to be no major conflicts. Black Brook's Revised Plan is simply an advisory document and, unlike the APA, does not affix specific density requirements and regulations to the various land use districts identified. As such, the Revised Plan does not run contrary to the basic intent and philosophy of the APA's PLUDP.

While each plan basically attempts to promote economic growth in conjunction with environmental protection, the means to achieve this end may be somewhat different. The land use areas designated in the Revised Plan are based on an in-depth analysis of the natural and cultural resources of the Town and, while only advisory in nature, seem to point to a land use pattern which is slightly different than that of the PLUDP of the APA. As such, Black Brook's Revised Comprehensive Land Use Plan can be used by the Town as a

basis for proposing certain amendments to the APA's Private Land
Use and Development Plan Map.

A P P E N D I C E S

APPENDIX I
POPULATION TABLES

Table 1
POPULATION GROWTH
TOWN OF BLACK BROOK
1840 - 1970

YEAR	POPULATION	ABSOLUTE CHANGE FROM PREVIOUS PERIOD	% CHANGE FROM PREVIOUS PERIOD
1840	1,064	----	-----
1850	2,525	1,461	+ 137%
1860	3,452	927	+ 36%
1870	3,561	109	+ 3%
1880	3,365	- 196	- 5%
1890	2,256	-1,109	- 32%
1900	1,933	- 297	- 13%
1910	1,959	26	+ 1%
1920	1,822	- 137	- 6%
1930	1,692	- 130	- 7%
1940	1,806	114	+ 6%
1950	1,611	- 195	- 10%
1960	1,595	- 16	0%
1970	1,484	- 111	- 6%

Source: Census of Population. U.S. Bureau of the Census.
Prepared in the New York State Department of Commerce,
Division of Economic Research and Statistics,
March 17, 1975.

APPENDIX I (CONTINUED)

Table 3

PERMANENT POPULATION PROJECTIONS
TOWN OF BLACK BROOK AND CLINTON COUNTY

TOWN/COUNTY	1970	1975	1980	1985	1990	1995	2000
Black Brook	1,484	1,467	1,736	1,872	1,996	2,085	2,154
Clinton County	72,934	81,979	90,912	100,839	110,637	119,003	126,598

Source: U.S. Census of Population, 1970. U.S. Bureau of the Census; 1978 Official Population Projections for New York State Counties, New York State Economic Development Board, December, 1977.

Table 4

ESTIMATED PEAK SEASONAL RESIDENTIAL
POPULATION AND PROJECTED PEAK TOTAL
RESIDENT POPULATION FOR THE TOWN
OF BLACK BROOK AND CLINTON COUNTY

TOWN/COUNTY	1975	1980	1990	2000
Black Brook-Seasonal Residents	1,226	1,356	1,650	2,040
Black Brook-Total Residents	2,693	3,092	3,646	4,194
Clinton County-Seasonal Residents	8,096	8,982	10,902	13,500
Clinton County-Total Residents	90,075	99,894	121,539	140,098

Source: Comprehensive Regional Plan Staff Paper #2, Current and Projected Population Patterns. Lake Champlain-Lake George Regional Planning Board, April, 1977.

APPENDIX II

HISTORIC STRUCTURES IN TOWN OF BLACK BROOK

List of Early Stores in AuSable Forks and Black Brook:

Allen Store - built in 1894, originally owned by T. Edward Bombard, later sold the store to Allen's. In 1920's and 1930 it housed the A&P Store. Later purchased by Walt Kenney for a car showroom. Building is still standing and being used for business purposes. Located on Main Street, Town of Black Brook side of AuSable Forks.

Mose Frazier Store - Corner of Main and East AuSable Street. This store was doing business prior to 1912. In 1912 Charles Hubbard purchased the store and ran a grocery store in the building. Black Brook side of AuSable Forks. The building still stands.

George's Economy Store - Main Street, Black Brook side of AuSable Forks, operated by Michael and Rose George from 1915 to 1971. The building now houses James George Apartment and other apartments.

O. E. Garso Store - located on Main Street, Jay side, built in 1900. Building was destroyed by fire in 1920. It was rebuilt and was destroyed by the fire of 1925. It was rebuilt in 1925. Until recently it was used as a store and part as an insurance office.

H. F. Gillespie Store - sold to Gillespie in 1889 by Smith & Prime. This store was on Main Street, Black Brook side.

Rogers Company Store - located in hamlet of Black Brook. Built in 1830's. Building is gone, site only.

Rogers Company Store - located on Main Street, AuSable Forks. Built around 1860, burned in fire of 1925. Town of Jay side.

AuSable Supply Store - Formerly conducted by Rogers Co., in 1902 became AuSable Supply, located on Main Street, Town of Jay. Burned in the fire of 1925.

Frank Fountain Store - Building built in 1820. Frank Fountain ran the store in this building in early 1900's. Also ran the Blacksmith and Harness Shop located to the side of the store in the rear. These two buildings still stand on Main Street, Black Brook side. The store is being used as an apartment house today, owned by Homer Facto. The Blacksmith Shop is still standing.

Source: Barbara Bombard - Black Brook Town Historian

APPENDIX II (CONTINUED)

Early hotels in AuSable Forks and Black Brook:

American House - built in 1840 by Rogers, burned in 1975 (site on the corner of Main and East AuSable Street, Town of Black Brook).

Adirondack Hotel - built in 1864. Before being named Adirondack Hotel, first was the Issac Jones Inn; second, the North Hotel; third, Adirondack Hotel. All were built on the same site on the corner of Main Street and AuSable Street. All were destroyed by fire. Black Brook side.

Exchange Hotel - built in 1896, located in the back of the Adirondack Hotel, Town of Black Brook side. This hotel was torn down.

Riverside Hotel - built in 1902, Black Brook side. Still standing and has been remodeled and being used.

Curtis Tavern - built in 1828, about one mile from the hamlet of Black Brook. Site only.

Early Churches in AuSable Forks and Black Brook:

Catholic Church - Holy Name, first church built in 1854 on East AuSable Street; second, 1856 on the same site; third and present, built 1929 on the corner of Main and Church Streets.

St. James Episcopal Church - built in 1876, burned in 1925 but is in the same location on Main Street, AuSable Forks, Jay side.

Methodist Church - Town of Jay side, building completed in 1849, burned May 14, 1925. Present Methodist Church on the same site.

Presbyterian Church - Main Street, Jay side, erected in 1837, moved to Pleasant Street in 1920's and now being used as Head Start building.

St. Matthew's, Black Brook - built in 1875, held 100 year Anniversary 1975. Still being used.

Source: Barbara Bombard - Black Brook Town Historian

APPENDIX III

ADDITIONS DELETIONS OR CORRECTIONS TO THE ORIGINAL PLAN DOCUMENT

A) Chapter II, Article I, Section 101, p. 2 - Existing Soil Conditions:

Section 101.01 - This section describes four types of till soils - till, wet till, poorly drained till and shallow till. The four till soils actually described in the text, however, are sandy till, wet till, poorly drained till and shallow till. On the existing soils map between page 7 and 8, five types of till soils are delineated including till, wet till, poorly drained till, shallow till and shallow wet till. Section 101.06 correctly describes the five till soils as wet till, poorly drained till, shallow till, shallow wet till, and sandy till. These five till categories should be considered as the correct and final classification of till soils.

B) Chapter II, Article I, Section 103, p. 15 - Fragile Hydrologic Regions:

Section 103.032 - The second paragraph in this section refers to the Bouquet River Valley in the Town of Black Brook as hydrologically fragile. This is incorrect since no portion of the Bouquet River watershed is located within the Town of Black Brook. As such, this paragraph should be deleted.

C) Chapter II, Article I, Section 104, p. 21 - Critical Environmental Areas:

Section 104.02 - This section describes areas in Black Brook that are within 1/8 mile of State land classified as Wilderness, Primitive or Canoe Areas as Critical Environmental Areas. This section should be deleted since there is no state land within the Town that is classified as Wilderness, Primitive or Canoe Areas. Although there is a good deal of state land in Black Brook, it is all classified as Wild Forest and its perimeter up to 1/8 mile should not be considered as a Critical Environmental Area.

D) Chapter II, Article I, Section 104, p. 21 - Critical Environmental Areas:

Section 104.03 - This section describes both the North Branch of the Saranac and the Main Branch of the Saranac in Black Brook as "study rivers" which could potentially be included in The State's Wild, Scenic and Recreational Rivers System. The Main Branch of the Saranac has since become designated as a Recreational River while the North Branch is still a "study river".

APPENDIX III (CONTINUED)

E) Chapter II, Article I, Section 105.04, p. 24 - Unique Natural Areas:

Section 105.04 - This section describes several special interest areas within Black Brook, including the Palmer Hill Lookout, the Clayburg Mine, the Gorge and Overlook on the Saranac River and sections of rapids and falls on the Saranac River. The Town Planning Board has added to this list to include the Silver Lake and Potter Mountain Ranges, the Wilmington Range, Catamount Mountain and the Union Falls area. It was also decided to recognize any agricultural land as unique in that there is only a limited supply of active farmland within the Town.

APPENDIX IV

REVISION OF ORIGINAL MAPS

Scale 1" = 2000 ft.

- A) Existing Soils Map - No major revisions were necessary.
- B) Existing Slopes Map - No major revisions were necessary. The original map was color coded for easier identification of slopes.
- C) Hydrology and Groundwater Favorability Map - This map was revised slightly with regard to the extent of Hydrologically Fragile Areas.
- D) Surficial Hydrology Map - The original map incorrectly located the boundary of the public watershed basin. The map was revised to show the correct delineation of the public watershed basin.
- E) Critical Environmental Areas Map - This map was color coded for easier identification. No major revisions were necessary.
- F) Wetlands Map - This map was also color coded for easier identification. No major revisions were necessary.
- G) Unique Natural Areas - This map was revised to include additional special interest areas and scenic roadways as identified by the Town Planning Board.
- H) Visual Analysis Map - A small-scale Visual Analysis Map is included in the Plan Document, but was not available at a scale of 1" = 2000 ft. A Visual Analysis Map was hence, drawn up at the scale of 1" = 2000 ft.
- I) Community Services Map - This map was updated and revised to include an additional fire district and was corrected with regard to the school district boundaries.
- J) Existing Land Use - This map was updated by members of the Town Planning Board in the Spring of 1979.
- K) Natural Opportunities and Limitations to Development Map - A reproducible copy of this map was made on a mylar base map of the Town.
- L) Comprehensive Land Use and Development Plan Map - This map was extensively revised from the original map prepared by Klunder. A reproducible copy of the Revised Comprehensive Land Use and Development Plan Map was made on a mylar base map of the Town.