SECTION IV

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COMMUNITY FACILITIES

In order for a town to operate, facilities for town offices and equipment maintenance and storage are essential. If these buildings and lands are well located and efficient, then the vital public needs of the town's citizens can be served better. Poor facilities cost more to maintain and contribute to deficient service.

Waldoboro has a multi-purpose municipal building, a library (operated by a private organization) and a boat landing. In addition there are three public schools in Waldoboro; these properties belong to the School District that includes the towns of Union, Warren and Washington as well as Waldoboro.

This study attempts to give an evaluation of the adequacy of the various facilities that are used in the process of town government, maintenance and public education.

WALDOBORO TOWN OFFICE

The brick faced, concrete block structure on Jefferson Street that was built in 1951 is the Waldoboro municipal building, fire station, and the lower story is the town garage. This is a purely functional building that utilizes a steep site in a convenient location adjacent to the downtown section of the town.

The upper story contains the municipal offices (except for the town clerk's office), a meeting room, and the police department on one side. The other half is a two-bay fire station with room for four full sized vehicles. Public works equipment is kept on the ground floor and the yard is also used for this purpose. This area is ten feet below Jefferson Street so the equipment is not visible to most of the homes in the neighborhood. Until recently the school superintendent's office was in this building too, but this space is now being used for the police department, Board of Assessors and Auditor.

Parking is provided in front of the building on Jefferson Street. Safe access to this parking depends upon adherence to the speed limit of traffic on Jefferson Street. The offices are comfortable, have good lighting and essential furniture. It is obvious that the citizens of Waldoboro have found an efficient solution to the housing of their municipal facilities. By having all departments (with the exception of the town clerk) under one roof, coordination and cooperation of operations are possible.

WALDOBORO PUBLIC LIBRARY

The yellow brick building, built as a Customs House in 1855, was turned over to The Waldoboro Public Library, a non-profit corporation, to be used as a library after the new post office was built in 1961. Located on Main Street adjacent to the shopping area, this architecturally interesting facility is a very practical place for the town library.

The large main floor room is well lighted with fluorescent fixtures. Light colored furniture and bookcases also contribute to the bright, pleasant interior. On the second floor there is an attractive reference room that also serves well as a meeting room. Adjacent to this is a small office. Also on the second floor is a children's room that is adequate but
somewhat narrow for the present furniture arrangement. The town is fortunate to have this library and residents should be encouraged to take advantage of this asset.

WALDOBORO MARINE PARK

A site on the west side of the Medomak River off Dutch Neck Road was acquired by the town for a boat landing. This 20 to 25 acre wooded parcel already has an access road, a gravel boat landing and a parking area cleared, due to the town appropriations and efforts of the town highway crew.

With numerous boat owners residing in Waldoboro, this site has answered a local need for waterfront fishing. Further development with swimming and picnic areas will increase its value to residents. The town cannot lose with investments of this sort; they will only become more expensive to acquire and develop in the future.

SCHOOLS

There are three schools in the Town of Waldoboro with a total enrollment of 769 pupils in grades one through twelve (December 31, 1965). The combination of overcrowding and obsolete classrooms will be alleviated when a new high school is built in the near future. This school will be, and all the existing schools are now, a part of School Administration District No. 40 that includes the towns of Union, Waldoboro, Warren and Washington.

The schools now being used in Waldoboro are the Friendship Street School for grades one through three, the Miller Grade School for grades three through eight and the Waldoboro High School for grades nine through twelve.

Friendship Street School

Friendship Street School was built in the late nineteenth century and has been renovated from time to time. There are five classrooms on three floors in the red brick building. They are large rooms and three of them have new fluorescent lights. However, the use of this building for young children is not appropriate. The ceilings are high so there are many steps to climb, toilet facilities are not adequate, and the interior materials and finishes are difficult to clean and maintain. There is no lunchroom; hot lunches are brought from Miller School and eaten in the classrooms.

The location on the edge of the town center is excellent. The site is small and would need to be enlarged if a new school were built here in the future.

Miller Grade School

This school has a more adequate site and is set back from the road about 200 feet. This is a brick and frame facility, recently constructed, to which an addition has already been made giving a total of 11 classrooms that are supplemented with one mobile classroom unit. In planning a school it is always well to consider the design of a larger unit than is presently needed, especially in a community that is growing. Then the addition can complete the school and be an integrated part of it.
The present crowding and need for mobile units will be alleviated when the high school is converted to a junior high facility. In the meantime some landscaping of the Miller School site would add to the appearance of the area.

Waldoboro High School

This school is a two story brick structure built in 1936 with ten classrooms and has a two classroom block and frame addition at the rear. This building shows its thirty years of heavy use and should have extensive renovations at the time that it is converted to junior high school use. There is no cafeteria or lunch room, laboratories are inadequate for present-day teaching standards, floors are in poor condition, lighting in many areas needs to be replaced; the entire building should be assessed and its total conversion planned, even if the execution must be done in stages.

The site of this school is limited but the location is convenient. The school district should avail itself of any opportunity to increase the size of the property.

Conclusions

It appears that the Town of Waldoboro has an excellent municipal facility and a more than adequate library as well. The development of Waldoboro Marine Park is a forward step for which the town should be commended. School plants have fallen behind with the increase in enrollments and also in costs. Fortunately a new high school is underway, so that overcrowding will be eliminated. It is hoped that improvements can be made at the elementary and junior high level in the near future. Provision of a kindergarten is also recommended whenever feasible.

PUBLIC LAND USE AND BUILDINGS PLAN

Recognition of the need for public acquisition of open space at local, state, and national levels becomes necessary when urbanization occurs. Although Waldoboro has vast areas of open space, they are nearly all in private ownership. The town is increasing in population, decreasing in number of farms, and the village is becoming more densely settled. Because of this trend toward concentration of population, the Planning Board is developing a comprehensive plan that includes designation of land uses throughout the town. In conjunction with this, some areas are being recommended for public use and reserve, either through acquisition or easement.

The Public Land Use and Buildings Plan indicates the location of the various town facilities, schools and open space areas. Some of these are existing sites that may be expected to be adequate for future use. There are some current uses that will need to be re-located in the future. And there are additional areas proposed for new needs.

Town Facilities - Fire Station and Town Garage

The building in which town offices, fire station and public works are located is adequate for the immediate future. The design of the proposed realignment of Jefferson Street should improve the access to this building. The topography makes provision of off-street
parking difficult, but long range plans should include acquisition of adjoining property for this purpose. As an interim measure, the possibility of better visibility for the existing on-street parking should be considered.

Recreational Facilities

The Marine Park off Dutch Neck Road that is being developed by the town will provide boat landing, swimming, picnic and youth tenting facilities for residents of Waldoboro. Because of its limited size (about 25 acres), it is not feasible to open this to the entire region. For this reason the financing is with local funds, both town appropriations and from community organizations.

This is a first step in Waldoboro at public acquisition of ocean front property. Additional areas are suggested on the map for future development. These include the area westerly of Friendship Road from about 1000 feet south of Friendship School to the vicinity of Cooney Road below Hoffse Point. Several islands in the Eastern Branch, Johnson Island and the entire point at the end of Dutch Neck Road have also been delineated for proposed public reserve. A large area (about 150 acres) adjacent to Long Cove has been suggested for a golf course site. This could ultimately include clubhouse, picnic facilities and walking trails as well as the actual golfing greens.

In addition, acquisition of a site adjacent to an inland pond is also suggested. This could be used for fishing access and include picnic and camping facilities if desired.

Wherever actual construction of roads, parking areas, shelter and essential building and landscaping is not required, the remainder of the land should be preserved in its natural state to encourage retention of wildlife and native growth. Availability of these areas to the public is of prime importance. Hand in hand with this is protection of these areas from misuse and over-use that results in desecration of the natural features. Even in areas that are open to the general public, use can, and should be, limited; this is usually done with parking fees and by the kinds of facilities that are provided.

Recreational facilities for organized sports such as baseball, football, volley ball, tennis, ice skating, etc. are most useful when incorporated with or adjacent to school sites. For this reason it is important that areas of 20 to 30 acres be considered for new elementary school sites. It is then possible for the recreational facilities at these sites to function as neighborhood parks.

Public Easements

It is also recommended that the town acquire easements for certain areas indicated on the Proposed Land Use map and 25 feet on each side of all waterways. A major objective is to prevent water pollution through the protection of streams and other bodies of water. The other lands designated for public acquisition of easements include numerous swamplands and several sections at higher elevations or with ledge outcroppings. These areas are not suitable for building purposes and should be retained as open space so that their natural assets can be enjoyed by future as well as present residents of Waldoboro. In exchange for the acquisition of such easements on these lands, the town can offer reduced tax rates to the owners.
RECOMMENDED STANDARDS FOR PUBLIC FACILITIES

*Recommended Standards for Recreational Facilities

The following is a summary of the recommended acreage standards for various types of areas provided by local and state government. As may be noted, local areas are divided into near-at-hand areas and areas within an hour's travel of urban homes. It should be emphasized that these recommendations are for ultimate, not present population.

AREAS PROVIDED BY LOCAL GOVERNMENTS (municipal, metropolitan authority, county, district, etc.)

Near-at-hand Areas

- Neighborhood Recreation Parks
  - 2.5 A. per 1,000 population

- District Recreation Parks
  - 2.5A. per 1,000 population

Within an Hour's Travel

- Large Urban Parks
  - 5.0 A. per 1,000 population

- Large Extraurban
  - 15.0 A. per 1,000 population

TOTAL AREA PROVIDED BY LOCAL GOVERNMENTS

per 1,000 ultimate population

- 25.0 Acres

AREAS PROVIDED BY STATE GOVERNMENT

- 65.0 Acres

TOTAL RECREATION AREA PROVIDED BY LOCAL AND STATE GOVERNMENTS

per 1,000 ultimate population

- 90.0 Acres

In adapting these standards to Waldoboro, the ultimate population is not the only criterion to use. In addition the town may wish to consider the non-resident tourists who look for recreational facilities as well as commercial accommodations along the coast of Maine. Acquisition and development of areas that are to be used by the public can be financed, usually to fifty percent, with state and federal grants. The Open Space Program, Bureau of Outdoor Recreation, and other programs have been established for these purposes. By providing parks and open space for the general public, the town makes these facilities available to its own residents and at the same time increases economic potential by creating a demand for the associated commercial establishments that tourists require.

* Outdoor Recreation Space Standards; a publication of the National Recreation and Park Association, 1966.
Because there has been interest in the possibility of establishing a golf course in Waldoboro, the following guidelines are included in this report.

* Proposed Golf Course Considerations

Feasibility Factors

Anticipated population growth in area
Economic characteristics such as per capita income
Length of playing season
Distance to other golf courses

Selection of Site

Recommended Standards:

- 18 - Hole course 110 to 160 acres
- 9 - Hole course 50 to 80 acres
(one 18 - hole course for 25,000 people)

Desirable Features:

- Gently rolling land with some trees, creek valleys (ravines and ponds are assets)
- Accessibility, even visibility from highway
- Suitable soil; sandy loam is ideal
- Sufficient north and south yardage to eliminate holes facing the sun
- Adequate electric power
- Ample water supply
- Proper drainage facilities
- Minimum clearing required.

Suggested Locations for a Golf Course in Waldoboro

a. A sector that includes 160 acres or more is encompassed by Long Cove, Route 220 and Deaver Road. Here the topography is severe but advantage could be taken of waterfront views. A secondary highway serves this site. Development of a water source and considerable clearing would both be necessary.

b. North of U.S. Route 1, beginning about 4,500 feet west of the Goshen Road intersection, a tract of 160 to 200 acres is recommended as an accessible and topographically suitable site. Some clearing would be required and a water source would have to be developed. Proximity to highway and the new regional school site are both favorable features. Transmission lines may present a problem in this area.
c. All other tracts of land from 100 to 150 acres that meet desirable criteria should be considered and relative costs, both price of land and expense of development, should be compared.

Cost Factors

Cost Depends Upon:

- Cost of land
- Natural assets and liabilities of site
- Labor and equipment costs
- Type of design.

Choice of land is the most important factor, and all available sites should be investigated to find the one that most nearly meets the criteria for desirable features listed above.

Utilization of existing features to add interest to the course means savings in development costs.

Following are some of the items to be included in construction costs:

- Tree clearing
- Moving of fill for greens, tees, fairways, etc.
- Drainage
- Preparing loam for greens
- Sand for traps
- Sand for putting greens
- Seed for greens, tees, fairways
- Preparing and seeding greens, tees and fairways
- Fertilizer and lime

Other Expenses:

- Complete irrigation, greens, tees and fairways
- Water supply, if necessary
- Maintenance equipment and shelter
- Maintenance before actual opening
- Entrance road and parking area
- Utilities
- Fencing where required.

Estimated Construction Costs (not including land cost)

18 Hole course $75,000 to $350,000 or more
9 Hole course $40,000 to $150,000 (a do-it-yourself project may be less)

* Reference: "Organizing and Operating Golf Courses" National Golf Foundation.

IV - 7
School Site Proposals and Standards

The School Administration District No. 40 will provide facilities for secondary education for the youngsters of Waldoboro at a convenient and adequate site. This will leave the present high school to be renovated for junior high use only. Expansion of the School Street site to include property in the direction of the present Route 1 is suggested for active and passive recreational uses as well as future school replacement.

The Miller School is well situated, and appears to have adequate space for recreation, parking and landscaping.

Two sites for future elementary schools are designated on the map; one in the Winslow Mills area and the other on the eastern side of the compact sector. It is recommended that these sites be acquired so that they will be available when needed for development as school sites. It is anticipated that the Winslow Mills area will become a center of population growth upon relocation of the major thoroughfare, possible industrial park, and other uses proposed for adjacent property. Therefore it is logical that a need will arise for a neighborhood elementary school in this section. The site to the east could serve as a replacement for the Friendship School when use of this obsolete building is discontinued.

Thought has been given to a possible school site in the southerly part of town for some future date. However, consolidation of elementary schools would allow pupils in the southwestern sector to attend school in the town of Bremen.

The sites are merely suggestive. The primary recommendation is for acquisition of two 20 to 30 acre sites where neighborhood schools with adjoining service and recreational facilities can be built.

The following minimum standards should be considered in determining the location of elementary school sites and in the design and construction of the physical plants:

Site - Plan for an elementary school site several years in advance. The site needs to provide space for outdoor activities and services as well as buildings. Consideration of accessibility, size and shape, environment and service, topography, climate and other details is essential. It is suggested that elementary school sites include a minimum of ten acres plus an additional acre for each 100 pupils of projected maximum enrollment.

Health Factors - Visual comfort and efficiency are required. Adequate safe water and sewage disposal must be provided as well as adequate heating and ventilating facilities.

Safety Factors - Safe and easily accessible exits from all parts of the building as well as dependable detection devices and emergency fire fighting equipment must meet state requirements so that adequate protection from fire is provided.

Regular Classrooms - The regular classrooms accommodating 25 pupils should provide a minimum of 900 square feet.

Kindergarten Rooms - A room to accommodate 20 kindergarten youngsters should be
1,000 square feet; the room should also have a toilet, sink facilities, cloakroom space, and a direct exit to play area.

Library and Administration – These should include a centralized library, and a centrally located administrative suite. There should be a room for clinical purposes and for the temporary care of pupils taken ill during school hours.

Gymnasium and Cafeteria – The minimum size gymnasium floor for an elementary school is 36' by 32'. As the size of the school increases, consideration should be given to providing a gymnasium separate from the cafeteria, and even providing for a little theater. Cafeteria and kitchen units should be centrally located and delivery trucks should not cross play areas.
Proposed Development Plan of WALDOBORO MARINE PARK
Waldoboro, Maine