



Land For Wayne's Future

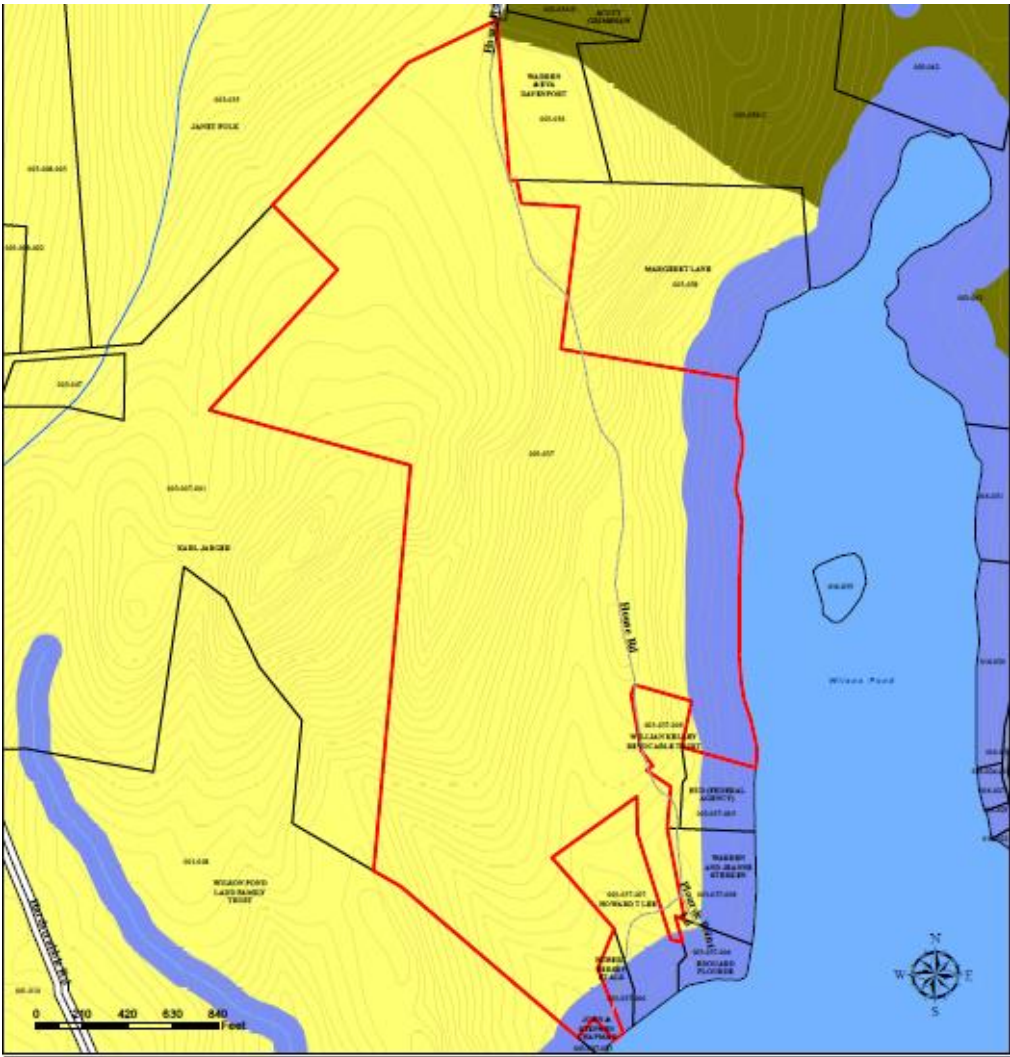
Wayne Conservation Commission
Brief Info Packet on Wilson Pond Lot
May, 2019

Points of Interest

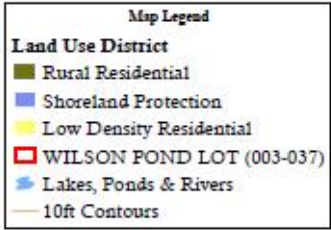
- Geologic formations
- Small streams
- Beaver activity
- Large Trees, pine, hemlock, oak

Potential Outdoor Activities

- Walking, birding, x-c skiing
- Hunting
- Picnic tables
- Water access point
- Handicapped access trail (along contour line)
- 10 minutes from Village



Town of Wayne
 Kennebec County, Maine
 Wilson Pond Lot Map

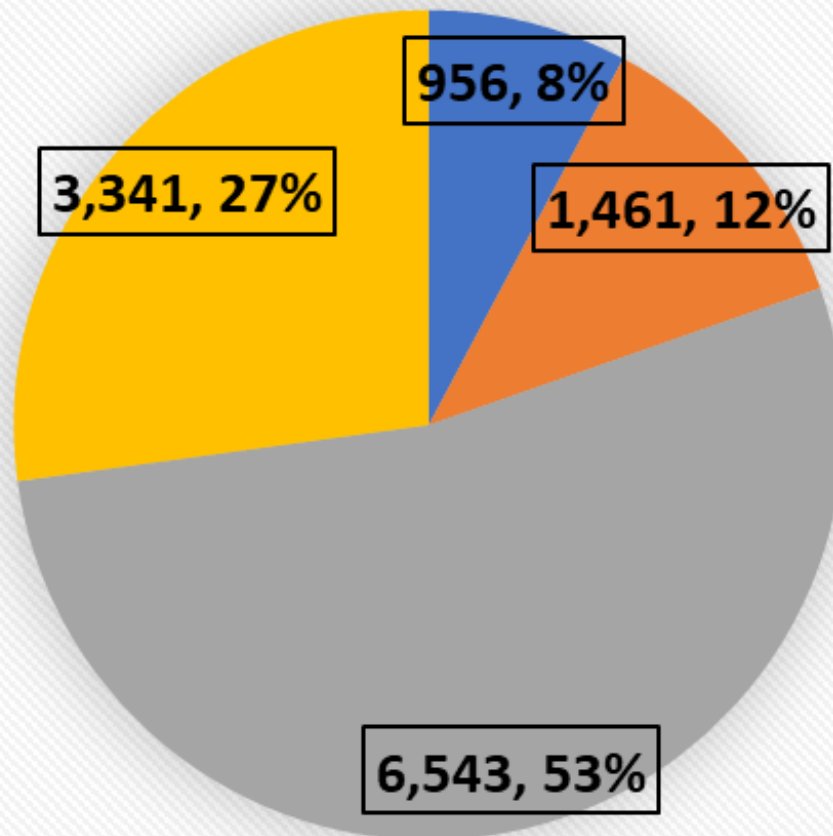


Conservation Values of the Land

- Frontage on Wilson Pond
- Protects water quality
- Large tract adjacent to existing conservation lands
- Undeveloped between high ground and waterfront
- Recreation opportunities

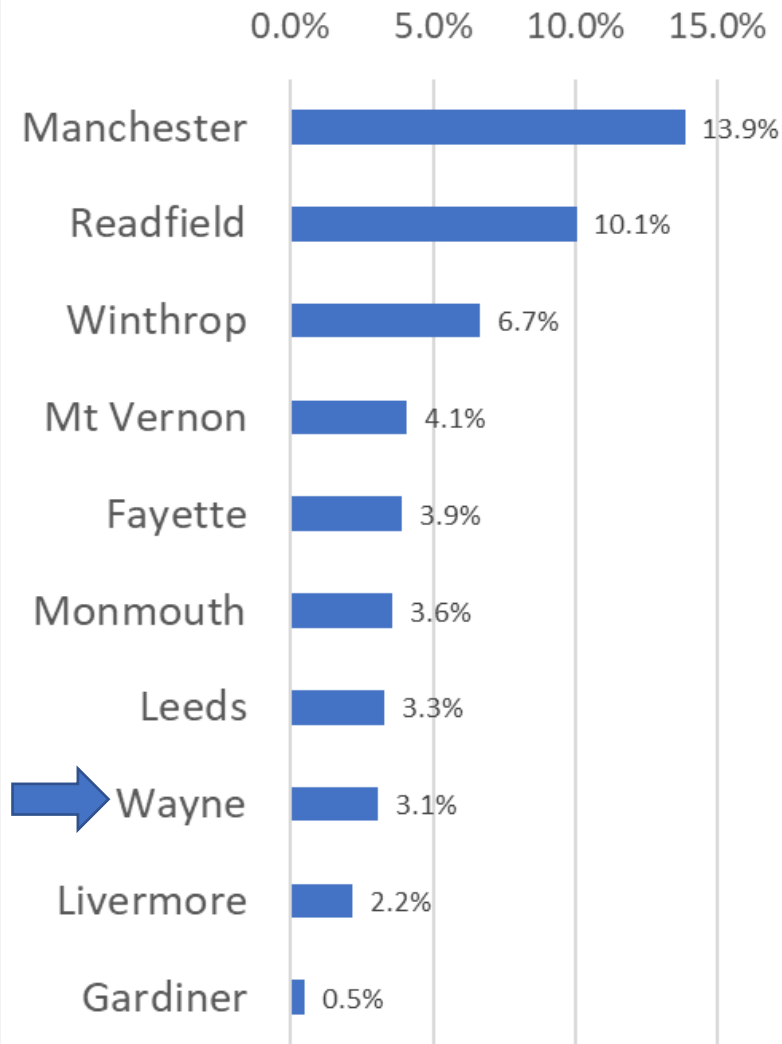
- If Wayne chooses conservation, these benefits will endure for generations and increase in value.
- If Wayne chooses to sell, the cash will last 12 months.
- A single new home on an existing lot would generate annual tax revenue equal to or exceeding what this Lot yielded in the past.

Estimated Land Use Categories, Wayne (Acres and percent of land area)



■ Total Open Space ■ Total Use value ■ Undeveloped not use val ■ Other

Publicly Accessible Conservation Land as % of Land Area, 2017



Summary Open Space Lands in Wayne

Acres

Open to public for recreation

606

Private

350

Total

956

memo: TGT, Farm & Open Space

1,461

Total Land in Wayne

12,301

Total Undeveloped

8,004