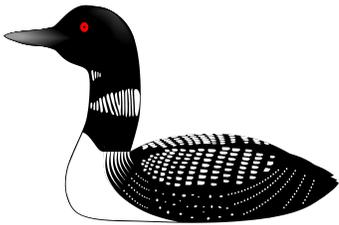


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# Taylor Pond Association News

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*July*  
2015



***TAYLOR POND ASSOCIATION  
ANNUAL MEETING***  
Sunday, July 26, 2015, 7-9 p.m.  
Taylor Pond Yacht Club

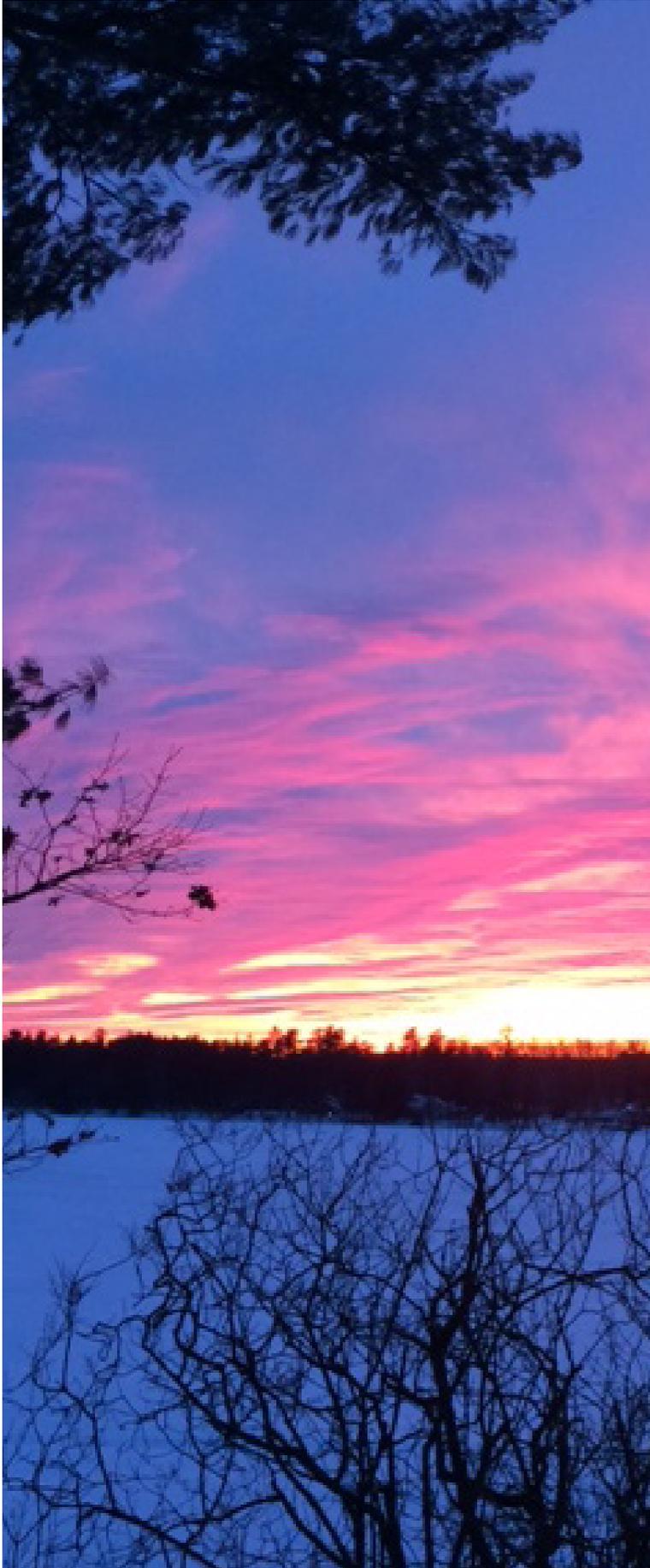
Returns and address corrections  
to:

**Edwin Gray**  
153 Chicoine Ave.  
Auburn, Maine 04210



Interested in  
volunteering to  
help with TPA  
programs?  
Please call  
Dana Little at  
784-1908

Please visit the TPA website:  
**[www.taylorpondassociation.org](http://www.taylorpondassociation.org)**



## President's Message

By Dana Little

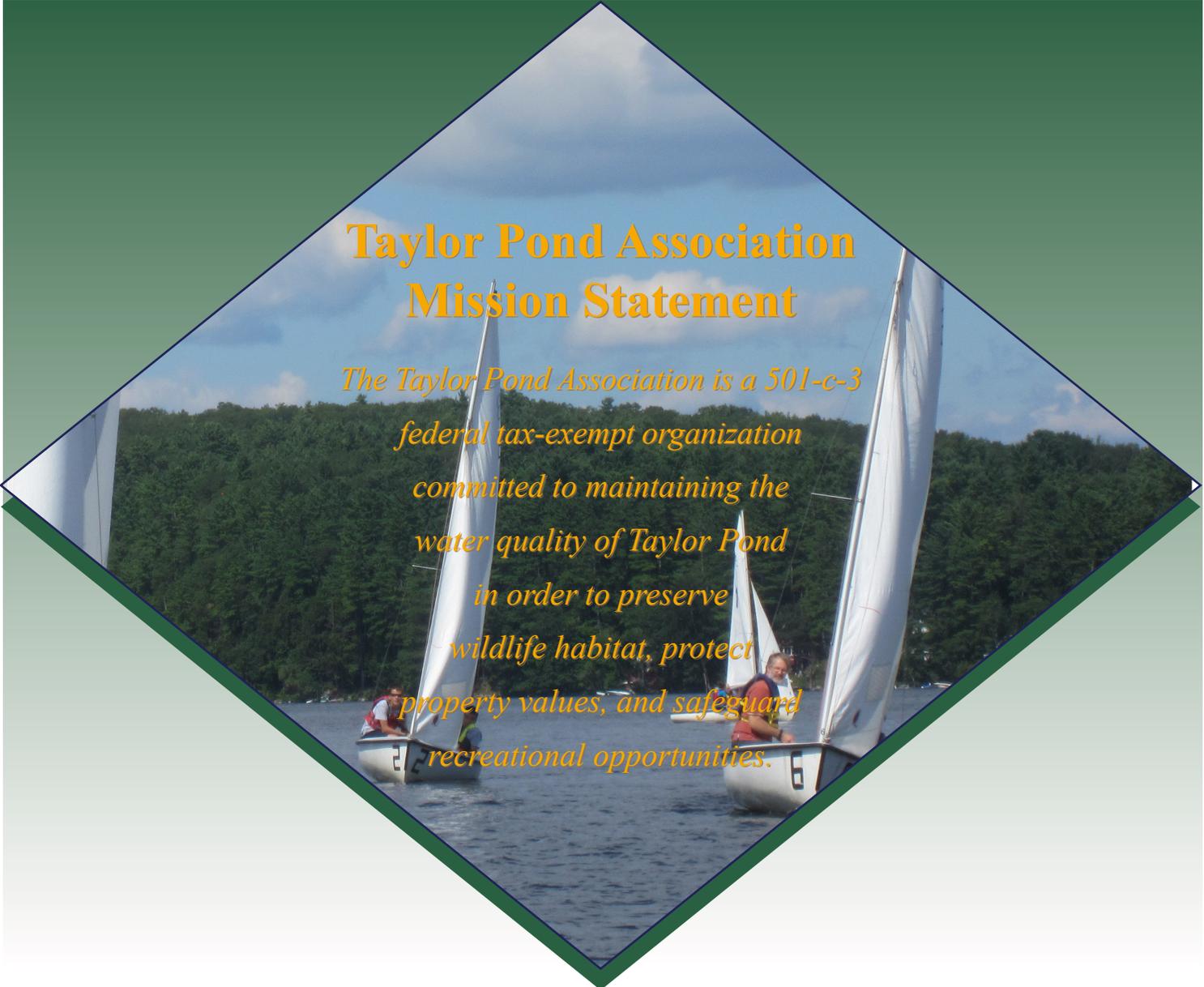
Taylor Pond Association continues to strongly support our mission summarized as “Committed to maintaining the water quality of Taylor Pond in order to preserve wildlife habitat, protect property values and safeguard recreational opportunities”. To this end we have a volunteer board of nine dedicated people and loyal members like yourselves who regularly support us financially, and for all of this I am grateful. Woody Trask continues to monitor the water quality and reassures us that our pond remains healthy. Marc Tardif has helped TPA hire expert consultants who have helped us to understand the hydrology of our pond. This in turn has enabled him this year to work with the city on how best to prevent flooding which damaged homes and overwhelmed our sewage lines two years ago. Finally, to all of you who continue to maintain a wild buffer between your developed land and the lake I give my profound thanks. Please gather with us to at our annual meeting at the Taylor Pond Yacht Club on July 26th at 7pm. You will be able to meet your neighbors and enjoy some light refreshments.

## Editor's Note

By Susan Trask

Last year at this time, our long-time treasurer, membership chair and newsletter editor Michael Dixon announced his retirement from the TPA Board of Directors. I'd like to take this opportunity to extend the appreciation of the Board and of all the TPA members for the many years of dedicated service Michael provided for the organization. The impact of his work and his devotion to our mission will be felt for a long time.

We are also so appreciative that director Ed Gray offered to step into the treasurer's role. Ed worked many hours over the winter to convert our financial records into digital form, and is now up and running with the new system. Thanks also go to Dick Marston, who assisted Ed with the conversion.



## Taylor Pond Association Mission Statement

*The Taylor Pond Association is a 501-c-3  
federal tax-exempt organization  
committed to maintaining the  
water quality of Taylor Pond  
in order to preserve  
wildlife habitat, protect  
property values, and safeguard  
recreational opportunities.*

## Water Quality Summary for Taylor Pond — 2014

By Woody Trask

It seems like every year I give the same summary about the quality of the water in Taylor Pond, but that's actually a good thing because it means there continues to be no decline in water quality. Measurements for dissolved oxygen, temperature, color, pH, alkalinity, conductivity and clarity were taken monthly from June through September. Additional clarity readings were taken about every other week. Water samples were also mailed to the State of Maine Health and Environmental Testing Lab to be analyzed for total phosphorus in the surface layer and near the bottom.

The testing results for 2014 indicate the condition of the pond is stable but with the same moderate level of concern about the potential for algal blooms. The threat is due primarily to the fact that during the height of summer there is high oxygen depletion below a depth of five meters (about 16.5 ft.) which means there is potential for phosphorus to leave the bottom sediments and become available to algae in the water column. The lack of oxygen also means Taylor Pond is not suitable for certain cold water fish such as trout. We have been fortunate not to have had any significant algal bloom for several years.

The overall water quality of Taylor Pond is considered to be average compared to all Maine lakes. Barring a major environmental event that causes significant soil erosion and phosphorus-rich run-off entering the pond, the water quality is expected to remain in its present condition for 2015 and beyond.

The ice out date for spring 2015 was recorded as April 21st, which is two days earlier than last year. Quite surprising considering the kind of winter we had.

**Did you know** that declining water quality and clarity are directly correlated with decreases in property values? Take the following steps to protect Taylor Pond and your property's value:

-  Establish an unmowed vegetation buffer on the shoreline
-  Use phosphorous-free fertilizers on lawns and phosphate-free detergents
-  Control runoff and erosion on your property

Technical assistance and \$500 matching grants available to help members and road associations with the process of making their properties/roads lake-friendly.

***Call Susan Trask at 784-4606 for more information***

## Wind

By Dana and Kay Little

**Who has seen the wind? / Neither you nor I: /  
But when the trees bow down their heads. /  
The wind is passing by.  
--Christina Rossetti (1830-1894)**

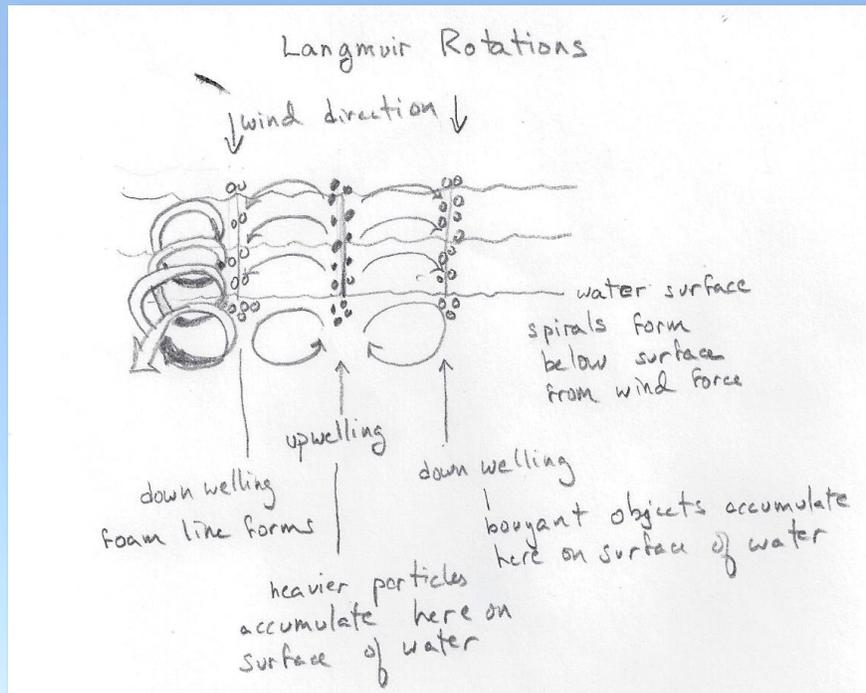
The weeping willow outside my window, roots firm in the waterlogged soil, bends and sweeps away from the north wind. A wind from the south brings warmth. Uprturned leaves of red maples announce a coming storm. As I dig in my garden, a steady breeze keeps the black flies away. Leaves scuttle across the water and pile up on the beach, giving me mulch for blueberry bushes. A northeast winter wind brings piling snow. We can't see it but we feel its effects. And living here, there are so many things to learn about the wind.

If you stand on the shore facing into the wind, the water from the pond is pushed towards you and is slightly deeper where you stand. This oscillation in the water level is called a seiche. And in summer, the wind acts primarily on the surface, causing the seiche to push warm water towards you, giving you a deeper layer of warm water. If the wind is at your back however, the seiche will take away warm surface water, making your swim colder than usual.

Any time the wind blows it creates turbulence in the water. This creates spirals which rotate in opposite directions. These spirals travel in parallel lines in the direction of the wind and are called *Langmuir rotations*. Where two spirals meet they are up-welling on one side and down-welling on the other side. Heavy particles collect on the up-welling side; buoyant particles (foam, bits of plants, etc.) on the down-welling side, creating lines on the surface of the water like small streams. The water between the lines may form smoother areas, creating surface patterns that shift with the wind.

At times, we also see foam on beaches. It's typically a light tan, has an earthy or fishy smell, and dissipates quickly when the wind dies. Decaying plants in the water release natural compounds that function like surfactants in the same manner as soap. Then, when wind agitates the water,

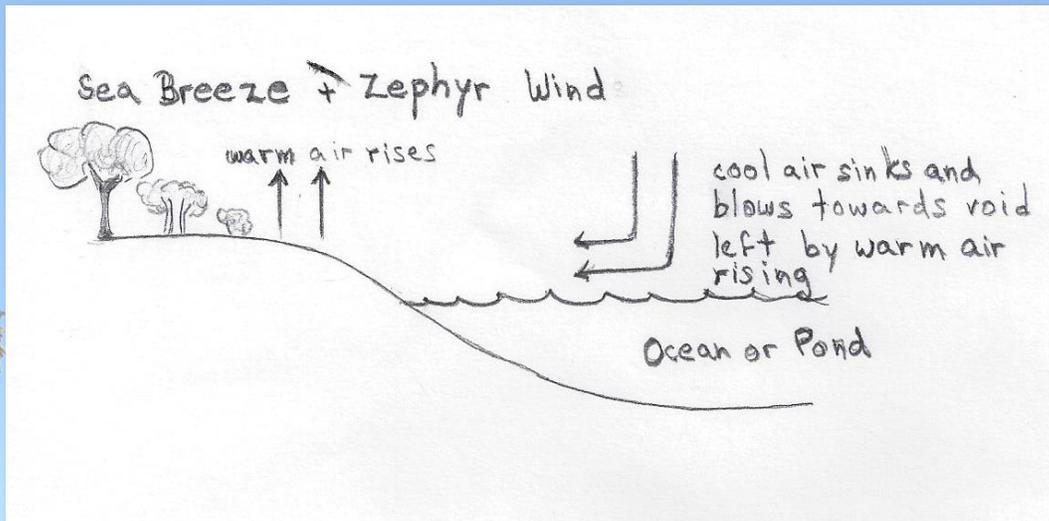
*Continued on page 6*



we see the formation of large bubbles. Excess phosphates in the water from runoff or soap can also cause foam which will be white, have a perfume type odor and persist after the wind dies. On windy days, the foam I find on my beach has always been composed of natural substances and indicates only that we have a biologically productive pond.

One of the most reliable winds on the pond is the sea breeze that comes off the ocean on warm summer days. Sun heats up land faster than water causing air over the ocean to be cooler than over the land. In summer, all along the coast of Maine, warmer air over land rises, and cool ocean air rushes in to fill the void—a sea breeze, also called an onshore wind. On Taylor Pond, starting about 2:00 PM, this sea breeze blows from Crescent Beach on the south end up to Lapham Brook at the north. On hot summer days a strong sea breeze often appears; then, waters at Crescent Beach can be as smooth as glass for the swimmers, and at the north end you see sailing classes battling foot-high waves. The same day, the same pond, two entirely different experiences. Zephyr winds form in the same manner as the sea breeze but are formed right on Taylor Pond.

*Fetch* describes the longest distance wind can travel across the water unimpeded by land. Taylor Pond is roughly 4000 by 9400 feet measuring east to west and then north to south.



When sailing on Taylor Pond, keep away from shore so that fetch is maximized to increase your speed. Hills and trees obstruct the flow of wind, often cutting sailing speed in half. Winds on the pond can be fickle and shift 90 to 180 degrees at a moment's notice, dumping unwary sailors into the water.

A sailor reads the wind on the water's surface. Waves on the Pond form perpendicular to the direction of the wind. A set of waves from a new direction mean the wind will change direction even before the waves reach your boat. Ripples on the surface changing to small wavelets, indicate a stronger wind. In summer, on a sunny day, when the winds blow mostly from the southeast, the cove where I live on the southwest corner of the Pond is protected from the wind. The water may be as smooth as glass here, but a hundred yards out there will be visible ripples in the water. To catch the wind, I have to get my sailboat to those ripples. And farther out, looking at the waves and knowing the Beaufort Scale, I can estimate the speed of the wind. The table below describes part of the Beaufort Scale. When speaking of wind speed over water we usually speak of knots with one knot being equivalent to approximately 1.15 miles per hour.

Beaufort Number	Description	Wind Speed (in Knots)	Lake Condition	Land Condition
0	Calm	0-0.6	Flat	Smoke rises vertically
1	Light Air	0.6-3	Ripples without crests	Smoke moves in wind direction, leaves do not move
2	Light Breeze	3-6.4	Small wavelets, crests not breaking	Wind felt on exposed skin, leaves rustle.
3	Gentle Breeze	6.4-10.6	Large wavelets, crests begin to break, scattered whitecaps	Leaves and small twigs constantly moving, light flags extended
4	Moderate Breeze	10.6-15.5	Small waves with breaking crests, frequent whitecaps	Dust and loose paper raised, small branches begin to move.
5	Fresh Breeze	15.5-21	Moderate waves, many white caps, small amounts of spray	Branches of moderate size move, small trees in leaf begin to sway.
6	Strong Breeze	21-26.9	Long waves form, white foam crests frequent, airborne spray present	Large branches in motion, whistling heard in overhead wires.

The scale continues on to 12, which indicates hurricane force winds, over 63 knots. For sailing I am reluctant to go over 5, for canoeing I generally will not leave shore if the number exceeds 2, and for kayaking, 6. For most people, long rolling waves, white caps and spray in the air signal the need to stay on shore and simply enjoy the wind blowing in their face.

*Feel it, smell it, taste it,  
 Wait for it, dread it, fight it.  
 Ride it, embrace it, thank it,  
 Who can ignore the wind on Taylor Pond?  
 Neither you nor I.*

## AN IMPORTANT NOTE REGARDING TPA MEMBERSHIP

If your mailing of the newsletter does not include a membership form, it means that you have paid your 2015 dues or are an honorary member. If your copy of the newsletter does include a copy of the membership form, it means that you are not currently a dues-paying member of the Taylor Pond Association. Although we enjoy a healthy bank balance, an active membership remains essential to the overall well-being of our organization. If you have never been a member, but agree with our mission of preserving the water quality of Taylor Pond and protecting property values, please join us. If you are a former member who has not yet rejoined this year, please do so. If you are an active member, thank you for your ongoing support.

### Your Board of Directors

#### **Directors whose terms expire July of 2016:**

Dana Little, President (784-1908); danalw@roadrunner.com

Edwin Gray, Treasurer (720-0098); edwin\_gray@hotmail.com

Larry Faiman (782-4648); bmfaiman@gmail.com

Donna Morin dmorin77@aol.com

#### **Directors whose terms expire July of 2015, who will stand for re-election to another two-year term:**

Susan Trask, Secretary (784-4606); susantrask@roadrunner.com

Peter Bunker (784-2909); peter@shads.com

Dick Marston (784-1445); dmarston130@gmail.com

Barbara Mitchell (783-9000); bmitch61@aol.com

Marc Tardif (783-7395); tardifml@efp-efs.com

*Thank you to all of our directors for their commitment to keeping Taylor Pond healthy!*

If you have internet access and are willing to serve as an officer or director, please contact Dana Little to add your name to this list.

## Treasurer's Report on Finances and Membership

By Edwin Gray

The following is our 2014 end-of-year financial report:

Balance through 01/01/2014				\$27,009.64
2014 Income				
	Dues & Contributions	\$4,350.00		
	Interest Income	\$70.26		
	Income Total	\$4,420.76		
2014 Expenses				
	State fees		\$35.00	
	C.O.L.A. Dues		\$500.00	
	VLMP Contribution		\$100.00	
	Dues Letter Printing & Mailing		\$158.55	
	Newsletter Printing & Mailing		\$1,079.14	
	Computer & Software		\$545.75	
	Annual Meeting expense		\$14.77	
	Water Testing expense & Lab Fees		\$232.25	
	Miscellaneous Postage		\$9.80	
	Technical Services		\$425.64	
	Expense Total		\$3,200.90	
Net Gain				\$1,219.90
Balance through 12/31/2014				\$29,872.20

In 2014, we received 129 dues-payments at various amounts. The Association is very appreciative of the generosity of all its members.

An important part of our efforts is our annual newsletter. It is our intention to send the newsletter to all property owners in the Taylor Pond shoreland zone, whether or not they are TPA members. Our mailing list currently consists of 247 addresses, including "honorary" members, such as City Councilors, members of the Planning and Zoning Boards, certain City staff, and so on.

As of 06/18/2015, I have processed 88 memberships, and the Taylor Pond Association checking account has a balance of \$17,385.23 We also have a CD whose current value is \$15,231.23.

## Real Estate on Taylor Pond

By Barbara Mitchell

Taylor Pond, which once was a summer destination for local residents, has come to have more and more year round houses over the years. People have often asked me what percentage of properties have seasonal homes and what percentage are year round. So I decided to see what I could find out. Although this is not 100% accurate (since some houses deemed “year round” are not really used year round and a few deemed “seasonal” may be lived in year round), of the approximately 228 properties on the water or with deeded access to the water, about 148 are year round, 68 are seasonal and 12 are pieces of land only that might be buildable. That would put the percentage of year round homes on the pond at approximately 64%.

In the past 5 years, 19 properties have sold through the Multiple Listing Service with the help of realtors at an average sale price of \$332,000 for year round homes, \$170,000 for seasonal properties and \$130,000 for land only. Three new year round homes have been built, several have been improved or converted to year round, and a handful of others likely have been sold by owners or transferred to family members.

The sale price of homes on the pond did dip when the housing bubble burst in 2008, but not as much as prices in the area overall. Because the supply of properties on the pond is limited and the demand for waterfront property right here in town is always there, properties have continued to sell well. Because Taylor Pond tends to be somewhat of a “local” waterfront community rather than a “destination” lake, prices tend to remain lower than some of the other (especially larger) waterfront communities, but have still been fairly steady. “Out-of-staters” that buy on the pond often have a tie to the area through family, Bates College, etc. The more expensive the property, the longer it often takes to sell, while the smaller seasonal camps often sell quickly with buyers frequently converting them to year round homes.

Of course, conversions are subject to numerous complicated zoning ordinances, both state and local. The most well-known ordinance relating to non-conforming waterfront property expansion is likely to change later this year. New nonconforming structure expansion provisions have been enacted by the Maine Legislature and are contained within the proposed rulemaking to amend the Department of Environmental Protection Chapter 1000. Once that has been done, Auburn will most likely adopt the same guidelines shortly after.

For years, expansion has been limited to less than 30% of the *floor area and volume* (whichever was less) over the lifetime of the structure (since the ordinances went into effect in 1989) and height limitations based upon the distance of the structure from the shoreline.

Under the new standards, a nonconforming structure would be able to be expanded up to 30% of the *footprint* (including decks) of the structure or up to a certain established limit (based on setback from the shoreline), whichever is greater, without regard to volume. Structure height is also limited, much as it was with the previous expansion provisions, except that the new language allows the structure height to be either the established height limit or the height of the existing structure, whichever is greater.

These new regulations simplify the calculations and may be less restrictive for some properties and more restrictive for others. Of course there are many other complicated guidelines that must be adhered to when building, rebuilding or expanding on the water, so it is important to check with the city before making any plans or buying or selling property on the pond to be sure you understand what can and cannot be done to the property. Auburn City Planners are very helpful in assisting residents make the most of their properties within the guidelines to preserve the water quality and, therefore, the value of everyone’s property on the pond. (For more specifics regarding current shoreland zoning ordinances you can go to: <http://www.maine.gov/dep/land/slz/citizenguide.pdf>)

One other thing to take into consideration in buying, selling, or expanding a property on the water is flood insurance. If the structure is in a flood zone as determined by FEMA, a lender will require flood insurance if there will be any type of mortgage or home equity loan on the property. So, just because the current property owner does not pay for flood insurance, this does not mean that a new owner won’t be required to because previous owner may no longer have a mortgage on the property.

## Update on Flood Mitigation Efforts

By Marc Tardif

Past flood events around the Pond, and concern for future recurrences have been the subject of much discussion amongst Taylor Pond residents for many years. The annual TPA newsletter has included articles on the subject in each of its last three editions. This year's article is meant to serve as an update on current efforts to mitigate the problem. Readers interested in having some background information on the subject can visit the TPA website to peruse the related articles from previous editions of the newsletter.

Any meaningful remedial work will be expensive, which means securing funding will be the largest hurdle. The board is involved in ongoing discussions with city staff regarding the issue. The current thought is that we should pursue several funding alternatives which might include a FEMA grant or a Clean Water related fund. Last year, Maine citizens voted in favor of a \$50,000,000 ballot question regarding "The General Fund Bond for Clean Water and Safe Communities". Eligible recipients for this program include 501(c) (3) entities like TPA, and municipalities like Auburn. City staff are presently reviewing the application process. The initial feedback we've received from the DEP is that there's a reasonable chance of being awarded a grant from this fund. In the case of Taylor Pond, the prime consideration for grant approval is

the public safety risk associated with the potential for public sewer and private septic systems to comeingle with lake water as the result of a flood event. Additional benefits from flood mitigation could be realized from increased property values and reduced flood insurance costs.



## Improvements to Your Waterfront Property

By Susan Trask

Are you thinking about making some improvements to your waterfront property? Would you like to make your space more beautiful and also help to secure the future health of Taylor Pond? Please consider applying for assistance from the Taylor Pond Association!

For the ninth straight year, the Taylor Pond Association is offering technical assistance and matching grants of up to \$500 for watershed residents to improve their property in lake-friendly ways. "Lake-friendly" improvements include (but are not limited to) creating or expanding a buffer strip, installing rip-rap, creating better walkways to the water, etc. So far we have awarded five grants, expending \$2500. The process is simple:

1. Contact Susan Trask at 784-4606 or [susatrask@roadrunner.com](mailto:susatrask@roadrunner.com) and let her know that you are interested in making some improvements to your property. She will ask an expert from AVSWCD (Androscoggin Soil and Water Conservation District) to schedule a visit to your property to evaluate your situation and make recommendations. This visit is at no cost and no risk to you.
2. Carry out your project, following the guidelines given. Save all your invoices and records of personal hours expended.
3. Contact Susan to let her know that the work has been completed. She will schedule a return visit by an AVSWCD expert who will evaluate the work vis-à-vis best practices, and send a report to the Board.
4. Send copies of all your expenses and personal hours expended to Susan.
5. If the work completed follows best-practice guidelines, the Board will vote to award the grant, up to \$500 in matching funds.

If you are even just thinking about what to do with your property, please consider getting some expert advice first! Join the five property owners who have taken advantage of this service in the last year. You have the benefit of professional expertise even if you ultimately decide not to apply for the grant.

## Ice-out Records

By Susan Trask



What a winter it was! Even many cold weather enthusiasts found themselves yearning for spring after the relentless winter of 2015. It certainly was depressing to still see huge piles of snow along the roadsides and under shady spaces in mid-April! This circumstance led to a lot of speculation among lakeside residents about the date of ice-out. Would the heavy snowfall and bone-chilling temperatures make for a later-than-average ice-out?

It *did* seem that it took an awfully long time to see those welcome signs of impending melting: the dark, spongy-looking patches,

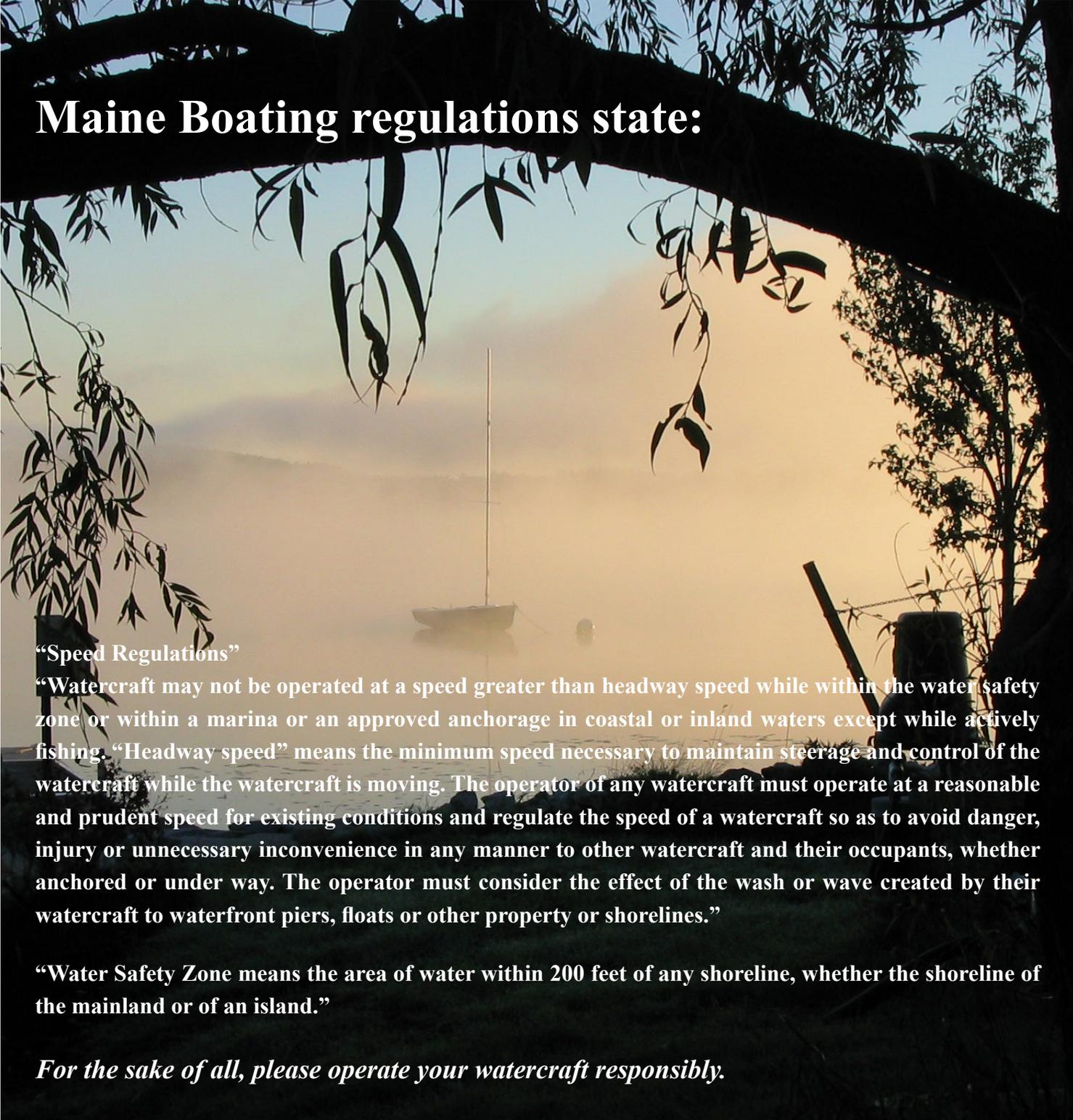
the puddles of water along the shoreline from melting snow on the bank. Finally, open spaces began to appear, and, as frequently happens, the ice just seemed to disappear! By the way, even though this phenomenon makes it *appear* that the ice is sinking, it's not! (Have you ever seen an ice cube at the bottom of a glass of water?!)

So this year that glorious ice-out day was April 21. I was astonished when I compared it to previous years: It was actually 2 days *earlier* than last year! My guess is that the heavy layer of snow insulated the ice and prevented it from forming as much as it would have otherwise.

The ice-out phenomenon is a never-ending source of curiosity and speculation, and it's always interesting to see the dates over time. Here are the records back to 1969, courtesy of Peg Wallingford, Jan Marston, and yours truly.

1969	Apr 21		1981	Mar 26		1993	Apr 21		2005	Apr 12
1970	Apr 27		1982	Apr 25		1994	Apr 19		2006	Apr 2
1971	May 1		1983	Apr 5		1995	Apr 13		2007	Apr 12
1972	Apr 30		1984	Apr 18		1996	Apr ?		2008	Apr 21
1973	Apr 17		1985	Apr 14		1997	Apr 23		2009	Apr 12
1974	Apr 16		1986	Apr 12		1998	Apr 8		2010	Mar 20
1975	Apr 25		1987	Apr 11		1999	Apr 8		2011	Apr 19
1976	Apr 14		1988	Apr 10		2000	Apr 6		2012	Mar 22
1977	Apr 14		1989	Apr 22		2001	Apr 10		2013	Apr 11
1978	Apr 28		1990	Apr 12		2002	Apr 8		2014	Apr 23
1979	Apr 21		1991	Apr 8		2003	Apr 13		2015	Apr 21
1980	Apr 11		1992	Apr 15		2004	Apr 9			

**Average ice-out date in those 47 years: April 14**



## Maine Boating regulations state:

### “Speed Regulations”

“Watercraft may not be operated at a speed greater than headway speed while within the water safety zone or within a marina or an approved anchorage in coastal or inland waters except while actively fishing. “Headway speed” means the minimum speed necessary to maintain steerage and control of the watercraft while the watercraft is moving. The operator of any watercraft must operate at a reasonable and prudent speed for existing conditions and regulate the speed of a watercraft so as to avoid danger, injury or unnecessary inconvenience in any manner to other watercraft and their occupants, whether anchored or under way. The operator must consider the effect of the wash or wave created by their watercraft to waterfront piers, floats or other property or shorelines.”

“Water Safety Zone means the area of water within 200 feet of any shoreline, whether the shoreline of the mainland or of an island.”

*For the sake of all, please operate your watercraft responsibly.*



*We would like to  
thank Dana Little,  
Dyanne Smith, Don Mailhot,  
Michael Cutter, and  
Susan Trask for  
contributing photos for  
this year's newsletter.*



**TAYLOR POND ASSOCIATION  
ANNUAL MEETING,  
SUNDAY, July 27, 2014 at 7 P.M.  
AT THE TAYLOR POND YACHT CLUB**

Join us for a special program (TBA), for Pond news and updates,  
and for visiting with your TP neighbors!

Light refreshments will be served.