

Camp SOCI

Management Plan

Yarmouth, Maine

**Prepared by Yarmouth Community Services staff, volunteers,
and the Parks and Lands Committee for the Yarmouth Town Council**

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Parks and Lands Committee

Land Acknowledgement Statement

The current stewards of open space in what is now known as Yarmouth, Maine recognize that the lands and waters we inhabit and enjoy are places from which Wabanaki peoples were forcefully removed. The Abenaki and other tribes of the modern Wabanaki Confederacy lived here and are still present. They stewarded these lands and waters as part of an interconnected ecosystem for thousands of years prior to European colonization.

Let us respectfully acknowledge and learn from this significant history, while also appreciating the current beauty that exists here and recognizing the social, health, and other benefits we now derive from these unceded ancestral lands of indigenous people.

Goals of the Management Plan

Overview

This plan guides the management of Camp SOCI, a town-owned open space totaling approximately 6 acres. The property is located at the northern tip of Cousins Island and benefits from public parking at Sandy Point Beach. The acronym SOCI originally came from ‘Scouts on Cousins Island,’ based on its past long-term use by the Girl Scouts.

The goal of this plan is to provide governance and objectives for the future management of Camp SOCI by balancing the Town’s expressed interests in its lasting conservation, compatible recreation, and community services. This plan is the result of a considerable effort to gather information from the community on the value and current uses of Camp SOCI. The plan considers the property’s current use, natural resource values, and anticipated future challenges to recommend best management practices for sustaining public access, community programming, and the conservation values of the property.

The plan establishes a set of allowances and restrictions to govern the use of the property. These are designed to maintain, enhance, and sustain the property’s current use, while also protecting the property’s resource values and the safety of users. This plan is not intended to dramatically alter current use of Camp SOCI; but rather, to formalize current uses and to formalize the Town’s intent to steward the property as a publicly accessible open space for current and future generations.

The Camp SOCI Management Plan provides guidance to town staff, contractors, and volunteers who conduct on-the-ground management activities. It also articulates challenges foreseen for management and provides long-term recommendations for improved access, ecological health, improved connectivity, and for securing permanent protection of the property.

This plan recommends that the Town pursue the following long-term actions for improvement to Camp SOCI:

- Consider third-party protection, on some or all portions of the land, in the form of a Conservation Easement.
- Pursue a current formalized agreement with Central Maine Power Company for use of Sandy Point Beach area, and its associated parking lot, which greatly benefits Camp SOCI.

Map 1: Context map



Map 2: Aerial view of Camp SOCI



Property Description

Camp SOCI is located at the northern tip of Cousins Island, adjacent to the Ellis C. Snodgrass Memorial Bridge, AKA the Cousins Island Bridge. The property is approximately 6 acres, though this is functionally reduced by a steep erodible coastal bluff of almost 2 acres.

The property is significant in Yarmouth as one of the few town-owned properties providing public access to Casco Bay and an important property with the capacity for significant seasonal community programming.

Structures on the property include a building with electricity, running water (seasonal), and a bathroom; a picnic shelter; a storage shelter; a fire pit with amphitheater-style seating; multiple forest play areas; and an extensive staircase leading down the coastal bluff to the shoreline.

To the southeast of the building is a grassy amphitheater-like bowl scooped out of the hillside. Much of the rest of the property is forested with a trail running along the top of a coastal bluff lined by large mature oaks. Though well vegetated, there has been considerable slumping and erosion of the bluff over the years. At the bottom of the coastal bluff is a tidally dependent gravel beach, which, due to the steep coastal bluff, feels very secluded. At low to mid tide, it's possible to follow the shoreline north under the bridge to Sandy Point Beach. The gravel beach is located on Casco Bay and part of the Maquoit and Middle Bay Focus Area of Statewide Ecological Significance, which is notable for its extensive tidal waterfowl and wading bird habitat, eelgrass beds, and shellfish habitat.

The only direct vehicular access to the property is through Sandy Point Road. Sandy Point Road is a private road, and the Town recently began contributing towards the road maintenance fees shared by the Sandy Point Road Association. The main parking area for the property is across Cousins Street at the Sandy Point Beach parking lot.

The Town recognizes the uniqueness of the property and the importance of conserving its scenic, recreational, programmatic, and ecological values.

Zoning

Camp SOCI is located in the Low Density Residential Zone (LDR). A portion of the property is located in the Resource Protection District (RPD) because the coastal bluff contains two or more contiguous acres with sustained slopes of 20% or greater. Additionally, the property is in the Shoreland Overlay District (SOD) and subject to the setback requirements of that zone. A portion of the coastal bluff on the property is classified as "unstable" on the Coastal Bluff Maps produced by the Maine Geological Survey and therefore the 75' setback for principal structures mandated in the SOD would begin at the top of bank adjacent to that portion of bluff. Mapping of Coastal Bluffs is continuously being improved as new data becomes available and it's possible that the 75' setback from the top of bank would be extended to other portions of the coastal bluff.

A goal of the Town's 2019 Open Space Plan was to create a new Park/Open Space Zone to extend protections for open space, shoreland areas, and other sensitive lands. The Town should consider incorporating Camp SOCI into a Park/Open Space Zone if and when one is created.

Benefits and objectives of Camp SOCI

Camp SOCI currently benefits and has further potential to benefit the town by:

- providing public coastal access;
- providing an intermittent (tide-dependent) small loop hike;
- providing space for summer camps and other community programming;
- protecting erodible coastal bluffs and wildlife habitats in Casco Bay;
- providing an important bird migration landing and heading off point, and a birding hotspot;
- providing habitat for a state-endangered rare plant;
- supporting the Town's open space plan and long-term vision; and
- maintaining the area's scenic and rural character.

Management and Oversight

Day-to-day management and stewardship decisions for Camp SOCI will be made by Yarmouth Community Services with guidance from the Yarmouth Parks and Lands Committee (PLC), the Program Advisory Committee (PAC), with oversight by the Town Council to ensure compliance with the goals of this management plan.

This plan outlines specific stewardship and management recommendations while recognizing it is difficult to predict the impact of future environmental changes and human uses on the resources of this property. Stewardship recommendations in this plan will therefore need to be responsive while remaining dedicated to the above objectives.

Public Access / Other Rights of Access

Hours of operation are governed by the Town's Public Grounds Ordinance, see [Chapter 501*](#) for current restrictions on hours of operation if existing.

Public parking is located across Cousins Street at Sandy Point Beach, though Camp SOCI does have its own driveway and room for a few cars.

Although occasional parking at the Camp SOCI property can be accommodated, parking there should be monitored to ensure that it doesn't become excessive, and visitors should be encouraged to park at Sandy Point Beach. The Town should continue to pursue a current formalized agreement with CMP to allow parking at Sandy Point Beach. There is no parking allowed along the edge of the private Sandy

Point Road and excessive use of that road to access the Camp SOCI property could cause wear and tear on the road, and place an unfair burden on the road association that maintains it.

*Chapter 501 can be found on the Town website at:

https://cms5.revize.com/revize/yarmouth/government/codes_ordinances/501_Public_Grounds.pdf

Property Closure Protocol

Town staff may close trails or the property on a temporary basis for the purposes of public safety; trail maintenance and protection; wildlife management; resource protection; or for other reasons that necessitate closure. Decisions on temporary closures will be made by the Director of Community Services or the Town Manager.

Trail Maintenance/Development

Trails are minimal due to the size of the property but sufficient to guide users to key features. There is a long, steep wooden staircase down the coastal bluff to the gravel beach. These stairs should be inspected frequently to ensure continued safety.

Recreation Management

Community programs

As directed and managed by Yarmouth Community Services, Camp SOCI and Sandy Point Beach are used by local summer camp programs. There is a local kayak camp that launches from Sandy Point Beach and another local mountain bike camp that primarily uses the West Side Trail but also uses Camp SOCI and Sandy Point Beach on occasion.

The main programmatic use for Camp SOCI is a well-loved art camp that is based out of the space for most of the summer and mixes art, outdoor play, and environmental education. Drop off and pick up for the program utilize the Sandy Point Beach parking area.

While in session, the program uses much of the space, including the main building, the picnic pavilion, multiple forest play areas, and the tidal beach below the coastal bluff.

Public rental

The property is available to Yarmouth residents and property owners as a rental space for small events and gatherings. Availability is seasonal as the property's plumbing is winterized each year. Decisions on the type of events and gatherings allowed will be made by the Director of Yarmouth Community Services and judged on the criteria that they are in keeping with the objectives of the property and don't cause a nuisance to the surrounding neighborhood. Alcohol is not allowed on the Camp SOCI property.

Event guests should be encouraged to park at the Sandy Point Beach parking lot, though there is space for parking at Camp SOCI for event set up or for guests with mobility disabilities.

The property can be reserved by calling Yarmouth Community Services at (207)-846-2406.

Use by individuals

Most visitors come to the property for low-impact recreation and to enjoy the property's scenic beauty. Low-impact uses here include walking, dog walking, swimming, fishing, bird watching, relaxing on the beach, sledding, and others.

Though most visitors to the property are respectful, there have been some nuisances reported. The back of the building is a hangout spot, likely for local teenagers, who frequently leave a significant amount of trash on site. The problem ebbs and flows seasonally and from year to year, but the Yarmouth Police Department should continue to monitor this activity and pass through the site occasionally.

Summary of Allowed Uses

- **Walking, snowshoeing, cross country skiing**
- **Fishing**
- **Wildlife observation**
- **Dog walking according to Town ordinance**
- **Public rental for events and programs**
- **Town administered programs**
- **Bowhunting on a limited basis and with permit from Town of Yarmouth**
- **Other Power Driven Mobility Devices when used by a person with a disability**

Summary of Prohibited Uses

- **Alcohol**
- **Tobacco use, smoking, and vaping**
- **Campfires (except with explicit permission from the Town)**
- **Firearms**
- **Fireworks**
- **Horses**
- **Camping (without approval from Town)**
- **Tree harvesting (except by Town for purposes of maintenance and safety)**
- **ATV's and snowmobiles (except by Town for purposes of maintenance and public safety)**
- **Paintball**
- **Metal detectors**

Ecological Management

Forest Management

Camp SOCI has a limited amount of forest due to its small size. The forest present on site is healthy and relatively mature. Historic aerials going back to the 1970s show a well forested property.

Since Town ownership, forestry management at Camp SOCI has been limited mainly to the cutting of hazard trees and to the management of browntail moth populations for visitor safety. Browntail moth populations on the property should be monitored to gauge the level of control needed annually. Other invasive forest pests in Town include hemlock woolly adelgid (HWA) and emerald ash borer (EAB), though these pests pose a significant threat in other parts of Town, their host trees aren't present in large enough numbers on the Camp SOCI property to cause much concern.

Hazard trees will continue to be evaluated by Yarmouth Community Services and will be judged on the criteria that they pose a threat to structures, are located at trail junctions, scenic views, or other areas where people may congregate, and/or are an imminent threat to fall on the trail during normal weather conditions. Portions of the forest are used by the summer camp for forest play and hazard trees in those areas should be scrutinized for the safety of campers and other visitors who may congregate there.

The top of the coastal bluff contains many large, mature oak trees. The health of these trees should be monitored, and priority should be given to protecting them for their multiple values, which include scenic beauty; wildlife value; carbon sequestration; shading and cooling; and coastal bluff stabilization from their significant roots systems. If the health of individual trees is declining, it's possible that the decision would be made to remove select trees before they fail naturally and potentially disturb the erodible bluff. The Town should consult with the tree warden and professionals specializing in bluff management before pursuing tree removal as an option.

Field Management

Camp SOCI has a very minimal amount of field to manage. A portion of the non-forested area is maintained as a lawn to minimize tick encounters and provide a multi-use space for summer camp and other visitor use activities. An additional portion is mowed annually in the fall to provide some pollinator and other habitat value while limiting the spread of invasive vegetation and woody species. The limited size of the field being managed for habitat could allow for an alternative mowing regime if the Town introduces a more diverse mowing schedule.

Invasive Vegetation Control

Invasive vegetation on the Camp SOCI property is present at manageable levels. If left uncontrolled, Invasive vegetation is capable of outcompeting native species and reducing the overall productivity and habitat value of the property. Controlling invasives in Camp SOCI should be prioritized to prevent further spread, with special attention paid to Asiatic bittersweet, which has the potential to damage mature trees. For a detailed invasive vegetation control plan, see Appendix C. When replanting is necessary after broad-scale invasive species control, replanting will focus on the use of high-value native species.

With the high diversity of native plants on the property, natural recolonization by native plants will likely be adequate so long as the density and coverage of invasive species are not too extensive.

Invasive species control will be undertaken by Yarmouth Community Services via stewardship staff, contractors, or volunteers under the supervision of Yarmouth Community Services staff. Invasive species control will be completed to the standards of the UMaine Cooperative Extension or another conservation organization. Herbicide application to control invasives will be conducted by a licensed pesticide applicator with special care taken to avoid impacts to Casco Bay and the surrounding residential properties.

Climate Resiliency

All town owned open spaces are currently impacted by climate change, these impacts will become more severe into the future. Camp SOCI may be particularly hard hit by the changing climate as sea level rise and higher intensity storms will likely accelerate the erosion of the steep coastal bluff. The changing climate will further exacerbate this erosion by stressing the property's trees and vegetation, both of which are so important for holding the steep coastal bluff together.

The property is an important undeveloped space and a refuge for birds migrating up the coast. The property will become increasingly important for this purpose as development and climate change add stress to the already difficult journeys of migratory birds.

Though of a modest size, Camp SOCI has the potential to contribute to the Town's climate mitigation and carbon sequestration goals. In order for it to continue to contribute to these goals it's important that the property is permanently protected and that forests and soils of the property remain intact to sequester carbon.

Permanent Protections for Camp SOCI

Camp SOCI is an important piece in Yarmouth's Open Space network and invaluable for its coastal access and community programming potential. The property is particularly important to Cousins and Littlejohn Islands because it contributes to a small number of total acres in public ownership or under permanent protection on those islands.

The property is poorly suited to development due to its limited size, which is functionally reduced by the size of the coastal bluff and the need to protect the erodible bluff and the health of Casco Bay. Though poorly suited to development, current market conditions and the property's ideal location make it financially valuable. Sale of the property for financial gain would be short-sighted as under Town ownership, the property will continue to provide benefits to the public in perpetuity.

The hard work of protecting Camp SOCI has largely been done as the property is under Town ownership, used for programming, and well-loved by the public as an open space. It is prudent to consider permanent protection for Camp SOCI to ensure it remains available for those uses for future generations. Permanent protection of the property in its current state or for a similar future use would contribute to the goals of the 2019 Open Space Plan, the 2024 Climate Action Plan, and the 2024

Comprehensive Plan. Feedback from the user survey showed that over 90% of respondents would support permanent protections for Camp SOCI in the form of a conservation easement or other similar protection.

A layer of protection could be added by rezoning Camp SOCI with the creation of a Park/Open Space Zone. However, a stronger layer of protection and the model for other similar properties in Town has been to protect Town Open Spaces in perpetuity through a third-party conservation easement held by an organization such as a land trust. Town-owned properties protected in this way include Spear Farm Estuary Preserve, Fels-Groves Farm Preserve, Riverfront Woods Preserve, and the Tinker Preserve. Each conservation easement is unique, and a future easement for this property should be structured to allow continued use of the property for programming, with the development of possible infrastructure for that purpose expressly allowed.

Appendix A- Explanation of Prohibited Uses

<u>USE</u>	<u>Reasons for Prohibition</u>
Recreational Motor Vehicles*	● Trails are not constructed to accommodate recreational motor vehicles. ● The property lacks connectivity to any other recreational motor vehicle trails. ● The small size of the property is not conducive to the use of recreational motor vehicles. ● Protection of the erodible coastal bank and the root systems of trees at the top of the bank are of critical importance. *This should not be construed to limit Town approved use of emergency or stewardship/maintenance vehicles.
Metal Detectors	● Digging and associated soil disturbance, though relatively insignificant, could impact root systems and soil structure and lead to the spread of invasive vegetation. ● Artifacts found may have historical or monetary value which could be damaged or destroyed by removal or tampering by persons not qualified under “current professional standards.” ● Artifacts found belong to the people of Yarmouth but could be removed and not reported to the Town.
Horseback Riding	● Trails are not designed to accommodate horses. ● Trails are not pruned or maintained to accommodate horses. ● The small size of the property is not conducive to horseback riding. ● Fields are seasonally wet with saturated soils susceptible to hoof prints which would later pose a danger to pedestrians.

Appendix B- Summary of Town Ordinances Affecting Use of Camp SOCI

Key to Ordinance Reference		Town Ordinance reference	Ordinance Language
Trapping		Public Grounds Ordinance Chapter 501, Article IV A.2	No person shall set, leave, bait, or tend any animal traps, water sets, or snares.
Hunting		Firearms Ordinance Chapter 314, Article II A 3	No discharge of firearms shall be permitted at the following municipal properties: municipal landfill, Royal River Park, Town Landing or docking facility, from Sandy Point Beach on Cousins Island, Camp Soci on Cousins Island, the Tinker property on Cousins Island, or Riverfront Woods Preserve.
Dogs	Sanitation	Dog Control Ordinance Chapter 309 Article IV B	It shall be unlawful for any person who owns, possesses or controls a dog to fail to promptly remove and dispose of any feces left by such dog on any sidewalk, street, beach, or public owned property or private property (other than the property of the owner of the dog or of a person who has consented to the presence of the dog on such property).
	Leash	Dog Control Ordinance Chapter 309 Article IV A 2	Possession of leash required. An owner/keeper shall have a leash, as defined above, in his/her possession for each dog which is off leash at all times except when the dog or dogs are on the premises of the owner/keeper or other private property if permitted to be there. A leash shall not include an electronic control collar or other device. An owner/keeper is allowed a maximum of five (5) dogs in their control at any time.

Appendix B- Summary of Town Ordinances Affecting Use of Camp SOCI

Key to Ordinance Reference		Town Ordinance reference	Ordinance Language
	Voice Control	Dog Control Ordinance Chapter 309 Article IV A And Chapter 309 Article I C	It shall be unlawful for any dog, licensed or unlicensed, to run at large, except as follows (<i>reasons fully enumerated in the ordinance, but particularly relevant are</i>): a. When used for hunting, d. When the dog is a service animal whose handler, because of disability, is unable to use a harness, leash, or other tether, or the use of such a device would interfere with the service dog's safe and effective performance of work or tasks, provided that the service dog is otherwise under the handler's control through voice control, signals, or other effective means. "At Large" means off the premises of the owner/keeper and not under the control of any person by means of personal presence and attention as will reasonably control the conduct of such dog, which shall mean that the dog is under "Voice Control" at any time the dog is not on a leash or confined on the premises of the owner. "Voice Control" as used in this ordinance, the term "voice control" means that the dog returns immediately to and remains by the side of the owner or keeper in response to the owner or keepers verbal command, whistle or hand signal. If a dog approaches or remains within 10 feet of any other person other than the owner or keeper, that dog is not under voice control and shall be deemed to be "at large", unless such person (or in the case of a minor child, an adult present with the child) has communicated to the owner or keeper by spoken word or gesture that such person consents to the presence of the dog.
Litter		Public Grounds Ordinance Chapter 501 Article IV A 1	No person shall deposit or leave any trash, litter, or refuse except in designated containers or disposal areas.
Structures		Public Grounds Ordinance Chapter 501 Article IV A 4	No person shall place, construct or assemble any fence, tree house, permanent tree stand, building, structure, latrine, lean-to, bridge, culvert, or conduit, without the explicit permission of the Town as provided in Section 4.2 hereinafter.

Appendix B- Summary of Town Ordinances Affecting Use of Camp SOCI

Key to Ordinance Reference	Town Ordinance reference	Ordinance Language
Fires	Public Grounds Ordinance Chapter 501 Article IV A 5	No person shall set, kindle, burn, or allow any fire, without the explicit permission of the Town as provided in Section 4.2 hereinafter
Fireworks	Fire Ordinance Chapter 303 Article I C 1	No person shall use, sell, possess with the intent to sell or offer for sale consumer fireworks* within the Town of Yarmouth or from any watercraft within the waters of the Town of Yarmouth except as hereinafter provided. *See ordinance for definition of consumer fireworks
Camping	Public Grounds Ordinance Chapter 501 Article IV A 6	No person may camp or tent on any Town properties after 11:00 p.m. or the authorized evening hours of operation, whichever is earlier, without the explicit permission of the Town as provided in Section 4.2 hereinafter.
Foraging and cutting vegetation	Public Grounds Ordinance Chapter 501 Article IV A7	Except for brushing or maintenance of approved trails systems no person shall cut or remove any trees, limbs, shrubs or bushes nor remove any vegetation, without the explicit permission of the Town as provided in Section 4.2 hereinafter. This shall not be construed to prohibit the gathering of nuts, fruits, ferns, leaves, berries, cones, ornamentation, scientific or educational purposes.
Herbicides/pesticides	Public Grounds Ordinance Chapter 501 Article IV A8	No person shall apply any herbicide, fungicide, or pesticide, without the explicit permission of the Town as provided in Section 4.2 hereinafter.
Motor Vehicles and bikes	Public Grounds Ordinance Chapter 501 Article IV A9	Motor vehicles, bicycles, all terrain vehicles and other motorized equipment shall be prohibited from all areas except roadways, parking areas, and tracts specifically established or designated for such use, without the explicit permission of the Town as provided in Section 4.2 hereinafter.

Appendix B- Summary of Town Ordinances Affecting Use of Camp SOCI

Key to Ordinance Reference	Town Ordinance reference	Ordinance Language
Management plan authority	Public Grounds Ordinance Chapter 501 Article IV A10	The Town Manager, under the direction of the Town Council, or with the advice and consent of the Citizens Advisory Committee or Agency assigned may adopt or establish additional rules and regulations as are reasonable and necessary to accomplish the following purposes: a. To assure healthful, safe, and sanitary conditions on the subject property. b. To promote peaceful and considerate public use and enjoyment of Town properties and to minimize any nuisance, disturbance or interference, or safety concerns on adjoining or nearby lands that may be caused by such public use or enjoyment of Town lands. c. To protect or enhance the scenic, recreational and environmental values of the property and to prevent erosion, unreasonable disturbance of natural habitat and wildlife, or to prevent pollution. d. To allocate the limited use of time and space fairly and equitably among various persons or groups seeking use of the properties. e. To provide for efficient care and maintenance of the properties.

Appendix B- Summary of Town Ordinances Affecting Use of Camp SOCI

Key to Ordinance Reference	Town Ordinance reference	Ordinance Language
Exemptions	Public Grounds Ordinance Chapter 501 Article IV B	All activities listed in this schedule of General and Special Regulations shall not be unlawful if undertaken with the explicit approval of the department, agency, or officer of the Town assigned primary oversight responsibility for the use of the subject property. Approval shall only be granted if the Department, Agency or Officer determines that such requested activity is consistent with the general public purposes for which the property is intended and shall not unreasonably injure or risk injury to the subject property or to the public use and enjoyment thereof. 1. Nothing herein shall prohibit the care, maintenance, control of improvement of Town properties undertaken by any agency, department or officer of the Town or with the authority of the Town.



Survey Summary:

The prevalent invasive plant on the property is Asiatic bittersweet, which is spreading from the field edges and climbing up mature trees. If left unchecked, bittersweet has the potential to do significant damage to the property's forest. Annual mowing of the property's small field has been sufficient to keep most woody invasives under control. On the edge of Cousins St. there are separate patches of Japanese barberry and Morrow's honeysuckle that should be treated before they spread further. Russian olive and phragmites individual plants were found on the coastal bluff and on the edge of the beach respectively. The Autumn olive individual should be removed to prevent further spread. The phragmites individual should be monitored, but there is limited potential for significant spread in this location. As a whole, the property is relatively free of invasives, especially when compared to other open spaces in town.

Management Goals:

To protect the existing habitat value and canopy cover of Camp SOCI by reducing current levels of invasive vegetation and preventing further establishment of new invasive vegetation on the property. This goal will be accomplished by using the following strategies:

- Maintaining current areas of unaffected and little affected forest to prevent new infestation.
- Target Asiatic bittersweet to protect the tree canopy.
- Target individual invasives and small patches with the potential to spread.
- Monitor annually to catch new invaders early.

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Year 1:

1. Treat all "low to not present" areas.
2. Treat large Asiatic bittersweet vines climbing on trees.

Year 2:

3. Treat small Asiatic bittersweet vines.
4. Treat Japanese barberry patch along Cousins St.
5. Remove Russian olive individual.

Year 3:

6. Treat honeysuckle patch near the bridge.
7. Monitor areas treated in years 1 and 2. Retreat as necessary.

Appendix D: Camp SOCI Vegetation Inventory

23 June 2025 by Joshua Royte

Road edge with slightly wet ditch leading up to and flanking the stairs up to Camp SOCI		
Trees	Betula papperifera	paper birch
	Ostrya virginiana	hophornbeam
	Pinus strobus	eastern white pine
	Quercus rubra	northern red oak
Shrubs	Alnus incana	speckled alder
	Cornus amomum	silky dogwood
	Comptonia peregrina	sweetfern
	Frangula alnus	glossy buckthorn
	Rosa caroliniana	Carolina rose
	Spirea latifolio	white meadowsweet
Herbs	Anthoxanthum oderata	sweet vernal grass
	Apocynum androsaemifolium	spreading dogbane
	Aralia nudicaulis	sarsaparilla
	Artemesia vulgaris	mugwort
	Equisetum arvense	field horsetail
	Hypericum punctatum	spotted St. John's wort
	Juncus effusus	soft rush
	Onoclea sensibilis	sensitive fern
	Polygonatum biflorum	Solomon's seal
	Rubus fragelaris	dewberry
	Scirpus cyperinus	woolgrass
	Solidago rugosa	wrinkleleaf goldenrod
	Solidago ulmifolia	elm leaved goldenrod
	Trifolium arvense	hare's foot clover
	Trifolium repens	white clover
	Trifolium rubens	red feather clover
	Vicia cracca	vetch
Oak – Beech - Pine Forest along the northeast side of the property: Red oak – white pine forest with paper birch, American beech, and hophornbeam as a codominant		
Trees	Acer pensylvanicum	striped maple
	Acer rubrum	red maple
	Betula paparifera	paper birch
	Carpinus caroliniana	American hornbeam
	Fagus grandifolia	American beech
	Pinus strobus	eastern white pine
	Prunus serotina	black cherry
	Quercus rubrum*	northern red oak
	Tsuga canadensis	eastern hemlock
*(some >4.5' dbh)		

Appendix D: Camp SOCI Vegetation Inventory

23 June 2025 by Joshua Royte

Shrubs and vines	<i>Diervilla lonicera</i>	northern bush honeysuckle
	<i>Hammamelis virginianus</i>	American witch hazel
	<i>Lonicera dioica</i>	mountain honeysuckle
	<i>Viburnum opulus</i>	cranberry bush viburnum
Herbs	<i>Aralia nudicaulis</i>	sarsaparilla
	<i>Agrostis alba</i>	redtop
	<i>Agrostis hyemalis</i>	winter bentgrass
	<i>Antennaria neglecta</i>	prairie pussytoes
	<i>Anthoxanthum odoratum</i>	sweet vernal grass
	<i>Aster macrophylla</i>	large leaved aster
	<i>Aster vimineus</i>	small white aster
	<i>Carex arctata</i>	drooping wood sedge
	<i>Carex gramineus</i>	sweet flag
	<i>Chamaepericylymenum canadense</i>	bunchberry
	<i>Epifagus virginiana</i>	beechdrops
	<i>Festuca rubra</i>	red fescue
	<i>Lysimachea quadrifolia</i>	whorled loosestrife
	<i>Maianthemum canadensis</i>	Canada mayflower
	<i>Melampyrum lineare</i>	cow-wheat
	<i>Pedicularis canadensis</i>	Canada lousewort
	<i>Polygonatum biflorum</i>	Solomon's seal
	<i>Prenanthes trifoliolatus</i>	gall-of-the-earth
	<i>Pteridium aquilinum</i>	bracken
	<i>Smilacina racemosa</i>	false Solomon's seal
	<i>Tusselago farfara</i>	coltsfoot
	<i>Verbena hastata</i>	blue vervain
	<i>Veronica officinalis</i>	heath speedwell
Coastal Bluff Forest: red oak, striped maple, hophornbeam, white ash, and round-leaf dogwood		
Trees	<i>Acer pensylvanica</i>	striped maple
	<i>Amelanchier canadensis</i>	serviceberry
	<i>Carpinus caroliniana</i>	American hornbeam
	<i>Fraxinus americana</i>	white ash
	<i>Fraxinus pensylvanica</i>	green ash
	<i>Quercus rubrum</i>	northern red oak
Shrubs and vines	<i>Alnus incana</i>	speckled alder
	<i>Celastrum orbiculatus</i>	oriental bittersweet
	<i>Cornus amomum</i>	silky dogwood
	<i>Cornus rugosa</i>	round-leaved dogwood
	<i>Eleagnus angustifolia</i>	Russian olive
	<i>Euonymus alatus</i>	burning bush
	<i>Rubus odorata</i>	purple flowering raspberry

Appendix D: Camp SOCI Vegetation Inventory

23 June 2025 by Joshua Royte

	Vaccinium angustifolium	lowbush blueberry
	Viburnum cassinoides	northern wild raisin
Herbs	Achillea millefolium	yarrow
	Antennaria plantaginifolia	pussytoes
	Arisaema triphyllum	Jack-in-the-pulpit
	Carex gracillima	graceful sedge
	Carex lucorum	blue ridge sedge
	Hieracium aurantiacum	orange hawkweed
	Lysimachia ciliata	fringed loosestrife
	Lysimachia quadrifolia	whorled loosestrife
	Trientalis borealis	starflower
	Uvularia sessilifolia	sessile-leaf bellwort
Around Buildings		
Trees	Fraxinus americanum	white ash
	Quercus rubra	northern red oak
Shrubs	Cornus rugosa	round-leaved dogwood
	Crataegus macrosperma	bigfruit hawthorn
	Rosa multiflora	multiflora rose
Herbs	Aralia nudicaulis	sarsaparilla
	Fragaria virginiana	wild strawberry
	Houstonia	bluet
	Ranunculus	buttercup
	Smilicina racemos	false Solomon's seal
Overgrown field		
Vines	Celastrum orbiculate	oriental bittersweet
Herbs	Agrostis alba	redtop
	Alliaria petiolata	garlic mustard
	Apcynum androsaeifolium	spreading dogbane
	Arisaema triphyllum	Jack-in-the-pulpit
	Galium asprellum	rough bedstraw
	Impatiens capensis	jewelweed
	Onoclea sensibilis	sensitive fern
	Solidago canadensis	Canada goldenrod
	Solidago rugosa	wrinkleleaf goldenrod
	Solidago ulmifolia	elm-leaved goldenrod
	Tussilago farfara	coltsfoot
Bluff hillside along stairs		
Trees	Acer pensylvanicum	striped maple
	Fagus grandifolia	American beech
	Fraxinus americanum	white ash
	Picea rubens	red spruce
	Pinus strobus	eastern white pine

Appendix D: Camp SOCI Vegetation Inventory

23 June 2025 by Joshua Royte

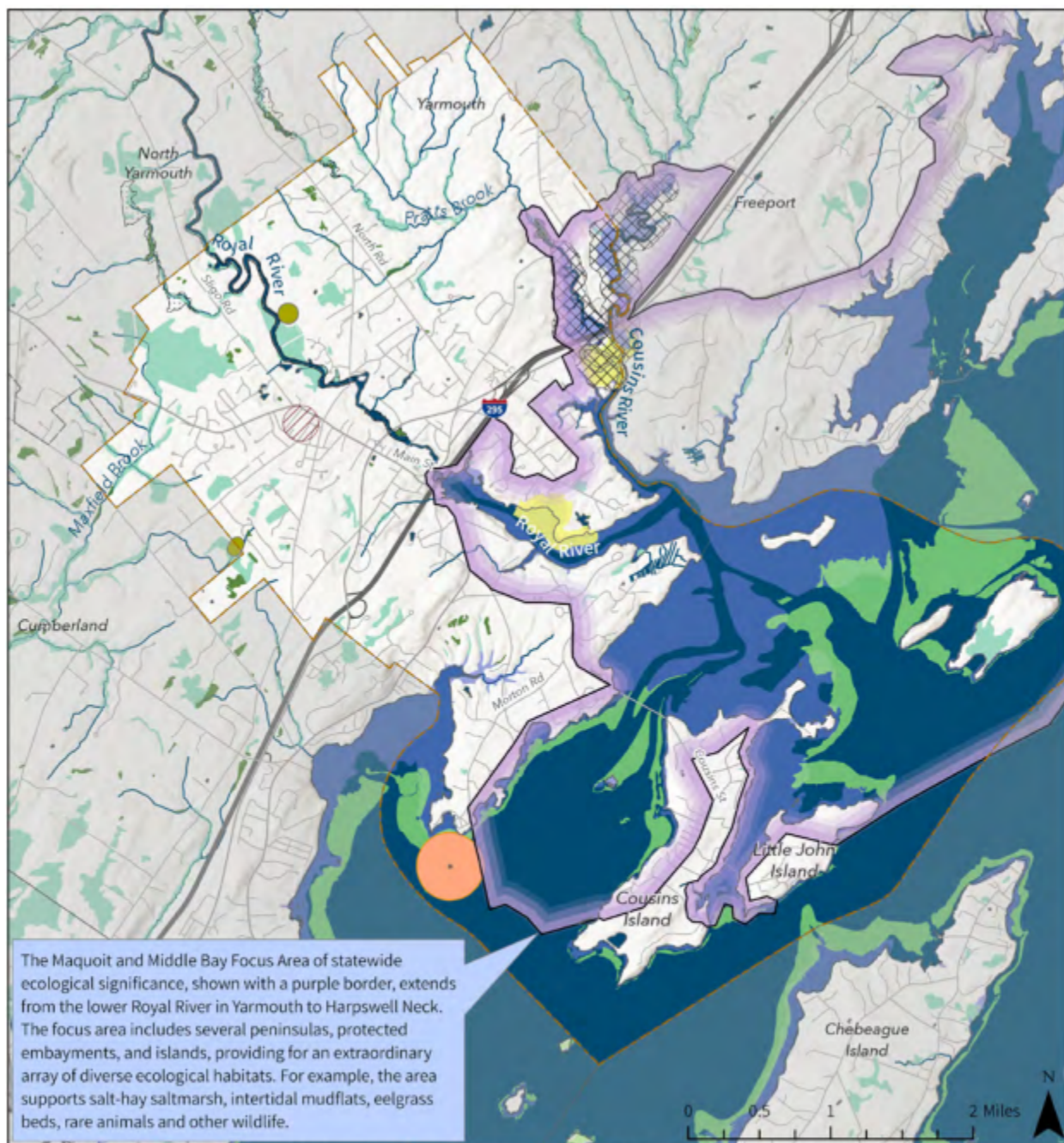
	<i>Quercus rubra</i>	northern red oak
Shrubs	<i>Sambucus americana</i>	elderberry
Herbs	<i>Athyrium felix-femina</i>	lady fern
	<i>Smilacena racemosa</i>	false Solomon's seal
	<i>Thelypteris noveboracensis</i>	New York fern
Shore by base of long stairway		
Trees	<i>Fraxinus pensylvanica</i>	green ash
	<i>Populus grandifolia</i>	bigtooth aspen
	<i>Populus tremuloides</i>	quaking aspen
	<i>Salix</i> spp.	unidentified willow (need flowers)
Shrubs and vines	<i>Alnus viridus</i>	green alder
	<i>Clematis virginiana</i>	Virgin's bower
	<i>Cornus rugosa</i>	round-leaf dogwood
	<i>Cornus sericea</i>	red-osier dogwood
	<i>Crataegus</i> spp.	unidentified hawthorn
	<i>Diervilla lonicera</i>	bush honeysuckle
	<i>Ligustrum lucidum</i>	glossy privet
	<i>Lonicera dioica</i>	mountain honeysuckle
	<i>Myrica pennsylvanica</i>	bayberry
	<i>Parthanocissus quinquefolia</i>	Virginia creeper
	<i>Rhus typhina</i>	staghard sumac
	<i>Rosa rugosa</i>	beach rose
	<i>Salix bebbiana</i>	diamond-leaf willow
	<i>Viburnum recognitum</i>	arrowwood viburnum
	<i>Vitus riparia</i>	river grape
Herbs	<i>Apocynum androsaemifolium</i>	–spreading dogbane
	<i>Brassica nigra</i>	black mustard
	<i>Chenopodium rubrum</i>	coastal-blite
	<i>Circaea quadrisulcata</i>	enchanter's nightshade
	<i>Juncus balticus</i>	Baltic rush
	<i>Juncus gerardii</i>	black 'grass' rush
	<i>Phragmites australis</i>	reed grass
	<i>Rumex obtusifolius</i>	broadleaf dock
	<i>Spartina alterniflora</i>	saltmarsh cordgrass
	<i>Tussilago farfara</i>	coltsfoot
	<i>Vicia craca</i>	crown vetch
Sandy Point path		
Trees	<i>Carpinus caroliniana</i>	American hornbeam (large specimen)
	<i>Malus</i> spp.	a crabapple
	<i>Populus grandifolia</i>	bigtooth aspen
	<i>Prunus serrotina</i>	black cherry

Appendix D: Camp SOCI Vegetation Inventory

23 June 2025 by Joshua Royte

Shrubs and vines	Celastrum orbiculatus	-oriental bittersweet
	Cornus rugosa	round-leaved dogwood
	Frangula alnus	glossy buckthorn
	Lonicera morrowii	Morrow's honeysuckle
	Lonicera tartarica	Tatarian honeysuckle
	Rhus typhina	staghorn sumac
	Rosa caroliniana	Carolina rose
	Rosa multiflora	multiflora rose
	Rosa rugosa	beach rose
	Rubus odorata	purple flowering raspberry
Herbs	Rubus ideaus	red raspberry
	Solidago canadensis	Canada goldenrod

Appendix E: Maquoit and Middle Bay Focus Area of Statewide Ecological Significance (Map from Comp Plan)



Existing Conditions: Natural Resources - Wildlife and Habitat

Town of Yarmouth, Maine

Map created for planning purposes
for comprehensive plan development.



Data sources: Town of Yarmouth,
Maine GeoLibrary, Beginning with Habitat
Coordinate System: NAD 1983 State
Plane Maine West FIPS 1802 (US Feet)
Map by: M. Kelly-Boyd, FB Environmental

- Town of Yarmouth
- Town Boundary
- Road
- Stream
- Coastal Waters/Waterbody
- Eelgrass Bed (mapped in 2018)
- Wildlife Wetland*
- Wetland, by Type**
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- Roseate Tern Habitat
- Shorebird Feeding and Roosting Habitat
- Mapped Significant Vernal Pool
- Seabird Nesting Island
- State Listed Animal Location**
 - Rare Species (name withheld)
 - Saltmarsh Sparrow (Species of Special Concern)

*Wildlife wetlands are wetlands not rated as high value inland waterfowl and wading bird habitat but still provide value for wildlife.

Appendix F: Camp SOCI Background Information

The 5.7 acre area now known as Camp SOCI was originally owned by Central Maine Power. An agreement was reached between CMP, the Town of Yarmouth, and the local Girl Scout council to allow the Girl Scouts to run a summer day camp in order to alleviate the waiting lists for the other GS day camps. Thus, in 1958, CMP leased the property to the town for \$1 per year and also built a road into the area.

At this point, William Chandler of Cumberland became the general chairman for the effort and Sumner Libby of Yarmouth headed the construction. Local Boy Scouts helped to clear brush and small trees. \$2,750 was raised mostly from GS cookie sales and a small central building and 4 tent platforms were built. The building had an office, toilets, and a first aid station with plans to add on when prudent. The first year, Brownies and Intermediates from Falmouth, Cumberland, and Yarmouth were able to attend.

A contest was held to name the camp. Kim Clifford submitted the winning entry- Scouts On Cousins Island- or SOCI and Camp SOCI opened for scouts on June 23rd in 1958. At the 25th anniversary celebration, a new picnic pavilion was dedicated.

Camp SOCI served as a GS day camp for many years for the local Nidoba association. In 1991, the land was purchased for \$410,000 by the Town of Yarmouth by utilizing the 1989 Open Space Bond. The Girl Scouts continued to rent the area for day camp until 2003 when GS day camps consolidated. They then conveyed the main building and other structures to the town in 2005.

Camp SOCI continues to be used for special scout events, community get-togethers, and various Yarmouth Community Service programs from kayaking to art classes. It is also available for small group rental and serves as a local walking, birding, and picnic area.

QUITCLAIM DEED
WITH COVENANTS

58313 3 9791

7/2/2

KNOW ALL MEN BY THESE PRESENTS that CENTRAL MAINE POWER COMPANY, a Maine corporation with a principal place of business at Edison Drive, City of Augusta, County of Kennebec, State of Maine, for consideration paid, grants to the TOWN OF YARMOUTH, a municipal corporation, whose mailing address is P.O. Box 907, Yarmouth 04096, Maine with Quitclaim Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in the Town of Yarmouth, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

Being a parcel of land situated on Sandy Point, so-called, on Cousins Island, Yarmouth, Cumberland County, Maine, lying westerly of State Aid Highway 13, so-called as described in a deed to the State of Maine, recorded in Book 2275, Page 179, Cumberland County Registry of Deeds and northerly of land now or formerly of Buildron, Inc. as described in a deed recorded in Book 2694, Page 488, in said Registry of Deeds, and northerly of an easement as described in a deed to Dorothy D. Bucknam, Trustee, recorded in Book 2553, Page 491, in said Registry, and lying easterly and southerly of Casco Bay.

Being portions of lands conveyed to Grantor by a deed from Caroline Talbot dated February 12, 1954 and recorded in Book 2177, Page 61, in said Registry, and a deed from Perez B. L. Bucknam and Richard D. Bucknam, dated March 17, 1954 and recorded in Book 2176, Page 56, in said Registry.

Excepting and reserving to the Grantor, its successors and assigns, the perpetual right and easement to erect, construct, maintain, repair, rebuild, respace, replace, operate, patrol, and remove electric transmission, distribution and communication lines consisting of suitable and sufficient poles and towers with sufficient foundations together with wires strung upon and extending between the same for the transmission of electric energy and intelligence, together with all necessary fixtures, anchors, guys, crossarms, and other electrical equipment and appurtenances, over and across the northerly portion of the above-described parcel (hereinafter "Easement"). The location of said Easement is more particularly described as follows:

All those lands lying northeasterly of a line parallel to and two hundred and fifty (250) feet southwesterly of the centerline and the southeasterly extension thereof of a tangent of the Grantor's Transmission Line Section 386. Said tangent starting at structure 14 and running N 43° 39' W to structure 15 as shown on a plan titled "Section 386, Mile 3" and numbered 666 - 386 - 3, said plan being on file at the Grantor's offices on Edison Drive, Augusta, Maine.

Also reserving to the Grantor, its successors and assigns, the right and easement at any time to cut and remove all trees and to clear and keep clear said Easement of all trees, timber, and bushes growing on said Easement by such means as the Grantor, its successors and assigns, may select.

Also reserving to the Grantor, its successors and assigns, the right and easement at any and all times to enter onto the conveyed premises adjacent to said Easement for the purpose of cutting or trimming and removing such tall tree or trees growing outside the limits of said Easement as in falling would in the judgement of the Grantor, its successors and assigns, interfere with or endanger the operation and maintenance of any lines constructed along said Easement.

Also reserving to the Grantor, its successors and assigns the right to prohibit the erection or maintenance of any building, road, utilities or other structure or improvement of any kind or nature under or upon said Easement and prohibit the placement or removal of any material of any kind or nature on or from said Easement.

The conveyance herein is subject to an easement to install, maintain, repair and replace a water main as described in a conveyance to the Yarmouth Water District dated November 22, 1957, and recorded in Book 2393, Page 392, in said Registry.

Also excepting from this conveyance any and all other easements of record, and reserving the perpetual right and easement for the Grantor to operate, maintain, rebuild and patrol electric distribution facilities over, under and across the conveyed premises conveyed herein where such facilities currently exist; and the right to trim, cut down, and eliminate growth of vegetation which Grantor believes will interfere with the operation and maintenance of said facilities, including using formulations registered by the Environmental Protection Agency, and the right to prevent construction of buildings and other structures within 15 feet of such facilities; and the right to enter on the conveyed premises for all the foregoing purposes.

The above described premises are excepted and excluded from the lien of the Grantor's General and Refunding Mortgage to the First National Bank of Boston, Trustee, dated as of April 15, 1976, as supplemented and amended, as property which is not for the primary purpose of the Company's business.

IN WITNESS WHEREOF, Central Maine Power Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Matthew Hunter, President & Chief Executive Officer, this 31st day of October, 1991.

CENTRAL MAINE POWER COMPANY

Norman Rodrique
Witness

By: *Matthew Hunter*
Matthew Hunter, President &
Chief Executive Officer

STATE OF MAINE
County of Kennebec, ss.

Oct. 31, 1991.

SEAL

Then personally appeared the above named Matthew Hunter, President & Chief Executive Officer and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Grantor Corporation.

Before me,

SEAL

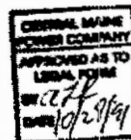
Recorded
Cumberland County
Register of Deeds
11/19/91 03:07:59PM
Robert P. Titcomb
Register

Norman Rodrique
Notary Public

My commission expires:

Norman Rodrique
Notary Public
My Commission Expires
March 15, 1993

Printed Name



This plan was reviewed and approved by the Parks and Lands Committee on: _____

This plan was reviewed by the Yarmouth Town Council on: _____

This plan was approved by the Yarmouth Town Council on: _____
