
Land Protection Plan

**ST. CROIX ISLAND
INTERNATIONAL
HISTORIC SITE**

ST. CROIX ISLAND INTERNATIONAL HISTORIC SITE
LAND PROTECTION PLAN

RECOMMENDED BY:

Ronald N. Wrye
SUPT. ACADIA NP

1/28/85
DATE

APPROVED BY:


REGIONAL DIRECTOR

Jan 29, 85
DATE

SAINT CROIX ISLAND INTERNATIONAL HISTORIC SITE

LAND PROTECTION PLAN

CALAIS, MAINE

PLAN SUMMARY

1. Current Ownership

NPS Jurisdiction 22.19 acres

Private 13.20 acres

2. Number of Tracts Remaining to be Protected: 4

3. Methods of Protection Proposed: Zoning and/or conservation easement.

4. Statutory Acreage Ceiling: The island proper (6.5 acres), and not more than 50 acres on the mainland (including submerged lands) to be used for administrative and docking purposes.

5. Funding Status: The Site's enabling legislation authorizes "to be appropriated such sums as may be necessary to carry out the provisions of this Act (16 U.S.C. Sec. 450 hh note)." No funds have been appropriated to date.

6. Top Priorities: No land acquisition is contemplated based upon implementation of this plan.

7. Special Considerations: None applicable to this plan.

ST. CROIX ISLAND INTERNATIONAL HISTORIC SITE

CALAIS, MAINE

LAND PROTECTION PLAN

I. INTRODUCTION

The basis for implementation of Saint Croix Island International Historic Site (see Appendix B and C for regional and state map) land protection planning rests with the Department of the Interior, Policy for Use of the Federal Portion of the Land and Water Conservation Fund as detailed in the Federal Register Vol. 47, No. 89, published on May 7, 1982. National Park Service Policy on land protection is detailed in the Federal Register, Vol. 48, No. 31, published on May 11, 1983.

This plan is being developed to reflect National Park Service policy to protect significant resources of the Historic Site and to provide for a meaningful visitor experience. Present fee acreage is documented in Appendix D, Land Ownership Map. Concern for resource protection and adverse impact on adjacent non-Federal lands is identified in Sections III and IV of this plan.

The Land Protection Policy as detailed in this document proposes the use of zoning and/or acquisition of conservation easements on adjacent non-Federal lands as the preferred method of protection. Acquisition of additional acreage is not contemplated. It must be emphasized that any reference to protection alternatives found in this plan does not constitute an offer to purchase land or an interest in land. This plan will be used as a guide for subsequent activities subject to availability of funds and other constraints and is not intended to diminish the rights of non-Federal landowners.

II. PURPOSE OF UNIT AND RESOURCES TO BE PROTECTED

European settlement of this continent has significantly determined the culture that we experience today. Adventurers from the seafaring countries of western Europe discovered, mapped, and publicized the North American continent to their countrymen. Small groups of people with varying motives settled themselves on small patches of shore in virtually complete ignorance of what this continent had in store for them. Some of these original attempts were failures; however, the efforts that began at Saint Croix - 1604, Jamestown - 1607, and Plymouth - 1620 were successful and became, as Barrett Parker calls them, "stepping stones in the pageant of American history." That group of Frenchmen who put themselves upon tiny Saint Croix Island, adjacent to the present Canadian border in northeast Maine (Appendix C), overcame what might have been total despair, to initiate permanent French settlement in North America.

In recognition of the historical significance of the area, Saint Croix Island National Monument was authorized (63 Stat. 158) on June 8, 1949, "for the benefit of the people of the United States" (see Appendix A). On September 25,

1984, the Monument's name was changed to St. Croix Island International Historic Site because of its international significance (S.J. Res. 25, Monday, January 23, 1984). The Historic Site is administered by the Superintendent of Acadia National Park in Bar Harbor, Maine.

Subsequent to transfer in 1958 of lands under the jurisdiction of the United States Coast Guard and donation of the remaining portions of private holdings on the island in 1967, St. Croix Island National Monument was formally dedicated on June 30, 1968. Acquisition authority detailed in the enabling legislation includes:

1. The acceptance by donation "of all non-Federal lands and interests in land situated on Saint Croix Island."
2. "... other properties situated upon the island may become a part of the monument upon acquisition of title to such properties by the United States, and Federal properties situated upon the island, upon a determination by the agency administering such Federal properties that they are no longer required by the agency ..."
3. "The Secretary is authorized to acquire, in such manner as he may consider to be in the public interest, not to exceed fifty acres of land ... on the mainland to be used for general administrative purposes and for a landing dock" to provide access to the island.

Section 4 authorizes to be appropriated such sums as may be necessary to carry out the provisions of the Act. (16 U.S.C. § 450 hh note)

Recognizing the historical significance of the island as the first habitation site by European man to the New World north of Florida, on September 9, 1982, the Canadian and American Governments entered into a Memorandum of Understanding formally recognizing the international historic significance of Saint Croix Island. The agreement calls for cooperation in the development of facilities, interpretation, and visitor use of the site.

Present boundaries include 6.5 acres on the island proper, with the exception of a small area 1,100 square feet, retained for use by the U.S. Coast Guard for a navigation beacon, and approximately 15.69 acres on the mainland (from NPS St. Croix Island National Monument Land Status Map 01, May 1974). The mainland portion includes 3.58 acres of land to be used for visitor service and docking facilities, 7.94 acres to be used for docking facilities which is subject to inundation at high tide, and a 4.17-acre parcel on the west side of U.S. Route 1 to be used for a residential and maintenance area.

The island is covered predominantly with native grasses that are periodically mowed to maintain traditional open appearances. The perimeter of the island is dominated by spruce on the north and east, ledge outcrops on the west and a sandy escarpment on the south which is subject to periodic erosion by

tidal action. Occasionally osprey are observed nesting on the island. Archeological remains of the original settlement are not visible. However, remains of past Coast Guard occupation is visible and includes the foundation of the original lighthouse, an oil shed, and a small boathouse. The mainland tracts are predominantly covered by a canopy of spruce-fir with no development on the tract west of U.S. Route 1. The shoreline tract includes one small storage building for maintenance purposes and a picnic shelter with exhibits located on a point for easy viewing of the island proper.

Management objectives developed to protect and enhance natural and cultural resources and to provide for visitor use and enjoyment include:

1. Cultural Resource Preservation

To identify, evaluate, preserve and protect the historic resources associated with the beginnings of French colonization of North American and other historic resources of Saint Croix Island International Historic Site.

To identify the location and cooperate in the preservation of the historic garden and charcoal pit on the mainland.

2. Conservation of Natural Resources

To protect and conserve the Park's lands, water resources, and wildlife habitats, both on the island and on the mainland, in a manner compatible with fulfillment of historic preservation objectives.

3. Interpretation

To foster understanding and appreciation of the significance of French colonization in North America and the settlement of 1604 -- its causes, history, and results -- through appropriate display and interpretation of resources.

4. Lands

To secure the minimum lands and easements necessary to preserve the historic resources, to protect the natural setting, and to assure an adequate base for Park administration, maintenance, and visitor use services and facilities.

5. Development

To ensure that developments are the minimum necessary for Park administration, maintenance and visitor use services, consistent with cultural resource preservation and the conservation of the natural setting.

To ensure the availability of adequate storage and display facilities for archeological material and historical data. To provide the visitor with the opportunity to visit the historic site and to provide historic interpretation for those visitors unable to visit the island.

6. Cooperation

To cooperate with Federal, State and local Government agencies, the Canadian Government, private interest groups and individuals:

- in planning for the conservation and improvement of the environmental quality and historical integrity of the region.

- in ensuring that the island resources are protected and preserved and developments for management and use are compatible, and consistent to the greatest extent practicable, with local and regional desires and State laws.

7. Acquisition of Information

To encourage and participate in efforts to acquire information, through research and other means, in order to facilitate development of the best possible strategies and plans for preserving and perpetuating the historical and natural resources on the island and mainland of Saint Croix Island International Historic Site.

The objectives stated above form the framework from which resource protection and visitor use is managed in the Historic Site.

A Master Plan and Interpretive Prospectus were approved in 1966 and 1970, respectively, and a Statement for Management was approved on March 7, 1978. The area which is now St. Croix Island International Historic Site was placed on the National Register of Historic Places on October 15, 1966. A cultural resources survey (under EO 11593) including archeological investigations covering the mainland tracts was completed in 1976. No significant cultural resources were documented during this investigation.

III. NON-FEDERAL OWNERSHIP AND USES

The master planning for the area called for 13.2 additional acres (see Table 1) for fee acquisition and inclusion in the Site as part of its mainland tracts (see Appendix D). This effort also intended acquisition of additional acreage of submerged lands (undetermined acreage) along the mainland shore of the non-Federal tracts. The initial master planning effort was subsequently amended in light of current use of these lands

determining that acquisition of additional lands or submerged land was no longer contemplated. Existing uses of the upland tracts are rural residential and farming. A listing of all tracts, acreages, how the tracts were acquired, and types of interest retained is summarized on Page 7.

The four non-Federal tracts are included in the Town of Calais zoning ordinance as R-2, rural residence and farming. Those tracts bounded by the St. Croix River must adhere to a 250' setback from normal high water as prescribed by Title 12 M.R.S.A., Sections 4811-4814. Article X, Section 2, Rural Residence and Farming "R-2" Zones, detailed in the Calais Zoning Ordinance of September 1, 1978, describe permitted uses and uses permitted as special exceptions (see Appendix H). The State has issued guidelines which prohibit or restrict development within 75 feet of the high water.

The State of Maine Wetlands Control Act of 1967, Title 12 M.R.S.A., Section 4701-04, 4706-09, 4751-8, requires that a permit must be obtained to remove, fill, dredge, or otherwise alter any coastal wetland. Permits must first be approved by the Department of Environmental Protection. The provision of this act would apply to any fill for parking area or for the construction of docking facilities, both on the mainland and on the island. It would also apply to any construction of sanitation facilities which would effect the local water.

The Site Location Act, Title 38, M.R.S.A., Section 481-8, was enacted in 1970. A permit is required from the Department of Environmental Protection for the location of developments that may substantially affect the environment to assure that they are sited to have the minimal adverse effect on the natural environment.

The National Historic Preservation Act of 1966 as amended (16 U.S.C. 470) established measures for identifying, assisting, and protecting historic properties worthy of preservation. The National Park Service must identify, consider, preserve, and positively use historic properties under authorities contained in Sections 106 and 110 of the act as well as Executive Order 11593 in order to insure protection of the Site.

Existing rural residential use in the area has been a long-standing tradition. The Town of Calais, Maine, supports the nearest business district which is 9 miles to the northwest. The nearest population centers include St. John, New Brunswick, 80 miles east, and Bangor, Maine, 128 miles west. The International Bridge between Calais and St. Stephens, New Brunswick, is a major border crossing. Two units of the Moosehorn National Wildlife Refuge are nearby. Roosevelt-Campobello International Park is within 60 miles; Acadia National Park, Fundy National Park (Canadian), and Baxter State Park are within 200 miles.

The preceding description of legal requirements affecting degree of development and use on adjoining non-Park lands coupled with degree and type of economic development locally, and relative isolation of the area from large population centers and areas of significant recreational

TABLE 1. STATUS OF LANDS*

FEDERALLY OWNED LANDS						
<u>Landowner</u>	<u>Acreege</u>	<u>Method of Acquisition</u>	<u>Encumbrances</u>	<u>Improvements</u>	<u>Tract No.</u>	
U.S. Coast Guard	3.50	Transfer	none	2 out-buildings	01-101	
Parker, Barrett	18.69	Donation	none	none	01-102	
NON-FEDERAL LANDS ON THE MAINLAND						
<u>Landowner</u>	<u>Acreege</u>	<u>Protection Recommendation</u>	<u>Encumbrances</u>	<u>Improvements</u>	<u>Tract. No.</u>	
Livingstone	2.25	Zoning/Easement	n/a	one residence	01-103	
McMasters	6.75	Zoning/Easement	n/a	one residence	01-104	
Lennan	0.20	Zoning/Easement	n/a	one residence	01-105	
Newman	4.00	Zoning/Easement	n/a	none	01-106	
	<u>13.20</u>					

NOTE: See Appendix D for graphic delineation of tracts.

* No funding has been appropriated and currently available for land acquisition expenditure.

V. RECOMMENDATIONS

Land currently under National Park Service administration and identified in Appendix D is considered to be adequately protected. Fee acquisition of additional lands for resource protection and visitor use and enjoyment is not considered necessary in the foreseeable future. In the short term, the National Park Service should be involved with the Regional Planning Commission and the Calais Town Government to insure that zoning restrictions are in the best interest of the visitor and local residents. Efforts to insure protection of resource values and visitor experience should include establishment of easements on adjacent lands if zoning does not deter adverse use.

Public Involvement

Since there is no proposal to acquire additional lands and since the public was involved in the preparation of the Assessment of Alternatives relative to a Comprehensive Design for St. Croix "Design for St. Croix", public meetings on this Land Protection Plan were not considered necessary. The plan was made available for public review and comment in December, 1984. The response was minimal but supportive.

Any person wishing to secure a copy of this plan may do so by writing to the following address:

Superintendent
Acadia National Park
P. O. Box 177
Bar Harbor, Maine 04609

Telephone: (207)288-3338

LIST OF APPENDICES

- A. Enabling Legislation
- B. Regional Map
- C. Vicinity Map
- D. Land Ownership Map
- E. Land Classification
- F. Mainland Development
- G. Island Development
- H. Calais, Maine, Zoning Ordinance

APPENDIX A

LEGISLATION

An Act To authorize the establishment of the Saint Croix Island National Monument in the State of Maine, approved June 8, 1949 (63 Stat. 158)

**St. Croix
Island National
Monument,
Maine.
Acquisition of
lands.**

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, for the purpose of establishing a Federal area of national historical importance for the benefit of the people of the United States, the Secretary of the Interior is hereby authorized to accept, for national monument purposes, on behalf of the United States, the donation of all non-Federal lands and interests in land situated on Saint Croix (Dochet) Island, located in the Saint Croix River, in the State of Maine. The Secretary is authorized to acquire, in such manner as he may consider to be in the public interest, not to exceed fifty acres of land or interests therein situated on the mainland, such property to be used for general administrative purposes and for a landing dock in order to provide a suitable approach and ready access to the island. (16 U.S.C. § 450hh.)

**Publication of
notice.
Acquisition of
additional
property.**

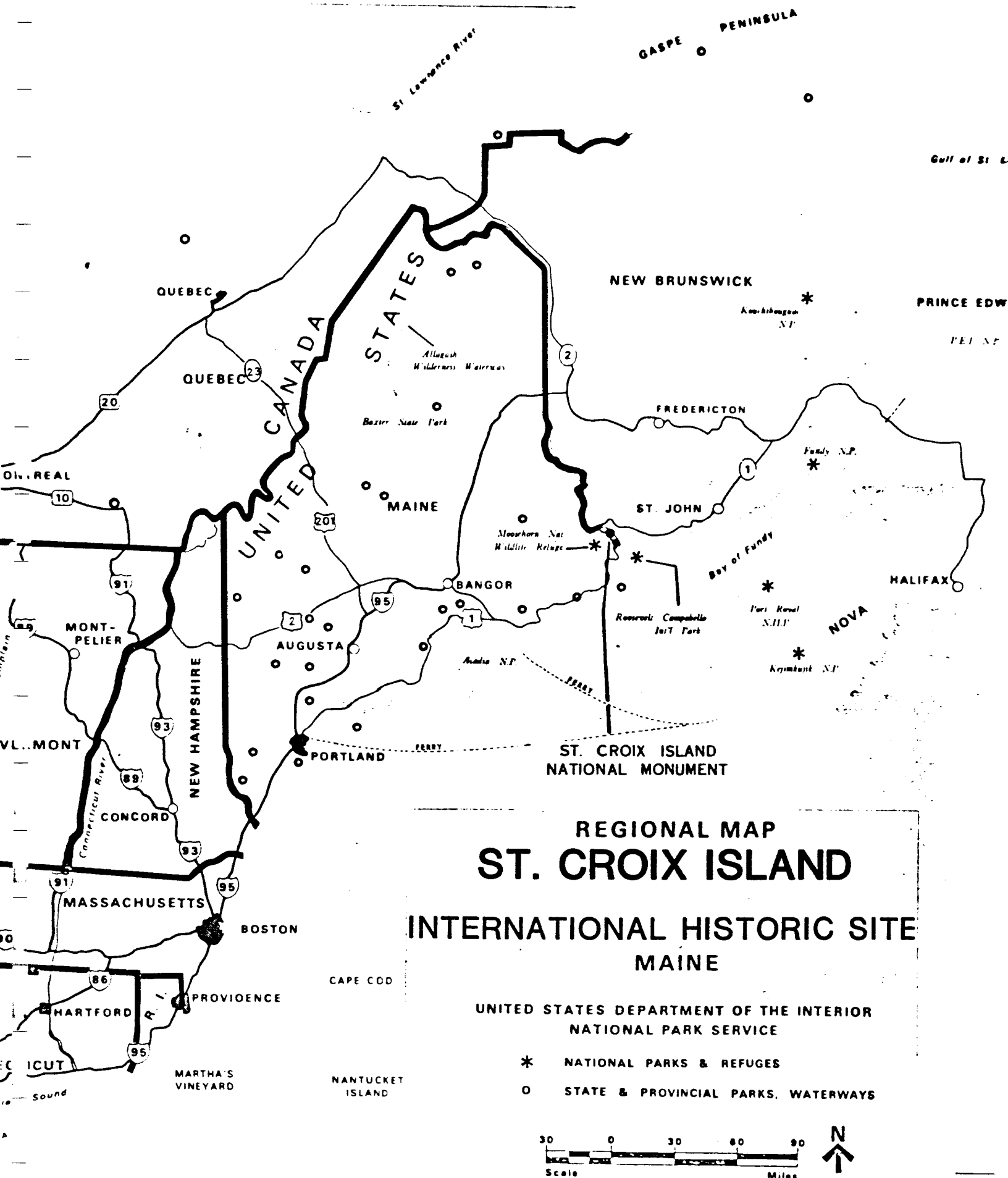
SEC. 2. Upon a determination by the Secretary of the Interior that sufficient land and interests in land situated on the island have been acquired by the United States for the establishment of a suitable national monument, such acquired property, and any Federal properties on the island that are not required for other public purposes, shall be established as the "Saint Croix Island National Monument". An order of the Secretary of the Interior, constituting notice of such determination, shall be published in the Federal Register. Following establishment of the national monument, other properties situated upon the island may become a part of the monument upon acquisition of title to such properties by the United States, and Federal properties situated upon the island, upon a determination by the agency administering such Federal properties that they are no longer required by that agency, may be transferred to the Secretary of the Interior by such agency to become a part of the national monument. Notice of the addition of any such properties to the monument shall be published in the Federal Register by the Secretary of the Interior. There shall be excluded from the national monument, for such time as the United States Coast Guard shall consider it to be necessary, any portion of the island which is being used and which is required for the purposes of a Coast Guard light station. (16 U.S.C. § 450hh-1.)

SEC. 3. The national monument shall be administered by the Secretary of the Interior, through the National Park Service, subject to the provisions of the Act of August 25, 1916 (39 Stat. 535; 16 U.S.C. 1-4), as amended and supplemented, and the Act of August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-467). (16 U.S.C. § 450hh-2.)

**Appropriation
authorized.**

SEC. 4. There are hereby authorized to be appropriated such sums as may be necessary to carry out the provisions of this Act. (16 U.S.C. § 450hh note.)

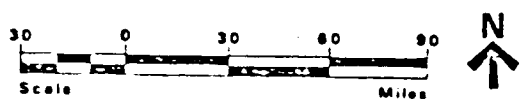
APPENDIX B



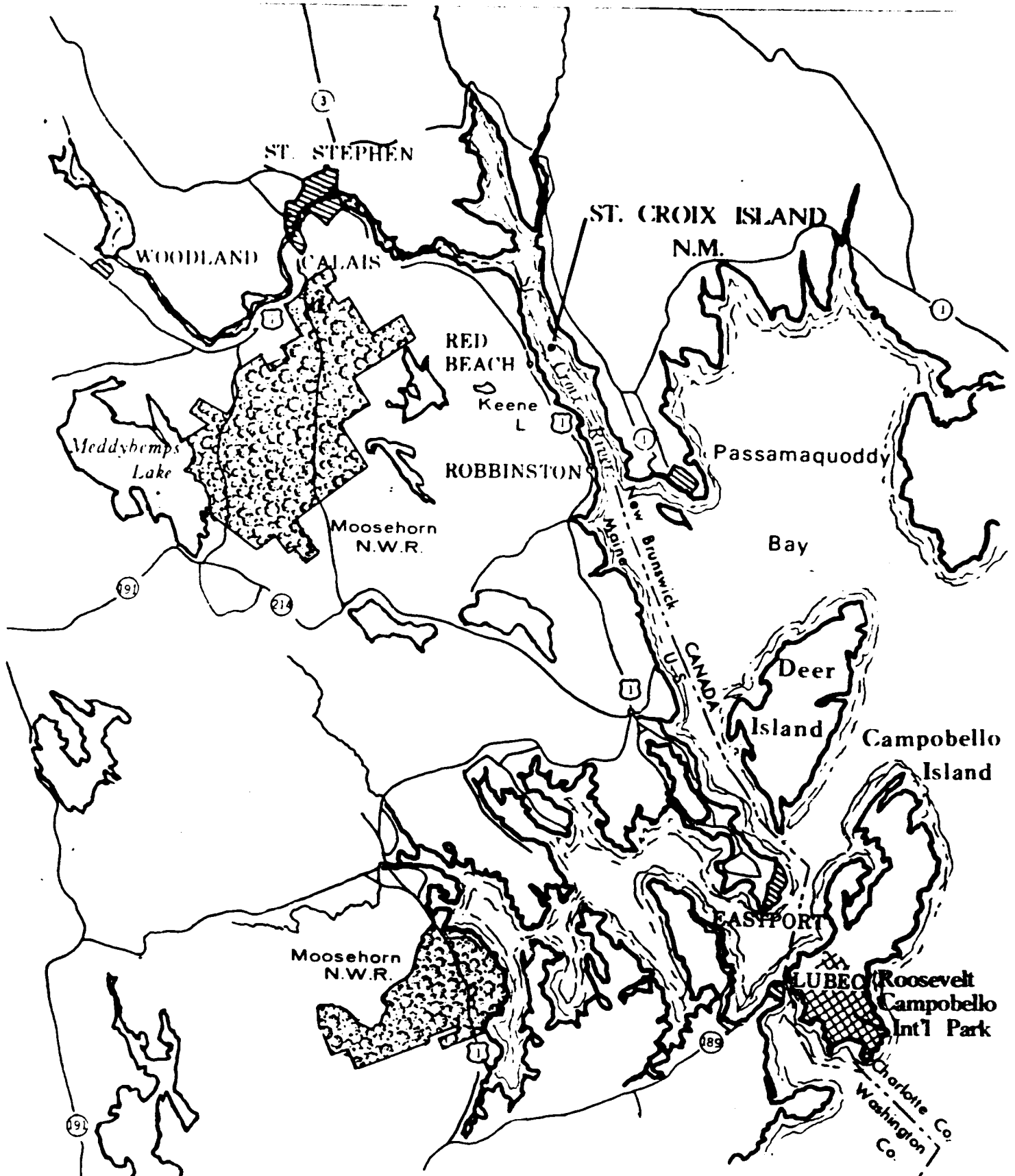
REGIONAL MAP ST. CROIX ISLAND INTERNATIONAL HISTORIC SITE MAINE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

- * NATIONAL PARKS & REFUGES
- O STATE & PROVINCIAL PARKS, WATERWAYS



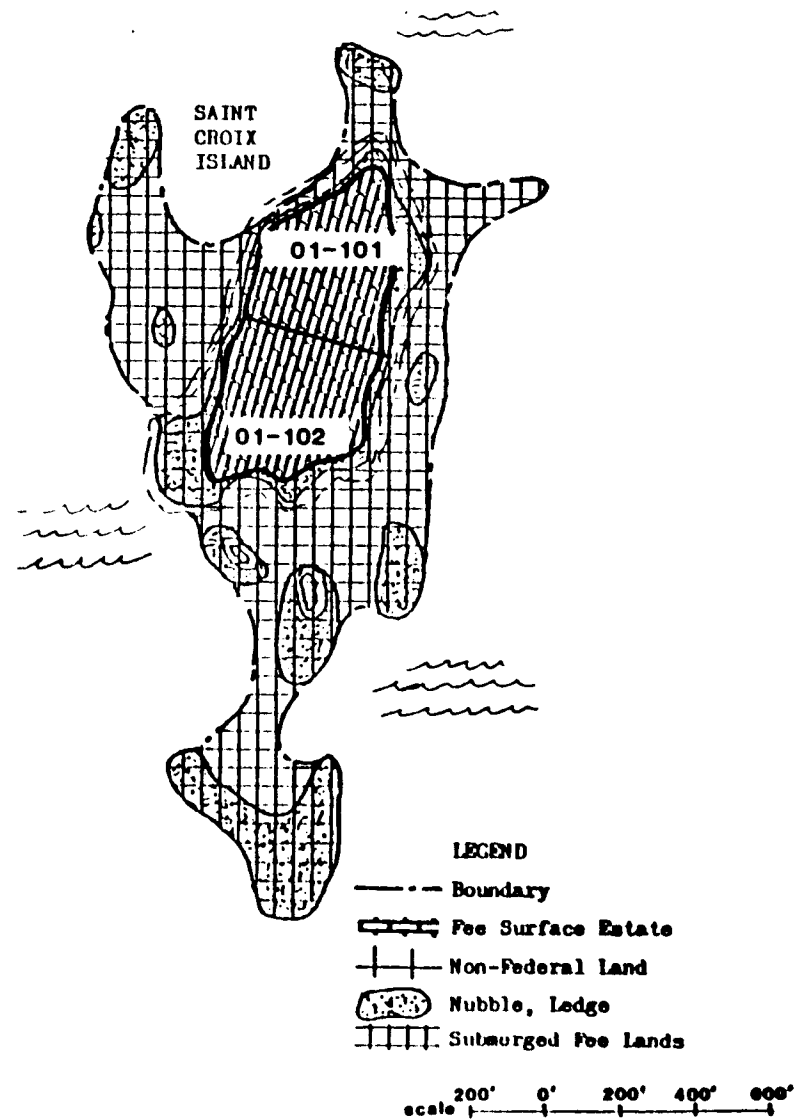
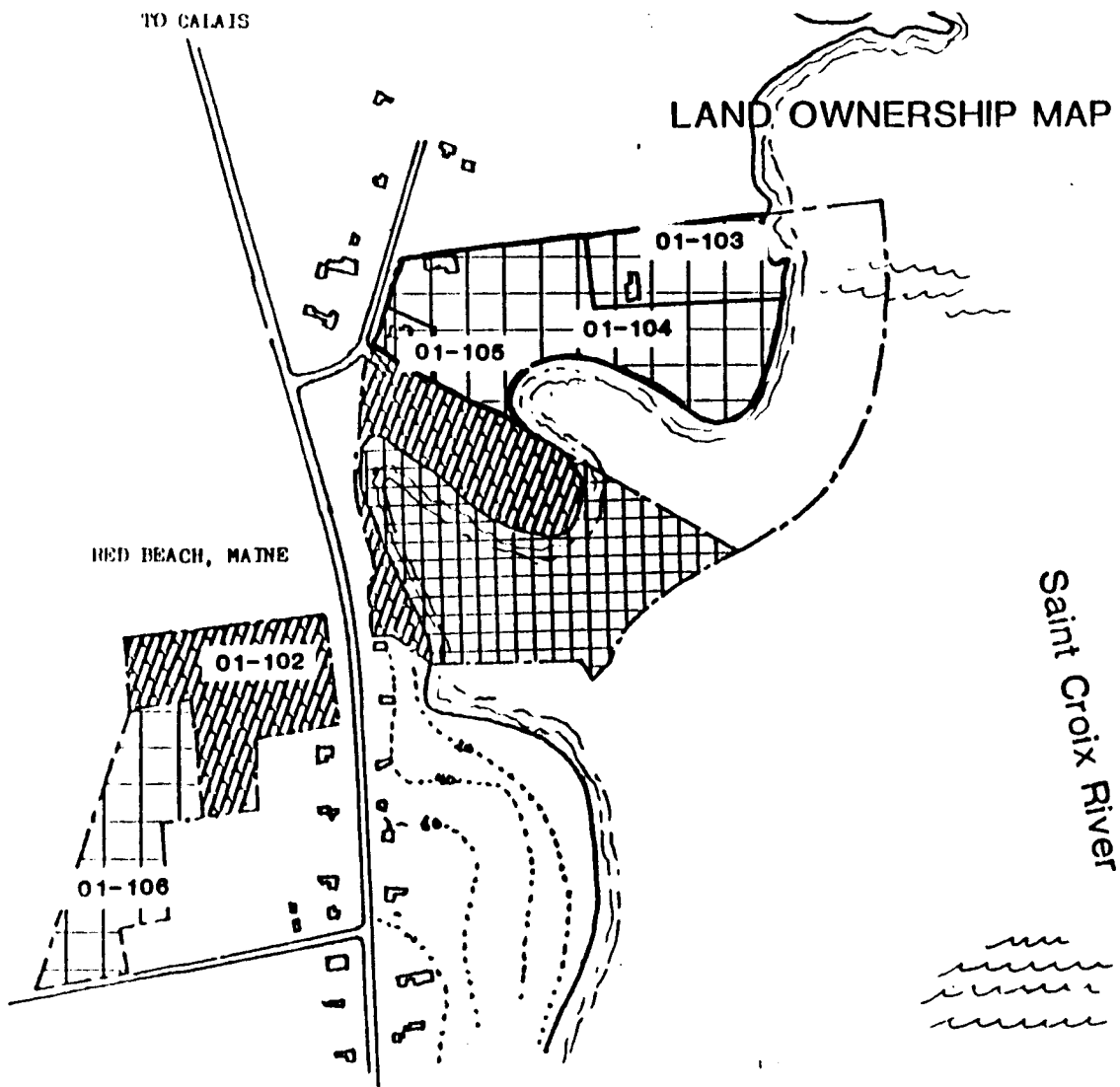
APPENDIX C



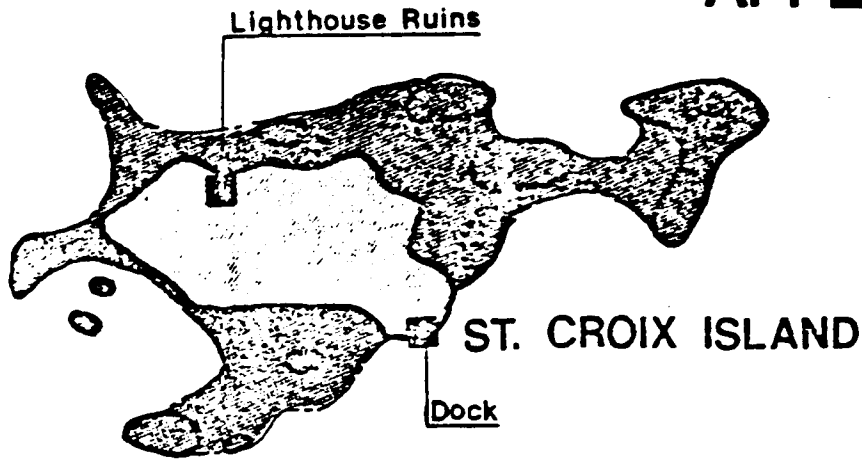
VICINITY MAP
ST. CROIX ISLAND
INTERNATIONAL HISTORIC SITE

APPENDIX D

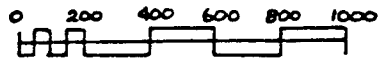
SAINT CROIX ISLAND INTERNATIONAL HISTORIC SITE



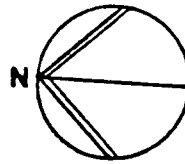
APPENDIX E



LAND CLASSIFICATION ST. CROIX ISLAND INTERNATIONAL HISTORIC SITE

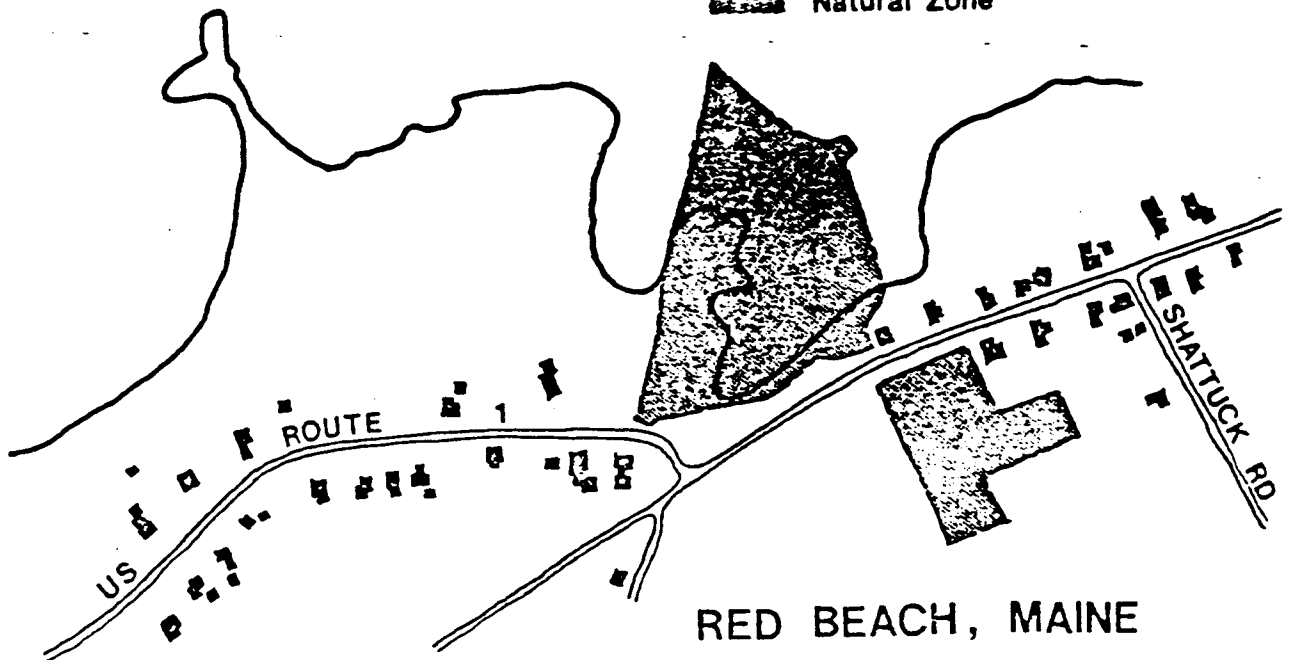


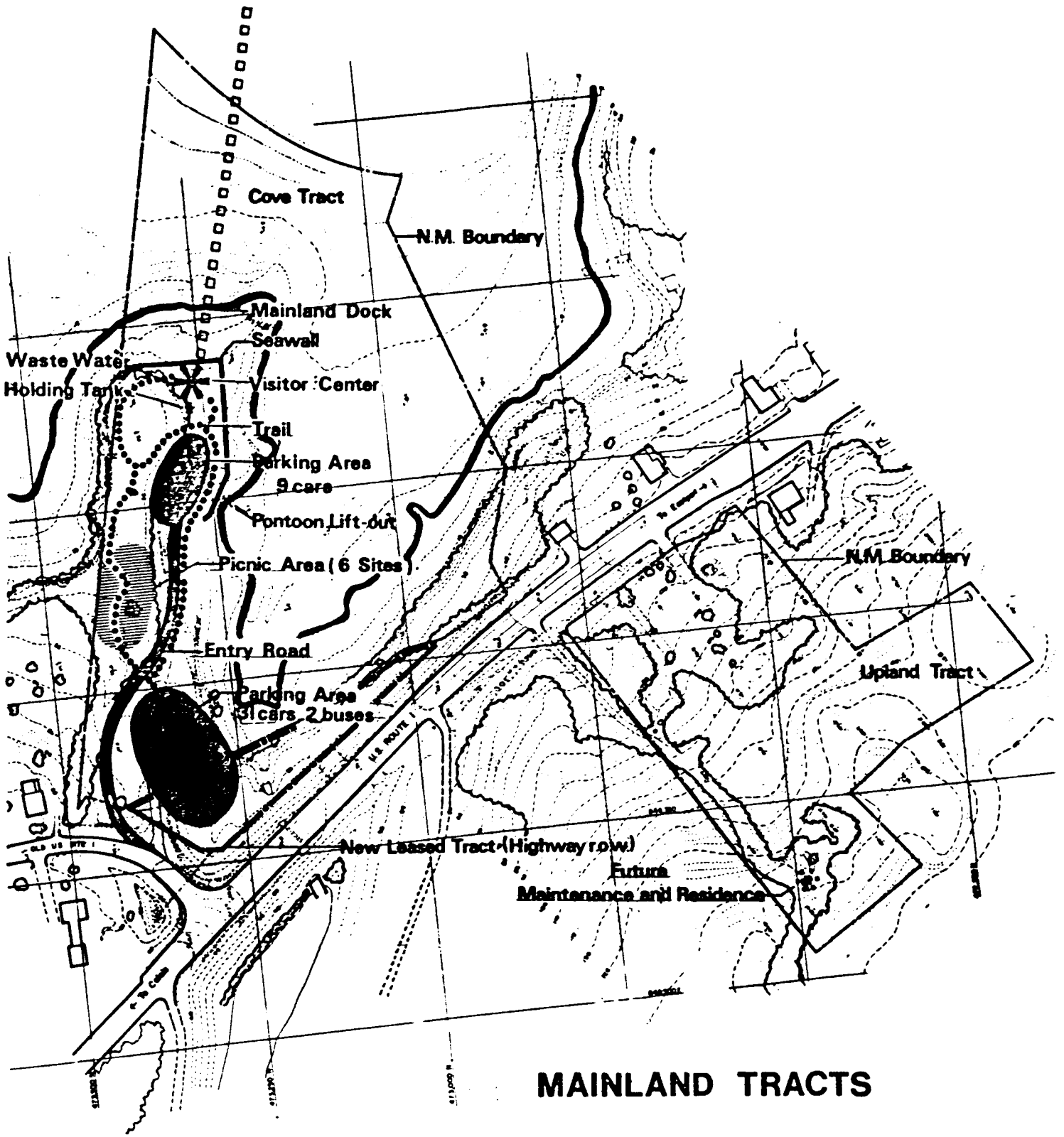
St. Croix River



KEY

- NPS Boundary
- Historic Zone
- Natural Zone



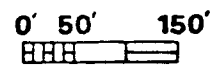


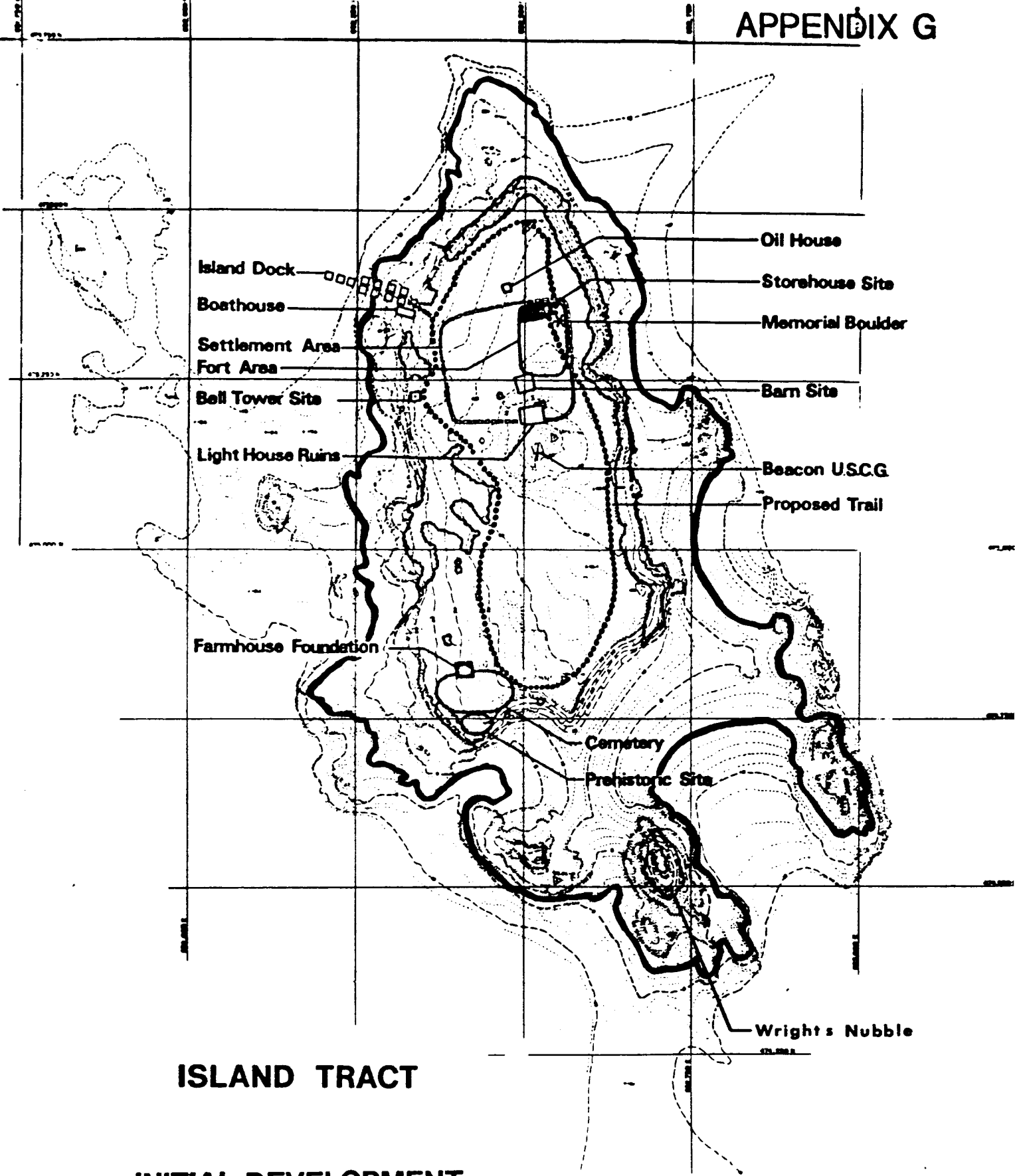
MAINLAND TRACTS

INITIAL DEVELOPMENT

ST. CROIX ISLAND

INTERNATIONAL HISTORIC SITE



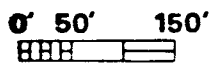


ISLAND TRACT

INITIAL DEVELOPMENT

ST. CROIX ISLAND

INTERNATIONAL HISTORIC SITE



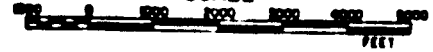
CALAIS

WASHINGTON COUNTY, MAINE


1978

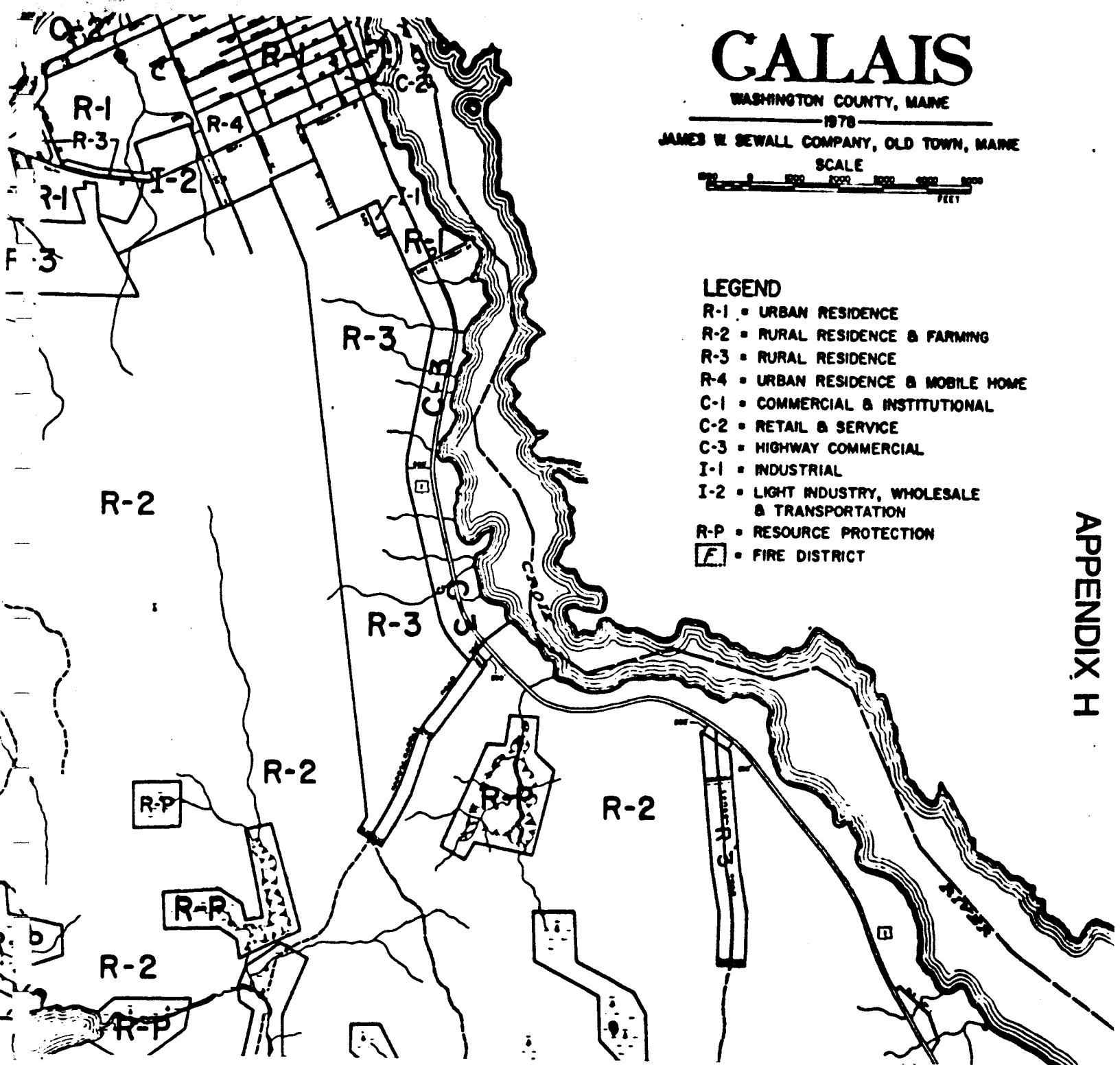
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

SCALE



LEGEND

- R-1 • URBAN RESIDENCE
- R-2 • RURAL RESIDENCE & FARMING
- R-3 • RURAL RESIDENCE
- R-4 • URBAN RESIDENCE & MOBILE HOME
- C-1 • COMMERCIAL & INSTITUTIONAL
- C-2 • RETAIL & SERVICE
- C-3 • HIGHWAY COMMERCIAL
- I-1 • INDUSTRIAL
- I-2 • LIGHT INDUSTRY, WHOLESALE & TRANSPORTATION
- R-P • RESOURCE PROTECTION
-  • FIRE DISTRICT



APPENDIX H

ZONING ORDINANCE
CITY OF CALAIS, MAINE
September 1, 1978
ARTICLE X
ZONE REGULATIONS

Section 2 - RURAL RESIDENCE AND FARMING "R-2" ZONES

A. Description and Purpose

Encompassing most of the area outside the urban center, the R-2 Zones are intended for the kinds of uses which have traditionally predominated in rural New England: Forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

B. Uses Permitted

1. Forestry, agriculture including roadside stands for the sale of produce, poultry, or animal raising, riding stable, veterinary hospital or boarding kennel, provided that any building housing animals is located not less than one hundred feet from any property lines.
2. Single-family dwellings and customary home occupations.
3. Commercial greenhouses.
4. Professional offices.
5. Public utility and communications structures.
6. Semi-public and private recreational facilities and grounds.
7. Cemetery.
8. Sawmill or facilities for the storage and processing of agricultural products, but not including slaughter houses.
9. Outdoor advertising sign provided it is located on the premises to which it pertains and measures not more than twenty-four square feet, not more than one to a property.
10. Schools.
11. Public facilities and grounds.
12. Accessory uses.

The Planning Board may permit as special exceptions:

13. Hotels, motels, inns, boarding houses, restaurants, nursing homes, hospitals, meeting the requirements of Supplementary Regulations, Article IV, Section 16.
14. Sand, gravel, or earth materials removal meeting the requirements of Supplementary Regulations, Article IV, Section 15.
15. Campgrounds or trailer parks meeting the requirements of the Calais Mobile Home Park Ordinance.
16. Mobile Home Parks meeting the requirements of the Calais Mobile Home Park Ordinance.
17. Art gallery, pottery barn or ceramics studio, auction barn, antique sales providing such use will provide off-street parking lot, is not within fifty feet of any other residential structure and will not create any traffic hazards due to access points, etc.
18. Airport provided that such airport is not nearer than 500 feet to any dwelling and will not create any nuisance in the immediate neighborhood.
19. Automobile junk yards meeting the requirements of Supplementary Regulations, Section 17.
20. Gasoline service station provided that such use meets the area, yard and height requirements of the zone and provided that there are no residential structures within 300 feet in any direction from any structure, sign, pump, etc. on the proposed use parcel.
21. Slaughter houses provided that said use will have no building within 500 feet of any existing residential structure and provided that such use will be screened from view of any street right-of-way line.
22. Storage and sale of building materials provided that no structure will be within 300 feet of any residential use and provided that such use is set back 50 feet from any street right-of-way line.
23. Owner-operated grocery store designed primarily to serve the residents of surrounding rural neighborhoods.
24. Multi-family dwellings and cluster subdivisions provided such uses are on a minimum lot of five acres, have 300 feet of frontage, meet the other area, yards, and height requirements of the zone, have adequate sewer and water utilities, and meet the requirements of Article V, Section 2.
25. Hospitals, nursing homes, and non-profit medical centers.

C. Area, Yard and Height Requirements

1. Minimum lot size - 40,000 square feet.
2. Minimum width at setback line - 150 feet.
3. Minimum yard depths:
 - a) front yard - 30 feet.
 - b) side yards - 15 feet.
 - c) rear yard - 30 feet.
4. Maximum height of buildings - 35 feet.
5. Maximum lot coverage - 25%.
6. Density in multi-family and cluster subdivisions will not exceed two dwelling units per acre.