

Town of Leeds

Location: The Town of Leeds, incorporated in 1801, with a land area of 43.41 square miles, Leeds is the fourth largest jurisdiction in Androscoggin County. The Town of Leeds shares borders with Livermore Falls to the north, Wayne to the east, Wales to the southeast, Greene to the southwest, Turner to the west and Livermore the northwest.

Population: According to the U.S. Census Bureau, the Town of Leeds population is 2,262, as of 2020. The Town of Leeds lost 2.7% of its population between 2010-2020. The Maine State Economist projects that Androscoggin County will continue to gradually increase in population over the coming years. Projections show a 2030 population of 113,477, which is an increase of 2,438 or 2.2%.¹

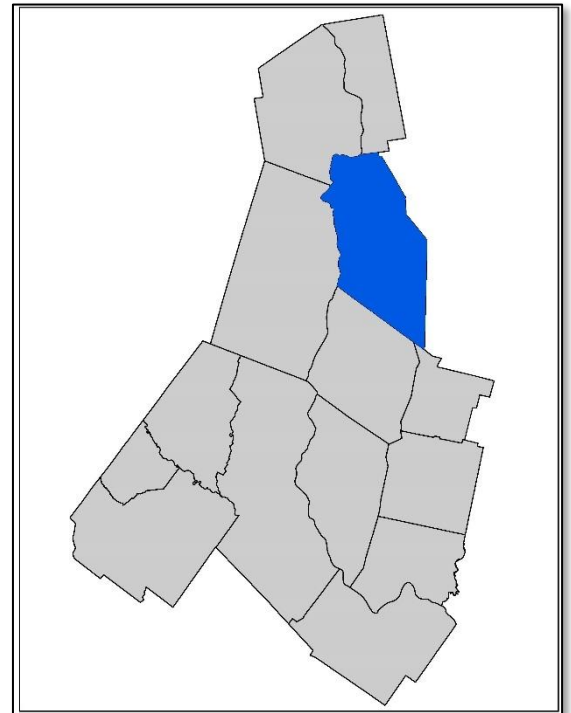


Table A16: Population of Leeds and Androscoggin County 1930 – 2020

Year	Leeds	Androscoggin County
1930	720	71,214
1940	801	76,679
1950	797	83,594
1960	807	86,312
1970	1,031	91,279
1980	1,463	99,657
1990	1,669	105,259
2000	2,001	103,793
2010	2,326	107,702
2020	2,262	111,139
1930-40 Change	11.2%	7.7%
1940-50 Change	0.0%	9.0%
1950-60 Change	1.2%	3.3%
1960-70 Change	27.7%	5.8%
1970-80 Change	41.9%	9.2%
1980-90 Change	14.0%	5.6%
1990-00 Change	19.8%	-1.4%
2000-10 Change	16.2%	3.8%
2010-20 Change	-2.7%	3.2%

¹[Maine State Economist Population Outlook](#)

Source: US Census

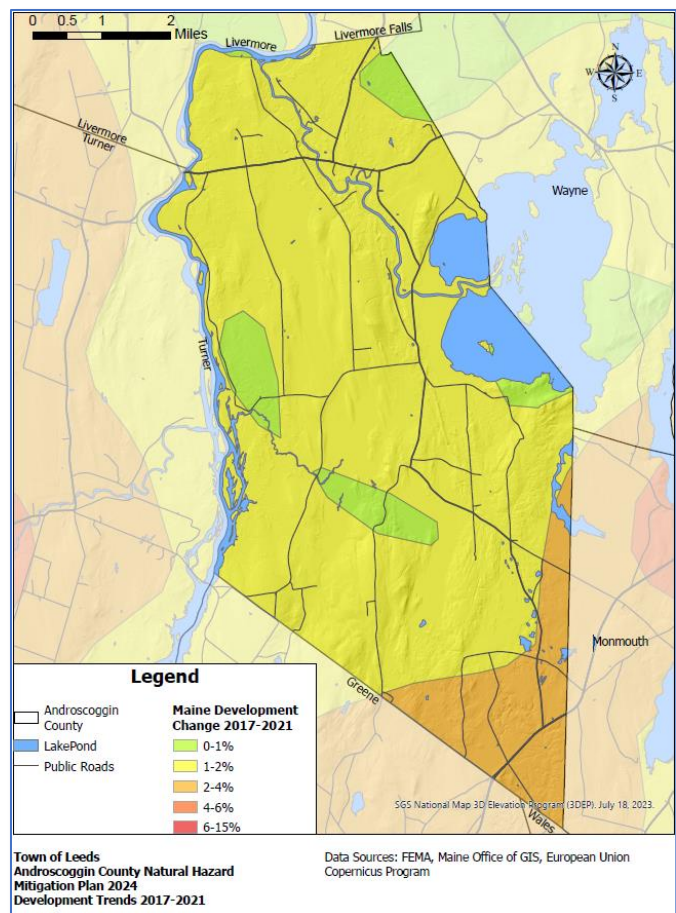
Demographics: The following table shows key demographic characteristics for Androscoggin County, as well as the State of Maine and the United States as a whole. Androscoggin County’s population is older than the United States as a whole, but is younger than the State of Maine average, as reflected in the “Population under 18” statistic.

Table A17: Demographic Survey 2020			
Measure	Leeds	Androscoggin County	Maine
Population			
Total Population	2,262	111,147	1,362,359
Population Under 5 Years	12.6%	5.8%	4.7%
Population Under 18 Years	32.9%	21.0%	18.4%
Population 65 and Over	14.3%	17.1%	20.3%
Race - White Alone	92.7%	86.9%	90.8%
Race - Black or African American Alone	0.6%	5.9%	1.9%
Race - American Indian & Alaska Native Alone	0.4%	0.4%	0.6%
Race - Asian Alone	0.1%	0.8%	1.2%
Race - Native Hawaiian & Other Pacific Islander Alone	0.0%	0.1%	0.0%
Race - Some Other Race Alone	0.7%	0.7%	0.7%
Race - Two or More Races	5.2%	5.2%	4.7%
Housing			
Median Value of Owner-Occupied Units 2017-2021	\$184,100	\$175,100	\$212,500
Total Households 2017-2021	777	45,770	571,064
Persons per Household 2017-2021	3.12	2.34	2.31
Education			
High school graduate or higher, persons 25 and over 2017-	90.7%%	91.8%	93.7%
Bachelor's degree or higher, persons 25 and over 2017-2021	19.7%	22.9%	33.6%
Economy			
In civilian labor force, population 16+, 2017-2021	66.5%	64.6%	62.7%
Mean travel time to work, minutes, workers 16+, 2017-2021	33.6	24.3	24.3
Income and Poverty			
Median household income, in 2021, dollars, 2017-2021	\$70,347	\$59,287	\$63,182
Per capita income in past 12, months, in 2021 dollars, 2017-	\$27,861	\$31,688	\$36,171
Persons in poverty, percent	19.4%	14.0%	11.5%
Geography			
Population Density (persons/sq. mi. 2020)	56	237.5	44.2

Source: [US Census 2020](#)

Changes in Development: There has been no significant change in vulnerability in Town of Leeds over the past five years. Land use within Town of Leeds is rural, including farm and forest land. A detailed breakdown of changes in development is included in Element E – Plan Update, including the Sentinel 2 Satellite Data map, shown here. Satellite data used to assess changes in development pursued in this plan was the use of remote sensing data to estimate trends in land use changes and identify where these changes may intersect with hazard prone areas. Sentinel satellite imagery used to categorize land cover/land use type provide for change detection in global development at a 30-meter resolution over multiple years. This analysis can be replicated for any location on earth from 2017-2021.

Figure A5: Town of Leeds Changes in Development 2017-2021 using Sentinel 2 satellite data.



Employers: Leeds has no major employers, but serves as a bedroom community for larger jurisdictions such as Lewiston and Auburn.

Transportation: Large volumes of traffic pass through Androscoggin County either to locations within or beyond the county's borders. Interstate 95 is the primary route of travel for motor vehicle traffic in Maine. Highway exits are located in Auburn, Lewiston and Sabattus, allowing for significant amounts of traffic to be brought into Androscoggin County. Androscoggin County has a bus-based mass transit system served by Western Maine Transportation, Greyhound Bus Lines and Concord Bus Lines. All 8 school districts in Androscoggin County have buses used to transport students.

- **Highways.** Androscoggin County is served by the Maine Turnpike (part of Interstate 95), with exits in Auburn, Lewiston and Sabattus. US Route 202 serves to connect the western and eastern portions of the county. Major state routes in the area include Routes 26 and 121 serving the western part of the county, Route 196 providing connections south to the Brunswick/Topsham area, Routes 126 serving the eastern towns and Route 4 serving the north. Route 4 also provides access from Franklin County to the Maine Turnpike.
- **Rail.** Androscoggin County does not currently have regular passenger rail service but does have a freight rail network with 57 grade crossings across the county. The St. Lawrence & Atlantic connects to Canada via New Hampshire, and CSX Transportation (formerly Pan Am Railways) provides connections to the southern and eastern portions of Maine.
- **Airports.** The Auburn-Lewiston Municipal Airport supports local and regional general aviation, flight training, cargo, and a large volume of corporate activity. The airport has two runways: one 5,001 feet in length and one 2,750 feet in length. The airport is owned and operated jointly by the cities of Auburn and Lewiston. The only other paved runway in Androscoggin County was the former Twitchell Airport in Turner, which closed in 2023. There are also several privately owned grass field airports that receive limited traffic in the towns of Durham, Leeds, Livermore Falls and Wales.
- **Hazardous Material Routes.** Hazardous materials are shipped throughout Androscoggin County. Routes are monitored by the State, County, and towns and will not be discussed further in this plan.

Jurisdictional Planning Team: The Town of Leeds followed the process as described in Element A. This data set was developed over the course of several months with input from many jurisdiction representatives. All departments were asked to contribute to the annex development through reviewing and contributing to the capability assessment, reporting on the status of previously identified actions, and participating in action identification and prioritization. The following table summarizes who participated and in what capacity. Additional documentation on the municipality’s planning process through Project Planning workshop is included in Element A - Planning Process and Appendix D (Meeting Documentation).

Table A18: Jurisdiction Planning Team - Leeds					
Primary Point of Contact					
Name: Jake Rodrigue Title: Public Works Director Address: 22 Ridge Road, Leeds, ME, 04263 Phone Number: 207-524-5101 Email: leedshighway@gmail.com					
NFIP Floodplain Administrator					
Name: Larry Grant Title: Code Enforcement Officer Address: 8 Community Drive, Leeds, ME, 04263 Phone Number: 207-524-5101 Email: leedsceo.19@gmail.com					
Name	Title and Department	Kickoff	Seminar	Workshop	Survey
Jake Rodrigue	Public Works Director	X		X	X

Project Worksheet - Codes & Regulations - Leeds

Building Codes

Adopted, if yes when?			Have aspects of the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?	
YES	NO	DATE	If yes, describe how in comments.	
X		9/1/2018	If no, add Mitigation project # if applicable.	
Comments				
<ul style="list-style-type: none"> • Maine Uniform Building and Energy Code (MUBEC) was established in 2010 for all municipalities with more than 4,000 residents • Building Codes are specified in the town Zoning and Land Use Code. 				

Town Zoning Ordinances

Adopted, if yes when?			Have aspects of the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?	
YES	NO	DATE	If yes, describe how in comments.	
X		9/1/2018	If no, add Mitigation project # if applicable.	
Comments				
<ul style="list-style-type: none"> • Maine municipalities can adopt ordinances under MSRA 30-A Chapter 141 • All Zoning and Land Use codes are included in the town Zoning and Land Use Code. 				

Local Subdivision Regulations

Adopted, if yes when?			Have aspects of the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?	
YES	NO	DATE	If yes, describe how in comments.	
X		9/1/2018	If no, add Mitigation project # if applicable.	
Comments				
<ul style="list-style-type: none"> • Maine Subdivision law is described in MSRA 30-A Chapter 187 Subchapter 4 • Subdivision regulations are included in the town Zoning and Land Use Code Article III 				

Storm water Management

Adopted, if yes when?			Have aspects of the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?	
YES	NO	DATE	If yes, describe how in comments.	
X		9/1/2018	If no, add Mitigation project # if applicable.	
Comments				
<ul style="list-style-type: none"> • Stormwater Management is required under MSRA 30-A Chapter 161 for sewers and MSRA 38 Section 420-D for certain construction projects. • Stormwater Management is required for subdivisions under the town Zoning and Land Use Code Article III Section 8 				

Project Worksheet - Codes & Regulations - Leeds

Comprehensive Plan/Master Plan

Adopted, if yes when?			Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
YES	NO	DATE	If yes, describe how in comments.
X		4/1/2013	If no, add Mitigation project # if applicable.

Comments

- Comprehensive plans are developed by the municipality and reviewed by the state [Department of Agriculture, Conservation and Forestry](#)

Shoreland Management Plan

Adopted, if yes when?			Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
YES	NO	DATE	If yes, describe how in comments.
X		6/6/2009	If no, add Mitigation project # if applicable.

Comments

- Shoreland Zoning Plans are required in all municipalities under [MSRA 3 Article 2-B](#)
- Shoreland management regulations are included in the town [Zoning and Land Use Code Article II](#)

Floodplain Management Plan

Adopted, if yes when?			Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
YES	NO	DATE	If yes, describe how in comments.
X		6/7/2014	If no, add Mitigation project # if applicable.

Comments

- Leeds' Floodplain Management Plan is part of the town [Zoning and Land Use Code Article V](#)
- Leeds joined the National Flood Insurance Program (NFIP) in July 16,1990.
- This program is administered by the town Code Enforcement Officer

Business/Economic Development Plan

Adopted, if yes when?			Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
YES	NO	DATE	If yes, describe how in comments.
	X	N/A	If no, add Mitigation project # if applicable.

Comments

- Leeds does not have a specific Economic Development plan; however economic development is discussed in the town Comprehensive Plan.

Project Worksheet - Codes & Regulations - Leeds

Comprehensive Emergency Management Plan/Emergency Operations Plan

Adopted, if yes when?	Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
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YES	NO	DATE	If yes, describe how in comments.
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X		12/22/2012	If no, add Mitigation project # if applicable.
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Comments

- Municipalities are required to have an Emergency Operations Plan under [MSRA 37-B Section 783](#)

Continuity of Operations Plan

Adopted, if yes when?	Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
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YES	NO	DATE	If yes, describe how in comments.
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	X		If no, add Mitigation project # if applicable.
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Comments

- Municipal Continuity of Operations plans are encouraged, but not required under state law

Debris Management Plan

Adopted, if yes when?	Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
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YES	NO	DATE	If yes, describe how in comments.
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X		2/14/2014	If no, add Mitigation project # if applicable.
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Comments

- Municipal Debris Management Plans must be approved by the state Department of Environmental Protection
- Leeds uses its municipal transfer station located at 277 Ridge Road (DEP License # S020968-WH-A-E) as its debris management site

Public Health Plan

Adopted, if yes when?	Have aspects if the HMP been incorporated into the jurisdiction's codes/ordinances/requirements?
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YES	NO	DATE	If yes, describe how in comments.
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	X	N/A	If no, add Mitigation project # if applicable.
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Comments

- Leeds has a local Public Health officer as required under [MSRA 22 Chapter 153](#).

Project Worksheet - Project Development				
Project Name:	Quaker Ridge Road Reconstruction			
Project Number:	2024-Leeds-001			
Risk / Vulnerability				
Hazard(s) of Concern:	Flooding			
Description of the Problem:	Road Washes out every major rainstorm.			
Action or Project Intended for Implementation				
Description of the Solution:	Ditch and install cross culverts to move water from top of mountain to bottom.			
Is this project related to a Critical Facility?	Yes		No	X
Level of Protection:	100 Year Storm	Estimated Benefits (losses avoided):	Less Road Closures	
Useful Life:	30 years	Goal(s) Met:	1,3	
Estimated Cost:	\$75,000	Mitigation Action Type:	Structure/Infrastructure Project	
Plan for Implementation				
Prioritization:	High	Desired Timeframe for Implementation:	5 Years	
Est. Time Required for Project Implementation:	6 Months	Potential Funding Sources:	Budget, BRIC, HMGP	
Responsible Organization:	Leeds Public Works	Local Planning Mechanisms to be Used in Implementation:	Local Roads Management	
Three Alternatives Considered (including No Action)				
Alternatives:	Action	Estimated Cost	Evaluation	
	No Action	\$0	Issue remains	
	Remove Road	Low	Roadway cannot be removed	
	Reroute Road	High	Not feasible	

Project Worksheet - Maintenance

Status Report (for plan maintenance) Year 1

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Status Report (for plan maintenance) Year 2

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Status Report (for plan maintenance) Year 3

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Status Report (for plan maintenance) Year 4

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Status Report (for plan maintenance) Year 5

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Project Prioritization Worksheet - Prioritization			
Project Name:	Quaker Ridge Road Reconstruction		
Project Number:	2024-Leeds-001		
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate	
Life Safety	0		
Property Protection	1	Protect structures and life	
Cost-Effectiveness	1		
Technical	1		
Political	1		
Legal	1		
Fiscal	0	Need Budget and Grants	
Environmental	1		
Social	1		
Administrative	1		
Multi-Hazard	1	Severe Summer and Winter Storms, Flooding	
Timeline	1	Within 5 years	
Agency Champion	1	Leeds Public Works	
Community Objectives	1		
Total	12	Priority (High/Med/Low)	High

Project Worksheet - Project Development				
Project Name:	River Road Culvert Replacement			
Project Number:	2024-Leeds-002			
Risk / Vulnerability				
Hazard(s) of Concern:	Flooding, Severe Summer Weather			
Description of the Problem:	The culvert in the area of 39 River Road is undersized, a significant rainstorm could damage or washout the entire road.			
Action or Project Intended for Implementation				
Description of the Solution:	Upsize the culvert to allow for more drainage.			
Is this project related to a Critical Facility?	Yes		No	X
Level of Protection:	100 Year Flood	Estimated Benefits (losses avoided):	Reduce road and property damage	
Useful Life:	50+ years	Goal(s) Met:	1	
Estimated Cost:	\$30,000	Mitigation Action Type:	Structure/Infrastructure Project	
Plan for Implementation				
Prioritization:	High	Desired Timeframe for Implementation:	5 Years	
Est. Time Required for Project Implementation:	1 year	Potential Funding Sources:	HMGP, FMA, BRIC Budget	
Responsible Organization:	Leeds Public Works	Local Planning Mechanisms to be Used in Implementation:	Local Roads Management	
Three Alternatives Considered (including No Action)				
Alternatives:	Action	Estimated Cost	Evaluation	
	No Action	\$0	Problem persists	
	Remove Road	Low	Not feasible	
	Reroute Road	High	Not feasible	

Project Worksheet - Maintenance

Status Report (for plan maintenance) Year 1

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Status Report (for plan maintenance) Year 2

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Status Report (for plan maintenance) Year 3

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

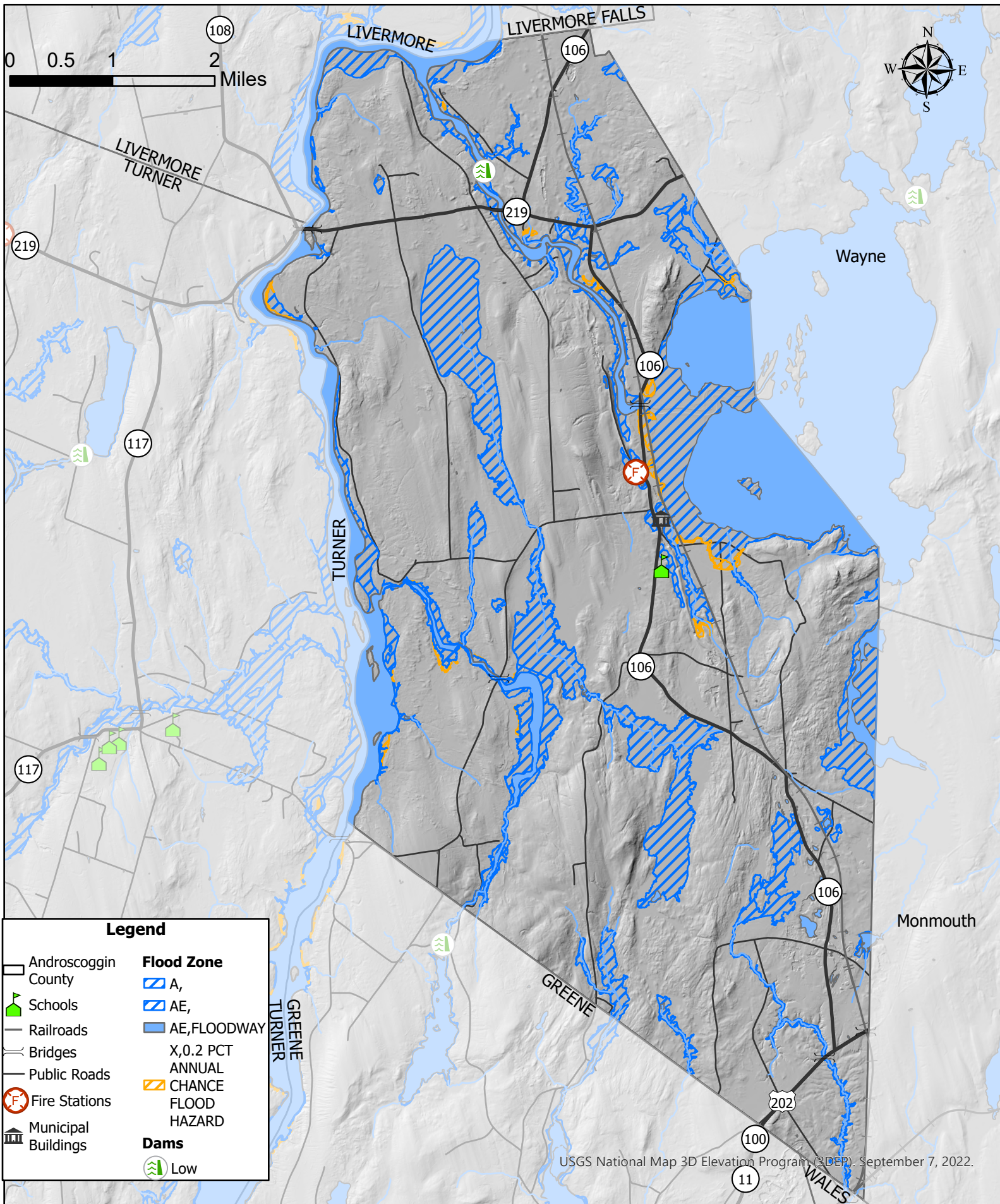
Status Report (for plan maintenance) Year 4

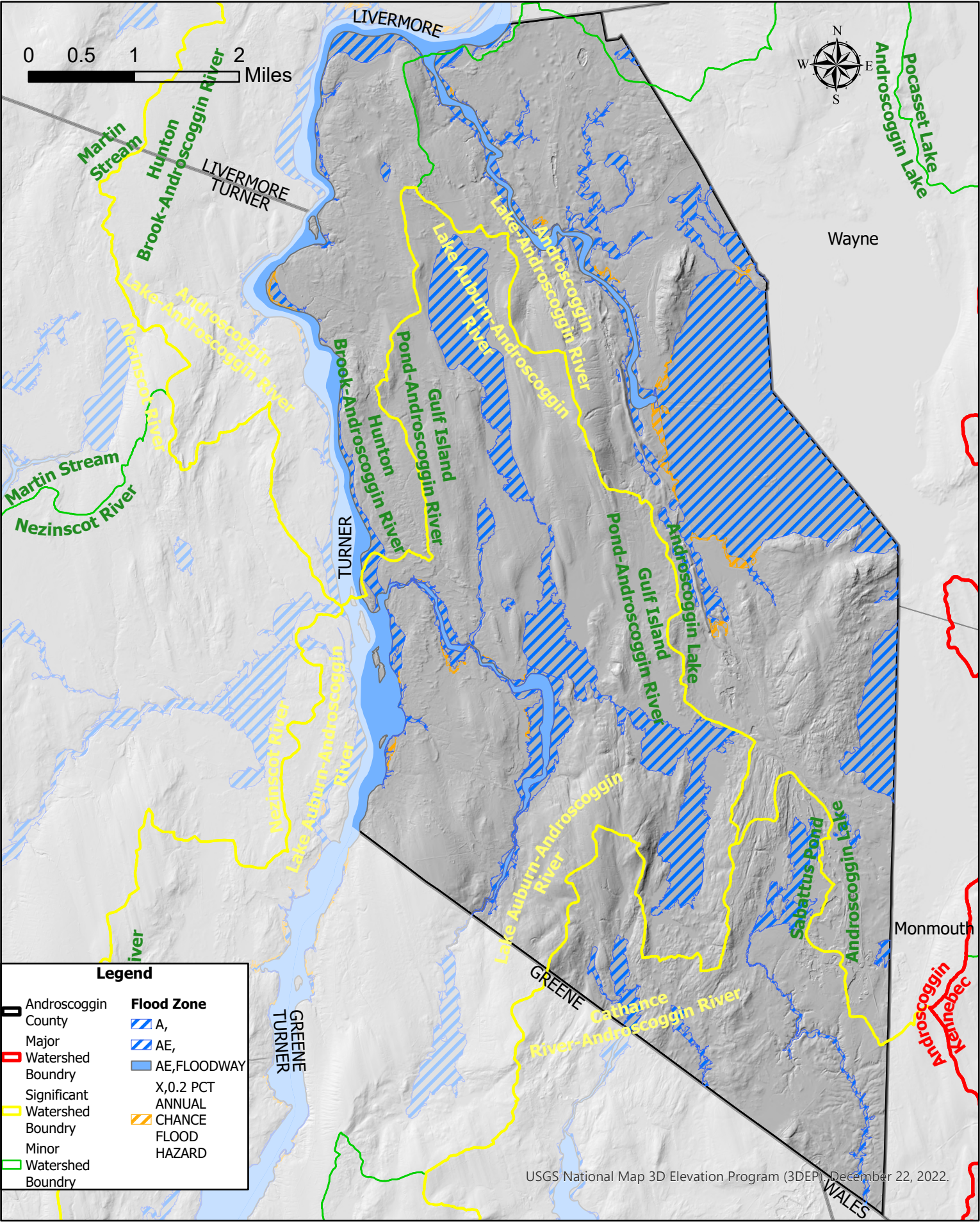
Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

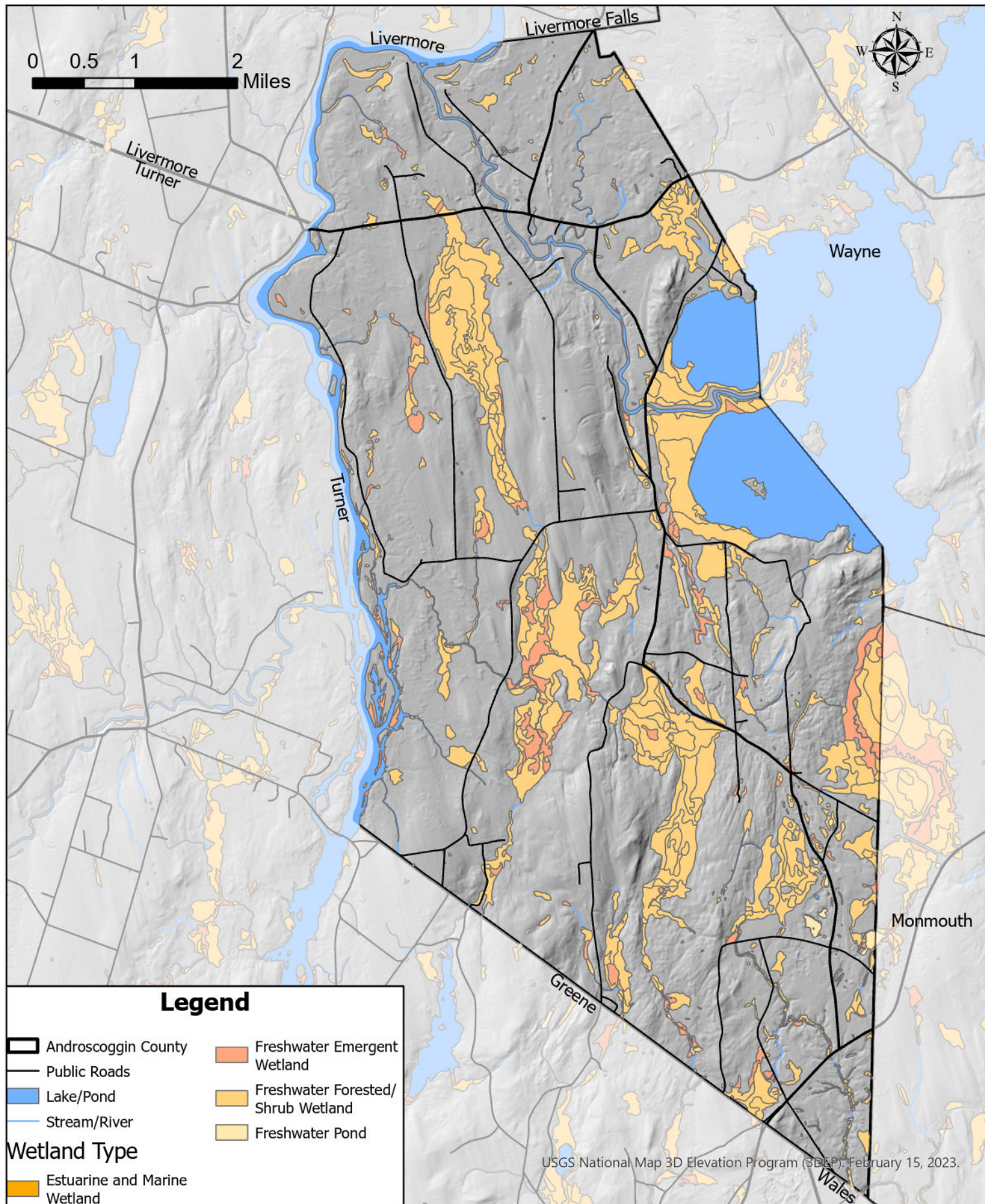
Status Report (for plan maintenance) Year 5

Date of Status Report:	
Project Status:	
Update Evaluation of the Problem:	
Update Evaluation of the Solution:	

Project Prioritization Worksheet - Prioritization			
Project Name:	River Road Culvert Replacement		
Project Number:	2024-Leeds-002		
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate	
Life Safety	1	Loss of culvert would require an 8-mile detour from Route 219	
Property Protection	1	Project will limit damage to roadway and personal property	
Cost-Effectiveness	0		
Technical	1	50+ year solution	
Political	1		
Legal	1		
Fiscal	1		
Environmental	1		
Social	1		
Administrative	1		
Multi-Hazard	1	Severe Summer and Winter Storms, Flooding	
Timeline	1	Project can be completed in less than 5 years	
Agency Champion	1	Leeds Public Works	
Community Objectives	0		
Total	11	Priority (High/Med/Low)	High

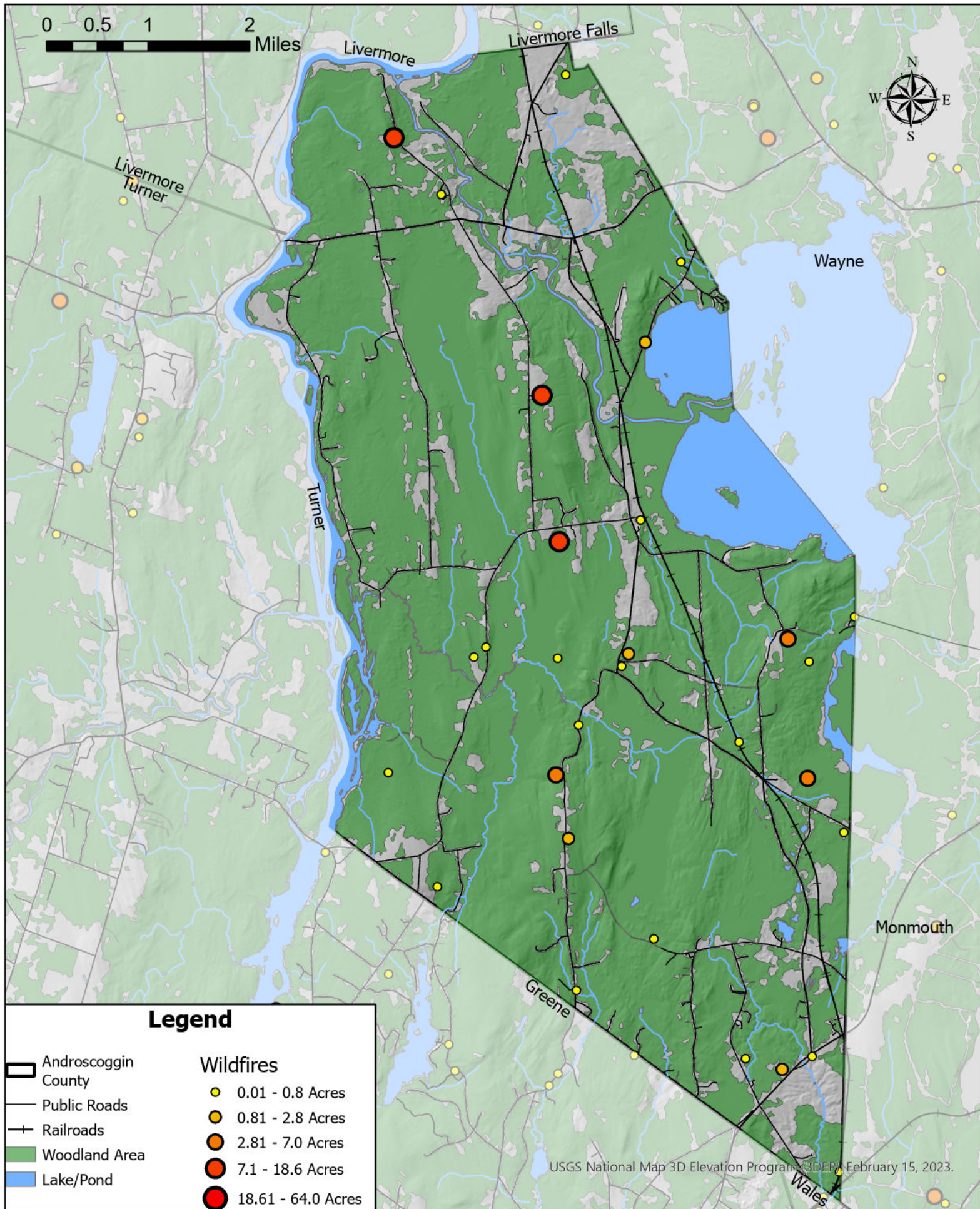


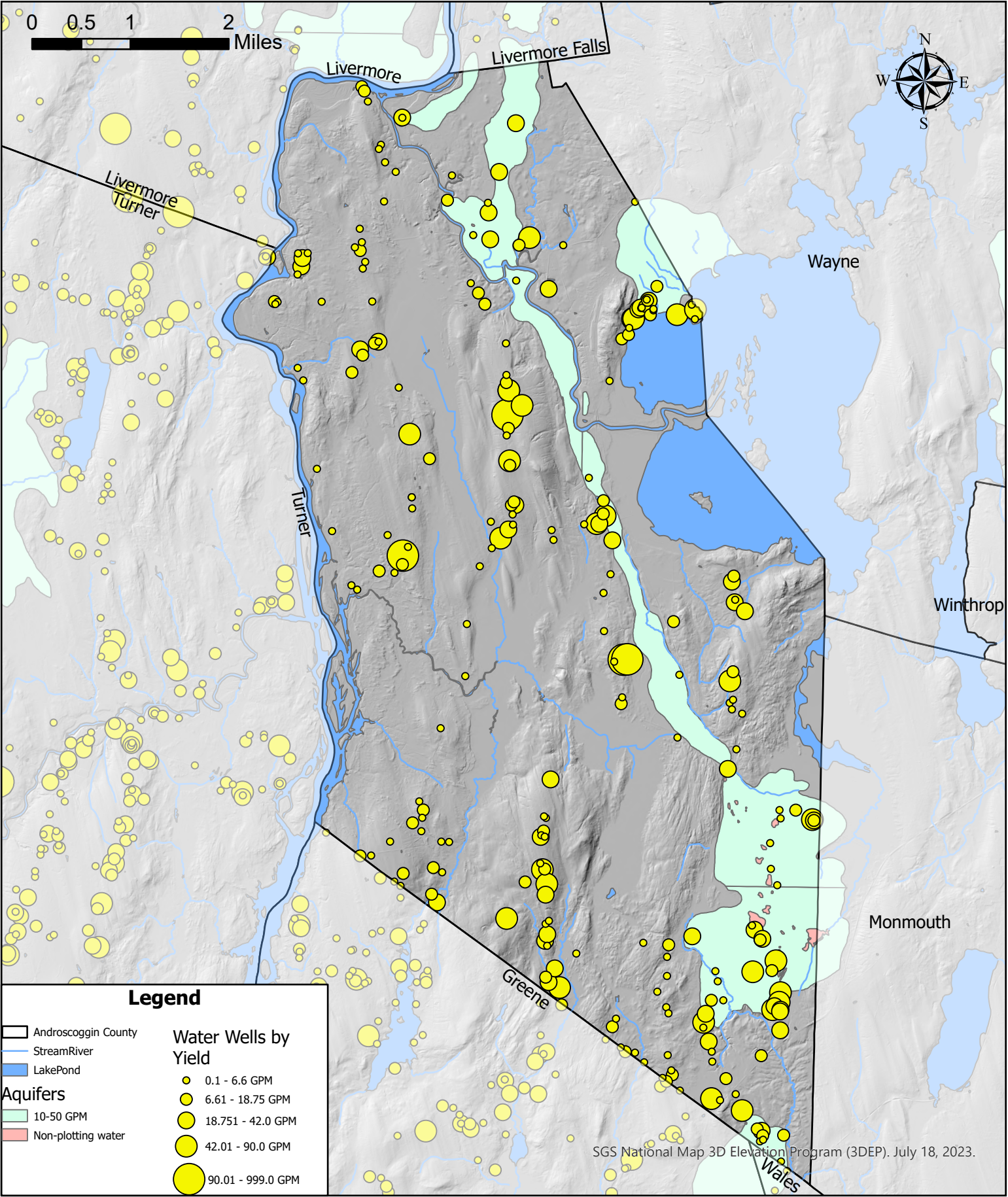




**Town of Leeds
Androscoggin County Hazard Mitigation Plan 2024
Wetland Areas**

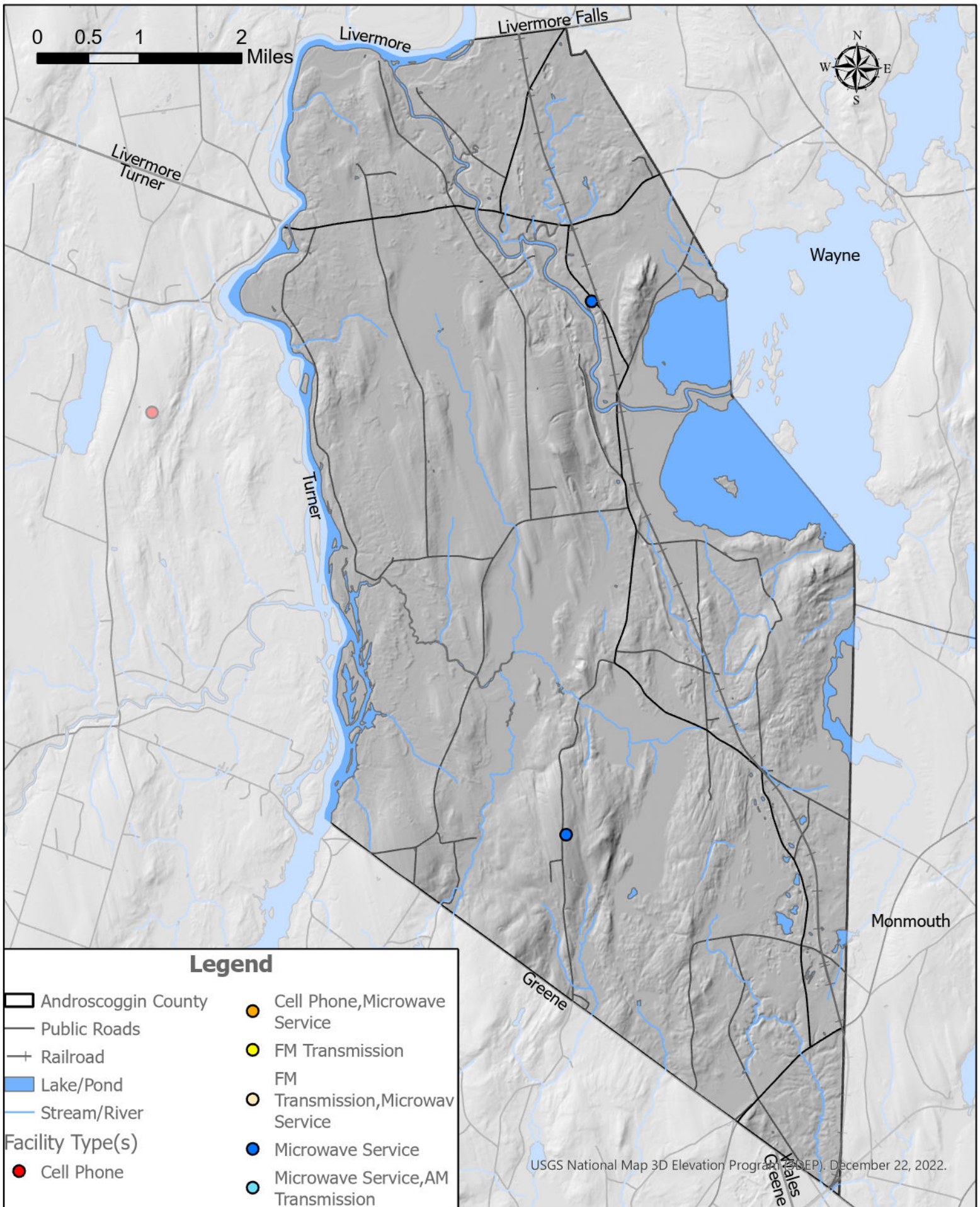
Data Sources: Maine Office of GIS, US Fish and Wildlife Service, US Geological Survey





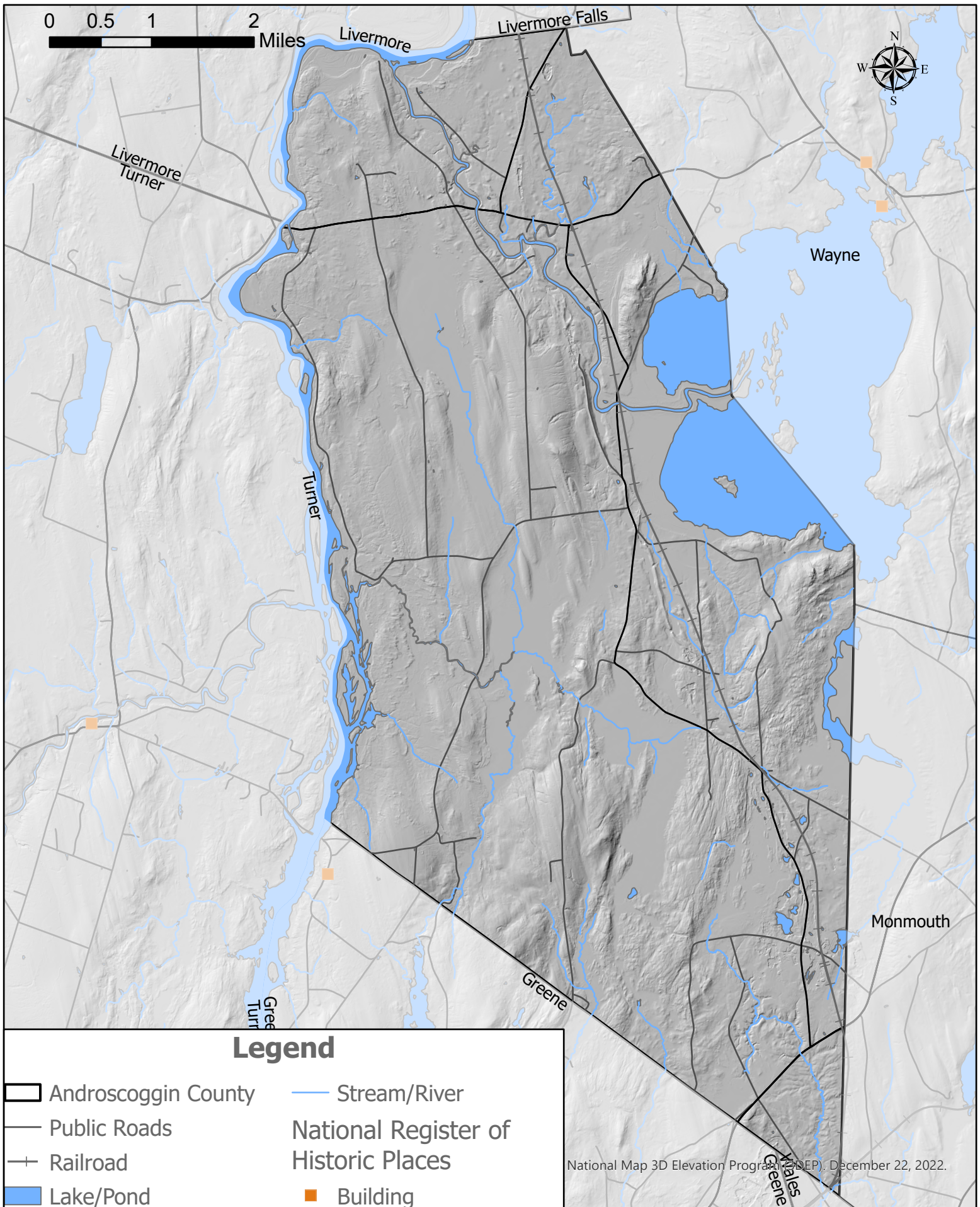
Town of Leeds
Androscoggin County Hazard
Mitigation Plan 2024
Water Sources Map

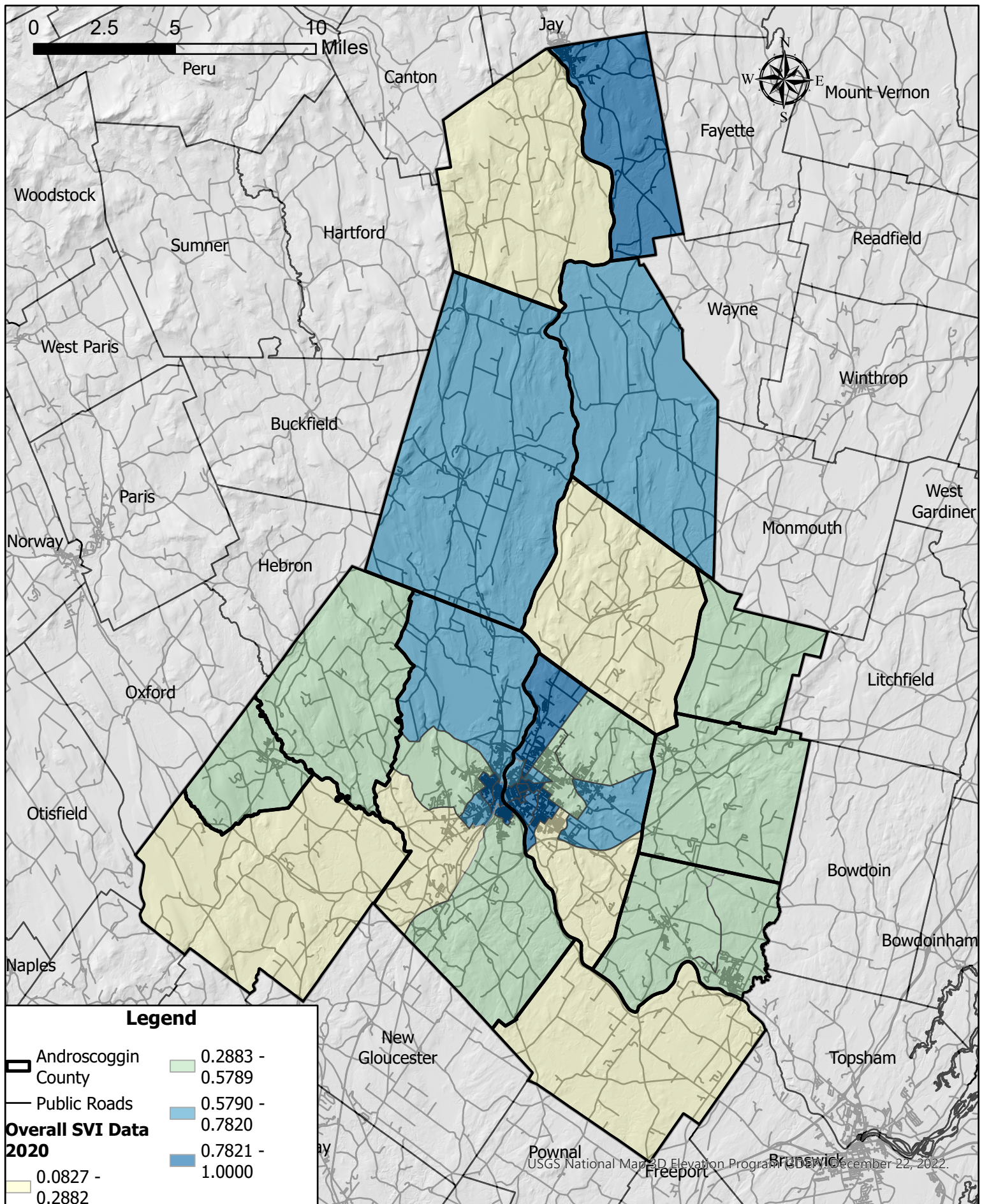
Data Sources: Maine Geological Survey: Homeland Infrastructure
Foundation Level Database, Maine Office of GIS, Maine Drinking Water
Program, Androscoggin County Emergency Management Agency



Town of Leeds
Androscoggin County Hazard Mitigation Plan 2024
Communication Towers

Data Sources: U.S. Geological Survey, Homeland Infrastructure Foundation Level Database, Maine Office of GIS, Androscoggin County Emergency Management Agency

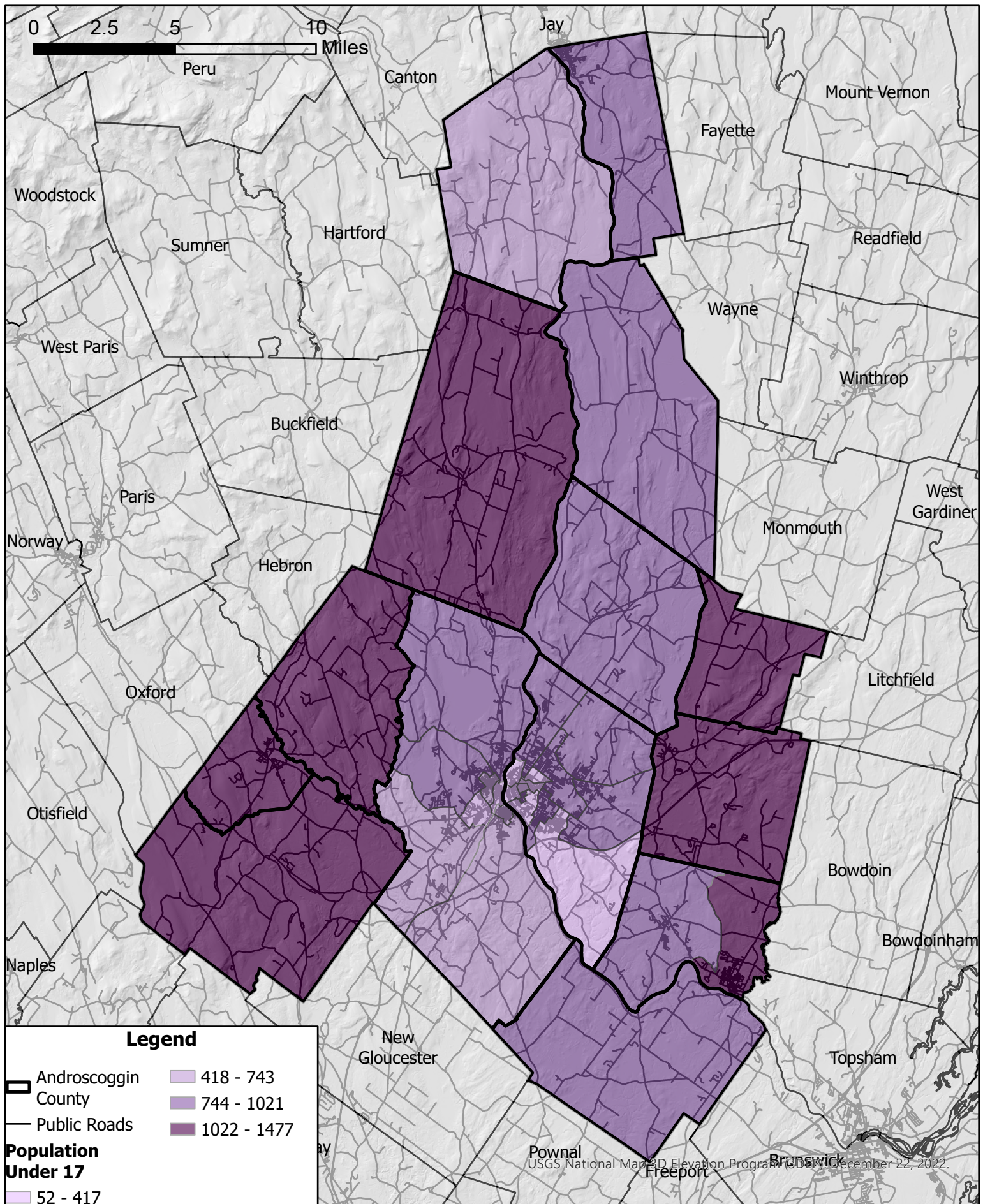




**Androscoggin County
Social Vulnerability Index Data 2020
By Census Tract**

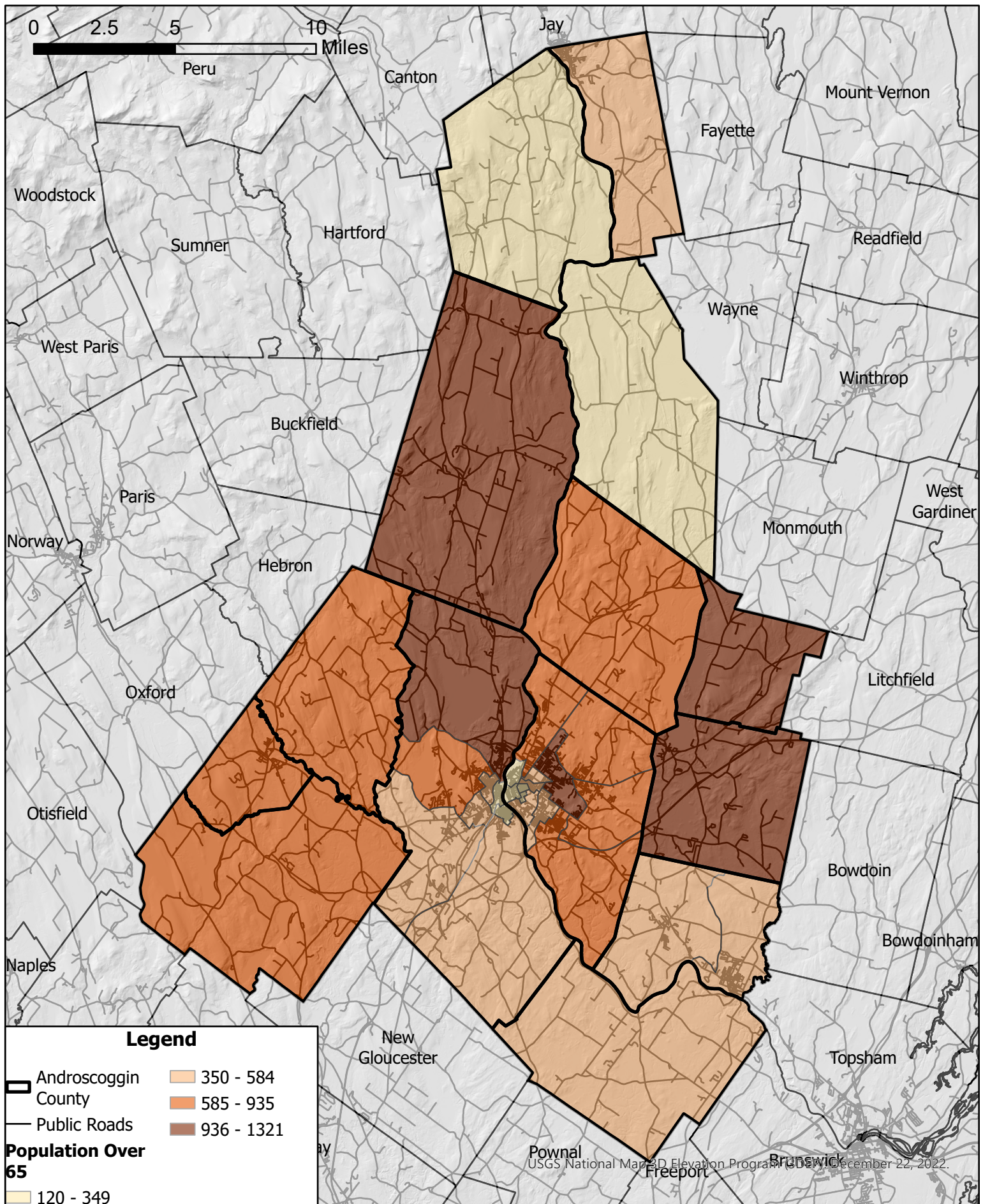
Note: Social Vulnerability is based on 16 variables selected by the CDC, SVI values closer to 1 are considered more Socially Vulnerable

Data Sources: CDC/ATSDR Social Vulnerability Index, Maine Office of GIS



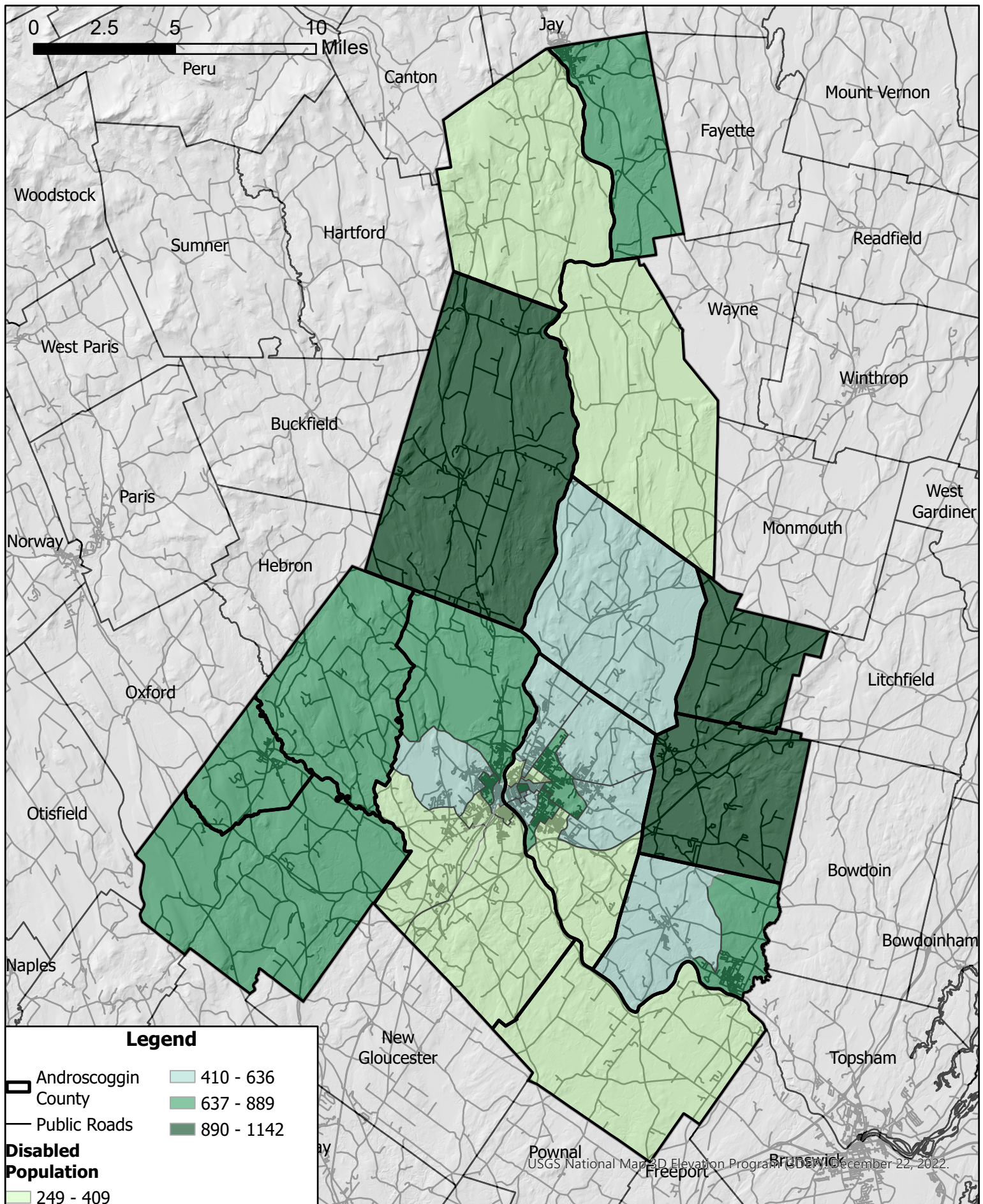
**Androscoggin County
Population Under 17 Years of Age
By Census Tract**

Data Sources: CDC/ATSDR Social Vulnerability Index, Maine Office of GIS



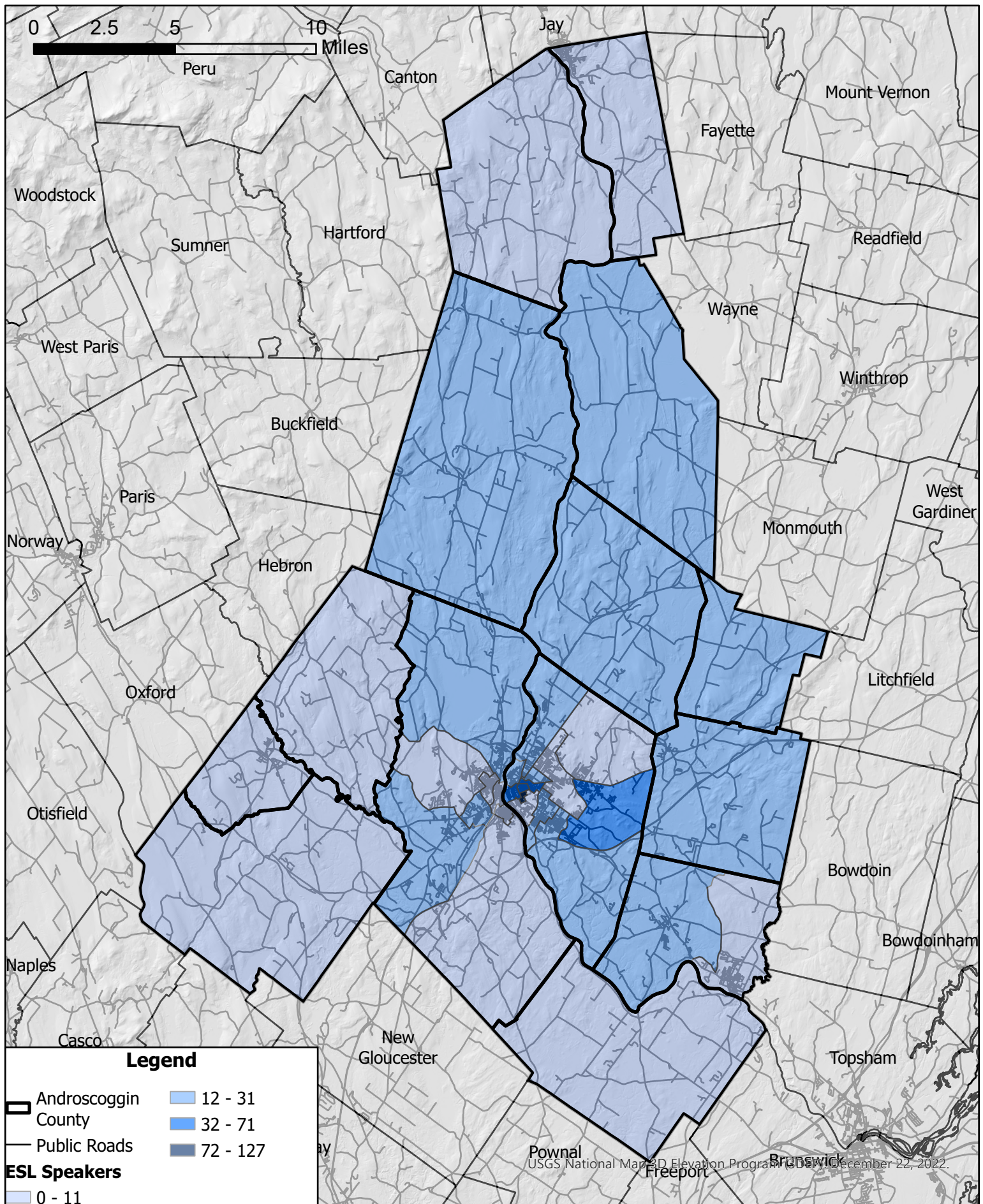
**Androscoggin County
Population Over 65 Years of Age
By Census Tract**

Data Sources: CDC/ATSDR Social Vulnerability Index, Maine Office of GIS



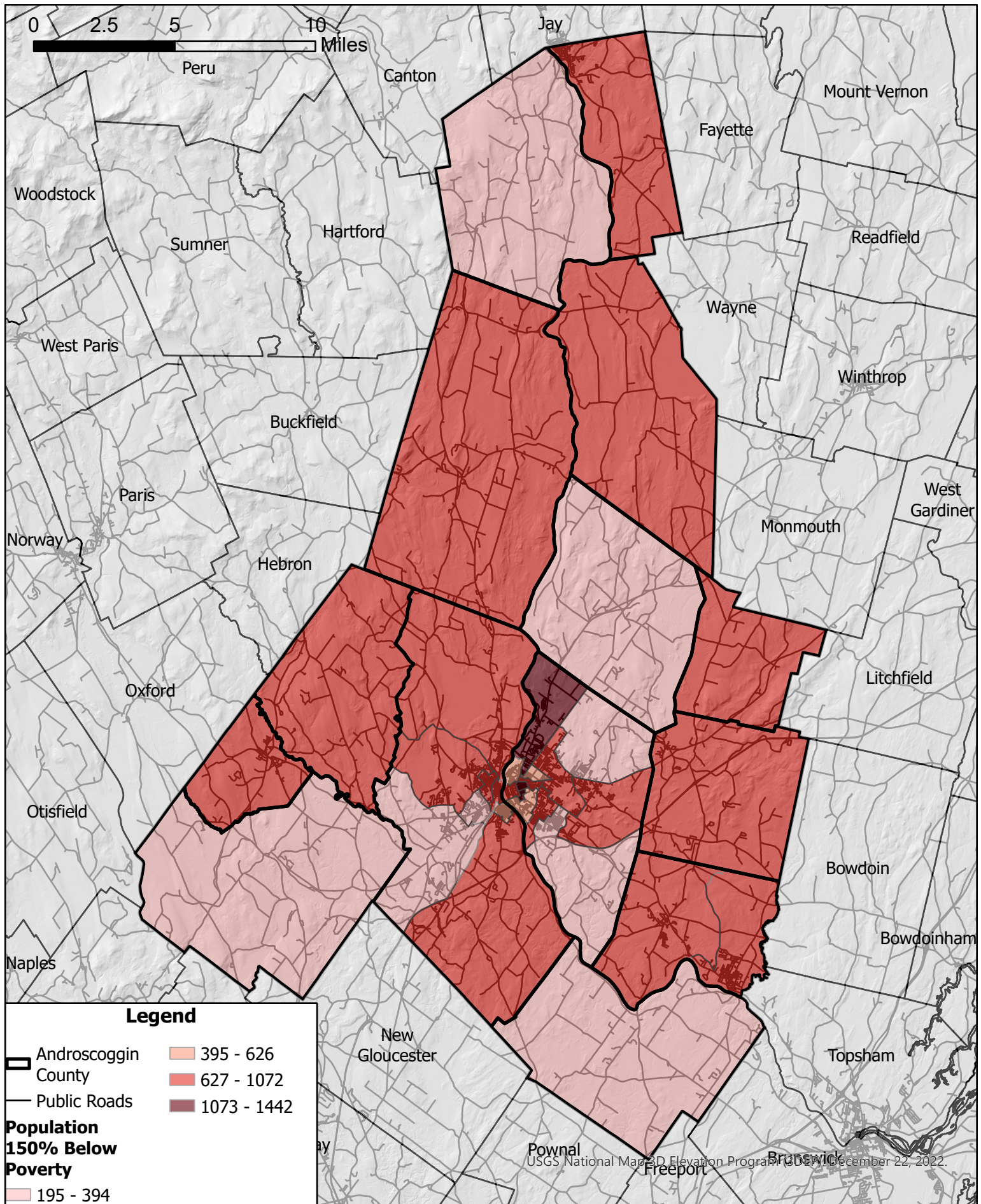
**Androscoggin County
Population with a Disability
By Census Tract**

Data Sources: CDC/ATSDR Social Vulnerability Index, Maine Office of GIS



**Androscoggin County
Population who speak English "less than well"
By Census Tract**

Data Sources: CDC/ATSDR Social Vulnerability Index, Maine Office of GIS



**Androscoggin County
Population Below 150% Poverty Threshold
By Census Tract**

Data Sources: CDC/ATSDR Social Vulnerability Index, Maine Office of GIS