



PARSONSFIELD COMPREHENSIVE PLAN 1990





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**Prepared for
Town of Parsonsfield, Maine**

**Prepared by
Comprehensive Planning Committee
Town of Parsonsfield**

and

**The Thoresen Group
Planning Consultants
Portsmouth, New Hampshire**

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Preface

The **Parsonsfield 1990 Comprehensive Plan** is a planning document designed to help the Town consider the natural and built resources, community facilities and services, and potential residential and development needs as the Town faces the 21st Century.

The plan updates the 1974 Comprehensive Plan. It also incorporates the work done when the Town adopted Land Use and Zoning Ordinance regulations in 1986 which were revised May 30, 1987.

The Comprehensive Planning Committee was established in 1989 to prepare a new Comprehensive Plan in keeping with the State of Maine regulations. The Comprehensive Planning and Land Use Act of 1988 was established by the State of Maine. The Act requires towns including Parsonsfield to develop a local growth management program that is consistent with the ten State goals set forth in the Act. Parsonsfield was designated a Tier 1 community by the State due to its higher growth rate in the 1980s and was given until November 1990 to prepare a new Comprehensive Plan. Partial funding was received from the State.

The Comprehensive Planning Committee in 1989 undertook a survey of the residents to determine community attitudes. Committee members researched a number of components of the plan. However, the preparation of a Comprehensive Plan is a major undertaking and the CPC determined that professional planning assistance would be helpful in order to develop the entire plan in a timely manner. After interviewing a number of planning consultants, the CPC hired The Thoresen Group, a firm that had worked with a number of small, rural towns. Sue Thoresen worked with the CPC in the preparation of the 1990 Comprehensive Plan.

Members of the Comprehensive Planning Committee met monthly in open public meetings throughout the preparation of this plan in order to develop and review data, discuss issues, review maps, and refine the Comprehensive Plan. The Committee also sponsored public meetings designed to seek additional input into the Plan's preparation.

The Committee members are as follows:

Walter Baily	Barbara Conover, Chair
Wendell Crosby	Paul Donovan
John Paul Erler	Susan Fairbanks
Peg Hughes	David Hendrick
William Lawrence	Franklin Sanborn, Jr.
Dana Sidelinger	James Smith
Tina Smith	Arnold Stacey, Vice Chair
Richard Waldron	Millard (Junior) Watson. Jr.

Dedication: This Comprehensive Plan is dedicated to the memory of Steve Smith, a caring committee member who died Sept. 21, 1989.

SUMMARY OF GOALS AND POLICIES

One of the most important parts of a Comprehensive Plan is the development of goals and policies. Goals set the broad conceptual framework within which a community desires to operate. Policies are more specific and action oriented. In this plan, goals and policies are developed in each subject area.

This Comprehensive Plan was developed in a planned, orderly fashion. Following a Southern Maine Regional Planning Commission talk on the need for comprehensive planning, the Town of Parsonsfield advertised for residents to join a Comprehensive Planning Committee to prepare a new Comprehensive Plan. In 1989, the Parsonsfield Committee surveyed the residents on a variety of community issues and gathered necessary inventory information. The Thoresen Group, a planning consulting firm, was hired in December 1989 following a public proposal process, to assist the Committee in developing the background and inventory data and writing this report. Natural resource maps were prepared and are on file in the Municipal Offices.

The State of Maine and the Southern Maine Regional Planning Commission provided State and regional goals for incorporation into Parsonsfield's plan. The detailed regional policies are referenced as Appendix A and are on file in the Municipal Offices. The Town of Parsonsfield has goals in areas which the State or region may not address. Coastal goals are not addressed in Parsonsfield.

The entire committee reviewed and refined the goals and policies over a period of months in public meetings. Special public meetings were held in June and September 1990*to seek additional public input into the planning process. (and April 1991)

This Comprehensive Plan addresses the segments described in "Guidelines for Maine's Growth Management Program," although detailed information for a town as small as Parsonsfield in population was not always available. The overall goals and policies are cited here to provide in a summary fashion the key points and direction of Parsonsfield's 1990 Comprehensive Plan.

Residential Development

State Goal: Encourage and promote affordable, decent housing opportunities for all Maine citizens.

Regional Goal: Encourage a diversity of affordable housing throughout the region.

Parsonsfield's Goal: Retain its rural cluster village character providing a variety of housing alternatives and a commitment to open space through planned growth consistent with the historical development and natural resource conditions of the Town.

Policy One. It is the policy of the Town to encourage residential development and open space preservation in keeping with the natural conditions of the site.

Policy Two. It is the policy of the Town to encourage a variety of housing alternatives including the construction of affordable elderly housing, housing for families and single people, and minimum care facilities.

Policy Three. It is the policy of the Town to secure housing assistance for those residents in need.

Policy Four. It is the policy of the town to enforce a life safety code for all residential units.

Policy Five. It is the policy of the Town to assist eligible homeowners and renters to receive assistance from the State under the property refund program.

Local Economy

State Goals: Promote an economic climate which increases job opportunities and economic well being.

Protect the State's marine resources industry, ports and harbors from incompatible development.

Regional Goal: Encourage a diversity of commercial development, and expansion of the economic base wherever adequate resources and infrastructure support it.

Parsonsfield's Goal: Experience moderate diversified economic development in specific centralized location(s) to serve the needs of the Town's population.

Policy One. It is the policy of the Town to encourage the forest and agricultural products industries.

Policy Two. It is the policy of the Town to encourage appropriate, diversified commercial development in Kezar Falls.

Policy Three. It is the policy of the Town to allow new commercial development only in designated districts.

Policy Four. It is the policy of the Town to encourage the development of non-polluting industries in a designated district.

Policy Five. It is the policy of the Town to evaluate the resource and public infrastructure needs of proposed large developments.

Policy Six. It is the policy of the Town to allow home businesses which do not adversely affect neighboring residential use.

Policy Seven. It is the policy of the Town to establish impact fees for new commercial and industrial developments, and businesses and industries which seek to expand and to link the establishment or expansion of municipal services with the development.

Transportation

State Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Regional Goal: Policies under Public Facilities

Parsonsfield's Goal: Have a well maintained and safe transportation system which meets the functional and aesthetic needs of the community in a cost efficient manner.

Policy One. It is the policy of the Town to advise and work with the State of Maine Department of Transportation to address safety, maintenance and development concerns related to the State maintained roads in Parsonsfield.

Policy Two. It is the policy of the Town to address the safety, maintenance, and development concerns related to the Town maintained roads in Parsonsfield on a priority basis.

Policy Three. It is the policy of the Town to develop and fund adequately a long term road repair and replacement program in keeping with the fiscal constraints of the Town.

Policy Four. It is the policy of the Town to have road construction and parking regulations which balance the costs of construction, maintenance, environmental and safety regulations.

Policy Five. It is the policy of the Town to support services which provide transportation to Parsonsfield residents who are income or health eligible.

Policy Six. It is the policy of the Town to evaluate the transportation impact of any proposed development which requires subdivision or site review and to recommend action in a timely manner.

Natural and Historic Resources

State Goals: Preserve the State's historic and archeological resources.

Protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal waters. (Also related to community facilities and services, Chapter 7.)

Protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Safeguard the State's agricultural and forest resources from development.

Regional Goals: Maintain and, where possible, improve the quality of our natural environment through actions that manage resources as a system rather than as local segments.

Create an awareness of the importance of identification and preservation of historic and archeological resources.

Parsonsfield's Goal: Conserve, protect and/or preserve the natural resources including ground and surface waters, agricultural and forest land, wildlife habitat, scenic views, and the historic resources including buildings, cemeteries, stone walls and foundations and sites in order to preserve the character of the Town of Parsonsfield.

Policy One. It is the policy of the Town through its regulatory powers to limit and/or control development in environmentally sensitive areas including but not limited to: wetlands, flood plains, aquifers, potential public water supplies, excessively steep slopes, other areas with poor soils and/or inadequate drainage, and critical plant, wildlife and fish habitat some of which are identified on maps kept in the Municipal office building.

Policy Two. It is the policy of the Town to encourage, through regulatory powers and incentives, the preservation of existing and potentially productive forest and agricultural land.

Policy Three. It is the policy of the Town to protect the shoreline of its lakes, ponds, streams and rivers in accordance with DEP shoreland zoning.

Policy Four. It is the policy of the Town to develop a management plan for Town owned natural and historical resources.

Policy Five. It is the policy of the Town to protect the community's historic, architectural and archeological resources through regulatory powers and other means.

Policy Six. It is the policy of the Town to participate in regional cooperative efforts which protect groundwater, water quality, rivers and streams, endangered species and public access to public water bodies.

Policy Seven. It is the policy of the Town to protect scenic views identified in this plan in Chapter 10 Land Use and Growth.

Recreation

State Goal: Promote and protect the availability of outdoor recreation opportunities for all Maine's citizens including access to surface waters.

Regional Goal: None stated in Plan.

Parsonsfield's Goal: Accommodate the recreation needs of its residents of all ages.

Policy One. It is the policy of the Town to cooperate and participate in the five town regional Sacopee Valley Recreation Council, Inc. (SVRC).

Policy Two. It is the policy of the Town to establish a Recreation Committee to manage Town owned recreation facilities and determine what additional facilities are desired.

Policy Three. It is the policy of the Town to support public and non-profit recreational and cultural programs, including those in the schools, for all residents in safe, suitable facilities.

Policy Four. It is the policy of the Town to promote and protect public access to public water bodies in the Town and region.

Policy Five. It is the policy of the Town to retain an interest in the former publicly owned roads for recreational purposes.

Policy Six. It is the policy of the Town to review and consider the acceptance of gifts and/or purchase open space land.

Education

State Goal: None stated in Act.

Regional Goal: None stated in plan. See policies in Appendix A.

Parsonsfield's Goal: Provide a public education system in keeping with the Town's traditional commitment to a quality education for all its residents.

Policy One. It is the policy of the Town to provide through Maine School Administrative District 55 affordable quality public education with facilities which are conveniently located and well maintained in keeping with the community's needs.

Policy Two. It is the policy of the Town to support an equitable form of sharing school costs among the five towns.

Policy Three. It is the policy of the Town to encourage MSAD 55 to establish a capital reserve fund and impact fees for school capital costs where feasible.

Policy Four. It is the policy of the Town to encourage MSAD 55 and the regional vocational center to develop programs with the businesses and industries in Parsonsfield in order to provide training for students which is also needed by businesses and industry.

Policy Five. It is the policy of the Town to support educational programs which address human service needs including chemical dependency, family stress, domestic violence, and adolescent pregnancy.

Policy Six. It is the policy of the Town to support education programs which encourage recycling and source (waste) reduction.

Policy Seven. It is the policy of the Town to encourage the Trustees and Friends of Parsonsfield Seminary to present educational and cultural activities that will benefit the citizens of Parsonsfield and surrounding communities.

Community Facilities and Services

State Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Regional Goal: Improve the efficiency and effectiveness of public service delivery through formal and informal means of interlocal cooperation and communication.

Parsonsfield's Goals: Provide community facilities and services which meet the needs of its residents and businesses in a planned cost conscious manner.

Encourage public services and utilities in a manner which is consistent with the conservation of natural resources and historic development patterns.

Policy One. It is the policy of the Town to provide affordable municipal facilities which are conveniently located to the public, are well maintained, and have a suitable working environment for the residents, boards, committees, and municipal employees.

Policy Two. It is the policy of the Town to provide in an efficient manner affordable municipal services which reflect the needs and desires of the community.

Policy Three. It is the policy of the Town to support the provision of regional community services which are not cost effective to provide at a Town level.

Policy Four. It is the policy of the Town to address in the Capital Investment Program major community facility needs which will not place undue financial burden on the Town and be consistent with this Comprehensive Plan.

Policy Five. It is the policy of the Town to protect all quasi-public and private water supplies and sources within the Town or used by the Town.

Policy Six. It is the policy of the Town to consider innovative water systems and wastewater treatment proposals for private developments in keeping with State standards.

Policy Seven. It is the policy of the Town to participate in regional recycling, source recovery and solid waste disposal systems.

Policy Eight. It is the policy of the Town to prepare a Sewer District Master Plan to determine if limited public sewer districts are needed.

Policy Nine. It is the policy of the Town to encourage the region to establish regional household hazardous waste collection and large appliance disposal days.

Fiscal Analysis

State Goal: None stated in Act.

Regional Goal: None stated in Plan.

Parsonsfield's Goal: Address the needs of the community in a fiscally sound and responsive manner.

Policy One. It is the policy of the Town to follow standard accounting procedures in preparing the Town's financial reports.

Policy Two. It is the policy of the Town to set general budget guidelines annually for departments in keeping with the fiscal indicators like the cost of living, comparable pay for the region, and unusual cost increases or decreases such as fuel.

Policy Three. It is the policy of the Town to develop a Capital Investment Program and budget which covers a six year time period and addresses the major capital needs of the community.

Policy Four. It is the policy of the Town to develop an equitable impact fee system which requires all developments to pay their proportionate share of needed improvements occasioned by the development.

Land Use and Growth

State Goal: Encourage orderly growth and development in appropriate areas of the community while...making efficient use of public services.

Regional Goal: None stated in Plan.

Parsonsfield's Goal: Develop and enforce regulatory measures in keeping with the Maine statutes which protect the natural resources, provide adequate development standards, and guide development in keeping with this Comprehensive Plan.

Policy One. It is the policy of the Town to revise the Zoning Ordinance, as needed, to be consistent with the adopted Comprehensive Plan.

Policy Two. It is the policy of the Town to review Subdivision Regulations and Site Plan Review Regulations and revise if necessary to be consistent with the adopted Comprehensive Plan.

Policy Three. It is the policy of the Town to have the Planning Board review and update the municipal data in the Comprehensive Plan annually following the Town and School District annual meetings and review the entire document every five years and update segments as needed.

Policy Four. It is the policy of the Town to analyze its municipal needs, regulations and development trends on an annual basis.

Policy Five. It is the policy of the Town to recommend the adoption of growth management regulations if warranted.

Policy Six. It is the policy of the Town to participate in regional pacts which address regional growth related needs.

CHAPTER 1: HISTORICAL OVERVIEW

The Town of Parsonsfield contains approximately 64 square miles. Situated on the New Hampshire border about 60 miles north of Kittery and 40 miles west of Portland. Parsonsfield was settled beginning in 1771. There was no apparent native American population. Although the Ossipee tribe probably passed through Parsonsfield, their village was by Ossipee Pond. Three families were the earliest pioneers: Phillips, Small and Shapleigh, according to H.G.O. Smith in the "History of Parsonsfield, Part II," History of Parsonsfield, Maine: 1771-1888 (178).* Of course, Parsonsfield was then a part of Massachusetts and the first settlers secured their land rights from the Commonwealth. The hunter and trapper George Kezar came here in 1766 (179).

Parsons was one of the earliest settlers and it is from him that the town takes its name. He had the town surveyed in 1771. (A copy of the map is on the next page.) The town was incorporated in 1785. The settlers were given deadlines to construct 12 houses and three acres of cleared land for each family. In four years, 40 families should be there and in seven years, a meeting house. If those conditions were not met, the town reverted to the previous proprietors. (189)

The Town sits in the foothills of the White Mountains. There are numerous scenic vistas with views of the Presidential range and hills around Sebago Lake. The highest summits in Parsonsfield are Ricker's Mountain, Cedar Mountain and Randall's Mountain. The northern border of the Town is the Ossipee River. South River is the next largest river. Although largely in Effingham, Province Lake sits on the NH border. There are several smaller ponds, Long Pond and West Pond, which have attracted both summer residents and sportsmen over the years.

Like other rural towns, Parsonsfield was settled in a village cluster development pattern. That is, a cluster of houses, church and one room school were developed together surrounded by agricultural and forested land. The early residents were primarily dependent on farming to survive. The men farmed, developed the town, its government and its businesses. The women cooked, canned goods, made yarn, wove cloth and made clothes, and if they were single, some taught school.

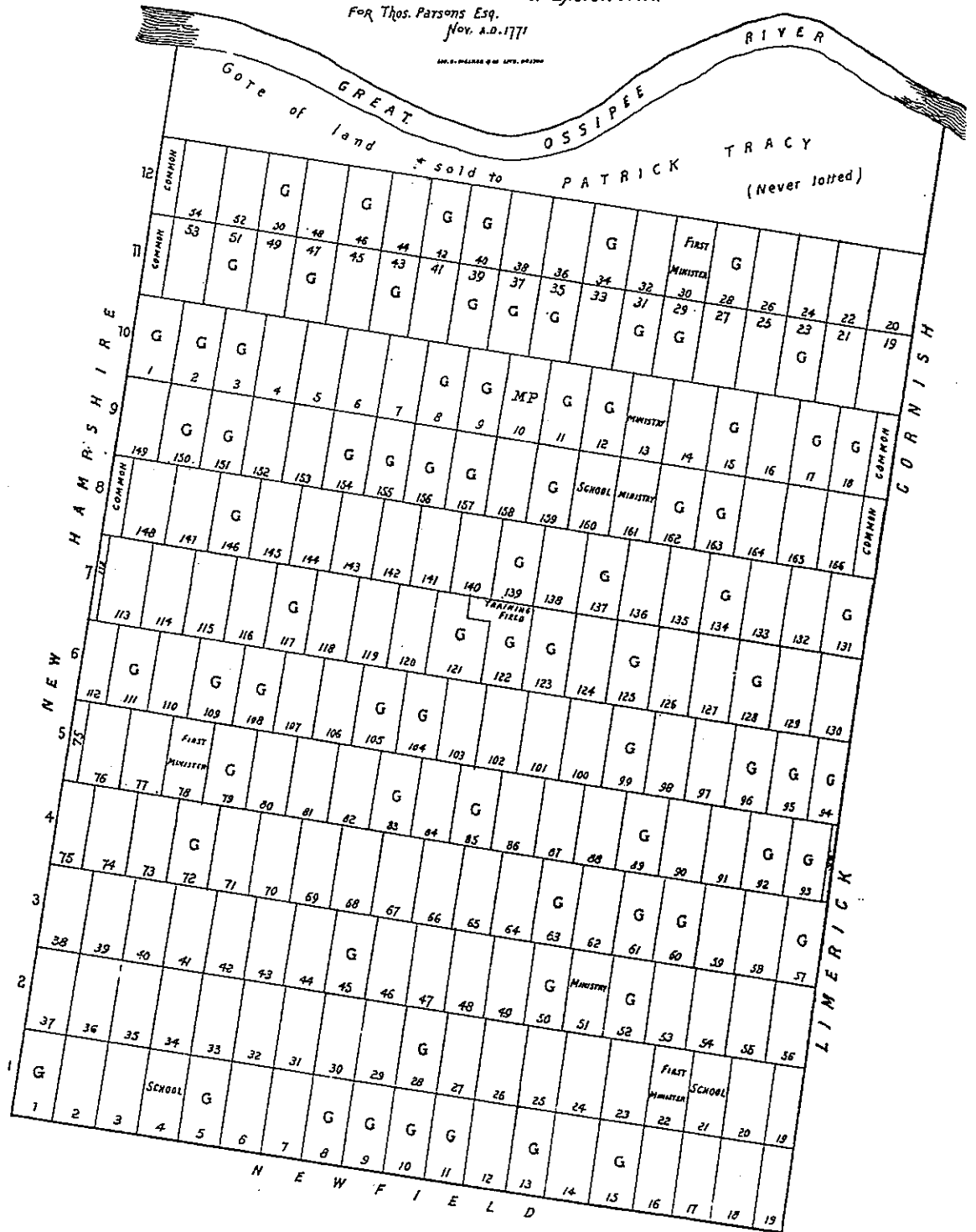
* This source is referenced henceforth with the page number in a parenthesis (page).

A Copy of PLAN of PARSONSFIELD

as made by JOSEPH CRAM
of Exeter. N.H.

For Thos. Parsons Esq.
Nov. A.D. 1771

AM. D. 1771



IN THE HISTORICAL SKETCH, THE ORIGINAL NUMBERING OF LOTS IS NOT FOLLOWED; BUT FROM NO 166 IS CONTINUED BACK AND

Accompanying the agricultural economic base were mills, ranging from grist to saw mills. By 1790, there were three saw mills in operation which encouraged residential development. There was no real business center.

The early colonial life was not easy in Parsonsfield. The year 1816 was a disaster in terms of weather with frost occurring every month of the year. (27) This wreaked havoc on the agricultural foundation of the community and led some to seek warmer climates.

The crop statistics from 1850 to 1880 show a trend toward diversification. In 1850, 11,350 bushels of corn were harvested; in 1880, only 7,630. Potatoes decreased from 25,585 to 22,707 bushels. Pounds of butter decreased from 63,760 to 55,840. On the other hand, wheat increased from 1,139 to 3,009 bushels, oats increased from 3,500 to 11,137 bushels, and peas and beans increased from 827 to 1,717 bushels. In 1880, 43,417 dozen eggs were produced.

Historic Population Trends

The historic population pattern shown in Table 1 reflects the development and economic life of Parsonsfield. Early records show 11 men in 1780 and 62 men in 1785 on the poll tax list. Resident taxpayers were 206 in 1794, 397 in 1808, 458 in 1817, 536 in 1850, 584 in 1860, 559 in 1870, and 630 in 1885. Only men could vote.

TABLE 1.1: Historic Population Trend

1780	36	1850	2,322	1920	1,062
1794*	824	1860	2,125	1930	897
1808*	1588	1870	1,894	1940	946
1817*	1832	1880	1,613	1950	958
1820	NA	1890	1,398	1960	869
1830	NA	1900	1,131	1970	971
1840	NA	1910	1,057	1980	1,162

Source: U.S. Census; * taxpayers multiplied by four.

Parsonsfield reached its peak population in 1850. Parsonsfield had at the time the highly regarded Parsonsfield Seminary which was noted for its outstanding educational program. Yet, at this point in American history, westward expansion occurred to areas with more suitable soils and climate. Many residents of northern New England communities faced with economic hardship chose to move. Agriculture in Parsonsfield did not support increased employment opportunities. Farms reverted back to forest land, and small industries like the wood box factory and the logging industry were developed. As can be seen in Table 1, the population in 1980 reached about the same level as in 1900, and even with the growth

in the 1980s it has not returned to its peak population.

However, there are many remnants from the early development in Parsonsfield. Most prominent are the village centers and the connecting road network. Most of the transportation network today is similar to that found in the 1800s. Indeed the development of Middle and South roads as public highways was discussed in 1786 (201). The first roads linked the saw mills to roads and population clusters in adjacent towns. The historic 1856 map on the next page shows not only that road pattern, but also the names of the residents and their development pattern. There were two covered bridges crossing the Ossipee River near Porter and in Kezar Falls. The Porter bridge was restored in the late 1980s, but an adjacent modern bridge serves the public today.

Some of the early schools remain in Parsonsfield and have been converted to housing. The most prominent, The Parsonsfield Seminary, is now leased by a non-profit organization which plans to restore and use it for educational and cultural purposes. Other examples of early development include the churches or meeting halls and, of course, the housing.

Architectural styles illustrate when development occurred. Colonial and federal architecture date from the 18th or early 19th Century. Styles like Greek Revival, Mansard, Queen Anne or stick style date from the 19th Century. The New England style dates from the late 19th and early 20th Century. Later styles include ranch, split-level entry, contemporary solar and manufactured housing styles. Each contributes to the character of the community and helps identify the historic development pattern of the different villages.



KEZEREALLS
Village

Ossepee River

PORTER

NORTH
PARSONFIELD

P A R S O N S F I E L D

EAST PARSONFIELD

PARSONFIELD

WEST PARSONFIELD

SOUTH
PARSONFIELD

Church and State were separated in 1802 which resulted in denominations building and providing for their own churches. The earliest churches were Congregationalist, Baptist and Free Will Baptist. When Maine became a State in 1820, the State established direction for the towns which still included the strong emphasis on education that Massachusetts provided. Indeed, Parsonsfield apparently was considered as a possible site for Colby College, but the neighboring landowners did not want it located there.

Population Trends Since 1970

Parsonsfield's neighboring towns experienced similar development trends in terms of the regional economic base. It is interesting to compare their population change since 1970 as is seen in Table 1.2 below.

TABLE 1.2: Population Change in Parsonsfield and Surrounding Towns.

	<u>1970</u>	<u>1980</u>	Est. <u>1989</u>	<u>70-80</u>	<u>80-89</u>
Parsonsfield	971	1,089	1,530	12.2	40.5
Cornish	839	1,047	1,200	24.8	14.8
Effingham	360	598	761*	66.1	27.3*
Hiram		1,067	1,067	55.5	27.5
Limerick	963	1,356	1,356	40.8	32.7
Newfield	458	644	644	40.6	41.3
Porter	1,115	1,222	1,222	9.6	21.1
Wakefield	1,420	2,237	2,996*	57.5	33.9
8 Town Total		9,260	12,037		30.0
York County		139,666	178,000	25.2	27.4
Carroll County	18,548	27,728	34,446*	49.5	24.2
State of Maine		1,124,660		13.4	
State of NH	737,579	930,576		24.8	

*1988 Estimate

Sources: U.S. Census, Southern Maine Regional Planning Commission and NH Office of State Planning Population Estimate.

Between 1970 and 1980, Parsonsfield grew at a 12 percent rate, lower than its neighbors, except Porter, all of whom have a smaller land area. Its growth rate was slightly lower than that of the State of Maine. The Town of Effingham, NH grew at the fastest rate of its neighbors.

Since 1980, Parsonsfield has grown at a faster rate than all of its neighbors except Newfield. It has grown at a faster rate than York County, as have most of its neighbors. Although York County

experienced considerable residential development in its coastal communities, these figures show that the rural northwestern part of the county also experienced a considerable amount of development which reversed the population trend of the past 120 years.

Probably the community with the fastest economic growth rate in the 1980s in the general area is North Conway, which, along with Kittery and Freeport, cornered the outlet mall trade of the northeast. As North Conway developed the condominium seasonal home market as well as its commercial sector, workers sought housing in less expensive and more rural areas. This probably affected the Maine communities like Fryeburg and its neighbors.

Parsonsfield, like other southern Maine communities and Portland, may have been affected by the escalating cost of housing. Kezar Falls is located on Route 25, a connector road to Portland. People with urban jobs who sought affordable housing opted to commute longer distances. Since little commercial or industrial development occurred in Parsonsfield in the 1980s, it is more likely that the external development patterns caused the population growth.

The natural increase shown in Table 1.3 only accounts for a small part of the change in the 1980s. Indeed, the net increase in population in the 1980s due to natural causes was only thirty people.

TABLE 1.3: Natural Population Change: 1980-1989

	Births	Deaths	Net Change
1980	11	15	(4)
1981	22	9	13
1982	15	19	(4)
1983	19	9	10
1984	15	11	4
1985	8	9	(1)
1986	13	12	1
1987	14	9	5
1988	21	17	4
1989	5	3	2
Total	143	113	30

Source: Annual Town Reports

Others may have come to Parsonsfield for retirement purposes, attracted by its beautiful scenery and largely rural character. Most of the population is white, a reflection of its historical development pattern.

The 1980 Census (the 1990 census is not available until 1991) recorded the age distribution of Parsonsfield residents. Table 1.4

compares Parsonsfield to York County. Parsonsfield in 1980 had a higher percentage of people aged 45 and older than the County.

TABLE 1.4: 1980 Age Distribution

Age	<u>Parsonsfield</u>		<u>York County</u>	
	1980	%	1980	%
0 - 4	73	6.7	9,896	7.1
5 - 19	248	22.8	34,868	25.0
20 - 29	259	23.8	23,044	16.5
30 - 44	113	10.4	26,703	19.1
45 - 54	122	11.2	13,673	9.8
55 - 64	117	10.7	13,712	9.8
65+	<u>157</u>	<u>14.4</u>	<u>17,770</u>	<u>12.7</u>
Total	1089	100.0	139,666	100.0

Source: US Census

It is expected that the population distribution will be slightly higher in 1990 because 100 more students are enrolled in the school system than in 1980. Parsonsfield had a relatively low amount of its residents aged 30-44 in 1980. This group is expected to have increased by 1990 based on the increase of the school enrollment. With the increasing life span and the aging of the "baby boomers," the older population statistically is expected to remain higher than the percentage in York County.

In 1980, the education attainment of persons aged 25 and older in Parsonsfield showed that 28.4 percent had less than a high school education, 41.5 percent were high school graduates, and 30.1 percent had more than a high school education. This compares to the rural portion of York County as follows: 27.3 percent had less than a high school education, 39.9 percent were high school graduates and 32.7 percent had more than a high school education. Thus Parsonsfield's population had a lower level of education than did rural York County in 1980.

In 1989, the Comprehensive Planning Committee surveyed the residents and landowners of Parsonsfield and asked an education question. The responses from the 1989 survey indicated a much higher level of education completed with 40 percent of the residents, 47 percent of the seasonal residents and 61 percent of the other property owners having a college degree. While it may very well be that the residents with a higher level of education answered the survey, no doubt the combination of in-migration and an increased education level of the residents will show a higher level of education overall in 1990.

Population Projections

Population projections are shown in Table 1.5. It is difficult to make population projections for small towns like Parsonsfield. One significant development proposal can skew the results.

TABLE 1.5: Population Projections: 1990-2000

	1990	2000(1)	2000(2)	Percent Change 1990 - 2000	
				<u>(1)</u>	<u>(2)</u>
Parsonsfield				30.2	45.9
	1,650	2,070	2,320		
Cornish				13.9	16.4
Effingham				20.0	12.3
Hiram	1,220	1,390	1,420	22.9	30.7
Limerick				25.8	36.6
Newfield	775	930	870	23.4	46.3
Porter				29.2	23.8
Wakefield	1,400	1,720	1,830	<u>21.0</u>	<u>21.0</u>
8 Town Total	1,860	2,340	2,540	22.9	29.0
	950	1,240	1,390		
	1,510	1,800	1,870		
	<u>2,880</u>	<u>3,484</u>	<u>3,480</u>		
	12,185	14,974	15,720		
York County	172,550				
Carroll County	35,558	42,125	43,240	18.5	2.6
State of Maine	1,219,300				
State of NH	1,053,872	1,167,221	1,753,097	10.8	66.3

Sources: Southern Maine Regional Planning Commission 1) and 2) and NH Office of State Planning, 1) April 1981; 2) May 1987 Projections, and Maine OSP. 1987.

Based on past patterns, these projections show that Parsonsfield is expected to increase its population by between 30 and 46 percent by the year 2000. Of the neighboring towns, only Newfield is projected to have a higher percentage increase. Parsonsfield is expected to increase in population faster than its neighbors in the 1990s.

Summary

In the year 2000, Parsonsfield is projected to have a population similar to that which last occurred in the 1850s. Yet the development pattern has started to change. In the 1850s, most residential development was in village clusters linked by occasional farmhouses. The development of residential housing along the main roads on smaller lots throughout Parsonsfield is a relatively new phenomenon which, although not unique to Parsonsfield, is beginning to change the appearance of its rural landscape as well as that of its neighbors.

Parsonsfield's location is not as conducive to the large scale development as is the eastern corridor of York County. There is a large amount of land which is primarily in rural forest and agricultural use. While this forest industry related land use should continue its historic pattern, there is some land which is suitable for additional development. Part of Parsonsfield's future development may depend on the region capturing additional commerce and industry.

At the present time the population projections seem a reasonable indicator of what will occur because the growth in the 1980s was not directly related to employment opportunities in Parsonsfield but rather appears to have been related to lifestyle opportunities. The scenic views, rural landscape and lifestyle, and availability of housing should continue in the 1990s.

This comprehensive plan, then, is designed to help the Town of Parsonsfield plan its future in the best interests of the residents and taxpayers in keeping with the goals and policies and historic development of Parsonsfield.

CHAPTER 2: RESIDENTIAL DEVELOPMENT

As this Comprehensive Plan is being developed, residents are completing the 1990 US Census. Unfortunately the resulting data will not be available until 1991, so the 1980 Census and other sources primarily have to be used. US Census data for towns as small as Parsonsfield in population is somewhat limited. A combination of sources is used to describe the residential development pattern, architectural types, housing characteristics and housing needs. Also, data from the 1989 resident survey is included.

Residential Development Pattern

Parsonsfield developed with clusters of villages in Maplewood, West Parsonsfield, South Parsonsfield, East Parsonsfield, Parsonsfield Village, North Parsonsfield and Kezar Falls. It is indicative of this widespread development pattern that Parsonsfield's voting list for 1990 contains eight zip codes, only two of which are in Parsonsfield. Two are in two New Hampshire towns and four are in four Maine towns. In other words, the residential development is not only scattered, but for many residents, the closest post office is not in Parsonsfield.

Maplewood, a small residential development with about 15 houses, a Grange Hall and an adjacent cemetery, is on the Newfield border. West Parsonsfield, a primarily seasonal residential development by Province Lake, is on the Effingham, New Hampshire border. South Parsonsfield, a residential cluster of about ten houses with a church is located between Maplewood and Parsonsfield Village. The Village has another cluster of about seven houses. North Parsonsfield, well known as the home of the Parsonsfield Seminary, is on Route 160 about four miles south of Porter. It has more than 25 houses. East Parsonsfield is on Route 160 near the Cornish and Limerick border. It has more than 50 houses. The largest residential area is Kezar Falls on Route 25 which has more than 100 houses as well as a business center.

These historic clusters tend to resemble a cluster development in design as opposed to a subdivision. That is the older houses were placed fairly close together which gave it a village identity. In between the villages were farms which were linked by paths and then roads. About half of the development was in the villages with the remainder throughout Parsonsfield.

In the early 1970s, development started to increase along the rural roads along with seasonal residential development along the ponds and the Ossipee River. A golf course development was built near Province Lake. Subdivisions were approved. Mobile homes were added. Older houses were restored, although work is still needed on many. These additions led to the Town adopting a Land Use and Zoning Ordinance in 1987.

Architectural Styles

Because there are so many older houses in Parsonsfield and there is interest in preserving that architectural heritage, information on architectural styles is given here. This is not intended to be a definitive work, but rather a visual introduction to different styles of housing found in Parsonsfield. Photographs illustrate some of those styles.

Colonial. 1700s and early 1800s. 1 1/2 - 2 1/2 stories with massive central chimney, usually symmetrical. Steep gable or gambrel roof. Four or six paneled doors; rectangular windows above.

Federal. 1785-1820. 3 stories, rectangular, 2 rooms deep with central hall, high ceilings, windows and doors symmetrically arranged. Low third floor with small windows. Hip or gable roof. This photograph shows a 2 story Federal style building.



Greek Revival. 1820-1860. Temple-like facade with a triangular pediment, pilasters or columns, and wide vertical trim boards. Off center entry. Low to medium pitch gable. Symbolized democracy.

Italianate. 1850-1870. Almost square with tall, narrow windows and doors topped by round headed arches, square headed lintels or pediments. Single or paired brackets support overhanging eaves and pilasters. Asymmetrical. Low hip or gable roof.

Mansard. 1850-1890. "Second Empire, French or General Grant style." Double pitched roof pierced by dormer windows covering the attic. Asymmetrical. Bays and tower. Ornate ornament. Imposing. There are several examples in Kezar Falls of this style.



Colonial Revival. 1876-1930. Rectangular shape, symmetrical facades, central doorways, bow windows, simple dormers, and hip or gambrel roof. Inspired by 100th anniversary of USA.

Queen Anne. 1875-1900. Also called Victorian. Asymmetrical. Gables, towers, turrets, chimneys and projecting upper stories and porches. Mixture of materials including stone, brick or wood, clapboards and shingles, and colors and textures.



Shingle Style. 1880-1900. Shingles running from the roof to foundation providing cover for porches. Roofs hipped, gable or gambrel. Popular along Maine coast.

Stick Style. 1880-1910. Strong vertical appearance due to steep roof, cross gables, towers and pointed dormers. Oversized corner posts, roof rafters and brackets.

Twentieth century styles included the Prairie style, the Period House which revived styles that had never been in America, the Art Deco style and the International style. In the late 20th Century, contemporary styles incorporating energy efficiency such as solar houses and berm houses were built. Manufactured housing changes resulted in double wide mobile homes which resembled capes and housing assembled on site in a variety of styles.

Parsonsfield has a large amount of housing built in the early 19th Century. Kezar Falls has housing which dates from later in the 19th Century. The 1980 Census indicated that 295 houses (41 percent) were built before 1940. These houses represent a valuable heritage in Parsonsfield.

Housing Characteristics

The US Census contains data on housing characteristics. It is interesting to compare the 1970 and 1980 data.

TABLE 2.1: HOUSING UNITS: 1970 and 1980

Type	1970	1980	Percent change
Total	505	724	43.4
Year round	299	488	63.2
Seasonal	111	236	112.6
Vacant	89	91	2.2
Single Family	329	409	24.3
Duplex		38	
Multi-family		15	
Mobile homes		29	
Owner occupied	239	328	37.2
Renter occupied	60	72	20.0
Median house value	\$12,000	\$35,600	196.7
Median rent	\$ 50	\$ 104	108.0

Source: US Census, General Housing Characteristics, 1970, 1980

Between 1970 and 1980, the number of housing units increased substantially, with seasonal housing growing at a faster rate than year round housing. In addition to the 235 seasonal housing units, there were 12 seasonal rooms, 60 campground spaces, and 180 summer camp places. The 1974 Comprehensive Plan indicates that there were closer to 60 mobile homes. This discrepancy may be due to the classification of manufactured houses built on a permanent foundation as single family housing.

Owner occupied units increased at a faster rate than rental units. In 1980, 82 percent of the housing units were owner occupied. The median rent in 1970 was \$50 and the median value of a house was \$12,000. In 1980, the rent figure was \$104 or slightly more than double the 1970 rent and the median house cost was \$35,600, almost triple the 1970 cost.

TABLE 2.2: 1980 VALUE OF HOUSING

	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Parsonsfield	\$35,600	\$104
Cornish	\$32,400	\$148
Effingham	\$39,000	\$149
Hiram	\$34,000	\$148
Limerick	\$34,400	\$160
Porter	\$28,800	\$151
Wakefield	\$36,300	\$173
York County	\$42,800	\$176

Source: US Census, General Housing Characteristics, Tables 45 & 48.

In 1980, compared to its neighbors, Parsonsfield's owner occupied housing cost slightly more than its Maine neighbors, while its renter occupied housing cost much less than all its neighbors. However, Parsonsfield and its neighbors had lower housing costs than York County as a whole.

About twenty percent of the year round housing was in rental stock in 1980. Using the rent affordability index of paying more than 35 percent of the household income for rent, (which is considered high) five percent of those earning less than \$5,000, seven percent of those earning \$5,000-\$10,000 and three percent of those earning \$10,000 to \$15,000 were paying too much for housing. Among the homeowners, 11 percent of those earning less than \$5,000, four percent of those earning \$5,000 to \$10,000 and eight percent of those earning \$10,000 to \$15,000 were paying too much in 1980.

Another indication of a need for housing assistance is housing condition.

TABLE 2.3: HOUSING CONDITION IN PARSONSFIELD: 1980

Overcrowded	12
Incomplete kitchen	36
Incomplete bathroom	63
Lack Heating	6
Owner Occupied lacking complete plumbing	25
Renter occupied lacking complete plumbing	10

Source: US Census, General Housing Characteristics, 1980.

Twelve housing units were considered overcrowded. Four of those also lacked complete plumbing. Thirty-five housing units lacked complete plumbing, or 7.2 percent of the occupied units in 1980. In York County, only three percent of the occupied units lacked complete plumbing in 1980. Houses with incomplete plumbing, kitchens, bathrooms or lacking heating are considered substandard. It is most likely that these are older houses which do not meet current standards. These problems also sometimes occur with the conversion of a summer house to a year-round residence.

In 1980, the average household size in the Southern Maine Regional Planning Commissions area was 2.81 and for York County it was 2.75, or slightly higher than the average of 2.71 in Parsonsfield. Since then, the SMRPC has projected that the household size has decreased throughout the region. This trend is due to a number of reasons including a longer life expectancy, divorce which necessitates two households, and a larger young, single population. Table 2.4 shows this trend.

TABLE 2.4: HOUSEHOLD SIZE; 1980-1989

	<u>1980</u>	<u>1985</u>	<u>1989</u>
Parsonsfield	2.71	2.56	2.42
Cornish	2.86	2.71	2.56
Hiram	2.93	2.77	2.62
Limerick	2.83	2.68	2.53
Newfield	2.69	2.55	2.41
Porter	2.80	2.65	2.50
SMRPC	2.81	2.66	2.52

Source: SMRPC, November 7, 1989

In 1989, Parsonsfield is estimated to have 2.42 persons per household. In general, in the 1980s the number of housing units increased faster than the population. Family size decreased. Thus there appeared to be a need for smaller sized housing units. In the 1980s, Parsonsfield had between 13 and 39 new residential units authorized a year, as can be seen in Table 2.5.

It can be seen that Parsonsfield grew at a faster rate than the region from 1980-1983 and in 1988. In the middle years, its growth slowed down as it did in 1989. Because Parsonsfield has such a small number of housing units, one development can affect its percentage increase.

TABLE 2.5: NEW RESIDENTIAL UNITS AUTHORIZED BY BUILDING PERMITS

	<u>Parsonsfield</u>	<u>SMRPC</u>	<u>Parsonsfield % Region</u>
1980	34	1,133	3.8
1981	29	929	3.1
1982	14	1,173	1.2
1983	15	1,241	1.2
1984	14	2,337	.6
1985	17	2,504	.7
1986	20	3,212	.6
1987	13	3,066	.4
1988	39	2,514	1.6
1980-1988	195	18,109	1.1

Source: SMRPC, 7/26/88 and 11/7/89

Table 2.6 compares Parsonsfield with its neighbors in the 1980s.

TABLE 2.6: HOUSING UNIT CHANGE 1980-1989

	<u>1980</u>		<u>Building</u>	<u>1989</u>	<u>% Change</u>
	<u>Total</u>	<u>Occ.</u>	<u>Permits 80-88</u>	<u>Total</u>	<u>1980-1989</u>
Parsonsfd	724	400	195	919	26.9
Cornish	425	361	78	503	18.4
Hiram	536	364	129	665	24.1
Limerick	811	473	191	1,002	23.6
Newfield	686	239	117	803	17.1
Porter	596	437	121	717	20.3
SMRPC	72,261	52,828	18,109	90,370	25.1

Source: SMRPC, 7/24/89

Parsonsfield grew at a rate faster than its immediate neighbors in the 1980s and faster than the average for the towns in the SMRPC. This faster rate of change is one of the reasons that a new Comprehensive Plan is needed.

When Parsonsfield is compared to York County as a whole, its housing costs and annual housing inflation are considered to be relatively low. Southern and coastal York County experienced very high housing cost increases in the 1980s which caused widespread concern that the average person would no longer be able to live there. One result was the creation of York County 2000, a citizen's group which examined critical issues in York County. They found that people who traditionally had lived in York County with low and moderate income were being displaced and that there

was a growing disparity between the high income housing developments and the needs of the residents. Table 2.7 shows York County data developed by York County 2000.

TABLE 2.7: PARSONSFIELD AREA HOUSING DATA, 1986-7

	<u>86 Home</u> <u>SaleVal</u>	<u>80-86</u> <u>AnnInfl</u>	<u>%LIRent</u> <u>Pay>35%</u>	<u>%LIOwn</u> <u>Pay>35%</u>	<u>Shelter</u> <u>Days-87</u>
Parsonsfield	\$51,400	6.3%	93%	39%	0
Cornish	\$48,600	7.0%	100%	69%	15
Limerick	\$47,800	5.6%	69%	75%	7
York County	\$86,300	12.3%	82%	71%	4587

Source: York County 2000, "A Livable Future: Report of York County 2000," August 1988.

There really is not an affordable housing problem per se in Parsonsfield. The cost of housing in this region is less than coastal Maine and the Portland area as is the cost of land. One reason for the population growth in the 1980s is that affordable housing is available in this area. The greater problem is employment, or lack of opportunities in the area.

However, there are low income renters in Parsonsfield who paid more than 35 percent of their income for housing and 39 percent of the low income homeowners paid more than 35 percent as well. This represents a substantial increase in the number of people paying too much for housing in six years. The increase in income has not kept pace with the increase in housing costs, it appears.

In 1986, Parsonsfield's house sale value was higher than its neighbors in York County. No one in Parsonsfield used the York County shelter in 1987, although some of the neighboring residents did. For the non-metropolitan part of York County, the average sales price in 1986-7 was \$55,871 and the rent had risen to \$548. It is expected that the 1990 Census will show median rent and housing costs higher than that.

Assisted Housing Programs

As noted above, in 1980 and in 1987 there was evidence that housing assistance might be needed for some residents in Parsonsfield. Some people were having to spend a disproportional amount of their income on housing or were living in substandard or overcrowded units.

The issue of housing affordability is related to standards. What is affordable to some is not affordable to others. In general, what can be afforded in housing is related to income. Guidelines have ranged from 25 percent to as high as 35 percent for household income allocated to housing. However, the higher the percentage allocated to housing, the greater the need for other social service assistance. For planning purposes, several terms are defined.

Affordable Renter Occupied Housing. Housing affordable to a household of a particular size and income if the unit's monthly estimated rent, insurance costs and utility costs do not exceed 30% of the household's monthly income.

Affordable Owner Occupied Housing. Housing affordable to a household of a particular size and income if the unit's sales price or value does not exceed that for which monthly estimated mortgage payments (including principal and interest), property tax, insurance costs (homeowner's and private mortgage insurance), maintenance costs, and utility costs would equal 28% of the household's monthly income.

Median Household Income. Determined annually by the Maine Department of Economic and Community Development.

Homeownership Costs. Principal and interest on mortgage, property taxes, and property insurance on house.

Very Low Income. Earning 50% or less of median household income.

Low Income. Earning 50-80% of median household income.

Moderate Income. Earning 80-150% of median household income.

Annually, the US Department of Housing and Urban Development and the Maine Department of Economic and Community Development establish median household income guidelines for metropolitan areas, non-metropolitan areas, and counties. These are used in conjunction with eligibility requirements for various housing programs. In 1980, the median household income figure for York County was \$15,377. Figures for 1990 were estimated in Table 2.8.

TABLE 2.8: MEDIAN HOUSEHOLD INCOME: 1990

	<u>50%</u>	<u>80%</u>	<u>Median</u>	<u>120%</u>	<u>150%</u>
Portland MSA	\$18,650	\$29,840	\$37,300	\$44,760	\$55,950
Portsmouth MSA	\$19,250	\$30,800	\$38,500	\$46,200	\$57,750
Non-metro YC	\$17,150	\$27,440	\$34,300	\$41,160	\$51,450
Oxford County	\$14,150	\$22,640	\$28,300	\$33,960	\$42,450

Source: SMRPC, 1990.

These figures show that the two metropolitan areas have higher median household incomes and the two rural areas of non-metropolitan York County and particularly Oxford County have lower median household incomes. That means that people have less money to spend on housing.

Table 2.9 shows the relationship between income and housing costs.

TABLE 2.9: HOUSEHOLD INCOME AND HOUSING COSTS

<u>Annual Income</u>	<u>30 % of Income to Housing</u>	<u>Monthly Rate</u>
\$ 5,000	\$ 1,500	\$ 125
\$10,000	\$ 3,000	\$ 250
\$20,000	\$ 6,000	\$ 500
\$30,000	\$ 9,000	\$ 750
\$40,000	\$12,000	\$1,000
\$50,000	\$15,000	\$1,250

Source: The Thoresen Group

Housing options for low income and even for moderate income people in York County have become limited as the housing costs have increased. In the 1980s, it appeared that housing costs increased at a rate higher than income. Thus it has become more difficult to purchase housing or find houses or rental units which are affordable.

There is only one subsidized housing apartment in Parsonsfield, Pinewood Apartments which was built using Farmers Home Administration (FmHA) funding. In 1988, fuel assistance from the York County Community Action Corporation was received by 49 households in Parsonsfield, an indication of housing need. Other social services agencies provided health and transportation assistance to Parsonsfield residents who were income or age eligible.

Western Maine Multiple Listing Service has compiled sales data by school districts. In 1988, MSAD 55 had 24 sales, 17 of which were residential. In 1989, 15 of the 29 sales were residential. In the first three months of 1990, two sales were residential. The other sales were waterfront, commercial, investment or land. There were no condominium or seasonal sales in MSAD 55 during this period.

	<u>1988</u>	<u>1989</u>	<u>1990</u>
2 Bedroom	5 \$77,480	6 \$60,415	0
3 Bedroom	8 \$97,875	7 \$65,878	1 \$68,000
4 Bedroom	3 \$73,833	0	0
5 Bedroom	1 \$30,000	2 \$129,950	1 \$90,500

The cost of housing appears to have decreased in the past year. The Maine State Housing Authority (MSHA), founded in 1972, has the

capability of providing lower interest rate financing for homeowners buying their first homes, and providing affordable rental housing for low income and elderly people. Its primary financing has been the sale of tax-exempt revenue bonds, especially since large reductions occurred in the federal low-income housing programs.

The MSHA has these programs which may be used in Parsonsfield:

<u>Program Name</u>	<u>Eligible Applicants</u>
Home Ownership/ Home Start Purchase Plus Improvement Home improvement Program Housing Preservation Grants	First time home buyers First time home buyers Low-moderate income home owners CAPs, Community Development agencies
Rental Loan Program (RLP) Rental Rehabilitation Prog.	Property developers Private apartment owners through participating communities
MSHA 515 Rural Housing MSHA 292 Start Program	Selected by FmHa Non-profit developers
New Housing Initiatives Pg. Community Affordable Housing Program	Not restricted Communities
Homeless Shelters and Transitional housing Environmental Access Grants and Loans (EAGL)	Homeless housing sponsors, CAPs Persons with disabilities
Community Residential Facilities Programs	Non-profit organizations
Federal Low-income Housing Tax Credit	Property developers
Sec.8 New Construction	Low, Very Low-income elderly and families
Sec.8 Moderate Rehab	Low, very low-income renters
Rental Loan Program Sec.8 Certificates/Vouchers Tenant Assistance Program	Low, very low-income tenants Low and very low income tenants Managers of federally assisted housing
Supportive Services Prog.	Apartment owners, managers of fed. assisted housing
Other Special Programs	Low, Very low, moderate income and special needs

These programs can be used by individuals, organizations, developers, the Community Action Agency, and the Town. Housing assistance is not necessarily visible. When there is overcrowding or housing is substandard or people are paying too much, there is a need for housing assistance.

Seasonal Housing

In 1980, there were 236 seasonal housing units in Parsonsfield and 12 seasonal rooms. There were also 60 campground spaces and a summer camp population of about 180 people. The seasonal population in 1989, according to the Southern Maine Regional Planning Commission, was 2,810, a figure almost twice as high as the permanent population.

In 1989, the Comprehensive Planning Committee surveyed the residents and property owners in Parsonsfield. The data was collated by type of property owner: permanent, seasonal, or other (property owner who was not a resident or seasonal resident.) While their opinions are presented in the following section, the data about housing is presented here.

It should be noted that this survey merely surveys as a guide in updating the 1980 Census and other data in order to assess the housing situation in 1990. There were 387 respondents, with 193 or 50 percent being permanent residents, 87 or 22 percent being seasonal residents, 89 or 23 percent being other owners, and 18 or 5 percent not answering the question. Of the respondents, 94 percent owned their housing, 4 percent rented, and 2 percent said other. Thus the response from renters was lower than would be indicated based on the 1980 US Census. In the tables that follow, the totals may differ because not everyone answered every question.

The survey asked where residents lived. Table 2.10 shows that the respondents lived throughout the community. Indeed, although the largest number of seasonal residents lived in the Long and West Pond areas, and they constituted more than 50 percent of the residents in the area, seasonal residents were also scattered throughout Parsonsfield.

TABLE 2.10: WHERE SURVEY RESPONDENTS LIVED

	Permanent	Seasonal	Other	Total
East Parsonsfield	31	12	13	56
Kezar Falls	60	11	13	84
Long/West Pond	15	28	11	54
North Parsonsfield	29	9	9	47
South Parsonsfield	20	10	4	34
West Parsonsfield	18	11	5	34
Other	11	4	9	24
Total	184	85	64	333

Kezar Falls had the largest population mass, followed by East Parsonsfield and Long and West Pond areas. In both South Parsonsfield and West Parsonsfield, the seasonal residents accounted for almost one third of the residents.

Seasonal residents, in general, had smaller sized residences than did permanent residents or other respondents as can be seen in Table 2.11.

TABLE 2.11: NUMBER OF BEDROOMS BY TYPE OF RESIDENT

Bedrooms	Permanent	Seasonal	Other	Total
1	11	13	6	30
2	43	32	13	88
3	71	14	20	105
4	43	10	5	58
5	10	7	3	20
Total	178	76	47	301

Permanent residents were more likely to have 3 bedroom or larger houses as were the other respondents. Seasonal residents were more likely to have two bedroom houses or smaller.

Seasonal residents did not necessarily live in seasonal housing as can be seen in Table 2.12.

TABLE 2.12: TYPE OF HOUSE

Type	Permanent	Seasonal	Other	Total
Single Family	170	37	35	242
Duplex	3		1	4
Multi-Family			2	2
Mobile Home	9	9	1	19
Seasonal	1	35	8	44
Total	183	81	44	311

Less than half of the seasonal residents lived in seasonal housing, while a permanent resident and eight others lived in seasonal housing. Seasonal houses often do not meet year-round codes and hence conversion to year-round use can be a problem. Many of the seasonal houses are located around the ponds.

Half of the seasonal residents owned homes less than 20 years old, while 44 percent of the permanent residents and 34 percent of the other residents were in this category. Another 24 percent of the seasonal residents had houses 21-40 years old. It is interesting to note that 29 percent of the seasonal residents and 28 percent of the permanent residents owned houses at least 100 years old.

The permanent residents and other residents tended to have a greater diversity of housing based on age. Clearly, one of the appeals of Parsonsfield is its older housing stock.

Seasonal property owners tended to own less acreage than permanent or other property owners. Sixty-two percent of the seasonal owners owned less than five acres of land, compared to 53 percent of the permanent residents and 38 percent of the other property owners. Table 2.13 shows the acreage.

TABLE 2.13: AMOUNT OF LAND OWNED BY SURVEY RESPONDENTS

Acres	Permanent	Seasonal	Other	Total
1- 5	84	45	30	159
6-10	14	12	13	39
11-15	9	3	8	20
16-20	9	1	3	13
21-30	14	4	4	22
31-50	3	2	7	12
51-100	13	4	8	25
101-200	10	1	3	14
201-300	2	1	2	5
300+	1		1	2
Total	159	73	79	311

Eight percent of the permanent residents and other respondents owned at least 100 acres of land. Obviously the residents near some of the ponds owned very small acreage. However, some owned larger tracts which could be farmed.

Of the respondents in 1989, 22 percent had lived in Parsonsfield less than five years, 48 percent had lived there 5 to 20 years, and 30 percent had lived there more than 20 years. The seasonal residents exhibited a similar pattern of longevity with a slightly higher percent having been seasonal residents for more than 5 years.

In general, seasonal property owners tended to be older than the permanent residents, with the largest group being 45-54 years of age. Only three seasonal residents were under the age of 35, while 18 were over 65.

There were also differences among the respondents on the income spent on housing as can be seen in Table 2.14.

TABLE 2.14: PERCENT OF INCOME SPENT ON HOUSING

%	Permanent	Seasonal	Other	Total
1-10	9	7	2	18
11-20	19	5	9	33
21-30	25	8	6	39
31-40	19	5	7	31
41-50	23	5	5	33
51-60	10		1	11
61-70	2		2	4
71-80	14	2		16
81-90	7		1	8
91-100	3	1		4
Total	131	33	33	197

This table appears to be misleading because almost half of the respondents chose not to answer it. Furthermore, it is difficult to believe that any residents would spend 91 percent or more of their income on housing. The table is included here because it does indicate that there is an affordability problem among the respondents.

People should not have to spend more than 30 percent of their income on housing, yet this table indicates that two thirds of the permanent residents who answered this question spent more than 30 percent of their income on housing. The figures are reversed for seasonal residents which should be expected. However, the few high responses among seasonal residents again should be questioned. Those responses may be a protest response over the income question which is the question community survey respondents tend to not want to answer.

In general, the responses appear to indicate that seasonal property owners and other property owners spend less of their income on housing, and hence it can be assumed that they are more wealthy. This question illustrates why surveys have to be used as guidelines only and cannot be taken as indicating the one and only vision or statistical piece of information in a community. When the US Census for 1990 is available, this data should be cross correlated. The present data indicates that there is a need to raise the income level and/or conversely lower the cost of housing, particularly for the permanent residents.

1989 Parsonsfield Survey

The 1989 Comprehensive Planning Committee survey contained a number of opinion questions which were answered by the residents and property owners of Parsonsfield. Several questions were related to housing. The results are included here.

1. Why have you chosen to live or have a second home in Parsonsfield?

e. Housing: 8.8 percent listed that as a reason.

The highest response was the environment, with people, fishing, hunting and then housing - following in that order.

3. Rank the following issues (in order of importance to you).

g. Encourage new residential development.

Not important	29.2 percent
Slightly important	13.4
Important	16.2
More important	12.9
Very Important	2.6
No answer	25.6

In general, people did not think it that important to encourage new residential development. Property owners only thought it more important (25%) and seasonal residents thought it least important (76%). The older aged residents tended to think the encouraging new residential development was less important.

1. Maintain historic buildings and sites

Not important	9.0 percent
Slightly important	11.7
Important	33.8
More important	39.6
Very important	8.5
No answer	11.1

A large percent of the respondents thought it important to maintain historic buildings and sites. Seasonal residents and property owners only thought this more important than did the permanent residents. Respondents aged 45-54 thought the maintenance of historic buildings and sites was less important than the other age groups.

5. What should be the Town's policy toward the following types of housing?

	<u>Encourage</u>	<u>Permit</u>	<u>Discourage</u>	<u>No Opinion</u>	<u>No Answer</u>
a. Single fam.	61.0	29.2	1.4	3.4	7.2
b. Duplexes	9.6	46.0	25.3	6.5	12.7
c. Apartments	5.4	35.7	40.3	4.7	14.0
d. Condominiums	3.1	13.2	64.6	5.4	13.7
e. 2nd seas.res.	29.2	44.7	8.5	5.2	12.4
f. Elderly hsg	59.4	26.6	2.3	3.1	8.5
g. Afford hsg	38.2	32.6	11.4	7.0	10.9
h. Manu. hsg.	8.0	43.2	25.1	8.3	15.5
i. MH on lots	8.8	36.4	39.8	3.6	11.4
j. MH park	4.7	15.8	63.8	3.6	12.1
k. min care fac.	53.5	27.6	2.3	5.7	10.9

6. What should the Town's policy be towards the following types of commercial and industrial development?

k. Bed & Breakft	36.7	43.4	6.2	4.9	8.8
l. Campgrounds	21.7	45.0	18.3	4.9	10.1

In the area of housing, Parsonsfield residents tended to have opinions. Most ranked all these questions. These two questions showed strong support for single family housing, housing for the elderly and minimum care facilities, a specialized type of housing which often is for the elderly. There was fairly strong support for affordable housing also, as well as bed and breakfast facilities, second seasonal houses, and campgrounds. No doubt, it is perceived that the seasonal and tourist related facilities make fewer demands on the Town in terms of services, especially in terms of schools, and hence are desirable.

On the other hand, there was strong opposition to both condominiums and mobile home parks. The majority or the respondents wanted to discourage these two types of housing. There was less opposition to apartments, mobile homes being placed on individual lots, duplexes, manufactured housing, and campgrounds. Only on the question of apartments were the respondents about evenly divided between permitting or discouraging them. Otherwise, the more positive response prevailed.

Of course, there is some contradiction in the results as people favored affordable housing, housing for the elderly and minimum care, but did not really favor several lower cost forms of housing such as mobile homes, apartments and even condominiums. Past experience has shown that everyone can identify with the need for housing for the elderly. People think they will get old, but they do not necessarily think they will be poor and hence it is harder to focus on that need.

Often in a Town like Parsonsfield, the housing need is somewhat invisible. People may be land rich, but have low or fixed incomes. Mainers tend to be independent, and hence government reliance for assistance has not been desired by many.

In general, respondents who were property owners only, but not residents in Parsonsfield, tended to encourage residential development more than the seasonal or permanent residents. Support for elderly housing and minimum care facilities was strong in all three groups. When these questions were analyzed by age distribution, it was found that respondents aged 65 and older had greater support for the elderly, minimum care, and mobile homes. Those aged over 70 or from 45-54 tended to support affordable housing and manufactured housing more. Those aged 55-64 tended to support duplexes and apartments at a higher rate, although support in general was low. Respondents aged 35-44 also supported duplexes at a slightly higher rate. Support for single family housing was high in all age categories.

Residential Development Goals and Policies

State Goal: Encourage and promote affordable, decent housing opportunities for all Maine citizens.

Regional Goal: Encourage a diversity of affordable housing throughout the region.

Parsonsfield's Goal: Retain its rural cluster village character providing a variety of housing alternatives and a commitment to open space through planned growth consistent with the historical development and natural resource conditions of the Town.

Policy One. It is the policy of the Town to encourage residential development and open space preservation in keeping with the natural conditions of the site.

1. The Planning Board review soil characteristics of every development proposal and where warranted, ask for detailed site specific studies by soil scientists to determine the suitability for development.
2. The Planning Board as part of its review process encourage all new developments in the farm and forest and open space districts to dedicate land for open space.
3. The Planning Board encourage cluster residential development in keeping with the Town's historic development pattern and to conserve open space.
4. The Planning Board review within one year, and thereafter every five years, the dimensional and density requirements in the Town's Zoning Ordinance and recommend changes in keeping with the Comprehensive Plan.

Policy Two. It is the policy of the Town to encourage a variety of housing alternatives including the construction of affordable elderly housing, housing for families and single people, congregate care, and minimum care facilities.

1. The Planning Board meet with its counterparts in neighboring towns to discuss specific affordable housing needs and encourage all the neighboring communities to have regulations which allow their "fair share" of affordable housing.
2. The Planning Board review the Town's regulations on manufactured housing and mobile home housing and recommend changes in keeping with this policy, as needed.
3. The Selectmen locate or encourage the organization of a non-profit corporation or group to develop affordable housing alternatives within the next two to three years, and thereafter monitor the progress of such group at least once a year.
4. The Planning Board monitor the development of the congregate care housing project being developed in Cornish.

Policy Three. It is the policy of the Town to secure housing assistance for those residents in need.

1. The Town authorize the Maine State Housing Authority voucher or section 8 program which allows residents to receive a rent subsidy but live in private housing.
2. The Selectmen provide the Planning Board on a yearly basis data on the location of Town owned parcels, specifying whether previous owners are still residing there. Within the next two years and thereafter every two years, the Planning Board advise the Selectmen whether any such Town owned parcels are suitable for small scale affordable housing and if so, recommend the targeted sale for special housing needs.
3. The Selectmen support applications to MSHA programs which would address low or moderate income, elderly or special needs housing in Parsonsfield.

Policy Four. It is the policy of the Town to enforce a life safety code for all residential units.

1. The Selectmen require the Code Enforcement Officer to inspect all new construction before a Certificate of Occupancy is given.
2. The Code Enforcement Officer inspect houses in environmentally sensitive areas whenever notified that code violations may exist which negatively impact the environment in these areas.

The volunteer fire department advertise at least yearly that proper inspection will be made upon request by the homeowner to determine if safety problems exist.

3. The Selectmen seek outside funding to provide assistance to Parsonsfield property owners to address code violations.

Policy Five. It is the policy of the Town to assist eligible homeowners and renters to receive assistance from the State under the property refund program.

1. Because property taxes have an important impact on housing affordability, the Selectmen assist residents in applying for the property tax refund program and make known other forms of property and State tax relief.
2. The Selectmen advertise at least once yearly, on a timely basis, the availability of any property tax relief program or designations.

Summary

Parsonsfield's residential development was originally in village clusters with some recent housing built along the main roads. There is a substantial amount of older housing stock which ranges in size from small capes to large Colonial houses. While housing costs have increased significantly in the 1980s, Parsonsfield and the neighboring communities still have housing and land which is less expensive and more affordable than housing in the coastal communities or Portland area. Less expensive housing such as mobile homes is placed on individual lots. There is a small amount of rental housing. Residents and property owners believe there is a need for elderly housing and congregate or minimum care housing. The need for housing assistance exists, primarily because the income of residents has not kept up with the increase in housing costs.

CHAPTER 3: LOCAL ECONOMY

Parsonsfield, as well as the region, was settled as an agricultural community. The region was largely forested and early settlers cleared land for farming. The farm and forestry industries provided the economic base of the community. The village cluster development pattern had only a very limited commercial area and no central business area developed in Parsonsfield.

With the development of the lumber industry and manufacturing in Kezar Falls, a commercial center arose. This is the only business center which is in Parsonsfield. Located in the northeast corner of the town, Kezar Falls is convenient to Porter, Hiram and Cornish. The commercial area crosses the Ossipee River into Porter as well as shows evidence of expanding along Route 25.

Post offices often reflect the commercial center of a community. Parsonsfield residents get their mail in Kezar Falls, East Parsonsfield, Limerick, Effingham, and Newfield. Because Kezar Falls is not as near as these other commercial centers for some residents, there really is no commercial center which is convenient for all of the residents of Parsonsfield.

Parsonsfield in 1980

The US Census provides data on general social and economic characteristics of the population. Since the 1990 US Census has not been completed, the 1980 data is included. In 1980, there were 1,089 people living in Parsonsfield, 645 of whom were between the ages of 20 and 65. The civilian labor force in Parsonsfield was 497 people according to the Census. About 37 percent of Parsonsfield's employed residents worked in the town, while 10 percent worked in Cornish and seven percent in Porter. The majority worked in Maine and drove alone to work. However, 118 people carpooled. About 50 percent had less than a 20 minute drive to work. On the other extreme, more than 16 percent commuted over an hour to work. There was no public transportation. In 1980, 25 people worked at home and another 28 walked to work.

Most of the workers (71 percent) were classified as private wage and salary workers. About 14 percent were classified as government workers, most of whom were at the local level, probably in education. Another 14 percent were self-employed and about one percent were unpaid family workers.

The Census has information on employment by industry. In general, there is less information available on Parsonsfield due to its small size. Hence data for both York County and the rural part of York County is included for comparison purposes. Table 3.1 shows employment by industry.

TABLE 3.1: Parsonsfield & York County Employment by Industry, 1980

<u>Industry</u>	<u>Parsonsfield</u>		<u>York County</u>		<u>Rural York Cty</u>	
	#	%	#	%	#	%
Agri, Forest, Fish	23	4.8	1,088	1.8	851	3.0
Construction	26	5.5	3,700	6.2	2,100	7.4
Manufacturing	178	37.3	22,273	37.5	9,909	34.9
Trans, Comm, Util	14	2.9	3,050	5.1	1,611	5.7
Whole/Retail	84	17.6	10,498	17.8	4,872	17.1
Fin/Ins/RE	12	2.5	2,698	4.5	1,321	4.6
Services	127	26.6	14,032	23.6	6,729	23.7
Public Admin.	13	2.7	2,000	3.4	1,021	3.6
TOTAL	477	99.9	59,439	99.9	28,414	100.0

Source: US Census, General Social & Economic Characteristics, 1980

In 1980, about five percent of Parsonsfield's employment was in agriculture, forestry, and fishing. Compared to York County, this employment category was relatively high. The three major employment sectors were the same as the County: manufacturing, services, and wholesale and retail. A slightly lower percentage worked in manufacturing and a higher percentage worked in services than the County in 1980. Parsonsfield had a lower percentage employment in all of the other categories.

Compared to rural York County, Parsonsfield had a larger percentage of people employed in the three large categories indicating a less diversified economic base than the other rural areas. A higher construction figure and finance, insurance and real estate indicates that more growth occurred in other parts of rural York County. Table 3.2 shows occupation data for Parsonsfield, York County and the rural portion of York County.

TABLE 3.2: Parsonsfield and York County Occupation Data, 1980

<u>Occupation</u>	<u>Parsonsfield</u>		<u>York County</u>		<u>Rural York County</u>	
	#	%	#	%	#	%
Manager, Prof	103	21.6	10,902	19.8	5,633	19.8
Tec, Adm Support	90	18.9	13,983	23.5	6,523	23.0
Prec Craft/Repr	60	12.6	11,030	18.6	5,445	19.2
Oper, Fab, Labor	136	28.6	15,637	26.3	6,995	24.6
Services	46	9.7	6,733	11.3	2,879	10.1
Farm, Forest, Fish	41	8.6	1,154	1.9	939	3.3
TOTAL	476	100.0	59,439	99.9	28,414	100.0

Source: US Census, General Social & Economic Characteristics, 1980

The two largest categories of occupations in Parsonsfield were: 1) operators, fabricators and laborers, and 2) managers and professional specialty occupations. In both York County and the rural portion of York County, the second largest occupation was technical and administrative support. In Parsonsfield, the large amount of managers and professionals may indicate small business and professional services, some of which may be based at home.

The other category which was significantly higher than the County was farming, forestry and fishing occupations. Parsonsfield had a much higher reliance on this occupation than did even rural York County. Conversely, it was low in both technical and administrative support and precision craft and repair.

The household income is a reflection of the type of employment opportunities in the community and region as well as unearned income from investments. In 1980, the median household income in Parsonsfield was \$13,400 and the median family income was \$14,656. The per capita income was \$5,732 in 1980. All of these income figures are lower than those for York County or rural York County, indicating that Parsonsfield residents had less disposable income available. Table 3.3 shows household income data in 1980.

TABLE 3.3: PARSONSFIELD AND YORK COUNTY HOUSEHOLD INCOME, 1980

<u>Household Income</u>	<u>Parsonsfield</u>		<u>York County</u>		<u>Rural York County</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
<\$5,000	49	12.0	6,011	12.1	2,413	10.3
\$ 5- 9,999	86	21.0	8,598	17.3	3,767	16.1
\$10-14,999	94	23.0	9,504	19.2	4,418	18.8
\$15-19,999	68	16.6	8,632	17.4	4,327	18.5
\$20-24,999	43	10.5	7,161	14.4	3,555	15.2
\$25-34,999	43	10.5	6,674	13.5	3,284	14.0
\$35-49,999	13	3.2	2,109	4.3	1,100	4.7
\$50,000+	13	3.2	919	1.9	578	2.5
Total	409	100.0	49,608	100.1	23,442	100.1

Source: US Census, 1980

Compared to York County and rural York County, Parsonsfield had a much higher percentage of people earning less than \$15,000. Fifty six percent of Parsonsfield's households earned less than \$15,000, compared to only 45.2 percent for rural York County and 48.6 percent for the County as a whole. At the other extreme, those who earned more than \$50,000, Parsonsfield had a higher percentage than the County or the rural portion. However, it had lower percentages in the other categories. In 1980, the households in Parsonsfield, in general, did not earn as much income as the County or rural portions. Hence, the disposable income was also lower.

The Region in the 1980s

Parsonsfield is part of several regions for which data has been gathered in the 1980s. When a community is too small and the data would reveal confidential information, that data is not made public. Therefore, it is useful to consider regional data as it sheds light on Parsonsfield.

Parsonsfield is considered to be part of the Sebago Lakes Region Labor Market Area (LMA), although it is obviously on the fringe. There were 5,070 jobs in that LMA in 1984 and 5,890 jobs in 1987, a very substantial growth of 16.2 percent in three years. No doubt there is a relationship to the considerable residential growth in both second homes and commercial development which occurred throughout most of southern Maine during this period.

Table 3.4 shows the percentage of non-farm wage and salary workers in the LMA in 1984 and 1987. For comparison purposes, Parsonsfield's employment data was computed excluding farm, forestry and fisheries workers.

TABLE 3.4: Parsonsfield and Sebago Lakes Region LMA Employment

<u>Industry</u>	<u>Parsonsfield</u>	<u>Sebago Lake Region LMA</u>	
	1980	1984	1987
Construction	5.7	7.3	8.1
Manufacturing	39.3	33.1	28.9
Trans,Comm,Util	3.1	5.1	2.2
Whole/Retail	18.5	15.8	19.5
Fin,Ins,RE	2.6	1.4	1.9
Services	28.0	24.1	26.0
Public Admin	2.9	13.2	13.6

Sources: US Census and Maine Department of Employment Security

Compared to the LMA, Parsonsfield had a high percentage employed in manufacturing, services, and finance, insurance and real estate. Between 1984 and 1987, the LMA experienced a decline in manufacturing, and transportation, communications and utility employment and an increase in all other areas.

The greatest difference between Parsonsfield and the LMA is in the area of public administration. The Town has a low number of government employees. As communities increase in population, the government services tend to increase to part-time or full time positions. Likewise the public educational needs increase. The LMA, however, has an unusually high percentage of people employed in this area.

Parsonsfield was also included as part of the economic summary of the Fryeburg area. Again it is on the fringe of this area. Total consumer sales for the Fryeburg area in 1980 were \$11,539,000 while in 1987 they were up by 84.6 percent to \$21,301,000. In descending order in 1987, consumer sales were highest in auto/transportation, food stores, restaurant/lodging, building supply, other retail, and general merchandise.

The relatively high ranking of food, restaurants, and lodging is a reflection of the tourist based economy. It is therefore interesting to note that 17 percent of the sales occurred in the first quarter, 25 percent in the second, 33 percent in the third, and 25 percent in the fourth quarter. Automobile sales, which are an expensive item, often are lower in the first quarter of the year.

Data for retail sales in Parsonsfield is not available. The Fryeburg area abuts North Conway which has a tourist based economy and is one of the fastest growing outlet centers in the northeast.

Several studies were done for the State which contained economic data for the region. The Maine Tourism Study prepared by the US Travel Data Center in 1985 contained a market analysis. Tourism is the largest employer in the State, but its economic importance varies among the regions.

The 1985 study found that tourism had about doubled between 1972 and 1984. It found considerable in state travel by residents throughout the year. Sightseeing was the major tourism activity identified, although for non-residents, shopping was slightly more important. The study found an increased use of rental lodging. Although campground use had increased, in percentage terms it had decreased. Summer was the peak tourism month.

The Western Lakes and Mountains (WLM) region, of which Parsonsfield is the southernmost member, had less seasonability among visitors. It had more outdoor recreation and camping activity. (See Chapter 6 for further discussion on recreation.) The study concluded that shopping and sightseeing should be a partnership with cooperative promotional materials.

The 1986-7 Economic Analysis component of the study prepared by the Center for Survey and Marketing Research at the University of Wisconsin in 1988 indicated that "the underlying goal for a tourism development program is to create jobs and income for its citizens." (1) Parsonsfield was included in the Fryeburg Economic Summary Area which had 1.2 percent of the hotels, motels and resorts in the State and 3.4 percent of the campgrounds.

The study found the WLM region provided higher than average revenue figures in the campground category. Campers spent the most money on food. Those who stay in hotels, motels and resorts spent the most on lodging. Those who stay as house guests spend the most on retail goods. The South Coast had the highest number in sales in

all areas.

The Office of Tourism in its March 27, 1990 report, "Maine The Way Life Should Be," showed that retail sales had been relatively flat in 1989, although the lodging tax revenue had increased by 6.4 percent in a year and the restaurant tax revenues increased by 3.9 percent.

The Office provided grants to a number of regional agencies, but none were received by the SMRPC. Parsonsfield is in the SMRPC area, yet its characteristics are more similar to the WLM category than the South Coast. From the standpoint of regional development, the South Coast does not appear to need assistance. However, it appears that grant money may be available to organizations to prepare brochures or promote tourism activities in Parsonsfield's area. Many chambers of commerce received awards for this purpose in 1989.

The Maine Film Commission also scouted possible filming locations in 1989. Kezar Falls was identified as a possible site (40), but Parsonsfield was not mentioned. The Film Commission worked on 140 potential productions in 1989. The tourism report also gives some credit to the President for increasing tourism in Maine.

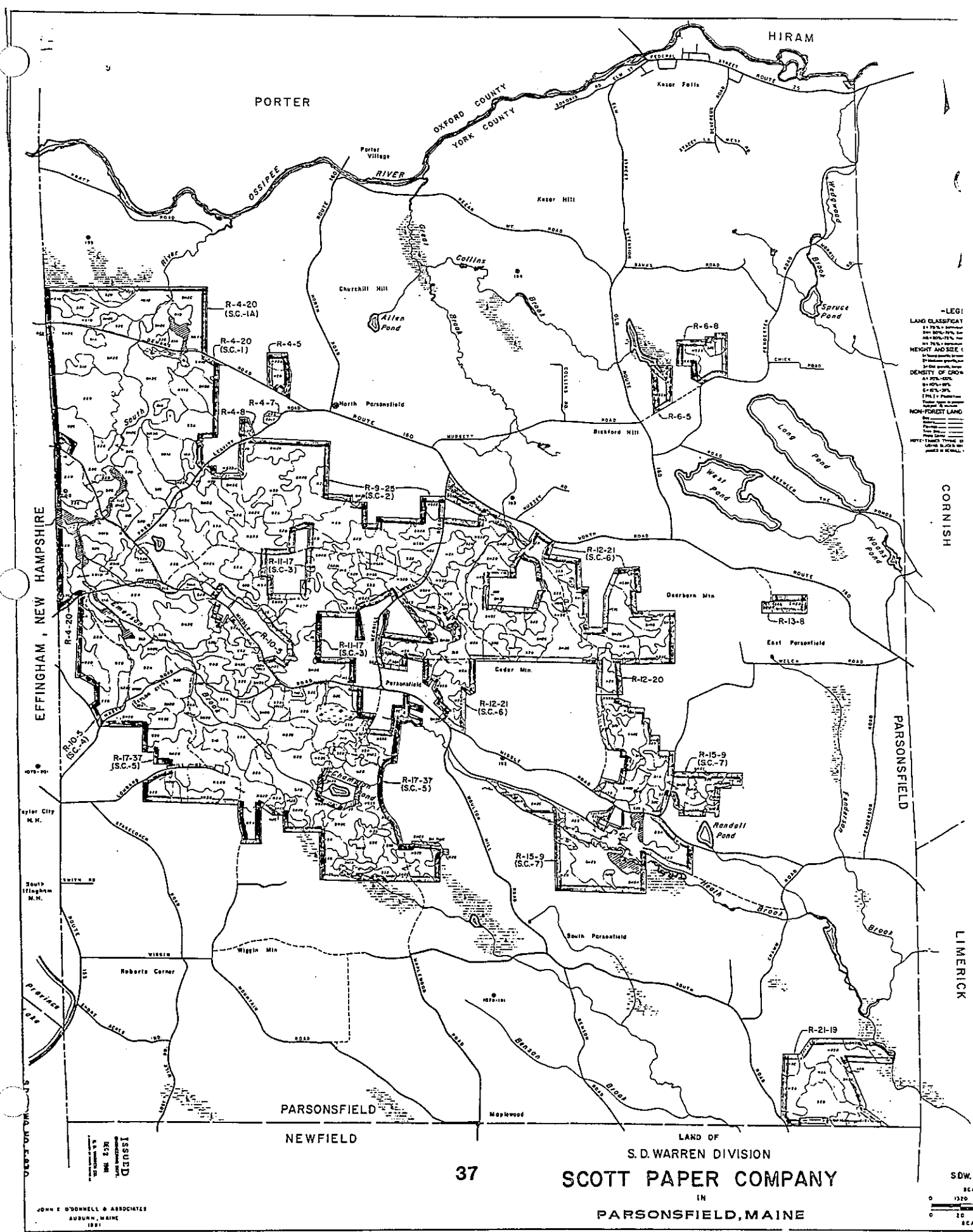
Parsonsfield in 1990

Most of the commercial and industrial development which has occurred in Parsonsfield took place in Kezar Falls, along Route 25 and the Ossipee River.



Although there are home based businesses throughout the town, most are small scale. In general, when a home occupation expands to the point that non-family members are employed, the business relocates to an area which is zoned for business use.

Parsonsfield in 1990 is largely forested and the forest industry remains a significant employer. S.D. Warren employs foresters for logging and timber management. About one third of Parsonsfield is owned by forest products companies. (See the map following.) There are a number of certified tree farms throughout the community.



-LEG-
LAND CLASSIFICATION
1-10% 1-10%
11-20% 11-20%
21-30% 21-30%
31-40% 31-40%
41-50% 41-50%
51-60% 51-60%
61-70% 61-70%
71-80% 71-80%
81-90% 81-90%
91-100% 91-100%
DENSITY OF GROW
1-10% 1-10%
11-20% 11-20%
21-30% 21-30%
31-40% 31-40%
41-50% 41-50%
51-60% 51-60%
61-70% 61-70%
71-80% 71-80%
81-90% 81-90%
91-100% 91-100%
NON-FOREST LAND
1-10% 1-10%
11-20% 11-20%
21-30% 21-30%
31-40% 31-40%
41-50% 41-50%
51-60% 51-60%
61-70% 61-70%
71-80% 71-80%
81-90% 81-90%
91-100% 91-100%
NOTE: TRACT TYPES OF
LANDS ARE SHOWN BY
SHADING IN RELATION.

ISSUED
JAN 5 1981
BY
JOHN E. O'DONNELL & ASSOCIATES
SUNBURY, MAINE
1981

The commercial, industrial and institutional use of each village area is inventoried here as of June 11, 1990:

	KF	WP	NP	EP	SP	M	PV
Antiques	2		3	1			
Appliance/serv	1			1			
Auto supplies	2						
Auto dealer	1						
Auto/serv stat		1	1				
Banks	2						
Barber shop	1						
Beauty shop					1		
Beekeepers	1						
Bookstore	1						
Bowling alley	1						
Camps-summer				2			
Churches	2			2	1		1
Contractors-bldg	1		1	1	1		
- mason							1
- painters	1			2			
Die maker	1						
Engineers	1	1					
Farmer		1					
Fuel dealer	1			1			
General store	1	1	1	1			
Gift/craft shop	1	1		1			
Golf course		1					
Greenhouse				1			
Grange						1	
Hardware store	1						
Horse breeder			1	1	1	1	
Hotel/inn		1					
Hydro Station	1						
Ice Cream Store	1						
Insurance	1						
Jewelry store	1						
Lawyers	2						
Libraries	1		1				
Loggers	1		1	3	1	1	
Lumber-sawmills			1		1		

	KF	WP	NP	EP	SP	M	PV
Maple syrup oper.	1			2	1		1
Municipal facility	1						1
Post office	1			1			
Real estate co.	1			1			
Restaurants	2	1		1			
Sand & gravel pit	2		1		1		
School			1				
Sm. engine repair				1			
Water company	1						
Woolen mill	1						

This inventory shows that there is little commercial or industrial development in Parsonsfield except in Kezar Falls. Kezar Falls has a diversified business district. In East Parsonsfield, there are a number of loggers, contractors and small repair businesses. There are a limited number of businesses in other areas.

Throughout the 1980s, Parsonsfield's labor force grew substantially as the population increased. Table 3.5 shows the employment trend.

TABLE 3.5: PARSONSFIELD'S LABOR FORCE : 1980-1989

	<u>Labor Force</u>	<u>Empl.</u>	<u>Unempl.</u>	<u>Unemployment Rate</u>	
				<u>Parsons</u>	<u>York Cty</u>
1980	420	386	34	8.09	6.10
1981	425	392	33	7.76	6.03
1982	424	390	34	8.01	6.83
1983	497	460	37	7.44	7.40
1984	642	603	39	6.07	4.51
1985	645	604	41	6.35	3.89
1986	747	702	45	6.02	3.70
1987	772	741	31	4.01	2.79
1988	835	802	33	3.95	2.44
1989	894	847	47	5.25	3.04

Source: Maine Department of Labor

In the 1980s, Parsonsfield's labor force more than doubled while its unemployed residents remained about stable except in 1986 and in 1989 when the numbers were higher. The unemployment rate decreased during the 1980s until 1989 when it rose. While the figures do not show underemployment, they in general show a better economic climate in 1989 than in 1980.

Unfortunately in late 1989, the industrial part of the economic base suffered two losses. The Industrial Box and Lumber Company closed resulting in 60 workers losing their jobs. The company produced fish crates, but in recent years the fishing industry has moved from the wood fish crates to plastic and fiberglass crates resulting in financial hardship for the Parsonsfield company. The Maine DEP has secured abandoned materials at the site. The second industry, the Kezar Falls Wool Company, also laid off about 35 workers shortly thereafter due to a decrease in demand for its product. Thus almost 40 percent of the manufacturing employment was laid off in late 1989.

Furthermore, Vulcan Electric, the major employer in Porter, announced it was closing in 1990 and moving to Florida. Thus three major manufacturing employers in greater Parsonsfield which have provided steady employment for many years are closing or have cut back their operations.

This is a significant loss in employment and employment opportunity. Manufacturing, in general, pays a better wage than retail or many service industries. With limited manufacturing opportunities in this region, Parsonsfield residents may be forced to commute large distances to find suitable work as the manufacturing opportunities in this region are limited.

1989 Parsonsfield Survey

The 1989 public opinion survey undertaken by the Comprehensive Planning Committee contained several questions related to the economic base of Parsonsfield. The overall results related to the economy are included here.

1. Why have you chosen to live, or have a second home, in Parsonsfield?

Employment	2.8%
Birthplace	6.6
School	3.3
Its People	15.2
Environment	34.3
Fish/Hunt	11.2

Employment was the lowest individual reason given for living in Parsonsfield, followed by education at 3.3 percent. People did not move to Parsonsfield for job opportunities or schools, but rather because of its environment. Two of the 19 people who cited employment as a reason to live in Parsonsfield were over 70 years of age.

2. Rank the following issues in importance to you.

a) Maintain the current level of taxes by encouraging non-residential uses.

Twelve percent thought this wasn't important and 15 percent thought it of greatest importance. In general, it appeared that the majority thought this important. This issue was considered more important to those over 70.

e) Encourage the Tourism industry.

Thirty percent thought this not important and three percent thought it very important. In general, the majority thought this less important.

f) Provide quality education

Thirteen percent thought this not important and 22 percent thought this of greatest importance. In general, education was viewed as important, particularly among the permanent residents, 31% of whom rated it the highest. Adults aged 35-44 and 55-64 tended to rate education higher in the survey.

h) Encourage commercial development, i.e. offices, services, restaurants, sales.

Twenty-six percent thought this not important and five percent thought it of greatest importance. The majority tended to think this less important.

i) Encourage new industrial development, i.e. light manufacturing

Twenty-four percent thought this not important and five percent thought this of highest importance. In general, the respondents tended to think this not very important. Permanent residents thought this more important.

j) Encourage new agricultural development, i.e. wood products, food products

Fourteen percent thought this not important and six percent thought it of greatest importance. In general, people tended to think this important.

k) Revitalize the Village Centers

Sixteen percent thought this not important and four percent thought it of greatest importance. People tended to think this important, particularly those aged 45-64.

l) Maintain Historic Buildings and sites

Nine percent thought this not important and eight percent thought it of greatest importance. In general, people tended to think this not too important.

These responses tended to show a population that had different

opinions over questions which related to the economy. As will be noted elsewhere, there was more uniform opinion on resource protection issues. Although people may be concerned about the local economy, there was not widespread support for addressing ideas related to improving the economic base.

Question 6. What should the Town's policy be towards the following types of commercial and industrial development?

	<u>Encourage</u>	<u>Permit</u>	<u>Discourage</u>	<u>No Opin</u>	<u>No Answ</u>
Retail Sales	48.3%	29.5%	4.1%	5.2%	12.9%
Service Stores	45.2	34.6	6.7	3.4	10.1
Shopping Cent.	17.3	25.3	42.1	4.1	11.1
Fast food Rest	9.6	19.6	54.3	4.7	11.9
Sit down Rest	33.9	48.3	5.2	3.1	9.6
Profess. Off.	33.9	41.9	8.5	4.9	10.9
Manufacturing	17.6	31.5	31.5	4.7	14.7
Light indus.	28.4	41.3	14.2	5.2	10.9
Industrial Pks	11.9	14.7	54.8	5.9	12.7
Motels/Hotels	12.7	35.9	33.9	4.9	12.7
Bed/Breakfast	36.7	43.4	6.2	4.9	8.8
Campgrounds	21.7	45.0	18.3	4.9	10.1

The response showed a preference for retail sales and service stores, sit down restaurants, professional offices, bed and breakfast establishments and campgrounds. There was significant support for light industry as well. Industrial parks, fast food restaurants and shopping centers, all symbols of a more urbanized, modern environment received strong negative ratings as did motels and hotels and manufacturing. Most respondents had an opinion and answered this question.

Local Economy Goals and Policies

State Goals: Promote an economic climate which increases job opportunities and economic well being.

Protect the State's marine resources industry, ports and harbors from incompatible development.

Regional Goal: Encourage a diversity of commercial development, and expansion of the economic base wherever adequate resources and infrastructure support it.

Parsonsfield's Goal: Experience moderate diversified economic development in specific centralized location(s) to serve the needs of the Town's population.

Policy One. It is the policy of the Town to encourage the forest and agricultural products industries.

1. The Planning Board review the Zoning Ordinance and land use regulations in 1991 to determine what changes should be recommended to be consistent with this policy.

2. The Selectmen meet with representatives of the forest and agricultural products industries to determine their concerns, if any, about municipal government in Parsonsfield in 1991.

3. The Selectmen ask the State to value trees in Parsonsfield the same as in Oxford County or on a western regional basis.

4. The Selectmen encourage farmers to contact the Maine Farm Bed and Breakfast Association and consider "farm vacations" as a business.

Policy Two. It is the policy of the Town to encourage appropriate diversified commercial development in Kezar Falls.

1. The Selectmen meet with the businesses and commercial and industrial property owners in Kezar Falls to determine their problems and needs and work with them to address them.

2. The Selectmen work with the Towns of Porter and Hiram to address regional business needs in the Kezar Falls area.

3. The Selectmen seek outside funding and/or assistance to address local economic needs.

4. The Planning Board review the Town's land use regulations to determine if changes should be made to assist this goal in keeping with the Comprehensive Plan, and make recommendations accordingly in 1991.

Policy Three. It is the policy of the Town to allow new commercial development only in designated districts.

1. The Planning Board review the commercial use districts allowed in Parsonsfield and make recommendations for changes if needed in 1991.

2. The Planning Board review the commercial uses allowed and make recommendations for changes if needed in 1991.

Policy Four. It is the policy of the Town to encourage the development of non-polluting industries in a designated district.

1. The Selectmen establish an economic development committee to work with the State and region to bring new suitable industries to the region and, in particular, Parsonsfield.

2. The Planning Board identify suitable sites for industrial development by 1993.

3. The Planning Board review regulations related to industry and make recommendations for change, if desired by 1993.

Policy Five. It is the policy of the Town to evaluate the resource and public infrastructure needs of proposed large developments.

1. The Planning Board require impact analysis for proposed large developments including industrial, commercial and residential developments be submitted by the developer as part of the process.

2. The Planning Board request additional technical assistance to be paid by the developer when needed.

3. The Planning Board request the developer hire a qualified soils scientist to undertake high intensity soils mapping if the general soils data and proposed use warrants it.

Policy Six. It is the policy of the Town to allow home businesses which do not adversely affect neighboring residential use.

1. The Planning Board review the regulations on home businesses and make recommendations for changes, if desired.

2. The Planning Board review Route 25 businesses and determine if any changes in regulations are needed by 1993.

Policy Seven. It is the policy of the Town to establish impact fees for new commercial and industrial developments and businesses and industries which seek to expand, and to link the establishment or expansion of municipal services with the development.

1. The Planning Board research and prepare an impact fee ordinance in keeping with State law by 1995.

2. The Planning Board hold public meetings and hearings to consider when an impact fee ordinance is needed and how it can be used to foster appropriate development as well as when it might discourage development.

3. The Planning Board sponsor a regional meeting on impact fees with area towns by 1995.

4. The Town consider adopting an impact fee ordinance if it is determined that municipal infrastructure improvements will be needed to attract or keep commerce and industry.

Summary

Parsonsfield does provide an available labor pool. Its primary access to transportation is Route 25 to Portland and Ossipee where it connects to the north/south road network. Historically, industries which have thrived are related to wood and agricultural products. These forest and land products industries may need updating, but the demand for locally grown and quality products should remain. There is a local and regional need for expanding the economic base. With the rise of computer and mobile technology, the economy may diversify to different types of home based businesses in the 21st Century.

CHAPTER 4: TRANSPORTATION

A major component in community planning is the provision of transportation. Historically, some communities were settled along major waterways such as tidal rivers that encouraged a river based transportation or near waterfalls that allowed mills to operate. The mills then needed transportation to distribute their goods. Later, communities grew near railroad lines so that rail transportation could be used. In the 20th Century, some communities used airports and air transportation to foster growth.

In Parsonsfield, a road network developed in the late 18th and early 19th Century that linked the villages in Parsonsfield to each other and the neighboring towns and in turn encouraged development. The historical maps shown in Chapter 1 illustrate that much of the road pattern which exists today was developed by the early 1800s.

The Maine Department of Transportation (DOT) has classified and measured the roads in Parsonsfield. Road categories are: arterial highways, collector highways, and local highways.

Arterial Highway. Significant travel roads which carry a higher speed and are eligible for federal funding. They usually have a U.S. route number.

Collector Highway. Roads which distribute traffic to and from the arterial roads and serve a lower population density.

Local Highway. Roads not classified as arterial or collector which serve the local area and have lower traffic volumes.

According to the April 27, 1989 printout which is on file in the Municipal Office Building, there are 81.1 miles of Town road in Parsonsfield, 22.2 of which are classified as collector miles and 59.0 as local miles. This printout has no roads listed as arterial roads although other sources consider Route 25 as the arterial highway in Parsonsfield.

Collector highways in Parsonsfield are: Route 160, Route 153 in West Parsonsfield, Elm Street (old Route 160) and Merrill Hill Road which runs to Maplewood. Along with Route 25 which serves as a major east-west highway, the State maintains these roads. The local roads, about 31 miles of which are paved, are maintained by the Town. In addition, there are at least 30 miles of discontinued roads in Parsonsfield, some of which are accessible to four wheel drive vehicles, off road vehicles, and hikers and cross country skiers. Private roads have also occurred in subdivisions which allow the developer to have a narrower road which, in turn, the Town does not accept for maintenance.

The Town also maintains about 1.5 miles of sidewalk in Kezar Falls and a municipal parking lot by the post office which gives access to the nearby businesses.

The DOT has identified segments of highways by nodes and assigned specific points with a four digit number. These points often occur at governmental boundaries, intersections, road termini, selected railroad and bridge crossings, and other specific locations. The DOT then collects accident data using the traffic nodes as reference points. This allows the State to identify major accident areas and set priorities for transportation related improvements.

Road Conditions

Wright-Pierce Engineers in November 1989 prepared an analysis of roads in Cornish, Limerick, Newfield and Parsonsfield for the Southern Maine Regional Planning Commission. Data was gathered at nine stations in Parsonsfield as is shown on the map on the following page. Table 4.1 provides road information.

TABLE 4.1: ROAD DATA IN PARSONSFIELD

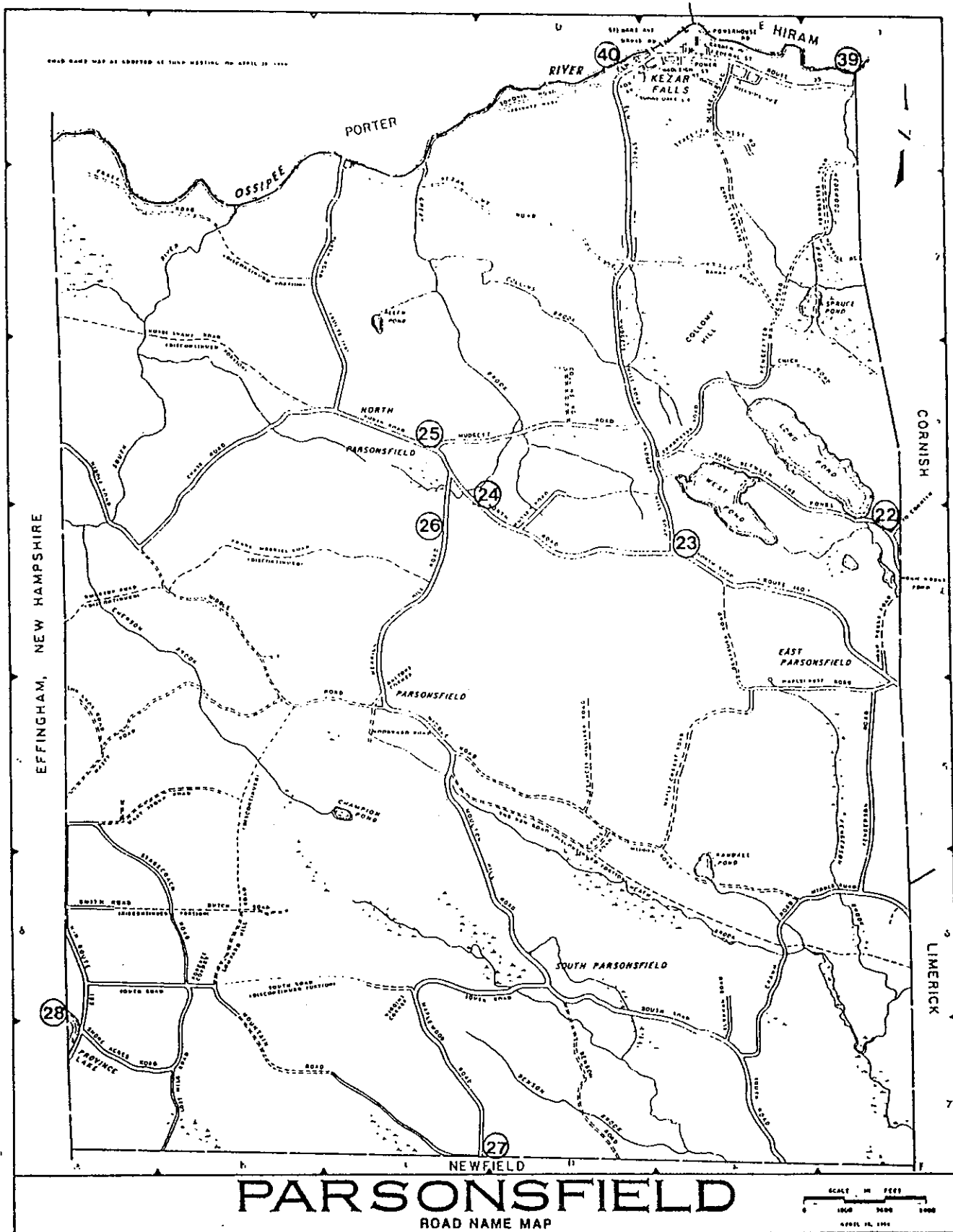
<u>Location</u>	<u>Width</u>		<u>Shoulder Type</u>	<u>Terrain</u>	<u>Speed Limit</u>
	<u>Road</u>	<u>Shoulder</u>			
22	22'	1'	gravel	level	35
23	22'	1'	gravel	rolling	45
24	22'	1'	gravel	rolling	45
25	22'	1'	gravel	rolling	35
26	22'	0'	gravel	rolling	45
27	22'	1'	gravel	rolling	30
28	22'	4'	gravel	rolling	35
39	22'	3'	paved/gr	level	50
40	22'	8'	-	rolling	25

Source: Wright Pierce Engineers, November 1989

All these roads were 22 feet wide. Only Route 25 was considered an arterial highway with a higher speed limit of 50. The remaining are collector highways. Locations 22-26 are on or near Route 160 between East Parsonsfield and North Parsonsfield. This road has a very small gravel shoulder and, for the most part, covers a rolling terrain. The posted speed varies between 35 and 45.

Location 27 is at Maplewood. Conditions are rolling terrain and the speed limit is 30. At location 28, Province Lake, there is a wider four foot gravel shoulder. Again the terrain is rolling and the speed limit is 35.

ROAD LOCATION MAP 4.1



Location 39 is on Route 25 at the Cornish border. It shows a three foot shoulder which is paved and gravel. Terrain here is level and the speed limit is the highest in Parsonsfield. Location 40 is on Elm Street near the Ossipee River. This area has rolling terrain and a wider shoulder but a low speed limit due to the development in the area.

Average daily traffic estimates (ADT) were done in 1975, 1981 and 1989. Projections were made for the year 2000 and 2010 by Wright Pierce.

TABLE 4.2: AVERAGE DAILY TRAFFIC IN PARSONSFIELD

<u>Location</u>	<u>1975</u>	<u>1981</u>	<u>1989</u>	<u>2000</u>	<u>2010</u>	<u>Annual Growth Rate</u>
22	-	-	930	1140	1320	19
23	262	285	200	330	360	12
24	224	238	340	430	510	8
25	308	257	370	428	460	5
26	85	85	120	220	310	9
27	128	116	170	200	230	3
28	302	240	350	390	420	4
39	-	2957	3850	5650	7380	164
40	774	801	850	910	960	5

Sources: Maine DOT and Wright Pierce Engineers

Between 1975 and 1989, the ADT fluctuated in several locations but increased overall except in location 23 which showed a decrease in 1989. In 1981, the traffic at the Parsonsfield-Porter bridge was 900 higher than at the Cornish Route 25 border which indicated that the commuting pattern north-south was higher than east-west in Kezar Falls.

In general, roads are classified based on size, condition and traffic volume. The level of service (LOS) is determined for each road with LOS A being the highest. In 1989, all the roads mentioned above were classified as LOS A or LOS B (39 and 40). (Some roads in nearby towns were classified as low as LOS E.) The obvious large change projected is a increase of 3530 vehicle trips on Route 25 in the next twenty years. While area 26 has the largest statistical increase of 158.3 percent, area 39 's increase of 91.7 percent is more significant. This projected increase has an impact on the level of service of the road.

By the year 2000, Route 25 is projected to have a LOS C. This basically indicates that the road will be more congested and traffic slower given no additional lanes. It should be noted that the roads in Parsonsfield were considered to be in good condition and hence received high ratings.

Highway Accidents

The DOT has provided an accident summary of highway accidents in Parsonsfield for three years, 1985-1987. The data was grouped into three categories: Route 25, Route 160 and all other areas. A review of the accident locations indicated that no one intersection or area stood out as being particularly bad.

TABLE 4.3: ACCIDENT DATA

	<u>Route 25</u>	<u>Route 160</u>	<u>All Other</u>
<u>Injury Accidents</u>			
Fatalities	0	0	0
Incapacitating Injury	3	1	0
Non-Incapac. Injury	0	6	4
Possible Injury	1	8	4
Property Damage Only	13	7	23
<u>Peak Accident</u>			
Month	November	November	
Day of Week	Friday	Wed/Thursday	
<u>Total Accidents</u>	22	19	32

Source: Maine Department of Transportation, "Accident Summary" dated May 16, 1989.

A comparison of the accidents on Route 25 versus Route 160 shows that regular cars tended to be more involved in accidents on Route 25 while more pickup trucks and vans were involved in accidents on Route 160. Drivers aged under 24 tended to have more accidents. While several accidents were alcohol related, more were related to inattention and speeding. The weekend commuting day of Friday was the peak day on Route 25 for accidents. November was the month with the most accidents, while in December and March there were none on either route.

There were no fatalities during this period and four incapacitating injuries. Most accidents involved property damage only. On Route 25, there was a greater problem with hitting telephone poles and trees and shrubs while on Route 160, the greater problem related to rock outcroppings and ledge. This reflects the more urban characteristic of the development along Route 25.

In looking at the printout on the other locations, none appeared to show a major problem. There was no dominant grouping which would show that this is the intersection where there is a big problem which should be addressed. Detailed information was not given for the other areas. The "Accident Summary" is on file in the Municipal Office Building.

The Town needs to be kept abreast of this accident data, especially since the roads are projected to increase in traffic which in turn could cause an increase in accidents.

Town Road Management

In Chapter 8: Community Facilities and Services, transportation is discussed under Highways. This section showed that the greatest cost to the Town occurs in winter when plowing, sanding and salting are needed. Roads are expensive for the Town to maintain. For further discussion, see Chapter 8.

In general, the maintenance of roads, one of the most expensive aspects of Town government, is a priority. The Town has a small population to support a large road network. Roads usually need to be resurfaced every ten years. The Comprehensive Plan's perspective is that it is important to maintain the existing network first prior to any expansion paid for by the Town.

Public Transportation

There is no public transportation in Parsonsfield. Some social service agencies provide transportation for eligible people for medical appointments, shopping at the Maine Mall, and other activities. MSAD 55 operates its own fleet of buses for students.

Railroads

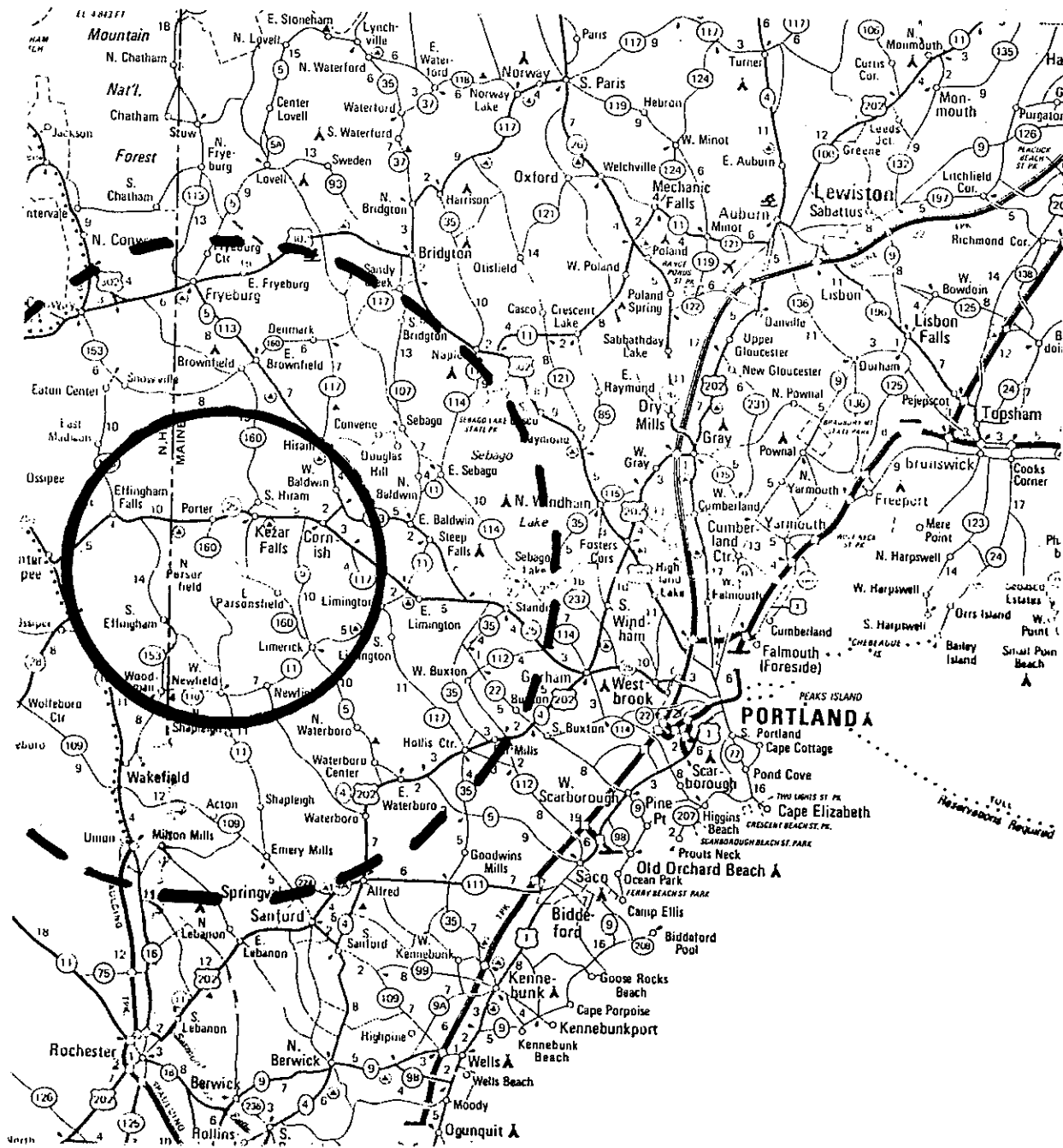
There are no railroads in Parsonsfield. The nearest freight railroad line and station is Burleyville in Wakefield, New Hampshire. The nearest passenger service is in Boston, about two hours south.

Airports

There is no airport in Parsonsfield. The largest commercial airport is the Portland International Airport. Access is easy via Route 25 and the Maine Turnpike. There are also smaller commuter airports or air strips including one in North Conway, NH and one in Sanford.

1989 Parsonsfield Survey

The Comprehensive Planning Committee surveyed the residents and property owners and asked their opinions on a number of issues in 1989. Several questions related to transportation commuting patterns. Questions related to Town road services are included in Chapter 8.



10. Please check your place(s) of employment.

Sacopee Valley	16.7 percent
Portland	7.5 percent
Sanford	5.4 percent
NH	9.6 percent
Other	30.1 percent
None	30.7 percent

11. Where do you do most of your household shopping?

Sacopee Valley	24.0 percent
Portland	19.6 percent
Sanford	9.6 percent
Windham	4.1 percent
Other	28.2 percent
No answer	24.5 percent

These responses to these two questions indicate that there is a considerable amount of commuting from Parsonsfield. Less than 17 percent of the people work in the Sacopee Valley and 24 percent shop there. Portland and Sanford attract a sizeable group in terms of employment and shopping. Probably the Ossipee and North Conway area also attract employment and shopping.

When the seasonal residents and property owners only are excluded from question 10, the response related to employment changes. Obviously those two categories tend to respond to the classification: other. Permanent residents, however, tended to work in the Sacopee area (30%) or not be employed (42%).

Likewise, the permanent residents tend to shop in the Sacopee area (35%), compared to the seasonal residents (25%), and property owners only (8%).

Transportation Goals and Policies

State Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Regional Goal: Policies under Public Facilities (Chapter 8)

Parsonsfield's Goal: Have a well maintained and safe transportation system which meets the functional and aesthetic needs of the community in a cost efficient manner.

Policy One. It is the policy of the Town to advise and work with the State of Maine Department of Transportation to address safety, maintenance and development concerns related to the State maintained roads in Parsonsfield.

1. The Selectmen require the DOT to provide an annual printout of accident data.
2. The Road Commissioner review the printout and meet with DOT to review the Town and State findings and address safety and road improvements.
3. The Planning Board review setback requirements, particularly on Route 25 and Route 160, and recommend changes, if appropriate.
4. The Road Commissioner work with the State to establish a walkway or bike lane in the vicinity of Fred Morrill School.
5. The Selectmen work with the DOT to address the anticipated increase of traffic flow on Route 25.
6. The Selectmen ask the State Highway Department to study the effects of single axle large vehicles such as school buses as well as double axle trucks on rural roads and make appropriate recommendations for regulation.

Policy Two. It is the policy of the Town to address the safety, maintenance, and development concerns related to the Town maintained roads in Parsonsfield on a priority basis.

1. The Road Commissioner review accident data on Town maintained roads annually.
2. The Road Commissioner evaluate bridge components of local roads and any dams which affect the roads.
3. The Road Commissioner prepare an annual report which addresses safety, maintenance and development concerns for the Town and establishes priorities.

Policy Three. It is the policy of the Town to develop and fund adequately a long term road repair and replacement program in keeping with the fiscal constraints of the Town.

1. The Budget Committee establish a Capital Investment Program which includes a road repair and replacement schedule based on a ten year resurfacing program cycle.
2. The Town seek funding from the DOT's Local Bridge Program to finance bridge improvements.
3. The Budget Committee evaluate the Town's fiscal condition and establish a minimum annual fee or percent of the budget for road capital repairs.

Policy Four. It is the policy of the Town to have road construction and parking regulations which balance the costs of construction, maintenance, environmental and safety regulations.

1. The Planning Board review Subdivision Regulations and make recommendations for changes in keeping with this Comprehensive Plan as needed.
2. The Planning Board consider the long term costs to the Town and the costs to the developer and users.

Policy Five. It is the policy of the Town to support services which provide transportation to Parsonsfield residents who are income or health eligible.

1. The Town continue to contribute annually to the social service agencies which provide transportation to income and health eligible residents.
2. The Selectmen encourage the development of a regional commuter bus or van service to Portland along Route 25.

Policy Six. It is the policy of the Town to evaluate the transportation impact of any proposed development which requires subdivision or site review and to recommend action in a timely manner.

1. The Planning Board establish a checklist to determine if additional transportation impact analysis is needed.
2. The Planning Board review the proposed development and request a transportation impact analysis if warranted.

Summary

The provision of adequate roads and highways is very important in Parsonsfield, especially since no other form of transportation is readily available. Due to the size of the town, there is a large road network, most of which was laid out by the early 1800s. The State has significant road responsibilities in this area. Traffic is expected to increase which could cause the level of service to decrease, particularly on Route 25. Road maintenance and construction costs are expensive, and the Town has a limited budget. Public transportation is needed for people with special needs or lower income. The Town needs to consider the effects of development on the transportation network and utilize outside assistance for any expansion of the network.

CHAPTER 5: NATURAL AND HISTORIC RESOURCES

Parsonsfield is a community which has considerable natural and historic resources. Throughout the community there are scenic views in almost every direction of mountains, lakes, ponds, rivers, and on clear days, even the ocean. Within those views are often stone walls, cellar holes, small old cemeteries, abandoned roads, and perhaps an early 19th century house. It is difficult in photographs or on paper to capture the scenic beauty, and, given Parsonsfield's relative isolation from the tourist path, it is not widely known. It is important, therefore, to document the natural and historic resources so that they can be protected for future residents and visitors to enjoy.

Topography

The 1974 Comprehensive Plan points out that "topographical features have a strong influence on the way in which a town develops." It notes, for example, that highways often "follow the path of least resistance, winding around a mountain rather than going straight over it." Buildings were usually sited taking into account the topography of the area.

There are two overall topographic patterns in Parsonsfield: the northern one-third of the community has rolling hills and a watershed which drains into the Ossipee River and the southern two-thirds of the community has steeper hills and mountains and a watershed which drains south. The upper third has rolling hills under 800'. The lower two thirds of the community has hills and mountains some of which are over 1000', for example: Dearborn Mountain, 1100'; Cedar Mountain, 1200'; and Randall Mountain, 1100', in the middle third; and Wiggin Mountain, 1280' in the lower third. While they are not very high, they do stand out in the landscape.



Surface Water

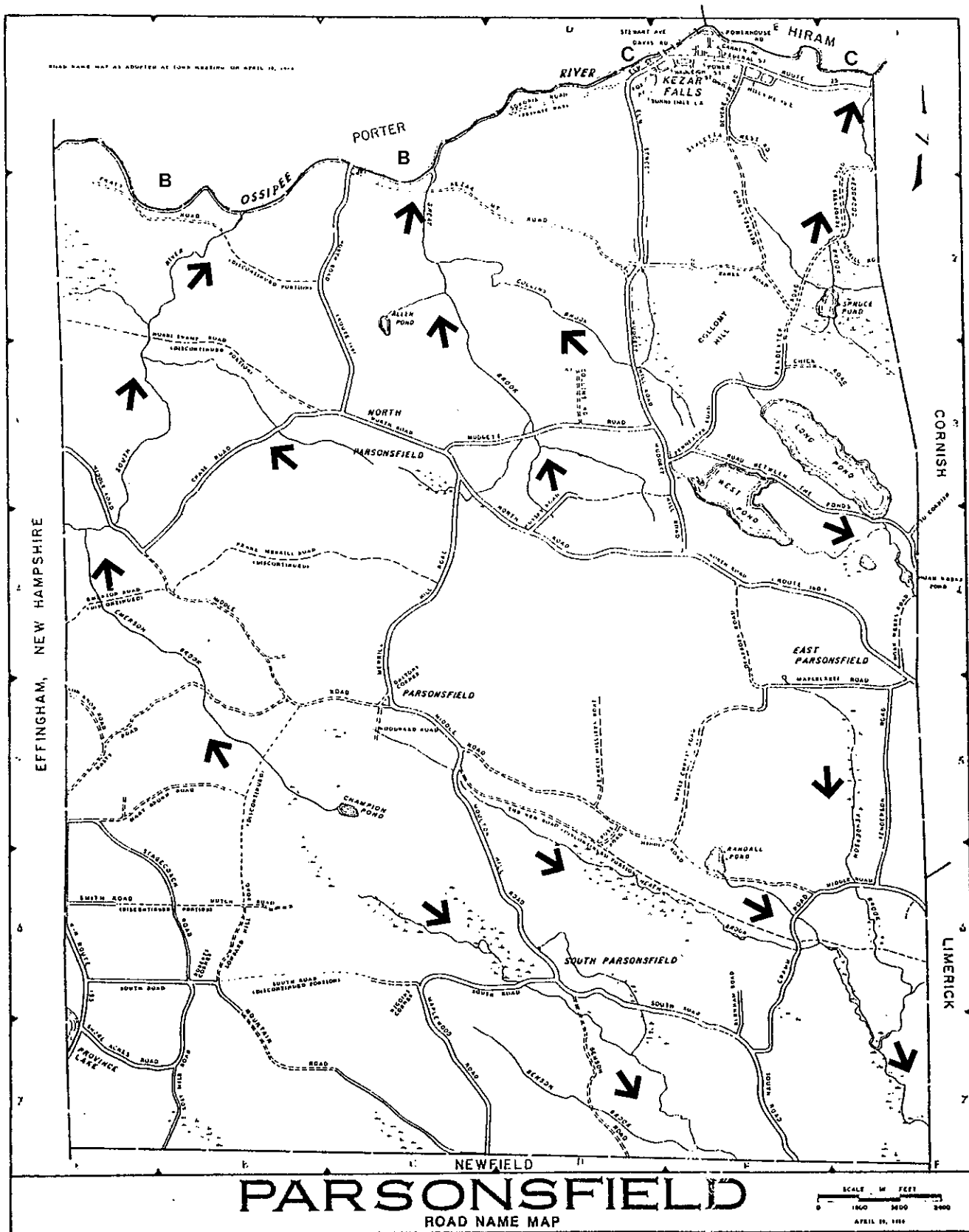
Parsonsfield lies in the drainage basin of two watersheds. The northern part of the community is part of the Ossipee River watershed, while the southern part of the community is part of the Little Ossipee River watershed. The Ossipee Watershed includes Champion Pond, Emerson Brook, South River, Allen Pond, Great Brook, Collins Brook, Spruce Pond, Wedgewood Brook and several small unnamed streams. The Little Ossipee watershed includes in Parsonsfield: Long Pond, West Pond, Noah's Pond, Fenderson Brook, Randall Pond, Pendexter Brook, Chellis Brook, Benson Brook, and several small unnamed streams.

These ponds and lakes as well as the streams and rivers serve multiple purposes in the community from providing fish and wildlife habitat, and human related activities like hunting and fishing, but also resource protection, potential water supplies and scenic beauty.

River systems link communities and hence the decisions that communities make about land use along the rivers affects particularly the abutting and downstream communities and their water quality. The Ossipee River is the primary river in Parsonsfield. It serves as the Town boundary between Parsonsfield and Porter and Hiram as well as the boundary between York County and Oxford County.



Lakes, ponds, streams and rivers are generally considered possible water sources for domestic, industrial and municipal use. Therefore, their protection is important in terms of maintaining water quality. Water quality is rated for potential water use. In Parsonsfield, the Ossipee River is rated B from the NH border to a point 0.5 miles above the Route 25 bridge in Kezar Falls and C from there to the confluence with the Saco River. Long Pond and West Pond are rated GPA and Province Lake is rated GPA.



WATER DRAINAGE AND WATER QUALITY MAP

B = Class B
C = Class C

Class A: Water at the highest quality potentially acceptable for water supply after filtration in most cases.

Class B: Water of the second highest quality acceptable for swimming and other recreational uses and is potentially a water supply after adequate treatment.

Class C: Water of the third highest quality potentially acceptable for boating or industrial water supply following adequate treatment.

The map on the preceding page shows the water quality of surface water areas as well as the drainage pattern. It should be noted that the classification of rivers, ponds and lakes can be changed due to the addition or removal of pollution. It can take time for a polluted environment to regain its health. The Legislature upgrades the classification based on the implementation of Maine's natural resource protection laws.

In the early 1970s, the Maine Legislature passed the Great Ponds Act. In the late 1980s, this act was combined with others to form the Natural Resources Protection Act. The Department of Environmental Protection (DEP) is charged with enforcing this law.

A great pond is an inland waterbody that in its natural state has at least 10 acres. If it is artificially formed, the great pond is defined as a surface waterbody of 30 acres. Wetlands connected to any great pond are also regulated. In general, permits are required for any activity around a great pond. For example, moving rocks, placing riprap, or removing vegetation require a permit. It is more difficult to receive a permit for permanent construction, filling, dredging or projects affecting the wetlands.

In general, the concern is to enact proper controls so that small scale but widespread pollution from everyday activities of residential development and agriculture do not accelerate the lake's eutrophication resulting in what is now called the "China Lake Syndrome." The most obvious visual sign of a lake with too much phosphorous is one with algae. Phosphorous comes from natural sources, but it also comes from fertilizer, erosion, septic wastes, detergents, and even road dust. Hence development can exacerbate the problem and additional controls are often needed for shoreland properties.

Towns can control factors such as lot size, shoreland setback, buffer strips, shore access, and roads, and work with the landowners to protect the great ponds and lakes. DEP produced in 1989 a technical guide to evaluating new development called "Phosphorus Control in Lake Watersheds."

Table 5.1 contains data on rivers and streams in Parsonsfield.

Table 5.1: Rivers and Streams in Parsonsfield

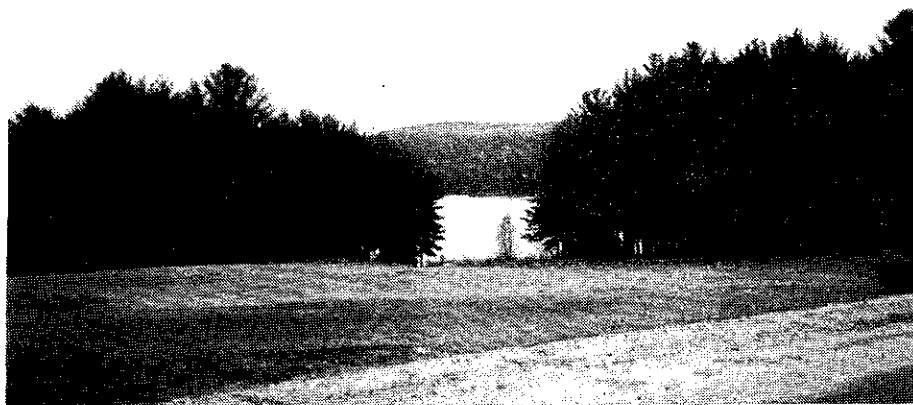
Name	Access	Length in Parsonsfield
Ossipee River	Porter Powerhouse	about 12 miles
South River	Hunt's bridge road	about 4 miles
Benson Brook	Benson Road	about 3 miles
Chellis Brook	South Road	about 8 miles
Emerson Brook	Champion Pond	about 3 miles
Fenderson Brook	Cram Road	about 4 miles
Great Brook	Mudgett Road	about 4 miles
Collins Brook	Elm Street	about 4 miles
Wedgewood Brook	Spruce Pond	about 3 miles
Pendexter Brook	Cram Road	about 6 miles

Along the Ossipee River, there are 61 cottages and 17 vacant cottage lots. Large areas are occupied by Robinson Manufacturing, the Industrial Box Company and two families. The Maine Water Company also has a small site. The river supports fishing and canoeing. There are two power stations and dams in the area. All the brooks have brook trout. The Ossipee River as a tributary of the Saco River may become a spawning area for Atlantic salmon.

There are also a number of sizeable ponds and lakes in or partly in Parsonsfield. They are briefly inventoried here.

Long Pond. Spring fed with a depth up to 38'. There are 57 camp lots on the north and west shores with the south and east shores having four owners including the West End House Camp for Boys on a 138 acre parcel. The pond has brook trout, brown trout, salmon, pickerel, bass, hornpout, perch and smelt.

West Pond. Has a depth up to 20' and has 83 lot, 57 of which have cottages. Besides supporting bass and pickerel, there is a loon nesting area.



Randall Pond. Has a depth up to 10' at high water and has 20 lots with 14 cottages. The pond has bass, pickerel and hornpout.

Spruce Pond. Has a depth up to 15' and no cottages. The pond is under 10 acres and supports brook trout, pickerel and perch.

Allen Pond. Has a depth up to 10' and no cottages. It is under 10 acres in size and supports pickerel and some brook trout.

Champion Pond. Has a depth up to 15' and one cottage. It is privately owned and has brook trout.

Province Lake. About six acres of the over 1000 acre Province Lake are in Parsonsfield. However, the Parsonsfield area has some of the best public access to public water bodies in Parsonsfield. The shore fronts on Route 153 with the golf course adjacent. There is a small beach area. Parking is limited to the shoulder area. The lake supports: pickerel, bass and hornpout.



This lake is an important resource in the area and hence it is in the Town's interest that it also be protected. Natural resources which are in two towns let alone in two states need to be identified so that cooperative regional efforts can occur. This applies to rivers like the Ossipee River and Province Lake. Additional information on the Ossipee and Little Ossipee Rivers can be found in the Maine Rivers Study.

Table 5.2 contains additional data on the lakes and ponds, their drainage areas and water quality.

Table 5.2: Lakes and Ponds in Parsonsfield

Name	Location	Drainage Area (1)	lbs. of P = change of 1PPB (2)	Water Quality Category (3)
Adams Pond		1,347	10.076	mod/stab
Allen Pond	Churchill Hill			
Champion Pond	s, Parsonsfield Vill.			
Little Ossipee		12,066	89.210	
Long Pond	Cornish line	823	14.102	good
Noah's Pond	outlet, Long Pond	541	7.128	mod/sen
Province Lake	Route 153			
Randall Pond	s, Randall Mountain	180	1.914	mod/sen
small pond	Chellis Brook west			
Spruce Pond	bog, NE Long Pond			
West Pond	Mudgett & North Rds	479	7.384	mod/sem

1) Drainage area or watershed of lake.

2) This is a Maine DEP calculation which is the number of pounds of phosphorous that, if added to the lake, would increase the level of dissolved phosphorus by one part per billion.

3) Categories are

Moderate/stable: These lakes have an average secchi disk reading between 10 and 20 feet, but do not have summer algae blooms (Minimum S.D. > 6'). Algae levels are moderate as are phosphorus concentrations, 10 to 20 ppb. Despite their relatively high nutrient and algae levels, lakes in this category do not appear to be in high risk for developing algae blooms because of 1) high water color (>30 ppm), 2) consistently high summer oxygen levels in the metalimnion, and/or 3) very stable algae and nutrient levels with little seasonal variation.

Good: Lakes in this category are clear (average sechhi disk 20 to 30') with relatively low algae levels (chlorophyll a 2 to 4 ug/l) and phosphorous concentrations 5 to 10 ppb. This water quality type is common, particularly among the larger lakes in the State.

Moderate/sensitive: These lakes have an average secchi disk reading between 10 and 20'. Algae levels are moderate (chlorophyll a 4 to 7 ug/l) as are phosphorous concentrations, 10 to 20 ppb. They have a high potential for developing algae blooms because of significant summertime depletion of dissolved oxygen levels in the metalimnion and/or large seasonal fluctuations in algae and nutrient levels. Many lakes fall into this category because of their rich fluctuations in algae and nutrient levels. Many lakes fall into this category because of their high risk of significant water quality change with only a small increase in phosphorous concentration.

Sources: 1974 Comprehensive Plan, and SMRPC and DEP, "Determining the Per Acre Allocation of Phosphorus for Parsonsfield's Lake Watersheds," 1990.

The SMRPC has a staff water quality planner funded by DEP who will assist the Town in determining what is the current per acre allocation of phosphorous for each watershed. The calculation further determines the acreage suitable for development in each watershed excluding steep slopes, wetlands, other undevelopable land and land already developed. It estimates the acreage that will be developed in the Town's direct drainage watershed over the next fifty years. It determines the acceptable phosphorus increase in the direct drainage watershed and then divides this by the estimated acreage of development in the next fifty years. This amount of phosphorus in pounds per year can be exported from each acre in the watershed without causing a significant change in the water quality of the lake over the next fifty years. About 80 percent of the lakes in York County and 19 percent of the lakes in Oxford County are considered extremely or highly vulnerable.

When the Southern Maine Regional Planning Commission or State provides additional water quality information specifically about Parsonsfield, it will be considered as incorporated by reference. As part of the development of this Comprehensive Plan, Carl Mailler, a SMRPC planner, met with the Comprehensive Planning Committee and the residents of Parsonsfield in July 1990 to discuss water quality and methods to improve it. All seasonal residents by West and Long Ponds were individually invited and the meeting was advertised.

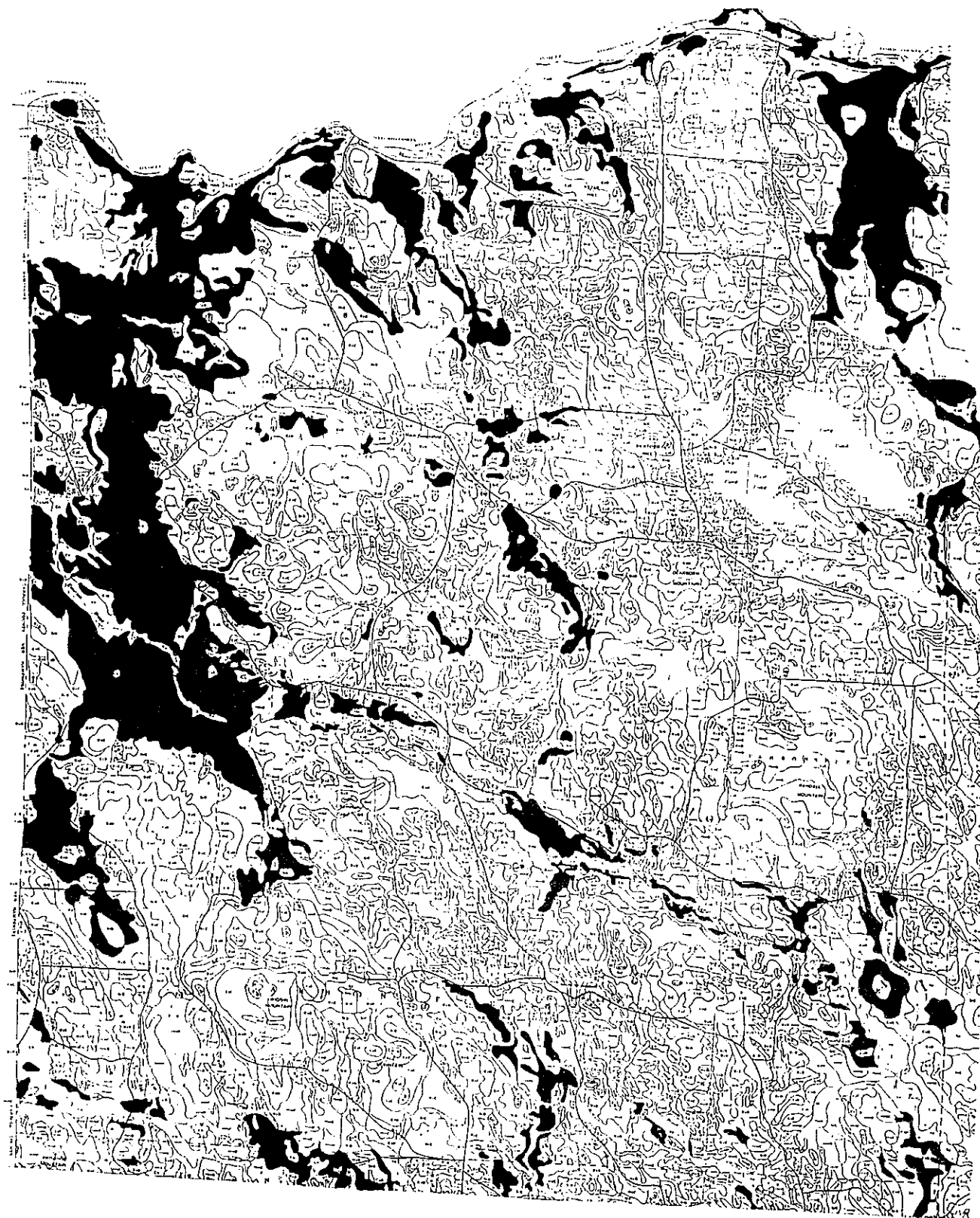
Groundwater

Groundwater is a high quality renewable but limited resource commonly used for municipal and domestic water supplies. It is defined as that portion of the subsurface water saturating the bedrock or soil in which it is contained. The water table is the top surface of this saturated zone and generally follows the land surface.

There are two methods to replenish the groundwater: downward infiltration due to gravitational movement such as rain and upward percolation from lakes and streams. Most groundwater has been accumulated over the centuries and therefore it is important to protect it. The aquifer recharge area is the area where the soils are permeable and allow precipitation to replenish the groundwater. Additional information on groundwater can be found in the maps and publications from the Maine Geological Study.

Aquifers

Aquifers are areas which yield significant amounts of water and are under rocks and soils. Aquifers serve three essential functions: 1) filters, 2) transmitting devices and 3) reservoirs. Impurities can be filtered out of the water as it passes throughout the soil and rock. Aquifers transmit water to and from surface rivers, streams, ponds and lakes. They supply a base flow to waterbodies when there are dry periods and they act as natural storage reservoirs for domestic, agricultural and industrial water usage.



Base map: USDA, SCS
 The Thorsten Group For (roughly New Hampshire
 The South Field Comprehensive Planning Committee
 (and color ed by) J. L. L. A. 2001/2002

1990 PARSONSFIELD COMPREHENSIVE PLAN

MAP: Potential
 Aquifer Soils

Some soil types are better as aquifers. In general, well sorted, coarse grained sand or gravel is the more productive aquifer. The most productive areas tend to be unconsolidated deposits of gravel and sand, floodplains, old river beds and alluvial valleys. According to the "Soil Survey Data for Growth Management in York County, Maine," prepared by the USDA Soil Conservation Service in Orono and dated September 1989, the sand and gravel aquifer soils and the "underlying material may be capable of transmitting sufficient groundwater for domestic purposes. Because of the rapid permeability of these sandy and gravelly soils, pollutants can move quickly through the soil and into the ground water. Contamination of the groundwater is therefore possible if precautions are not taken." (16)

The map on Potential Aquifers which is on file at the Municipal office building shows that there is a considerable amount of land with sand and gravel aquifer soils in Parsonsfield. In general, these soils fit the criteria in York County: Adams loamy sand, Allagash very fine sandy loam from 3 to 15 percent slopes, Colton gravelly loamy coarse sand 8 to 45 percent slopes, Croghan loamy sand 0 to 8 percent slopes, Adams and Croghan urban land complex, 0 to 8 percent slopes, Madawaska fine sandy loam, 0 to 8 percent slopes, Naumburg sand, gravel pits, and Udipsamments - dune land complex.

These areas of Parsonsfield particularly are deemed important for groundwater protection due to their potential aquifer soils: western Parsonsfield north of Roberts Corner to the Ossipee River, areas along or near the Ossipee River, northeastern Parsonsfield north of Long Pond, scattered segments in southeastern Parsonsfield, and areas in a north-south pattern running from east of Maplewood to the Ossipee River.

It should be pointed out that many of these soils are also identified as having high woodland productivity and some are also prime farmland. Furthermore, the colton soils with slopes 15 to 45 are highly erodible. Also, it should be noted that these potential aquifer soils are in a number of cases adjacent to the secure landfill soils which should cause the landfill site to be disqualified. Hence all the maps referenced in this comprehensive plan should be cross referenced when used by the Town to assist it in the development process.

Wetlands

Wetlands represent a collection of marshes, bogs and swamps with aquatic or semi-aquatic habitats. Wetlands can be classified based on soils (hydric soils), vegetation (hydrophytes) and hydrology (degree of flooding and/or soil saturation). In general, the presence of hydrophytes or hydric soils indicates wetlands.

Wetlands pose development restrictions due to poor drainage, high water tables, slow percolation rates for septic systems, unstable conditions for foundations, and susceptibility to flooding. In general, poorly drained or very poorly drained soils are classified as wetlands. In York County, these are the hydric soils: beaches, Biddeford mucky peat, Brayton and Westbury fine sandy or very stony fine sand loam, Chocorua peat, Naumberg sand, Raynham silt loam, Rumney loam, Saco mucky silt loam, Scantic silt loam, Sebago peat and Sulfihemists.

Wetlands provide a number of benefits to the community such as 1) flood control, 2) water storage and groundwater recharge, 3) pollution filtration, 4) erosion and sedimentation control and shoreline stabilization, 5) wildlife habitat and waterfowl breeding grounds, 7) education and recreation opportunities, and 8) environmental health and diversity.

1. Flood Control. Wetlands act as a giant sponge for high water run-off during periods of flooding and then release this stored up water during dry periods. They absorb water which would otherwise run downstream. They vary in their flood control and water storage.

2. Water storage and groundwater recharge. The water absorbed in wetlands can move up by means of evaporation, laterally through movement in streams and downward, thus recharging the groundwater. While all three movements may occur simultaneously, other conditions like the season of the year may have an effect. Wetlands underlaid by stratified sands and gravels will have the highest yielding wells.

3. Pollution filtration. Wetland vegetation absorbs pollutants such as organic material, bacteria, nitrates and phosphates found in water. However, not all pollutants are absorbed by vegetation. Heavy metals and other toxic pollutants can become concentrated in wetland areas. Furthermore, high levels of pollutants can cause severe health hazards and render wetlands useless.

4. Erosion, Sedimentation Control and Shoreline Stabilization. Because wetlands slow down the rate of runoff through absorption, the water's erosive powers are lowered. Dense vegetation also catches eroded materials. The shoreline is more apt to be stabilized because there is less runoff.

5. Wildlife Habitat and Waterfowl Breeding Grounds. Wetlands offer a variety of vegetation which consists of producers for natural food chains and thus provides food for numerous species. The wetlands' vegetation and water provides a habitat and breeding grounds for a wide variety of wildlife and fish such as pickerel, bass and hornpout. Birds nesting in wetlands include the blue heron, various water fowl, bitterns, warblers, red-wing blackbirds, etc. Other wildlife could include beavers, raccoons, rabbits, muskrat, and mink.

6. Education and Recreation. Wetlands provide natural areas for study for all ages due to flora, fauna and wildlife habitat. They also may provide the opportunity for photography, canoeing, snowshoeing, hiking, trapping, fishing and hunting.

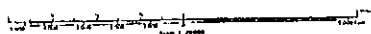
7. Environmental Health and Diversity. In general, only wetland plants can tolerate the high levels of water. Only certain types of animals and wildlife can live in a wetland environment. Because of this diversity, they offer a more stable environment in the surrounding area.

The hydric soils map prepared as part of the Comprehensive Plan shows the general location of wetlands. In general, hydric soils are found throughout Parsonsfield. Northwest Parsonsfield has the largest amount. It is important to remember that very small areas are not shown and hence an exact boundary would need to be identified in the field. The Soil Conservation Service can provide additional assistance in the identification of wetlands as can the US Fish and Wildlife Service, the US Army Corps of Engineers, and the Maine Department of Environmental Protection.



Floodplains

A consideration in any community with a river corridor is flooding of major streams or rivers. The Ossipee River corridor in particular does have some land which has been identified as low lands which are periodically inundated with flood water due to the water body or water course overflowing its banks. Beaches, Ondawa fine sandy loam, Podunk and Winooski soils, Rumney loam, Saco mucky silt loam and Sulfihemists are the floodplain soils which have been identified in York County. Some of the Saco and Rumney loam soils are also in the North Parsonsfield area.



Base map: USDA, SCS
 The Trustees Group, Inc. and the New Hampshire
 Planning Commission
 Hand colored by: R. E. A. R. S. S.

1990 PARSONSFIELD
 COMPREHENSIVE PLAN

MAP: Hydric Soils

Flood damage to buildings as well as washout of roads are common problems in flood prone areas. Hence development may be restricted by state and local ordinance in these areas. The federal government has developed a flood insurance programs by designating 100 year and 500 year storms. In general, development within these areas should be discouraged.

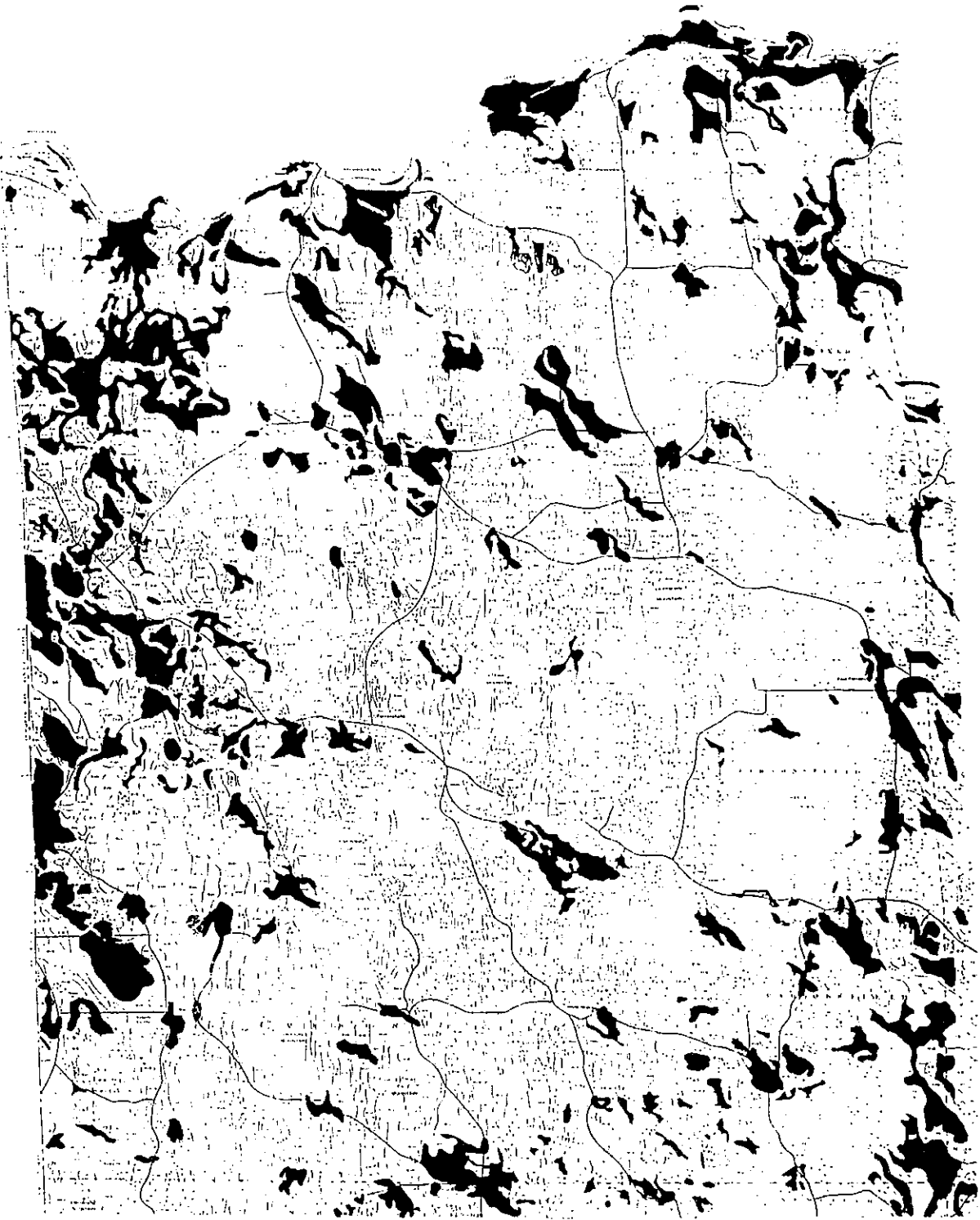
Prime Farmland

Farms can occur on a number of types of soils, but some soils have a higher rating in terms of ability to grow crops. Often, these very soils are also considered suitable for development and hence development threatens the conversion of farm land to other developed uses. Once this land becomes developed, it is very difficult, if not impossible, to reverse the process.

There are four general categories of farmland: prime farmland, unique farmland, additional farmland of statewide importance and farmland of local importance. Prime farmland is land best suited for agricultural use and is considered a "limited strategic resource" according to the SCS. (8) Hence the focus here is on prime farmland in Parsonsfield.

Prime farmland is best suited for producing food, feed, fiber, forage and oilseed crops. The land can be crop land, pasture land, range land, forest land, or other land except for built up land or water. It has the soil quality, growing season and moisture supply needed to produce highly sustained yields of crops economically when treated and managed according to modern farming methods. It "requires minimal amounts of energy and economic resources and farming it results in the least damage to the environment." (8)





Use map USIA, SCS
 The Department of the Interior
 U.S. Geological Survey
 Washington, D.C. 20540

1990 PARSONSFIELD
 COMPREHENSIVE PLAN

MAP: Prime Farmland

Fifteen soils were identified in York County as being prime farmland soils. They were further coded to reflect drainage or flooding problems. These soils had all areas as prime farmlands: Allagash very fine sandy loam, Becket fine sandy loam, Buxton silt loam, Elmwood fine sandy loam, Madawaska fine sandy loam, Marlow fine sandy loam, Ondawa fine sandy loam, Peru fine sandy loam and Skerry fine sandy loam. These soils in areas protected from flooding or not frequently flooded were included: Podunk and Winooski soils. These soils with irrigated areas are prime farmlands: Adams loamy sand, Colton gravelly loamy coarse sand, Hermon fine sandy loam, and Lyman fine sandy loam. This soil in irrigated areas that have been drained is a prime farmland: Naumburg sand.

Prime farmland, as can be seen on the map, is around the perimeter of the Town, particularly the western part as well as near the Ossipee River, with a limited amount east of Parsonsfield Village and in North Parsonsfield. It is not surprising that near each village is some prime agricultural land.

Productive Woodland

The productive woodland map shows why Parsonsfield has developed with a strong woodlands industry: over half of the Town is classified based on soils as having either very high or high woodlands productivity. Indeed, the southeastern part is the only area where a limited amount of very high productive woodlands is not found.

Forests serve a number of productive purposes such as: protecting water supplies and watersheds, serving as renewable energy resources, providing lumber and foodstuffs, enhancing the wildlife habitat and wildlife, and contributing to the rural character of a community.

In the late 1700s and early 1800s, trees were cut and exported from the area. Land was cleared for farmland. Some of this land has now reverted back to forests. Forests typically grow through these stages: non-woody plants, shrubs, and finally trees. First may come birches, aspens, cherries and alder; then intermediate trees like white pine, oaks, red maple and white ash; and finally, hemlock, beech and sugar maple.

Prime forest land contains a soil capable of growing wood at a very productive rate of growth for the tree species. The soils on the map were rated "only for productivity; management problems such as erosion hazards, equipment limitations or seedling mortality" were not addressed. (10)

The SCS rated the soils very high, high, medium, low and very low for productivity. Very low productivity soils are Biddeford mucky peat. Low productivity soils were: Saco mucky silt loam. Medium soils are Hermon, Lyman, Naumberg, Ondawa fine sandy loam, Rayham



For a complete description of the map, see the map of the area in the 1990 Parsonsfield Comprehensive Plan.

Base map: USGS, SCS
 The map was prepared by the Parsonsfield Comprehensive Plan Committee.
 The map was prepared by the Parsonsfield Comprehensive Plan Committee.

1990 PARSONSFIELD COMPREHENSIVE PLAN

MAP: Woodland
 Productivity

Very High
 High

Fifteen soils were identified in York County as being prime farmland soils. They were further coded to reflect drainage or flooding problems. These soils had all areas as prime farmlands: Allagash very fine sandy loam, Becket fine sandy loam, Buxton silt loam, Elmwood fine sandy loam, Madawaska fine sandy loam, Marlow fine sandy loam, Ondawa fine sandy loam, Peru fine sandy loam and Skerry fine sandy loam. These soils in areas protected from flooding or not frequently flooded were included: Podunk and Winooski soils. These soils with irrigated areas are prime farmlands: Adams loamy sand, Colton gravelly loamy coarse sand, Hermon fine sandy loam, and Lyman fine sandy loam. This soil in irrigated areas that have been drained is a prime farmland: Naumburg sand.

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Map showing the distribution of woodland productivity in the Parsonsfield area.

Base map: USDA, SCS
The Parsonsfield area is shown in the map. The map is a composite of several maps, each showing a different aspect of the area. The map is a composite of several maps, each showing a different aspect of the area.

1990 PARSONSFIELD COMPREHENSIVE PLAN

MAP: Woodland
Productivity

Very High
High

silt loam, Rumney loam, and Scantic silt loam. Very low, low and medium soils and are not included on this map.

High woodland productivity soils are: Adams loamy sand, Brayton and Westbury fine sandy loam, Colton gravelly loamy coarse sand, Elmwood fine sandy loam, Madawaska fine sandy loam, Marlow fine sandy and very stony fine sandy loam, and Peru fine sandy loam. Soils with very high woodland productivity are: Adams-urban land complex, Allagash very fine sandy loam, Becket fine sandy loam, Buxton silt loam, Croghan loamy sand, Podunk and Winooski soils, Scio silt loam and Skerry fine sandy loam and very stony fine sandy loam. The report notes that "map units that are very rocky or extremely rocky phases may include a high percentage of very shallow soils that rate considerably lower for woodland productivity." (12)

The largest concentration of very productive woodlands is in southwest Parsonsfield northwest of Wiggin Mountain. Another large cluster encompasses most of the Route 160 area and land by Parsonsfield Village. Land between West Pond and the Ossipee River also has very high woodlands productivity as does land by Maplewood. In general, the northern half and western half of Parsonsfield have soils suitable for very productive woodlands.

In Parsonsfield, S.D. Warren Company, owns and manages about one quarter of the woodlands. A number of residents are independent loggers. Some of the land is in conservancy. There are a number of certified tree farms scattered throughout the community.

Wood is transported to Westbrook's mills for lumbering as well as other locations. One company in Parsonsfield made wood boxes, but it closed in 1989. There are several maple sugar operations. Many people heat their homes with wood, or use wood stoves as supplemental heat. These are indications of the role of forest land in Parsonsfield.

The forest land also is a habitat for animals such as white tail deer, black bear, moose and numerous small species such as beaver, muskrat, fox, coyotes, fisher cats, and small game birds. Some of the land is posted to hunting, fishing and general trespass which prohibits those uses as well as hiking, trail riding and cross country skiing.

Critical Areas and Natural Areas

The State of Maine has three laws which relate directly to critical natural resources: the Mandatory Shoreland Zoning Act, the Natural Resources Protection Act and the Endangered Species Act. The Mandatory Shoreland Zoning Act requires all towns to adopt zoning within 250 feet of the normal high water mark of any pond, river, wetland or salt water body and the local regulations must be as stringent as the model ordinance. The Town follows this Act.

The Natural Resources Protection Act requires development which affects fresh water wetlands, great ponds, rivers and streams, wildlife and fisheries habitat, and fragile mountain areas to receive a permit from DEP. The Endangered Species Act protects the habitat of endangered and threatened species and says in part "municipal governments shall not permit, license, fund or carry out activities that will alter the habitat or violate the guidelines" promulgated by the Department of Inland Fisheries and Wildlife. Habitat areas are now being identified.

A number of registered and candidate Critical Areas have been reported to the State which have threatened and rare plants. In the Parsonsfield area, the Kezar Falls Gorge has been designated, and registered as a Critical Area and the Kezar Outlet Fen is a candidate.

Under the Maine Natural Heritage Program, various elements have been ranked. As of December 1989, in Parsonsfield these natural resources have been identified:

<u>Rank</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>State Status</u>
SX	Acalphya Virginica	Three seeded mercury	SCPE
S1	Arabis Missouriensis	Missouri Rockcress	T
S3S4	Carex Platyphylla	Broad-leaved Sedge	
S1	Chnopodium Berlanderi var Boscianum	Goosefoot	E
S2	Chimaphila Maculata	Spotted Wintergreen	SC
S1	Hemicarpha Micrantha	Dwarf Bulrush	T
S2	Isotria Medeilloides	Small Wooded Pogonia	E
S2	Peltandra Virginica	Green Arrow-Arum	SC
S2S3	Platanthera Flava	Pale Green Orchid	SC
S1	Polygonum DouglasII	Douglas Knotweed	T
S1	Ranunculus Fascicularis	Early Crowfoot	T
S2	Saxifraga Pensylvanica	Swamp Saxifrage	T
S1	Southern New England Circumneutral Rocky Summit/Rock Outcrop	Circumneutral Rocky Summit/Outcrop	
S2	Spiranthes Lucida	Shining Ladies'Tresses	T

Rank: S1: Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because of some aspect of its biology makes it especially vulnerable to extirpation from the state.

S2: Imperiled in Maine because of rarity (6 to 20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

S3: Rare in Maine (on the order of 20+ occurrences.)

S4: Apparently secure in Maine.

SX: Apparently extirpated in Maine.

The status is explained on the following page.

Status E: Endangered, represented in Maine by one documented, recent occurrence or Federally Endangered.
T: Threatened, represented by two to four documented, recent occurrences or Federally Threatened.
SC: Special Concern, represented by five to 10 documented, recent occurrences and could within the foreseeable future become Threatened.
SCPE: Special Concern-Possibly Extirpated, have not been documented recently) represented by zero recent occurrences). If found and documented, the taxon is placed in the Endangered status upon review of the documentation by the Critical Areas Program staff.
WL: Watch List, represented by more than 10 documented recent occurrences but is of concern.

In many cases, comprehensive field surveys have not occurred and hence the list is not considered a definitive statement about the presence or absence of specific natural features. Additional work is being done by the State in this area. Local submissions appear to be welcome.

Secure Landfill

For many years, communities had dumps and landfills where residents and businesses routinely deposited their household and business waste products. Until relatively recently, there was little understanding of the effect of these deposits on the environment. People did not know that many common household products like paint or cleaning products were hazardous or that the phosphates in them could affect the water quality. In the 1970s, landfills had little restriction on the products allowed or on the closure process to follow when the landfill was full.

In the 1990s, there is greater awareness of protecting the environment, including the immediate environment of a landfill. A secure landfill, according to the SCS, is a "landfill that utilizes a liner system, a leachate collection and treatment system and a final cover system to prevent discharges of waste or leachate, and control release of gas to the environment." (22)
Once a landfill has been sealed, there is usually no public use, except possibly walking or cross country skiing if there is adequate snow cover. Nothing can be allowed which might break the cover system.

If a landfill is ever proposed, care must be taken to protect the groundwater and surface water. Soil survey information can help in this process. The location, site assessment and design may be very technical, but the soil information can provide "preliminary information on permeability, depth to bedrock, slope, percent rock fragments and possible flooding" as well as wetlands. (22)
Obviously a secure landfill should not be placed near a potential aquifer, because even a well constructed containment system may fail.

Any potential secure landfill site needs detailed analysis in terms of the size of the area, the nearness to water bodies, sand or gravel aquifers, wells, developed uses including residences and businesses, and property lines. Furthermore, if the proposed site is near a Town line, then the abutting uses in the adjacent community should also be considered. Secure landfills like aquifers can cross government lines. Finally, a detailed on-site investigation would be needed.

Steep Slopes

Slope is the ratio of change in vertical elevation to the horizontal distance. Slope is a critical consideration in land use planning because it affects the suitability of land to support development as it relates to the site and building costs, septic system, and building design as well as environmental considerations such as runoff, erosion, sedimentation and pollution. In general, the steeper the slope, the more potential hazards exist for development. Lands with no slope such as wetlands as well as land with steep slopes may not be suitable for any development.

The SCS has classified land by soil type and slope. There are five slope classifications: 0-3%, 3-8%, 8-15%, 15-25% and over 25%.

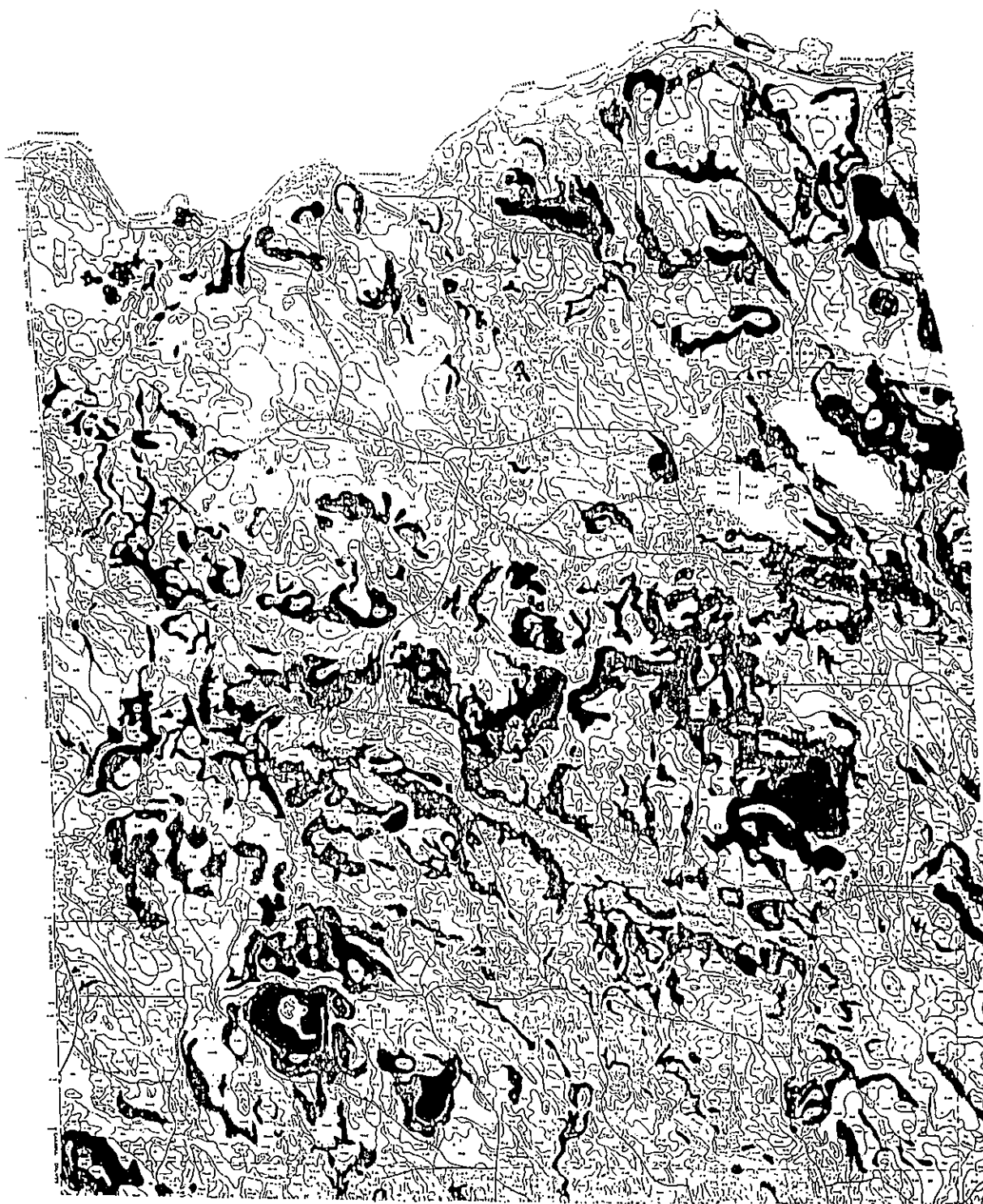
1. 0-3%. Land in this category is essentially flat. Some of this land lies in floodplains or wetlands and may have drainage problems. Land in this category may be best used for pasture, grazing, public open space, recreational use, and/or farming.

2. 3-8%. Land in this category is gently sloping and may be suitable for many uses. Such land is often found in valley floors and river terraces. It tends to provide visual interest, have natural drainage conditions, and not have a prohibitive cost for development.

3. 8-15%. Land in this category is moderately sloping and may begin to have some restricted uses. For example, it may be too steep for some types of farming. Low density residential development may be feasible.

4. 15-25%. Land in this category has steep slopes which may have limitations for use on the land. Excavation and grading are almost always required, yet less intensive development can be accommodated with limited environmental impact, if carefully planned.

5. 25%+. Land in this category has very steep slopes which are most subject to adverse environmental impacts and heavy construction costs. Intensive uses are usually prohibited. They often provide a scenic view and serve as a recreational resource. Limited development has to be very carefully planned.



0 100 200 300 400 500 600 700 800 900 1000
feet

Date map: USDA, SCS
The Travers Group, Inc. for the County of Maine
The original map was prepared by the County of Maine
Hand colored by:

1990 PARSONSFIELD COMPREHENSIVE PLAN

MAP: Steep Slopes

- Very Steep, 25% +
- Steep, 15-25%

According to the SCS, "developments on slopes greater than 15 percent require more fill and grading as well as more sophisticated sediment and erosion control planning to minimize erosions and protect water quality. On very steep areas the design of buildings, roads and other structure may need to be altered to ensure satisfactory performance." (15) In some communities, development on steep and very steep slopes has been restricted through local regulations.

The steep slope map indicates that there are clusters of very steep slopes around mountains, and in western, central, east and northeast Parsonsfield. Steep slopes tend to abut very steep slopes but they also are in greater degree in the central third of Parsonsfield.

Soils and Low Density Development

One of the most important natural resources and determinants of land use is soils. This is particularly important in Parsonsfield where there is no public sewer district and only a limited private water company in one part of the community, Kezar Falls. The rest of the community relies on wells.

Information about soil characteristics with other support data allows a community to make sound land use planning decisions. As has already been noted, some soils are best for farmland or woodland based on their soil productivity characteristics. Yet some of those soils are also suitable for development. Generally, the wetland soils are not suitable for development.

Soils are in general grouped in seven categories: 1) wetland, 2) seasonally wet, 3) sandy and gravelly, 4) shallow to bedrock, 5) hardpan, 6) deep and stony, and 7) clayey. Soils in towns in Maine and New Hampshire have been mapped by the SCS. While the soil classification should not change, the SCS has done additional analysis in the interpretation of the map data and its effect on land use planning.

The soils data has been keyed to produce a map which shows which soils have the potential for low density urban development. In general, there are few soils in this region which are ideal for residential development. Soils may be wetlands or have steep slopes or have bedrock near the surface. Some are subject to periodic flooding. The costs of development are higher if filling, excavating, blasting or drainage problems must be addressed.

The SCS developed a rating system called "Soil Potentials" to rate the potential for low density urban development. The best soil basically has the fewest limitations and therefore is the least expensive soil on which to construct a home, find a water supply, add a road, and place a septic system. The best soil is assigned a 100 rating.

The SCS developed a cost rating to overcome the various soil limitations, converted them to index points, and subtracted them from the reference soil. "The result is a method of comparative development costs for the soils in a county. Environmental constraints as well as long term maintenance costs are also a factor in developing soil potentials." (17)

According to the SCS, "the Soil Potential Index is a mathematical expression of a soil's position in the overall range of potentials which is 100 to 0. Since the entire range is large, these numerical ratings are separated into Soil Potential Rating Classes of very low to very high." The composite rating for development was determined by a weighted average of individual soil potential indices as follows: septic tank absorption fields, 45 percent; dwellings with basements, 20 percent; and local road and streets, 35 percent." (17)

Detailed information about this method can be found in the SCS publication, "Soil Potential Ratings for Low Density Urban Development in York County, Maine," published in 1990 and further cited herein. The report points out that Towns may contact the SCS District Office for assistance when using the information as well as other information on agricultural and forestry planning.

Every soil in York County is rated for its potential for septic systems, dwellings, roads and overall development. The ratings are in the five categories of very high, high, medium, low and very low which are shown on the Low Density Development Potential Map.

The ratings are explained briefly here. (See pp.20-21 in the above referenced report.)

Very High Potential. Site conditions and soil properties are favorable. Installation costs are lowest for that use and there are no soil limitations. Soils in the group have soil properties similar to the reference soil. The Soil Potential Index for this rating class is 100 for each soil use.

High Potential. Site conditions and soil properties are not as favorable as the reference soil condition. The cost measures for overcoming soil limitations are slightly higher than those for soils with very high potential. The index for this rating class ranges from 85 to 99 for each soil use.

Medium Potential. Site conditions and soil properties are below the reference soil condition. Costs of the measures for overcoming soil limitations are significant. The Soil Potential Index for this class ranges from 60 to 84.

Low Potential. Site conditions and soil properties are significantly below the reference soil conditions. Costs of measures required to overcome soil limitations are very high. The Soil Potential Index for this rating class ranges from 40 to 59 for each soil use.

Very Low Potential. There are severe soil limitations for which economical corrective measures are prohibitive or unavailable and costs of these measures are extremely high. Also, soil limitations which detract from environmental quality may continue even after installation of corrective measures. The Soil Potential Index for this rating class is less than 40.

Soil potential for development is relatively high if the land does not flood, has good drainage, has adequate permeability, has a mild slope, has a relatively deep water table, has adequate depth to bedrock and has suitable texture. If it has the opposite, its potential for development is low.

The Parsonsfield map shows that the soils with the highest suitability for low density development are located in southern Parsonsfield near Province Lake, in South Parsonsfield, and southeast Parsonsfield to Newfield and Limerick. There is one small parcel in Kezar Falls and one between Maplewood and Province Lake. A number of the parcels which have the highest suitability in southeast Parsonsfield are adjacent to parcels with the lowest development potential. This is probably why those parcels generally have not been developed.

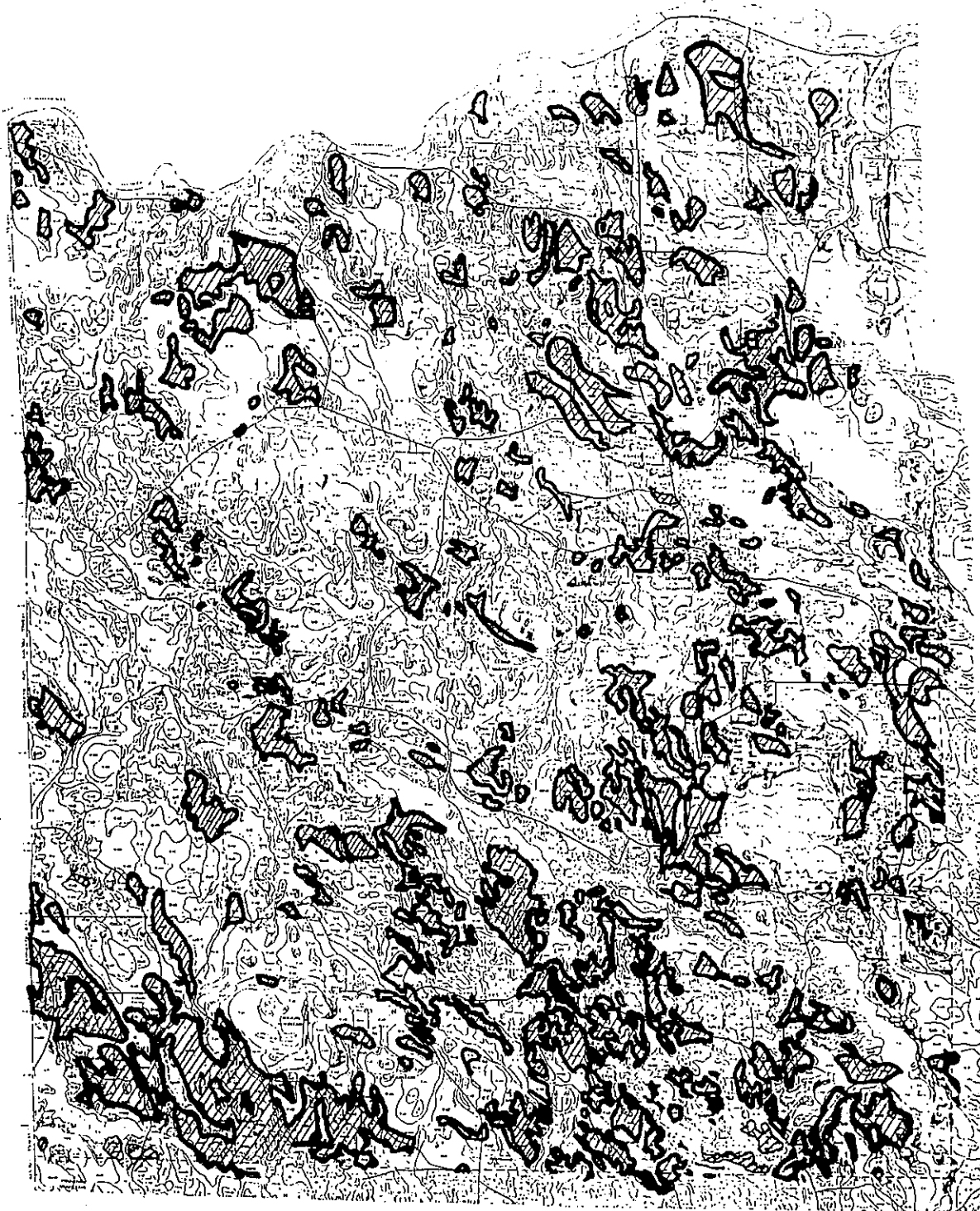
There is quite a bit of land which is rated high, particularly in the southern third and eastern half of Parsonsfield. Some of this land south of Wiggin Mountain, for example, is on seasonal roads. Some of this land has been developed, for example by West Pond and East Parsonsfield and South Parsonsfield.

There also has been development on land whose soil is classified as medium potential for low density development. This is particularly true in Kezar Falls, Parsonsfield Village, North Parsonsfield and Maplewood. This may indicate the reason why a public water district or sewer district might be needed. If development has occurred on soils which basically cannot handle the level of development, then environmental problems may arise for the area.

The land classified as low potential is primarily in the middle third of Parsonsfield, although there are parcels scattered throughout the town. There is some land in Parsonsfield Village in this category.

The very low category occurs throughout the community and includes the mountain areas which are quite steep, the floodplains, and wetlands.

This map as well as the other maps are designed to help in land use planning. They might serve to point out potential problems which would necessitate the Town asking for more detailed site specific information. It is easier to plan wisely than to address the problems caused by inappropriate development.



Scale 1 inch = 1 mile

Base map: USDA, SCS
The Parsonsfield Group, Parsonsfield, New Hampshire
The Parsonsfield Group, Parsonsfield, New Hampshire
The Parsonsfield Group, Parsonsfield, New Hampshire

Note: The original, color coded map
is on file in the Municipal Building.

1990 PARSONSFIELD COMPREHENSIVE PLAN

MAP: Low Density
Development Potential

- Very High
- High
- Medium
- Low
- Very Low

Historic Resources

In the first chapter of this Comprehensive Plan there is a considerable amount of information about the historic development of Parsonsfield. Additional information about architecture and examples of housing is found in Chapter Two.

The assessment work done for the Town in 1990 contains photographs and estimates for the age of the various structures in Parsonsfield. This data can be used as a basis of determining whether buildings might be eligible for placement on the National Register of Historic Places or whether a historic district in certain locations might be warranted. For example, the assessment records could help document in a preliminary fashion the number of houses constructed during various periods of time in the villages. They provide a foundation for this work, but more detailed work would be necessary to verify the ages of the structures.

These public or quasi-public buildings and structures, four of which are listed on the National Register of Historic Places and are noted with an *, are considered historic and scenic in Parsonsfield.

- * Parsonsfield - Porter Covered Bridge off Route 25
- * Parsonsfield Seminary 1832
- Kingsbury Tavern - Middle Road
- Free Baptist Church - Maplewood 1830
- Friends - East Parsonsfield - 1798
- Doe School - South Parsonsfield
- Milliken Municipal Office Building - Kezar Falls
- Blazo School - North Parsonsfield
- * Blazo-Leavitt House
- * Captain James Morrison House - South Road - South Parsonsfield

Some of these buildings are in disrepair and the community appears to be in danger of losing them if stabilization or preservation action does not occur. Addressing the needs of public buildings can be done in a Capital Investment Program on a phased or needed basis.

In addition to structures, this plan has noted that there are numerous cemeteries, cellar holes, and stone walls, all of which indicate the early development pattern of the community and contribute to the character of Parsonsfield. Due to the size of Parsonsfield and the limited financial resources available, extensive historical and archeological research on Parsonsfield's history and pre-history could not be undertaken as part of this plan. Further discussion about the cemeteries occurs in Chapter 8 on Community Facilities.

The historic buildings and sites in Parsonsfield would benefit from further documentation. While the Tax Reform Act of 1986 did eliminate some of the tax benefits of ownership of historic

structures, there still is some financial benefit to rehabilitation of these structures in keeping with their historic character but the repairs and renovation have to meet strict criteria. Industrial buildings such as the mills in Kezar Falls have been renovated in other communities by private parties using the investment tax credits.

The historic village development pattern, which remains largely intact, is one of the assets of Parsonsfield. Each village area has unique characteristics which additional research would clarify. Public education on historic and natural resources fosters a greater appreciation of these special features which give character to Parsonsfield.

1989 Parsonsfield Survey

The Comprehensive Planning Committee prepared a public opinion survey in 1989. Several questions are related to the natural and historic resources and they are briefly discussed here.

Question 1. Why have you chosen to live, or have a second home, in Parsonsfield?

e. Housing	8.8 percent
f. Natural Environment	34.3 percent
g. Fishing and Hunting	11.2 percent
h. Attractiveness of Village Centers	7.7 percent

These four categories all relate to the natural and built environment. Parsonsfield's beautiful mountain and lake scenery, that is its natural environment, is the main reason that residents, seasonal residents and property owners have chosen to come to Parsonsfield. Outdoor recreational activities related to that environment are also important. To a lesser extent and still important are Parsonsfield's housing and its village centers.

Question 3. Rank the following issues (in order of importance to you).

b. Preserve the rural character of Parsonsfield, including farmland, open space and orchards.

Not Important	1.8 percent
Somewhat Important	3.1 percent
Important	4.7 percent
Very Important	45.0 percent
Most Important	39.0 percent
No Answer	6.5 percent

c. Protect the natural resources of the Town, i.e. lakes, ponds, groundwater aquifers, woodlands, wildlife, etc.

Not Important	.8 percent
Somewhat Important	2.6 percent
Important	7.5 percent
Very Important	43.7 percent
Most Important	44.4 percent
No Answer	4.7 percent

k. Revitalize the Village Centers

Not Important	15.8 percent
Somewhat Important	20.7 percent
Important	23.8 percent
Very Important	17.1 percent
Most Important	3.9 percent
No Answer	17.6 percent

l. Maintain Historic Buildings and Sites

Not Important	9.0 percent
Somewhat Important	15.3 percent
Important	30.2 percent
Very Important	25.9 percent
Most Important	8.5 percent
No Answer	11.1 percent

The response to these questions shows that protecting the natural resources is the most important issue to the respondents followed by protecting the rural character. Maintaining the historic buildings and sites is slightly more important than revitalizing the village centers. The 45 to 54 year olds tended to think maintaining historic buildings and sites and revitalizing village centers less important than other age groups. Permanent and seasonal residents tended to think the maintenance and revitalization of historic structures was more important than property owners only.

There are other questions on the survey which affect natural resources, but are discussed in other chapters of this Comprehensive Plan.

Natural and Historic Resources Goals and Policies

State Goals: Preserve the State's historic and archeological resources.

Protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal waters. (Also related to community facilities and services.)

Protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

Safeguard the State's agricultural and forest resources from development.

Regional Goals: Maintain and, where possible, improve the quality of our natural environment through actions that manage resources as a system rather than as local segments.

Create an awareness of the importance of identification and preservation of historic and archeological resources.

Parsonsfield's Goal: Conserve, protect and/or preserve the natural resources including forest and agricultural land, ground and surface waters, wildlife habitat, scenic views, and the historic resources including buildings, cemeteries, stone walls and foundations and sites in order to preserve the character of the Town of Parsonsfield.

Policy One. It is the policy of the Town through its regulatory powers to limit and/or control development in environmentally sensitive areas including but not limited to: wetlands, flood plains, aquifers, potential public water supplies, excessively steep slopes, other areas with poor soils and/or inadequate drainage, and critical plant, wildlife and fish habitat some of which are identified on maps kept in the Municipal Office Building.

1. The Town continue to have a resource protection zone which prohibits development.
2. The Selectmen reactivate and expand the membership in the Conservation Commission and define its responsibilities.
3. The Conservation Commission identify and map critical plant, wildlife and fish habitat and submit current information to the State's DEP and Inland Fisheries by 1992.
4. The Planning Board keep a copy of all maps identified in this Comprehensive Plan in the Municipal Office Building and update the maps whenever additional information is available so that current information is available for public review.
5. The Planning Board remove all maps which are not labelled or are improperly identified, seek to have the maps completed, or file the incomplete maps.

6. The Planning Board review maps on low density development potential, slope, hydric, floodplains, woodland productivity, prime farmland, potential secure landfill, and potential sand and gravel aquifer and other relevant maps and information as part of its planning process when development proposals are made.

7. The Planning Board determine if a development appears to be in an environmentally sensitive area, and request a technical review by a Town approved consultant of additional site specific data regarding specific environmental concerns at the expense of the developer.

8. The Conservation Commission investigate and make recommendations to the Planning Board to prohibit and/or control construction in or near aquifers, hydric soils and other environmentally sensitive natural resource conditions.

9. The Planning Board review and recommend changes in the Zoning Ordinance, Subdivision Regulations and Site Plan Review Regulations to be consistent with Policy One.

10. The Selectmen, in keeping with State law and this policy, monitor the activities of private water companies and future public water districts in Parsonsfield.

Policy Two. It is the policy of the Town to encourage, through regulatory powers and incentives, the preservation of existing and potentially productive forest and agricultural land.

1. The Planning Board review the Zoning Ordinance and recommend measures such as increased minimum lot size and cluster development in forest and farm and natural resource conservancy areas to preserve such land.

2. The Conservation Commission facilitate the donation of development rights and/or conservation easements to the Town, or assist landowners in identifying other recipients of development rights or easements.

3. The Conservation Commission work with the landowners to ensure that land which is conserved is managed in accordance with various established organization or State criteria. (See Chapter 9 for further information.)

4. The Conservation Commission sponsor workshops on the benefits and use of the Tree Growth and Farm special taxation categories under Title 36 MRSA Chapter 105 on land conservation, the donation of conservation easements and development rights, and water resource management techniques.

5. The Conservation Commission support and/or initiate State legislation which is consistent with Policy Two.

Policy Three. It is the policy of the Town to protect the shoreland of its lakes, ponds, streams and rivers in accordance with DEP shoreland zoning.

1. The Planning Board or Conservation Commission sponsor workshops for property owners on the benefits and use of open space special taxation category under Title 36 MRSA Chapter 105 and water resource protection of the lakes, ponds, streams and rivers in order to decrease the level of phosphorous and increase the awareness of the effect of development on the water bodies at least every five years.

2. The Selectmen ask real estate agents to provide to the buyers of waterfront properties information on shoreland and water resource protection.

3. The Selectmen ask the State of Maine to work with the State of New Hampshire to address shoreland protection of lakes, ponds, streams and rivers which cross State boundaries and to provide data to the Town on such properties within Parsonsfield that are also in other communities.

4. The Conservation Commission seek the donation of scenic easements or key parcels of land abutting public water bodies or seek funding to purchase them in the next five years.

Policy Four. It is the policy of the Town to develop a management plan for Town owned natural and historical resources.

1. The Selectmen evaluate the condition and use of the older public buildings and develop a management plan for the preservation of historic public buildings or sell them with protective covenants.

2. The Town assist private, non-profit groups in Parsonsfield in the maintenance and/or restoration of former publicly operated or owned institutional historic buildings.

3. The Selectmen survey all Town owned undeveloped land and the Conservation Commission develop a management plan for use or disposition for each parcel of Town owned land.

4. Prior to the acquisition of natural or historic resource sites, the Town develop a management plan for the site which includes an evaluation of needs, costs and benefits.

Policy Five. It is the policy of the Town to protect the community's historic, architectural and archeological resources through regulatory powers and other means.

1. The Planning Board review the historic character of the villages and identified sites and recommend ordinances for their protection and/or preservation which are consistent with this Comprehensive Plan.

2. The Planning Board ask the Historical Society to identify buildings and sites which have been or might be eligible for placement on the National Register of Historic Places and provide the results to the property owners of identified buildings or sites and the Planning Board.

3. The Planning Board review the information on historic structures from the 1990 Assessment and determine whether there is a village cluster or several clusters which might have a sufficient number of historic buildings to consider a local historic district.

4. The Planning Board sponsor a forum with the participation of other planning boards in the region to discuss architectural styles, rehabilitation which is compatible with the style, and historic districts within five years.

5. The Planning Board, based on this discussion, recommend local historic districts, if appropriate.

6. The Selectmen make information available on Housing Assistance programs which are identified in Chapter 2 Residential Development.

7. The Planning Board work with the Historical Society to develop a Parsonsfield marker's program with an appropriate sign to identify historic sites and buildings and prehistoric sites if and when identified.

Policy Six. It is the policy of the Town to participate in regional cooperative efforts which protect groundwater, water quality, rivers and streams, endangered species and public access to public water bodies.

1. The Selectmen, Planning Board and Conservation Commission help arrange and/or attend regional programs which address regional issues.

2. The Selectmen, Planning Board and Conservation Commission seek to include neighboring New Hampshire communities in the regional cooperative efforts.

Policy Seven. It is the policy of the Town to protect scenic views identified in this plan in Chapter 10 Land Use and Growth.

1. The Planning Board consider ordinances which would protect the scenic views such as height limitations on buildings, and placement of buildings or towers.

2. The Selectmen and Road Commissioner work with the State Department of Transportation on speed limitations on scenic roads, and turnouts for viewing.

3. The Conservation Commission sponsor workshops for the owners of land affecting scenic views on the benefits and use of open space special taxation category and the conation of conservation easements and development rights.

4. The Town support State or private funding of the purchase of development rights or conservation easements to protect scenic views.

Summary

The identification and protection of natural and historic resources is extremely important in Parsonsfield. Examples of natural resources are: aquifers, hydric soils, prime agricultural land, prime woodlands, steep slopes, floodplains, and fish and wildlife habitats. Examples of historic resources include institutional and residential structures, cemeteries, cellar holes and stone walls. Such resources often cannot be replaced because they are not renewable. Improper development can adversely affect both the resources and the residents and businesses. Therefore, care must be taken to preserve and/or protect these resources.

In order for the Town to accomplish its goal to protect and preserve its natural and historic resources, it established the preceding policies which in summary results in these actions. The natural and historic resources will be further identified. The Town will reactivate the Conservation Commission and give it a specific mission. The Town through its various bodies will take steps to educate the residents, seasonal residents and property owners on the value to be derived from such protection and preservation. The Planning Board will review and make recommendations to amend or adopt ordinances in keeping with these goals and policies.

Without these policies, natural and historic resources may be lost due to unplanned or haphazard development. Such a loss would detrimentally affect the character of the Town and adversely affect the quality of life as well as the value of the land for both residents and businesses.

CHAPTER 6: RECREATION

Recreation: Refreshment of one's mind or body after work through some activity that amuses or stimulates; play. American Heritage Dictionary, 1976.

In largely rural communities, there historically has been little provision of public recreation except that offered by the public schools. Private recreation often occurs on an individual, unorganized basis such as walking, hiking, fishing, horseback riding, skiing, snowmobiling, and swimming. These activities probably occur on a more widespread basis in Parsonsfield due to its considerable amount of open space, trails, river and streams, lakes and ponds. However, because they are private activities, it is difficult to document them for planning purposes.

As communities increase in population, their public recreation needs become more defined and change. Baseball and softball are the recreation activities which are most likely to be community sponsored. In communities with less than 2,500 in population, only about half sponsor baseball. For smaller communities, the third community sponsored activity is beach swimming followed by ice skating, basketball, hiking, volleyball, picnicking, fairs, soccer and tennis. However, in larger communities more than half also sponsor softball, basketball, tennis, soccer, ice skating, volleyball, beach swimming, aerobics, and track and field. Obviously, every community has its priorities. It is not expected that a rural community will have much public recreation.

The Town belongs to the five town Sacopee Valley Recreation Council, Inc., a 501 (c) (3) organization formerly called Activities Unlimited, Inc. Largely volunteer based with two representatives from each town, it develops and coordinates a recreation program among the five towns. The SVRC and the MSAD 55 have a memorandum of understanding regarding the use of school facilities for SVRC programs.

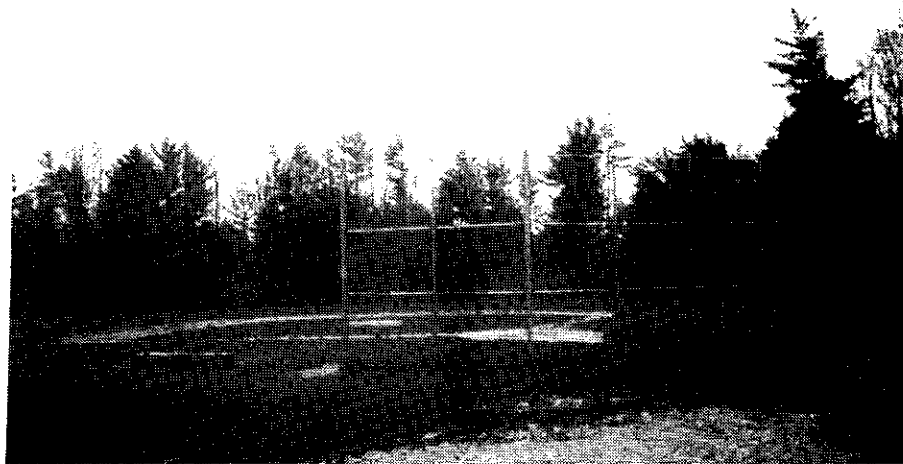
In 1990, the Council has a \$16,000 budget based on Town funding and fund raising. Activities which are offered include: coach's clinics, school dances, women's softball league, Babe Ruth tournament, a summer recreation program, summer camps for cheering, soccer, basketball and field hockey, tennis tournament, indoor sports, cross country skiing and special events like horseback rides on trails. Programs are scheduled at school facilities, municipal facilities, and private facilities if allowed by the owner. The Council rotates its monthly meetings among the schools.

There are also some recreation related clubs such as the Horse Club, the Skimobile Club, bowling leagues, and Sacopee Valley Ski Club. The Trustees and Friends of Parsonsfield Seminary are

developing cultural, performing arts, recreation and education programs for the residents of Parsonsfield and the surrounding communities. Programs such as the summer festival called "ParSem Days" with art show, children's workshop, earth day program and antique auto show, artist in residence program, and the Cambridge Center's three day weekend for adult education are planned for 1990. The Seminary is also rented for private occasions.

Inventory

In Parsonsfield, there are few publicly owned recreation facilities. The Fred Morrill School in North Parsonsfield is the only remaining school. Its playground contains a ball diamond, a small soccer field, a wooden climbing structure, two tire climbing structures, and a total of six swings. Organized ball games are played there. The school also has a multi-purpose room which serves as a combination cafeteria, gym, and meeting room. Parking is available. The fields are behind the school and the playground equipment is on two sides of the school. Access to the public may be possible depending on school use.



The other elementary schools have multi-purpose rooms and the high school has a gymnasium which can be used for public purposes with permission of the school department.

The 60 acre Parsonsfield Seminary campus has a baseball field and a small outdoor play structure. It also has a gymnasium, meeting rooms and multi-purpose room used for plays, games, cafeteria and dancing on the second floor. There is limited parking.

Great ponds are ponds with at least ten acres in size. Citizens are entitled to access to these public water bodies with rights-of-way over undeveloped land. The Town may purchase or receive easements from private landowners to protect these public rights-of-way. Some private landowners allow public access to these public water bodies.

The Town has a boat ramp on Long Pond and there is limited parking. Boats have to be hand carried to West Pond. Public swimming occurs as a courtesy of the private, non-profit West End House Boys Camp. There is limited shoulder parking by Province Lake on Route 153 across from a swimming area. Access to Noah Pond is from a Town road access in Cornish. The Town's recreation areas and access points are shown on the map on the following page.



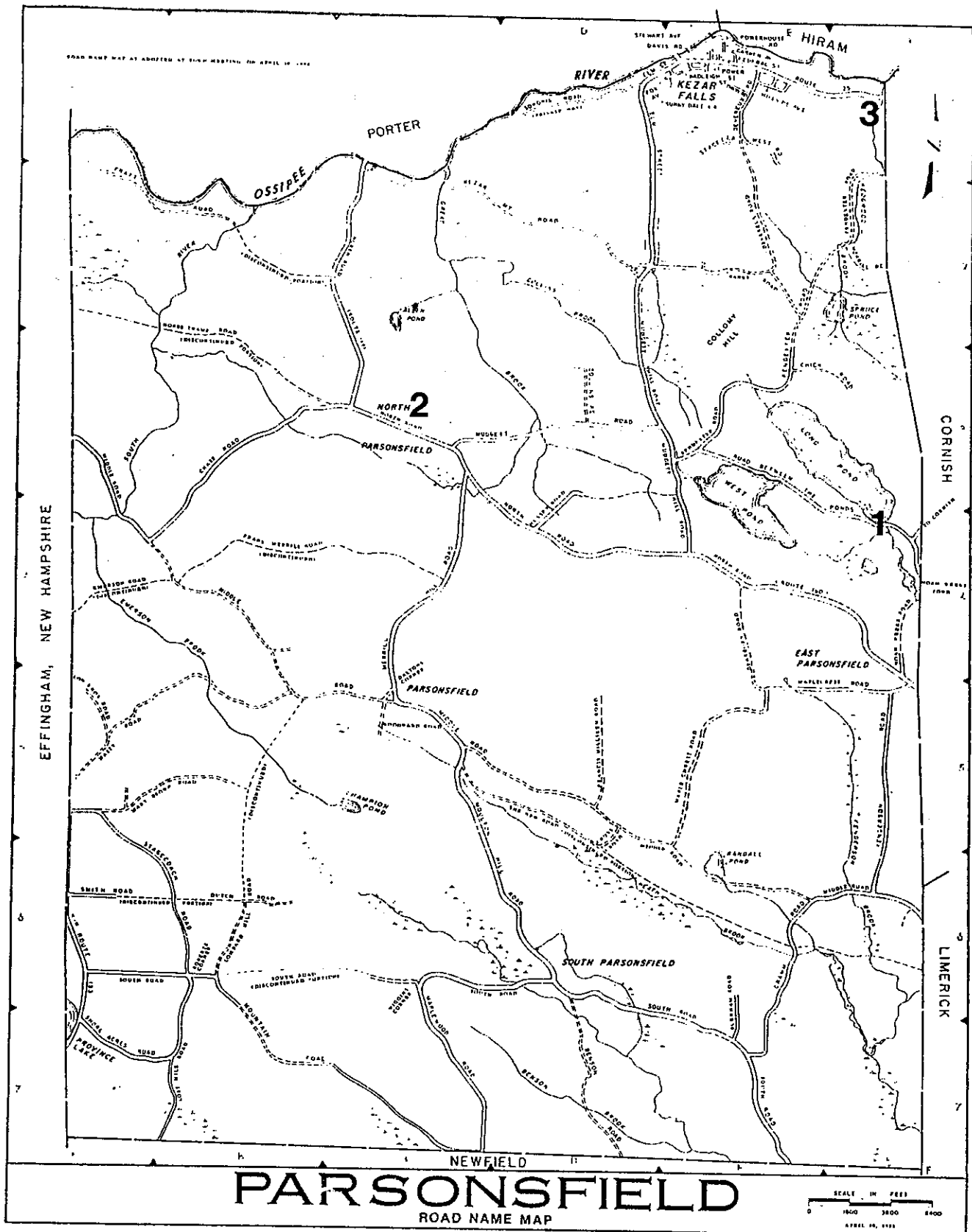
The State of Maine also has a three acre picnic area on Route 25 near the Cornish line. In neighboring New Hampshire, there are numerous recreational facilities including state forests, streams, ponds, and ski areas. King Pine in Effingham is the nearest downhill ski area.

Typical outdoor activities occur throughout the community. Numerous abandoned and privately owned roads are used for hiking, horseback riding, cross country skiing, snowmobiling and hunting. There is in excess of 150 miles of trails that network the surrounding communities. Ponds, lakes, streams and rivers are used for fishing, swimming in some cases, and boating. Ice fishing occurs on most of the ponds in the winter.

By Province Lake there is a private 18 hole golf course which is in Parsonsfield. It also has a clubhouse with a restaurant which can be used for entertainment purposes. There also is an bowling alley in Kezar Falls with ten lanes. The Windsong Campground on Pendexter Road has a swimming pool as part of its campground.

Formerly, there was a skating rink in Kezar Falls behind the tire shed. There is no public playground or playing field or park in either Kezar Falls or East Parsonsfield, the two village areas with larger populations. Skateboarding is therefore done on the sidewalks in Kezar Falls or in the street. Parents have to transport their elementary age students or preschoolers to school playgrounds since there are none in the neighborhoods. At the high school level, students can participate in sports after school, although student transportation remains an issue.

PUBLIC RECREATION FACILITIES



Town: 1 Boat access School: 2 F.M.School State: 3 Picnic Area

There are also recreational and cultural activities which occur in Parsonsfield and the area. Some examples are the Saco River Festival, the Ossipee Valley Fair, 4-H events, the Maine Artisans League, and York County Extension programs.

These constitute the limited recreation facilities and services in Parsonsfield.

Maine Tourism and Recreation

The Maine Tourism Study (1984-1987) prepared for the Maine State Development Office relates to recreation as well as the economy. For recreation planning purposes, it is useful to note some of the findings here.

Parsonsfield is considered part of the region called "Western Lakes and Mountains" while Newfield is in the "South Coast" region. There are substantial differences between these two areas. The studies showed that the dominant tourism activities for Maine non-resident visitors was sightseeing and shopping while for Maine residents it was sightseeing. For nearly half of Maine's visitors, the South Coast is the destination while the Western Lakes and Mountains ranked third. However, for the Massachusetts and New Hampshire market, Western Lakes and Mountains (WLM) ranked second. WLM was more balanced in terms of seasonal destination.

The leading trip purpose for WLM was outdoor recreation (hunting, fishing, boating, camping, skiing, etc.) while entertainment was the leading trip purpose for the coast. Camping was particularly high in WLM. Motels, hotels and inns were higher on the coast.

There was an interesting variation in outdoor activity. For visitors, fishing, hunting and trapping rated the third most popular activity (10%) in the spring, while it ranked second for residents in the fall (19%). Also, camping for residents was higher in the spring (22%) and for non-residents it was higher in the fall (16%). Residents tended to camp more throughout the year.

This study illustrated that there is both recreation value and tourism value in Parsonsfield's lakes and mountains, and that tourism can create employment for residents. The study did not evaluate whether there were conflicts in recreation use, tourism use, natural resource protection and local costs. See Chapter 3 for further economic analysis.

Recreation Guidelines

The recreation section of the Comprehensive Plan primarily focuses on Parsonsfield and regional needs. Studies on community recreation needs have been prepared which provide some guidance for Parsonsfield.

For planning purposes, it is helpful to establish some recreation guidelines.

	Standard per 1000 Population	Population	
		2,000	3,000
Recreation Committee	1	1	1
Park land	3-5 acres minimum	6-10A	9-15A
Baseball diamond	.16	0	0
Basketball courts	.5	1	2
Boat/fishing access	1.8	4	5
Gymnasium	.25	1	1
Picnic tables	2	4	6
Picnic areas	1 - minimum	1	1
Playgrounds	.5	1	2
Soc/multi-pur fields	.5	1	2
Softball/LL diamond	.75	2	3
Swimming-beach	.5	1	2
Swimming instruction	1 program - minimum	1	1
Tennis courts	.7	1	2
Trails, hiking	2.2 miles	4.4 miles	6.6 miles
Trails, snowmobiling	3.9 miles	7.8 miles	10.2 miles

Sources: Southern Maine Regional Planning Commission, "The Capital Investment Plan", Workshop, 1990; New Hampshire Outdoors, "Outdoor Recreation Facility Standards and Projected Total Needs," Table 6; and The Thoresen Group.

Parsonsfield, having experienced an increase in population, is now at the point where having a community park or playgrounds may be desirable and important to the community. A community park might have a ball diamond, soccer or multi-purpose field, a small children's playground, a basketball court, a tennis court and picnic tables. Depending on location, restrooms might be needed. A community park can help define the sense of the community. Older community parks traditionally were limited to a ballfield, picnic area, and small children's playground equipment.

Playgrounds are best sited in conjunction with a school or in the most developed areas of a community. The activities offered should appeal to a cross section of people. More passive recreation activities like horseshoes, a croquet area, shuffleboard or tables with board games painted on them might be included.

1989 Parsonsfield Survey

The Comprehensive Planning Committee undertook a public opinion survey in 1989. Several questions were recreation related. The overall response follows.

3. Rank the following issues (in order of importance to you).

e. Encourage the Tourism industry.

Not Important	30.0 percent
Less Important	14.4
Important	14.2
More Important	9.6
Very Important	3.4

That question is indirectly related to recreation because many tourism activities concern both undeveloped recreation like hunting, fishing, hiking and cross country skiing as well as developed recreation like golf course, ski areas, and resorts.

Property owners and permanent residents tended to think this was more important than seasonal residents.

6. What should the Town's policy be towards the following types of commercial and industrial development (Response in percent.)

	Encour.	Permit	Discour.	NoOpin	NoAn
j. Motels and hotels	12.7	35.7	33.9	4.9	12.7
k. Bed & breakfasts	36.7	43.4	6.2	4.9	8.8
l. Campgrounds	21.7	45.0	18.3	4.9	10.1

This is also recreation related because these facilities support recreation and tourism. Property owners only tended to encourage this type of development by a higher percent and permanent residents tended to discourage the development by a higher percent, except for campgrounds. Seasonal residents desired campgrounds the least.

8. How would you rate the following services available in the Town?

	Exc.	Good	Fair	Poor	NoOpin	NoAnsw
n. Parks & PubLand	1.3	6.7	9.6	16.3	33.9	32.3
o. Recreation Progs	1.0	7.2	13.2	14.7	35.4	28.4

The majority had no opinion or did not answer the question. Perhaps they were not familiar with any parks or public land in Parsonsfield or recreation programs. The positive response to the question was low.

The only people who rated parks and public land as excellent were aged 55-70. One half of the people aged 35-44 rated the parks and public land as fair or poor. This group of people offered the most opinions, followed by the 25-34 age category. However, the highest poor response was in the age 65-70 category (36%).

A more detailed analysis of the response on recreation programs by age distribution shows that people aged more than 70 rated recreation the best (24% good) followed by those aged 55-70 (20%); while people aged 35-44 rated them the worst (48%) followed closely by those aged 25-34 (40%) and 45-54 (36%). These are the people who are most likely to be parents of younger children and adults who would use community recreation programs.

A priority ranking was also developed as part of the survey. Over half of the respondents did not answer this question. These were primarily seasonal residents and property owners who did not live in Parsonsfield, although about one third of the permanent residents also answered no opinion.

In general, the respondents were not particularly supportive of public recreation or the tourism industry in Parsonsfield, although many had no opinion or did not answer the question. There may be a lack of awareness of the opportunities in recreation as well as the recreation and tourism industry.

Recreation Goals and Policies

State Goal: Promote and protect the availability of outdoor recreation opportunities for all Maine's citizens including access to surface waters.

Regional Goal: None stated.

Parsonsfield's Goal: Accommodate the recreation needs of its residents of all ages.

Policy One. It is the policy of the Town to cooperate and participate in the five town regional Sacopee Valley Recreation Council, Inc. (SVRC).

1. SVRC identify on a five town regional basis all current recreation facilities available to the public and programs.
2. SVRC identify where additional recreation facilities are needed on a regional basis.
3. The Town provide assistance to SVRC as feasible.

Policy Two. It is the policy of the Town to establish a Recreation Committee to manage Town owned recreation facilities and determine what additional facilities are desired.

1. The Recreation Committee contact the Division of Community Parks and Recreation in OCP for a Recreation Committee Handbook and other technical assistance materials.

2. The Recreation Committee establish a management plan for Town owned recreation facilities.

3. The Recreation Committee evaluate regional facility needs and Parsonsfield needs, including summer resident needs, and recommend the acquisition of land and/or facilities on a priority basis.

4. The Recreation Committee prepare a report and submit capital and/or operating requests to the Budget Committee for action at Town Meeting.

Policy Three. It is the policy of the Town to support public and non-profit recreational and cultural programs, including those in the schools, for all residents in safe, suitable facilities.

1. The Town provide assistance to public and non-profit organizations in Parsonsfield providing recreation in safe, suitable facilities for public use.

2. The Building Inspector provide guidance on building conditions and needs.

3. The Selectmen include in the annual Town Report a brief report from any public or non-profit agency to which is made a contribution.

4. The School Department and Town encourage organizations to provide recreational and cultural programs in the schools and Town owned buildings and the Parsonsfield Seminary.

Policy Four. It is the policy of the Town to promote and protect public access to public water bodies in the Town and region.

1. The Recreation Committee identify all long term public rights-of-way to public water bodies in keeping with State law.

2. The Recreation Committee post areas of public access to public water bodies.

3. The Selectmen evaluate issuing Town permits for parking for public access areas, if overcrowding or safety issues arise.

4. The Conservation Commission work to increase public access to public water bodies through the donation or purchase of land, easements or development rights.

Policy Five. It is the policy of the Town to retain an interest in the former publicly owned roads for recreational purposes.

1. The Recreation Committee and Highway Commissioner map former publicly owned or discontinued roads.
2. The Recreation Committee and Highway Commissioner recommend a process to the Planning Board to identify and place additional roads on the discontinued or former publicly owned roads map.
3. The Town vote to continue or abandon public interest for recreation purposes on each road.

Policy Six. It is the policy of the Town to review and consider the acceptance of gifts and/or the purchase of open space land.

1. The Planning Board and Recreation Committee identify general areas and/or specific sites which may be especially suitable for open space land.
2. The Planning Board and Recreation Committee encourage landowners, particularly those in the identified areas, to donate open space land to the Town or a non-profit organization for open space land use.
3. The Town evaluate the costs and benefits of open space land gifts or purchases and accept or implement those which meet the needs of the Town.

Summary

Parsonsfield clearly has land and facilities which lend themselves to outdoor recreation uses, such as trails, waterbodies, mountains and hills. Public access to Great Ponds and rivers appears to be limited, but by law should be allowed. Recreation facilities are few and appear to be needed particularly in Kezar Falls and East Parsonsfield where the population is more dense. Recreation programs are primarily operated by volunteers through the five town Sacopee Valley Recreation Committee. Increased recreation, cultural and educational programs are feasible in facilities such as the Parsonsfield Seminary, the Fred Morrill School, and the Municipal office building.

