

Summary of 2019 Comprehensive Plan Survey

08/24/2019

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1600		Number of surveys delivered to Parsonsfield residents
6.7 %	107	Number of completed surveys received
44 %	47	Number of entries for the drawing

A. Demographic Information

- 96% of the responders are year round residents
- 59% have lived here 21 years or longer
- 63% of the homes have 2 residents, 22% have one resident.
- 97% own their residence.

%	Which village or closest village do live in or near within the Town of Parsonsfield?
7	Taylor City
9	South Parsonsfield
14	East Parsonsfield
19	North Parsonsfield
43	Kezar Falls
2	Maple Wood
7	Middle Road
103	Total Replies

B. The Economy

Should the Town of Parsonsfield promote economic development in all villages or focus business development in Kezar Falls, the current center of business?

NOTE: This question is not worded correctly. Its not a yes or no type response. The data here is based on the specific reply by the responder.

28 %

Unsure

20 %

All Villages

52 %

Kezar Falls

50

Total Replies

B. The Economy

	Yes (%)	No (%)	Unsure (%)	Total Replies
Should the Town of Parsonsfield promote economic development?	76	10	14	101
Provide limited Tax breaks for economic development?	58	23	19	93
Hire someone to help bring in jobs?	17	49	34	88
Make zoning laws less restrictive?	36	42	22	88
Apply for grants and raise taxes to bring in business development?	29	50	21	84
Help developers reduce their cost by providing town funds for public facilities/road/etc.?	21	62	17	89
Are there enough areas zoned for economic development in Parsonsfield?	38	6	56	100
When balancing economic and environmental concerns, is Parsonsfield presently: (check one)	65	20	15	92
Should Parsonsfield set high performance standards for industrial and commercial development (including	80	10	10	102
Is there development that you think might be threatening to Parsonsfield?	51	22	27	102
Is housing affordable in Parsonsfield?	65	12	23	99
Part of Kezar Falls Village lies within Porter. Should Parsonsfield take steps to support economic growth in Kezar Falls with the Town of Porter and South Hiram?	61	39	n/a	101

B. The Economy (based on 107 replies)

	Encourage (%)	Allow anywhere (%)	Confine to specific location(%)	Discourage (%)
Affordable Housing	35	11	42	3
Agriculture	43	27	20	0
Animal Shelters	26	9	49	4
Bed and breakfasts	35	32	30	1
Campgrounds	26	10	51	8
Cottage Industries	40	21	22	5
Clear Cutting	4	5	27	52
Day Care	36	26	27	3
Duplexes	10	19	40	13
Elder Housing	36	23	35	1
Fast Food Restaurants	16	1	34	38
Heavy Industry	8	2	45	31
Keeping Livestock	30	13	37	2
Light Industry	36	7	47	3

B. The Economy (continued, based 107 replies)

	Encourage (%)	Allow anywhere (%)	Confine to specific location(%)	Discourage (%)
Land Fills	2	2	26	56
Medical Facilities	47	18	36	4
Mobile Homes	7	12	36	28
Mobile Home Parks	6	3	42	37
Motels-Hotels	21	7	55	11
Multi-Family Housing	11	9	44	18
Offices	27	18	38	1
Offices in the Home	36	50	6	1
Restaurants	38	13	39	5
Retail Stores	30	7	60	7
Seasonal Conversions	9	14	24	5
Seasonal Dwelling	21	31	21	3
Shopping Centers	13	2	45	26
Timber Harvesting	16	17	45	5

C. Public Facilities and Services

	Poor (%)	Fair (%)	Good (%)	Excellent (%)	Total Replies
Water Supply (Aqua Maine)	7	24	53	16	70
Solid Waste Management	8	26	52	13	84
Storm Water Drainage	16	28	49	7	89
Recycling	6	18	56	19	103
Police Protection	8	30	47	15	102
Fire Department	3	13	65	18	98
Rescue Service	3	9	66	22	101
Educational System	16	22	50	12	90
Summer Road Maintenance	10	37	47	5	99
Winter Road Maintenance	20	30	45	5	103
Town Office Services	1	7	55	37	103
Board of Selectman	5	19	67	9	94
Code Enforcement	13	26	52	9	82
Planning Board	10	24	59	7	82
Board of Appeals	5	25	61	10	61
Animal Control	10	28	50	12	78
Health Care Facilities	9	30	43	17	86
Recreational Facilities	23	32	30	15	84
Cable & Internet Access	31	30	31	7	99
Library Services	7	25	49	18	95
Public Assistance	7	25	61	6	67
Emergency Services	5	17	64	14	84

D. Roads

- 28% yes, 54% no, 17% unsure for tax support increases for Summer road maintenance.
- 31% yes, 48% no, 22% unsure for tax support be increases for Winter road maintenance.
- 77% of responders said road signs in Parsonsfield are adequate.
- 2 of 103 responders own 100% electric vehicles.

	Yes (%)	No (%)	Total Replies	
Walk on a sidewalk or side of the road outside of Kezar Falls village?	59	41	107	24% of 63 users walk 7 times per week, 38% 3 times or less
Bicycle on a road outside of Kezar Falls village?	18	82	107	56% of 18 users bike at least 2 times per week.
Use a trail for ATV, snowmobile or mountain bike riding?	23	77	107	67% of 24 users ride 3 times or less per week.
- 53% want more done to support these activities, 47% said no.				

D. Roads (continued)

%	How many cars or trucks does your family have?
24	1
42	2
21	3
6	4
6	5
2	6+
106	Total Replies

- 53% do not want public transportation available in Parsonsfield, 47% do.

If public transportation (bus, etc.) were available where would you most likely travel?	
%	
52	Cornish
25	Kezar Falls
26	Waterboro
74	Portland / S. Portland
69	Total Replies

D. Roads (continued)

How many miles (one way) do you or a family member travel in your car to get to the following.						
Miles	Work (%)	School (%)	Grocery Store (%)	Pharmacy (%)	Medical Care (%)	Church (%)
<10	35	79	30	56	30	70
10 to 20	11	12	43	30	23	28
21 to 30	17	6	1	9	11	2
31 to 40	20	3	19	4	18	0
41 to 50	8	0	1	0	8	0
51 to 60	5	0	5	0	4	0
61 to 70	0	0	0	0	0	0
71 to 80	1	0	0	0	2	0
81 to 90	0	0	0	0	1	0
91 to 100	3	0	0	1	0	0
>100	0	0	1	0	2	0
Total Replies	75	33	103	102	96	47

E. FORESTRY AND AGRICULTURAL RESOURCES

	Agree (%)	Disagree (%)	Total Replies
Continue to offer financial incentives for forest landowners such as tree growth tax breaks.	83	17	102
Courses in Forest Management should be offered at our local high school.	84	15	101
Loggers should be required to post a performance bond to help minimize damage to Town of Parsonsfield roads.	85	15	100
Encourage the preservation of farmland and forest lands	93	7	106
The Town of Parsonsfield should encourage profitable farming by:			
Granting tax breaks for land in farm use.	87	13	95
Forming partnerships with farmers and local schools.	92	8	96
Promote farmers markets and community supported agriculture (CSA).	95	5	101
Restrict residential and commercial development of land currently under agricultural use or larger forested tracts of land.	79	21	99
Allow farm stands in the Village and Rural Districts so that local farmers can sell produce easily.	99	1	104
Provide land for residents to use for a community garden? (17% were unsure)	60	22	103

F. Housing

	Agree (%)	Disagree (%)	Total Replies
Housing codes should be amended to allow in-law apartments.	87	13	85
Affordable housing should be encouraged.	73	27	84
Regulation of waterfront property development should be less restrictive.	26	74	100
Housing for should include a mobile home park.	27	73	88
Require new building construction/ additions to conform to the Maine Universal Building and Energy Code?	47	53	75
Encourage cluster housing development as an alternative to single housing lots?	38	62	92
Establish minimum standards for site upkeep and appearance for property that is owned by absentee landlords.	84	16	93

G. CAPITAL IMPROVEMENTS:

Do you have suggestions for capital improvements needed by the town? If so, please describe:

- Solar farms (3)
- Performance Bonds, Grants (2)
- Develop, water and sewer Rt25 village area. (2)
- Get rid of / develop the woolen mill. (3)
- Donate / develop / vigorously market the Millikin school property. (3)
- Sidewalks. (2)
- Tar Middle road and Maplecrest Rd., Devereux road. (2)
- The Parsonsfield Old Town House is on the National Register for historic places and is sadly neglected. An expert on restoration of historic structures should be hired to assess the building, make recommendations for its reservation and the town should carry out those recommendations.
- The village of East Parsonsfield needs to separate waste water systems from fresh water sources.
- Recreational development of box shop land.
- Town area of East Parsonsfield needs a safe water system. The water table is high there and water and sewer may mix.
- Parks or common open space.
- Common beach/river parks.
- Sand & salt facility at box shop which is camera surveillance to prevent loss of town resources.

H. HISTORIC AND ARCHEOLOGICAL RESOURCES

**What historic resources do you want to see protected in the Town of Parsonsfield?
Please be as specific as possible.**

- This is too much “Big Brother” for me. We already have idiots walking around with clipboards looking to make trouble where none exists. One lives on my sister’s road.
- Encourage older historic home owners to keep their homes period.
- I would like to see the character of our historic areas maintained.
- KF library, significant historic homes, all cemeteries, meeting houses, the Stanley Building, the Woolen Mill (at least save some that can be fixed), the Milliken School, ParSem, Porter/Parsonsfield covered bridge, some stone walls, Leavitt Plantation, Ossipee river, old barns and houses, foundations and abandoned cellars.
- Old building sites that have some visible interest. Abandoned cellars etc. if of special interest
- Old growth trees, farms.
- Trees
- Open spaces
- Views

H. HISTORIC AND ARCHEOLOGICAL RESOURCES (continued)

What do you see as the biggest potential threats to these resources?

- Trailer parks / mobile homes (2)
- Lack of consideration for historical value and little planning and zoning review.
- Wastages. Lack of financing to keep them up and functional.
- Urban sprawl. Too much growth. Population growth
- Unauthorized people abusing them.
- Inadequate codes and inadequate code enforcement.
- Unregulated development and apathy.
- People sometimes cart of the stones to use somewhere else. Also, cellar holes may be filled in. Water erosion can occur with some stone walls.
- Excessive road maintenance, widening by road commissioners and/or lack of understanding of trees biological / climate importance on or near town land.
- Building lots / (4)
- Development / residential development / too much growth / urban sprawl (7)
- Logging / careless or excessive forestry practices. (8)
- Fire for covered bridge, need camera surveillance on Kezar Mt. road side.
- Yuppies, rich people from Massachusetts.
- Poor upkeep by owners / neglect / inattention and vandalism / trash (2), junk cars on property.

H. HISTORIC AND ARCHEOLOGICAL RESOURCES (continued)

What other steps, if any, should the town take to protect these resources?

- 450 North Rd did not do impact studies. DOT and environmental! WOW!
- Identify and consider them when permitting development.
- List as a building/development restriction. Develop a registry of these resources. Town should document these as a first step. Identify resources of concern on a property map.
- Keep properties clean and bring in new jobs.
- Establish a committee.
- I didn't know what can be done. Can grants be applied for?
- Fine abuse of these resources.
- Offer tax incentives to home buyers or home owners who pledge to maintain and preserve the historic character of homes and buildings – particularly those pre 1900.
- That if harvesting timber is being done have them use existing openings or take care to make a proper road, skid trails to minimize it.
- Know the lands historic aspects of Native American sites , esp. along the river.
- Historic district. Infuse new life into the villages. Need a store (small, Mom & Pop) in Middle Village and E. Pars.
- Town approval permission by the people to develop large tracts of land and so much acreage for each house, input from neighbors, etc. Large developments sometimes ruin peace and quiet.

I. WATER RESOURCES

	Yes (%)	No (%)	Unsure (%)	Total Replies
Are you aware of any direct discharges of pollution into waterways?	8	92	n/a	102
Are you aware of any indirect discharges of pollution related to agriculture, forestry, industry, housing developments or other possible sources of contamination that may be affecting water quality?	7	93	n/a	102
Do you think that road construction and maintenance practices adequately protect Parsonsfield water resources?	39	6	55	97
Is there currently adequate protection of water quality for lakes, streams, rivers and ponds?	31	17	52	99
Do you have concerns about the safety of your own drinking water?	20	70	10	105
Do you have concerns about the safety of your neighbors drinking water?	18	65	18	102

- 10 sites / practices were identified for direct potential pollution discharges into waterways.
- 7 sites / practices were identified for indirect potential pollution discharges.
- 6 inputs on road maintenance / construction contribution to possible drinking water pollution.
- 19 inputs on possible pollution sources of lakes, streams, rivers, ponds.

I. WATER RESOURCES (continued)

	Yes (%)	No (%)	Unsure	Total Replies
Do you favor updating town policies to protect the quality of our water resources?	71	10	18	105
Do you favor exceeding the state requirements or meeting the state requirements?	62	38	n/a	99
Do you favor providing farmers, loggers and other relevant residents with “best management practices” information to protect our water and forest land resources?	86	6	8	83
Do you favor having an active plan to prevent the spread of invasive plant species in our waterways?	89	8	3	103
Should the Town of Parsonsfield allow large water extraction within the Town limits?	10	81	10	105

- 15 inputs on concerns with neighbors drinking water.

J. CRITICAL NATURAL RESOURCES

	Yes (%)	No (%)	Unsure (%)	Total Replies
Do you think that current regulation provides enough protection for our critical natural resources?	32	20	48	102
Are there other non-regulatory ways to protect our critical natural resources?	21	8	72	92
Are there any areas of land that you feel should be protected from development, overuse or other human interference?	37	14	41	94
Are there scenic areas and views that you feel should be protected into the future?	31	14	55	97
Are there road construction or maintenance practices that you feel threaten our critical natural resources?	8	32	59	96
Does the Town share critical natural areas with other towns that would require a cooperative multi-town partnership for cooperative protection of those areas?	19	14	67	93
Should the Town of Parsonsfield limit the type of lighting used for all signs? Meaning prohibit LED lighting or any other type of lighted sign that may impact the abutter's property at night?	71	13	16	100

J. CRITICAL NATURAL RESOURCES (continued)

- 13 inputs regarding if our current regulation provides enough protection for our critical natural resources.
- 20 inputs on other non-regulatory ways to protect our critical natural resources.
- 30 inputs with areas of land that should be protected from development, overuse or other human interference.
- 28 inputs on scenic areas and views that should be protected.
- 6 inputs regarding road construction or maintenance practices that may threaten our critical natural resources.
- 18 inputs on critical natural areas shared with other towns that would require a cooperative multi-town partnership for cooperative protection of those areas.
- 4 inputs regarding limiting the type of lighting used for all signs.

J. CRITICAL NATURAL RESOURCES (continued)

Comments regarding Critical Natural Resources (Q1 through Q7)

- I'd be careful of overregulating waterways.
- Clean the town up! It's a mess!!!
- Title 38-419C "Transport of any aquatic plant" NEEDS TO BE enforced by Maine law enforcement!! It's a law.
- Maine DEP has failed to respond to Long Pond water quality problems. How is the State of Maine going to fix their water?
- Clean up Elm St.
- Sustainability plan should be serious consideration in addition to pollution, use, etc.
- Keep it safe, sanitary and scenic.
- How (where) people farm and log their land and preserving this beautiful area is a primary concern.
- Close monitoring of these areas. Continue forcing states regs. and applying for grants.
- Province Lake, Wakefield, Effingham NH.
- Long Pond has had water quality issues, West Pond will probably be next. These issues should be addressed. The river needs to be protected also.
- Very concerned about possible water/sewer mixing in East Parsonsfield. Other village areas should be checked for similar problems.
- Keep large blocks of undeveloped land.
- In regards to the lighting issue; have a set time when signs should be off. i.e. 11pm unless the business is 24/7.
- Development or logging should get voter approved before being allowed to happen.

K. RECREATION:

	Strongly Disagree (%)	Disagree (%)	Agree (%)	Strongly Agree (%)	Total Replies
Town of Parsonsfield residents have sufficient access to:					
Area ponds	9	15	57	19	86
Scenic or historical areas	3	16	63	18	79
Hunting areas	1	8	73	18	78
Hiking trails	1	20	62	17	81
Snowmobile / ATV trails	1	8	71	19	77

There are sufficient recreational opportunities in Parsonsfield for:	Strongly Disagree (%)	Disagree (%)	Agree (%)	Strongly Agree (%)	Total Replies
The elderly	19	53	26	2	78
Adults	11	30	56	3	79
Teens	18	34	43	5	77
Children	16	32	47	5	77

K. RECREATION: Do you have other thoughts about recreational opportunities?

- Establish rec / community center for kids, teens, & seniors. Utilize gyms in winter. No Internet. Work with all three towns. Facilities like basketball courts, tennis, etc. Create a park.
- YMCA, something with a pool, teen center, fitness center better than the one in Cornish that is open 7 days a week with long hours – 5am-11pm, and cheaper.
- Use Par Sem.
- There should be free and easy access for elderly in winter so they can safely walk and exercise
- Rec. dept has helped but there is little here. High taxes, little to do, & poor education doesn't encourage people to move here or stay here.
- Need to provide tax incentive for not posting land.
- ATV's destroy the natural environment.
- Reopen the dirt racing at the old Box Factory and advertise!
- Passive recreation. People have forgotten how to create their own rec. opp.
- Establishment of more hiking/walking/biking trails and bike lanes. Public area for kayak and canoe access.
- Have more places to go – like movie house – bring people in & help get \$\$.
- Schools to offer local extra credit for bowling, flower arranging, clean up – pick up day.
- There should be a town map (for a fee) that outlines all rec. areas and access points.
- Access to West Pond is mostly private. Access to Long Pond is by agreement with West end House Association, beach and launch.

L. FUTURE LAND USE ISSUES:

	Strongly Disagree (%)	Disagree (%)	Agree (%)	Strongly Agree (%)	Total Replies
The Town of Parsonsfield should have a system in place to acquire important open spaces and access sites using either outright or conservation easements.	8	13	54	25	76

	Yes (%)	No (%)	Unsure (%)	Total Replies
Should the Town allow downzoning by individual home and land owners?	54	22	25	102
Should the Town have a system in place to acquire open spaces (land, fields, forest, etc.) and/or easements to such to be financed with town funds, private donations, gifts (financial and/or property), etc.	59	19	23	97
Are you a property owner and do you have plans now or think in the future you may want to develop your property? In this case “develop” means build an additional residence that you would not occupy, build multiple residences for sale or lease, add a structure or structures or parking lot to conduct business, sell goods and/or services.	12	76	12	102

Other Comments / Ideas

Thank you for developing this survey. I am very humbled by all that I don't know about our town development and appreciate you raising my awareness to all of these concerns.

- Pave Devereux Road

- Thank you! I find this an effective way to get my opinion!

- Parsonsfield needs to be modernized & updated and more freedom to do so.

- I think this should have been sent to Parsonsfield residents only – who own property and live in this town year round (primary residence in Parsonsfield).

- Thank you all for this opportunity to voice our opinions. Sorry I wrote my opinions in the wrong spots. Parsonsfield is a large land mass of beautiful landscape rich in natural resources. Vital to educate residents of individual impact and importance of community involvement. This plan needs to be developed with all considered. Plan has been needed for many years.

- Parsonsfield has a long history and a lot of character. Just as it is! We have way too many outsiders who want to change the town they moved to. They can leave because real Mainers are happy with the way it is. No growth!

- Start selling property confiscated for non-tax payment at fair market value not just highest bidder at auction. then pass the value on to tax payers in the form of lower property taxes.

Other Comments / Ideas

- I believe we are where we are for a reason. Village residents would like to see the village very active, exciting and interesting. Others are likely looking for quiet and privacy. I support the concept of busy villages and quiet countryside. Country folks will seek out the villages for social events and villages will spend time hiking or fishing and both will return to their domains at the end of the day. Policy supporting this concept would be supported.

- Proceed carefully.

- Business in Kezar Falls is supported. Preserving natural resources & historic places is of primary concern. As is preserving the quiet and comfort of rural/village living without agricultural practices too large for area. Safe water, roads and access to natural resources is extremely important.

- All growth has its pluses and minuses. For me this town and its people who live here are a treasure to be hold. Be careful what you wish for.

- Thank you!

- Thank you for undertaking the updating of Parsonsfields Comprehensive Plan.

- Parsonsfield is blessed with rivers, streams, ponds, wetlands, and large forest blocks, much wildlife and mountain views. Many residents support themselves with jobs involving these natural resources which are self renewing and unharmed permanently by logging, farming, recreation. But water extraction, over development, over paving, electronic towers, enablement/encouragement of too much traffic all will destroy these forever and our current way of life here, for us and for future generations.

Other Comments / Ideas

- Private land ownership should not be impinged by any municipality. Town owned land ownership is very limited (Robinsons mill. Sound development is needed to move the town forward. Not the imposition of taxes. not the imposition of taxes to impose on towns will drive people out of Parsonsfield. Key Fact: 52 percent of people in Parsonsfield are low to moderate income.
- Compared to the survey used in 1989 or 90, this one is overly complex, has hidden agendas, and uses apparently neutral questions to advance those agenda.
- We need to move backward in time if we are to survive. 1927 is a good target year. We should not promote a lifestyle that is already doomed.
- I hope to preserve our forest land in a conservation easement.
- The roads need to be plowed more often in the winter. Allow tax vouchers for students not in the public schools.
- After attending one of your meetings, it was good to know that you were working on this. It is very important not to let sprawl affect our beautiful way of life. BTW – this took more than 20 min. if you really want to think it our to the best of your ability. Thank you for your hard work!!!