

# **Town of Porter 2023 Comprehensive Plan**



*Adopted Nov. 14, 2023*



## ACKNOWLEDGEMENTS

The following townspeople contributed their time, effort, and ideas to the development of Porter's Comprehensive Plan during monthly meetings over a number of years. This document is the result of their dedication and hard work.

Mark Bolton, Doug Bowen, Nate Carpenter, Kathy Chaiklin, Dan Davis, Forrest Day, Ron Deshaies, Mike Enos, Peter Hagerty, Robert Heard, John Lowry, Margaret Lowry, Ellen Needham, Gary Nickerson, Jeanne Nickerson, Ron Silvia, Jean Stanley, Rebecca Thompson, Allan Walch, Jean Williams, Sylvia Wilson, and Margaret Zack.

*Our apologies to anyone that may have been accidentally left off the list*

A special thank you to the organizations and town officials who took time away from their daily tasks to respond to the questionnaire.

Friends of Porter 569, Kezar Falls Circulating Library, Kezar Falls Fire Dept., Land Share Riders, Parsonsfield-Porter Historical Society, Sacopee Valley Health Center, Sacopee Valley Recreational Council, Smooth Feather Youth, The Grateful Undead, Tri-Town Waste Facility, West Day Post 123 American Legion of Maine, Sacopee Rescue Unit, Inc., and Riverside Methodist Church

Animal Control Officer, Assessor's Agent, Budget Committee, Code Enforcement Office, Conservation Commission, Local Health Officer, Planning Board, Selectman-Chair, Selectman, Town Clerk/Tax Collector, Town Treasurer, and the Zoning Board of Appeals

A huge thank you to all the residents and property owners who took time to complete the town survey.

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# 1. Introduction

## The Decision to Develop an Updated Comprehensive Plan

The last Porter Comprehensive Plan was approved by the Town and the State in 1991. Comprehensive Plans do not expire – they are the Plan of the Town until repealed or replaced. What does expire, however, is the State of Maine’s finding that a town’s Comprehensive Plan is consistent with the Maine Growth Management Act (Title 30-A, Maine Revised Statutes, §§4311-4349-A). The amendments of that Act in 2008 provide that the finding of consistency expires twelve years after a Comprehensive Plan takes effect.

Generally speaking, a Town will not qualify for State grant funding unless the Town’s Comprehensive Plan is found consistent with the Growth Management Act. In addition, Porter ordinances may be more vulnerable in any court review because they are not consistent with a Plan which has been found to be consistent with the Growth Management Act. Finally, 1991 was over 30 years ago, and it is important for the town to revisit a Comprehensive Plan to make sure that it meets the town’s needs today.

In 2010, the Town reconvened the committee to produce an updated Comprehensive Plan for the one that expired with the State in 2008. Budgeting is proposed annually and voted on by the townspeople, and has been relatively minimal to cover expenses for mailings and surveys as the effort has largely been performed by local volunteers, rather than outsourcing with planning consultants.

## How the Comprehensive Plan Update was Developed

At the 2010 Annual Town Meeting, the Planning Board announced the need to reconvene the Comprehensive Planning Committee to comply with State regulations and solicited volunteers.

In May of 2010, the initial group began to meet and consisted of the following members:

*Doug Bowen, Allan Walch, Jean Williams, Sylvia Wilson, Robert Heard, Ron Deshaies, Forrest Day, Ellen Needham, Gary Nickerson, Jeanne Nickerson, Peter Hagerty, Margaret Zack, Mark Bolton, Kathy Chaiklin, Ron Silvia, and Nate Carpenter.*

The Committee spent its first several meetings understanding the law and process of a Comprehensive Plan, reviewing the 1991 Comprehensive Plan, and establishing and interpreting a 2011 public opinion survey. The work was generally focused on sections, or categories outlined by the State: History & Archaeology Resources, Fresh Water Resources, Natural Resources, Agriculture & Forest Resources, Marine Resources, Population & Demographics, Economy, Housing, Recreation, Public Facilities, Fiscal Capacity & Capital Investment, Existing Land Use, and Future Land Use Plan.

In 2015, the Committee reached out to Southern Maine Planning & Development Commission (SMPDC) for some guidance on how best to proceed with the updated plan. The Committee was informed that there was no longer a State Planning Office and that local comprehensive

plans were no longer being reviewed. For that reason, SMPDC advised the Committee to keep the format of our 1991 plan and update it with current information. Over the course of the next four years, the group met eight or nine times a year and slowly reviewed the 1991 plan focusing on updating the data components (e.g., population, economics, school enrollment, etc.).

In late 2019, the Committee learned that while the State Planning Office had in fact been dismantled, the requirements of comprehensive plans still remained in place and that oversight and review of local comprehensive plans had merely shifted from the State Planning Office over to the Department of Agriculture, Conservation, and Forestry. In addition, the Committee learned the State compiles data sets of information to assist municipalities in constructing their plans. This resulted in a complete restructuring of the work and format the Committee had been using and necessitated collecting a large amount of additional content, data, questions, and analysis required by the State.

The State compiles data sets for towns twice a year upon request. The State compiled a Data Set, including links to necessary or helpful information, in 2020, for the Town of Porter. Data relied on in a comprehensive plan should be, if possible, no more than three years old.

## **Public Participation in the Development of the Comprehensive Plan**

All meetings of the Porter Comprehensive Plan Committee were open to the public. In 2011, a paper survey was mailed to all residents of the Town. The survey incorporated a significant number of questions that had been asked on a prior survey from the early 1990's for comparison purposes. The results from this survey can be found in Appendix K1.

In 2022, a new survey was designed to obtain updated input from the townspeople. Careful consideration was taken to try to eliminate barriers to responding to the survey. It was primarily an online survey, but written copies were available at the Town Hall. The survey was open for six weeks. During this time, four different ads were placed in the local paper, as well as signs posted at the Town Hall and notifications were posted on the Town website and on social media. Results of the survey can be found in Appendix L1.

Also, during 2022, the Committee designed a questionnaire for various town organizations and major service providers to the town (Select Board, Planning Board, Fire Department, Tri-Town Waste Facility, etc.). The goal of the questionnaire was to gauge their concerns and views for the years ahead as it pertained to their position within the Town or their organization and the services it provides to the Town. Results of the questionnaire from the local service providers can be found in Appendices M1-M13. Results of the questionnaire from the town organizations can be found in Appendices N1-N12.

## **The Purpose and Function of the Comprehensive Plan**

The Comprehensive Plan is not an ordinance or law. It is a guide for municipal officers, municipal employees, and other town committees, commissions, or boards in their decision-making. It is intended to provide continuity in town policy. Ordinances passed by the town should be consistent with this Plan. The Comprehensive Plan may also be used to seek funding from state and federal grant programs. Planning is an on-going process. The Porter Comprehensive Plan Committee recommends that the Plan be reviewed each year by the various assigned entities to assess implementation of the Plan as it relates to their functions.

There are challenges and unknowns ahead for Porter, as there always are. Bringing our roads up to standards and maintaining them efficiently has been, and will continue to be, a significant challenge that requires constant work and investment on the part of the townspeople. The MaineDOT has encouraged the Town to take advantage of resources and workshops offered by the Maine Local Roads Center. As development and demographics in the state change, Porter has to be prepared, or to pivot quickly to address those changes, in terms of services and local regulatory design.

Historical trends and forecasting models are currently in a significant state of flux, due to inaccessibility of 2020 Census data, as well as numerous governmental policy-making decisions and timelines regarding the pandemic, housing, fluctuating migration patterns, criminal justice system, mental health issues & addiction, potential PFAS<sup>0</sup> pollution, as well as rare earth mineral and alternative energy speculation. These factors may have a continued and accelerating effect on the town in ways we cannot yet foresee.

There is every likelihood that Porter will meet these challenges successfully. Porter is an exceptionally active, diverse, and innovative town. New individuals are stepping up to serve in a number of town boards and committees. Porter citizens often cite the “small town atmosphere” when asked what attracted them to, or what keeps them in, Porter. This “small town atmosphere” is the collection of contacts with other people, nearby towns within Kezar Falls and the Sacopee Valley Region, as well as neighboring towns.

The members of the Porter Comprehensive Plan Committee are proud to have been able to set out some of the issues ahead for the Town and suggest ways that the Town might move forward to meet them.

*Please note: All websites listed within this document were valid at the time of printing, but no guarantee can be made to their continued validity.*

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<sup>0</sup> See page 21 for more information on PFAS, RCRA-8 & PBTs.





## 2. Our Vision

Porter will continue to be prized by its citizens for its rural landscape, natural beauty and its small-town character. Its citizens will continue to participate in a wide range of community activities, from Town boards and committees to the Volunteer Fire Department, as well as the many groups created around particular interests, from town history to snowmobile riding to theatre and Grange events. The Town will support special events such as town anniversaries (e.g., bicentennial celebration), seasonal parades, and 5K runs that bring the townspeople together so that a sense of Porter strengthens. The Town will promote public meeting spaces to provide increased opportunity for community activities.

The Town will continue to develop its own character, defined by its citizens, its history, geography and natural resources, while recognizing that the cities of North Conway, Portland, Biddeford, Sanford, and Rochester (NH) provide many services that do not need to be duplicated in Porter. Porter will continue to work with nearby municipalities to share resources and hold down costs. Porter will work with the State of Maine to assure that through traffic does not change the character of the Town.

Porter will continue to facilitate the flourishing of small and home-based businesses as its economic base by recognizing the relationship between town capacity and scale, and that industrial developments are not compatible with its rural character. Open-pit metallic mineral mining, large-scale liquidation timber harvesting, and persistent chemical pollution limitations need to be in place to preserve our resources. Increasingly business is done from homes, home offices, and small facilities and this activity will continue as the Town finds ways to support this in all parts of Porter. The Town will support small business development by assuring that its ordinances accommodate mixed-use, small-scale, low-impact businesses in residential settings. The Town will strive to develop and maintain an updated listing of products and services available in Porter and will encourage buying local.

The Town will continue to promote local agriculture and support efforts to return parts of Porter to its farming heritage. Porter will continue to be recognized as a place defined by its rural character and natural beauty such as open fields and woodlots, scenic vistas, scenic road corridors with shade trees (despite the financial & economic cost), and an abundance of wildlife and flora. People in all parts of Porter, in established neighborhoods or planned subdivisions, will have convenient access to open space. The park and public water access points will be maintained, expanded, and promoted as a significant component of Porter's open space. The Town will encourage conservation efforts, including those by regional conservation partners that promote wildlife habitat, and wildlife corridors through the town. New low-impact commercial businesses will be promoted in the village areas. Current village densities encourage residential development near state-maintained roadway infrastructure, with more access to services and products.



### **3. Community Assessment**

This section of the Comprehensive Plan presents current data and trends on the following topical areas:

- History and Archaeology
- Fresh Water Resources
- Natural Resources
- Agriculture and Forest Resources
- Population and Demographics
- Economy
- Housing
- Recreation
- Transportation
- Public Facilities and Services
- Fiscal Capacity and Capital Investment Plan
- Existing Land Use

The Community Assessment provides the factual basis for the understanding of where the Town is now and where it is going. The same topical categories reappear later in the Plan under the Future Land Use Plan (Chapter 5), Goals and Policies (Chapter 6), and the Implementation Program (Chapter 7).

## **Historic & Archaeological Resources**

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### **A Short History of Porter**

Porter was originally settled by Europeans in the late 1700's. The population center was located around the Porter Old Meetinghouse. Some of the original settlers' homes still stand in this area. By the early 1800's, population centers had sprung up in Porter Village and in the Kezar Falls section of town. Many of the homes, businesses and schools in these areas still exist. There are several homes in Porter with architecturally significant details, and many with historical significance.

Porter has a strong history of manufacturing. Early on, settlers took advantage of the abundant waterpower around them. Most streams had gristmills and/or saw mills situated on them. Small scale agricultural interests, such as crop growing and animal husbandry flourished until the early 1900's, with some continuing still today, although less widespread. Later, with the establishment of population centers, trade businesses such as clothing manufacturing, furniture construction and canning were carried out. Retail businesses established themselves in and near these population centers as well. The woolen mill, located in Parsonsfield, was a vital part of town life, providing jobs, and creating businesses to support the work force. Many of these buildings still stand, most significantly altered from their original form.

### **Archaeological Sites**

Archeological sites are the remains of the prior presence of human beings upon the land. Such evidence could be structures such as stone walls, cellar holes and burial grounds, artifacts, dams, forts, building foundations, terrain features, and remains of plants and animals associated with human habitation.

Prehistoric archeological sites are those which predate written records. According to Maine Citizens for Historic Preservation, 99% of the prehistoric archeological sites in Maine are located along rivers and stream banks, lake shores, and the seacoast. No prehistoric sites have yet to be identified in Porter. Porter, however, is located on the Ossipee Trail and the Great Ossipee River. Native American sites have been identified in Ossipee, New Hampshire and Cornish, Maine, both sites relatively nearby. Prior to European settlement, Native Americans regularly traveled from inland areas to the ocean. It is possible that evidence of their travels has yet to be discovered in Porter. See Appendix A1 for a map of potential archaeological sites.

In Maine, most Euro-American historic archeological sites are found along transportation routes such as rivers, foot paths, and early roads. While no formal identification of such sites worthy of preservation have yet to be made, some sites deemed notable by the Comprehensive Planning Committee include:

- Various saw mill sites from the 1700's
- Let Day Mill: saw mill located on Mill Brook emptying out of Bickford Pond and flowing into Porter Village at the bridge
- Grist Mill: a grist mill located at the Colcord Pond Dam
- "Ellenwood" Log Cabin: Ellenwood was the original name for Colcord Pond. Benjamin Ellenwood lived prior to 1797 on the western shore of Colcord Pond. The remains of a foundation that exists on the left as you head down Lady Slipper Lane are likely the site of his home. The site has been excavated by archaeologist Richard Lang in the past.

## **Historic Buildings & Structures**

There are two buildings on the National Register of Historic Places, a listing of homes, commercial buildings, and bridges which are deemed historically significant.

### **Porter-Parsonsfield Bridge**

The Porter-Parsonsfield Bridge, located in western Maine, is one of the few 19<sup>th</sup>-century covered bridges left in the State.

The bridge was built in 1876 by the towns and its span formerly carried North Road (*State Route 160*) over the Ossipee River. It is a long truss bridge (*designed by Peter Paddeford*) that has been strengthened with laminated arches and rests on granite block abutments and a central pier. The sides are sheathed with vertical boarding and the roof consists of cedar shingles.

In 1960, after the new alignment of North Road was built, the bridge was closed to motor vehicle traffic. The Maine Department of Transportation (MDOT) took over the bridge's maintenance in 1967. The bridge was listed on the National Register of Historic Places in 1970. It is vulnerable to and has experienced vandalism and squatting over the years and requires ongoing attention and care by the towns of Porter and Parsonsfield.

### **Porter Old Meetinghouse**

The Porter Old Meetinghouse is a historic meetinghouse on Old Meetinghouse Road in the municipality. It is a well-preserved example of meeting houses in rural Maine that served as the center of local civic and religious activities. The building, built between 1818 and 1824, was listed on the National Register of Historic Places in 1973.

A significant investment in property taxes has been directed to rehabilitate the Porter Old Meetinghouse in the past 15 years, including restoration of the roof, windows and doors, powder post beetle treatments, and exterior painting. Although owned by the Town, the

building has been under the care of the Parsonsfield-Porter Historical Society, and more recently the Conservation Commission has also taken a role in its maintenance.

In addition to the structures on the Register, residents of the community have identified the following buildings or sites as being notable in Porter:

1. History House
2. Historic school houses (former Advent Christian Church, Verrill house, Black School house, Lord School house)
3. Porter's first high school (Family Dentistry)
4. Historic churches (Methodist Church, Porter Union Church, Advent Christian Church)
5. Garner Gym (Original Methodist Church)
6. The William Stanley/Hadlock/Robert McDonald House
7. The Blazo House
8. The Knights of Pythias building
9. Norton Hill farm
10. The Black farm
11. Colcord camp on Colcord Pond (Now Duffy)
12. Colcord family site: Jessy Colcord settled in Porter in 1807 and perhaps lived in what is now Trudy Duffy's camp on the pond.
13. Historic village areas (Porter Village and Kezar Falls)

All of the buildings and sites listed above are currently privately owned, but were listed based on survey results and the Porter Comprehensive Planning Committee.

## **Historic and Archaeological Resources in Porter**

The Parsonsfield-Porter Historical Society maintains historical records and data for the towns of Porter and Parsonsfield. The first meeting of the Parsonsfield-Porter Historical Society was on August 27, 1946. Early meetings were held in Norton Hall on the Parsonsfield side of the village of Kezar Falls. The original purpose for the formation of the society was to preserve historical data, especially valuable records and relics of the early days of the two towns. The Parsonsfield-Porter Historical Society was incorporated in 1953.

According to the Parsonsfield-Porter Historical Society's website<sup>1</sup>, "It is the mission of the Parsonsfield-Porter Historical Society to collect and preserve artifacts, photographs, documents and publications of historical significance that relate directly to the history of Parsonsfield, Porter and South Hiram, Maine - including the village of Kezar Falls; to preserve and make available for research the genealogical records of families from the area; to encourage the love and study of local history in the youth of the area; to encourage the preservation of historical sites and structures; and to discover and disseminate local history, legend and lore so that succeeding generations may benefit from a better understanding of their past."

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<sup>1</sup><http://parsonsfieldporterhistorical.org/about>

## **Protection of Historic and Archaeological Resources**

There are limited regulations that control the changes which can be made to the historic buildings in town. With respect to high impact land use developments, there are regulations that control possible threats to these historic features, such as inappropriate neighboring land uses and removal of the building itself.

Numerous stone walls throughout the Town are also appreciated by the community for their historical context, and these are protected where they are listed in a deed or survey as identifying a boundary. The State recognizes stone wall boundaries within the rights-of-way (Title 23 Section 653), and has established statutes regarding how dividing line walls are treated between property owners (Title 30-A Chapter 133).

Vandalism has also been a threat to historic buildings which are not occupied or actively utilized by the community. Respondents to the 2011 survey stated that older buildings in town were important to them and deemed it important to preserve them. The 2022 survey respondents overwhelming agreed that increased volunteerism and community involvement is needed in order to protect Porter's significant historical and archaeological resources. There was also support for more education around our resources, better utilization of these resources and adopting or amending local ordinances to help with protection.

From 2019 to 2020, building permitting fees, dimensional standards, parking requirements, cellar hole evaluation, and local historical society coordination were updated to assist in promoting the renovation and retention of existing historically notable structures within the municipality, but have not yet been tested for effectiveness.

A survey of historic resources is specifically required for three (3) land uses: wireless communication tower and antenna installations (historic resources), automobile junkyard and graveyards (cemeteries), as well as subdivisions (historic resources).

Current protective measures are outlined below.

### LAND USE ORDINANCE

Article I Section 1.2 indicates one of the purposes of the Town of Porter Land Use Ordinance is "to protect archeological and historic resources".

There are nine (9) references in regard to historical and archeological resources in the local land use ordinance.

These assure that:

- No greater adverse impact will occur,
- Materials and designs are used with architectural compatibility in mind,
- A safety-aesthetic zone is established for resources (derived from the 1991 Comprehensive Plan and the published book “200 Years”) from wireless communication towers and antennas,
- The distance to a proposed wireless tower or antenna facility from the historic resources is provided (derived from the 1991 Comprehensive Plan and published book “200 Years”),
- Historical and archeological resources (derived from the 1991 Comprehensive Plan and the published book “200 Years”) within Shoreland are protected,
- The Town is notified of cellar hole treatment upon relocation of non-conforming structures.
- Automobile graveyard and junkyards have a minimum buffer from cemeteries; and
- The Parsonsfield-Porter Historical Society is notified when local archeological or historical resources (derived from the 1991 Comprehensive Plan and published book “200 Years”) are involved in a proposed land use permit application.

*NOTE: Archeological excavation is authorized by a qualified archeologist recognized by the State, and screening and buffering setbacks in the villages have been relaxed to promote the retention of historically notable buildings.*

### SUBDIVISIONS

Article I of the Subdivision Regulations indicates several of the purposes of the subdivision regulations are to assure that new development conforms to the approved Porter Comprehensive Plan and to conserve the cultural resources identified in the plan as important to the community.

There are five (5) references in regard to historical and archeological resources in the local subdivision regulations.

These assure that:

- A preliminary application includes all areas within or adjacent to a proposed subdivision which are either listed on or eligible to be listed on the National Register of Historic Places, or have been identified in the comprehensive plan as historically notable, sensitive, or likely to contain such sites,
- Prior to submittal of a final subdivision plan application, approval is obtained in writing, where applicable, from the Maine Historic Preservation Commission and/or the Parsonsfield-Porter Historical Society, and that a copy of the plan and a copy of proposed mitigation measures has been sent to the Maine Historic Preservation Commission or the Porter Parsonsfield Historical Society, if historic or historically notable sites exist within or adjacent to a proposed subdivision,



- The local planning board can define appropriate screening and buffering of a proposed subdivision from historic sites,
- Appropriate measures for the protection of historic, historically notable, or prehistoric resources are included in a subdivision proposal plan,
- The placement and the architectural design of new structures in the subdivision are similar to the historic structures, when the historic features to be protected include buildings; and
- The Maine Historic Preservation Commission and/or the Parsonsfield-Porter Historical Society are consulted by the local planning board when reviewing such plans.

*NOTE: Proposed subdivision street design standards may be relaxed if implementation of the improvements will adversely affect historic or historically notable sites.*



# Freshwater Resources

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## Introduction

The surface water of the town should be viewed as a connected system. Streams, rivers, ponds and wetlands are interconnected parts of the town's water resources. The health of any one part of this system affects the other parts. Subsurface water - groundwater and aquifers - are more loosely connected but vital to the town's socio-economic health, emergency preparedness, agricultural potential, and resiliency.

## Surface Waters

Porter is blessed with a wealth of great ponds, rivers, and streams. Maine defines a great pond as any inland body of water which, in a natural state, has a surface area greater than 10 acres. Porter's surface waters consist of the Ossipee River, which defines Porter's southern border, eleven great ponds, two smaller ponds and numerous streams. Most of the town is located in the drainage basin of the Ossipee River.

### Ponds

The ecosystem of a pond is made up of a dynamic mixture of plants, animals and microorganisms. While the specific ecology of all the ponds in town may not be readily documented, anyone who spends an afternoon at one of the many ponds in town will quickly see that it is thriving with a diverse array of life. Water quality tests (data provided by Lake Stewards of Maine (LSM)), including Phosphorus, 'Chlorophyll a', etc. can be found in Appendix B1; Secchi Transparency Readings can be found in Appendix B2.

Colcord Pond (some sources refer to it as Colcord Lake) and Bickford Pond make up the two largest of the great ponds in Porter with a size of 246 acres and 214 acres, respectively. The ponds, which are located less than one mile apart, are situated in the western part of town near the New Hampshire border. Both of these ponds are home to a diverse group of plants, animals and fish, both naturally occurring and some that are stocked by the Maine Department of Inland Fisheries and Wildlife (MDIFW).

To the south of Bickford and Colcord Ponds, lie Mine Pond and Plain Pond. Mine Pond, 50 acres and Plain Pond, 18 acres, are both surrounded predominately by private subdivisions. Little is documented about the specifics of the ecology of these two ponds or the presence of invasive species. Additionally, no known water quality tests have been performed at these sites.

There are two smaller ponds in town that are acknowledged through LSM. Chalk Pond (sometimes seen on maps as Chall Pond) is a very small, one-acre, pond that lies to the northwest of Colcord Pond, within 600 feet of the New Hampshire border. Hubbard Pond, which is located between Bickford Pond and Mine Pond, is a small six-acre pond. There is little documentation on either of these ponds in regard to ecology or water quality.

Black Pond, sometimes referred to as Black Lake and known as Black Bog by the local community, is centrally located. Black Bog is a 79-acre shallow body of water with a maximum depth of 10 feet. It is home to a small selection of fish, including yellow perch and largemouth bass, as well as a large variety of plant species. Phosphorus levels were last tested over 20 years ago in the late 1990's. Since 2016, Secchi transparency testing has been performed annually at this location.

To the south and east of Black Bog lie the two Spectacle Ponds, sometimes referred to as Spectacle Pond #1 and Spectacle Pond #2 and known as Lower Spec and Upper Spec by the local community. They are 42 and 36 acres in size, respectively. The two ponds are divided by Spec Pond Road and connected below the road via an unnamed stream. Both ponds are home to many fish species including largemouth bass, yellow perch, and American eel. The Lake Stewards of Maine has little documentation on these two ponds as it relates to ecology or invasive species. Outside of Secchi transparency testing done in 2017, no other publicly documented water quality tests have been done on these ponds. However, Lower Spec Pond has been the site of summer swim lessons dating back to 1958, first hosted by the 21 Club, then followed up by Sacopec Valley Recreation Council (SVRC). For quite some time, E-Coli testing have been done by local volunteers throughout the duration of the swim lesson season. Beginning in 2019, Saco River Corridor Commission (SRCC) began collecting these test results. The results of the E-Coli tests can be found in the Appendix B3.

The smallest of the great ponds in Porter is Chapman Pond, with a size of 11 acres. It is located near the intersection of Spec Pond Road and Town Farm Road. This pond is home to a small selection of fish species including the American eel and the brook trout. No other information is documented for this pond through the Lake Stewards of Maine.

On the eastern border of town Porter shares three great ponds with the Town of Hiram. North along Route 160 (Brownfield Road), is Stanley Pond (to the east), which is 146 acres in size, 54 acres of which are in Porter. To the north of Stanley Pond is Trafton Pond, which is 51 acres in size, with 12 acres within the Porter town limits. As you continue north, Jaybird Pond, which is located to the west of Route 160, is 14 acres in size, with only 2 acres located in Porter. Stanley and Trafton Ponds are both home to numerous fish including smallmouth and largemouth bass as well as yellow perch. Many other plants and animals call these ponds home. The Lake Stewards of Maine does not have much data on Jaybird Pond, noting a few fish species, but little additional information as it relates to plants or invasive species.

### Rivers

The Ossipee River extends just over 18 miles in total length. It begins at the border of the towns of Effingham and Freedom in New Hampshire, where it travels east into Maine, eventually converging with the Saco River in Cornish. Upon entering Maine, the River serves as the Town's southern boundary as well as Oxford County's southern boundary. On the south side of the river lie Parsonsfield and York County. The Ossipee River is home to a variety of fish including pickerel, smallmouth and largemouth bass, rainbow trout, and salmon. Countless plants and animals also live in and around the river and its banks.

In recent years, the Ossipee River has been found to be host to variable leaf milfoil, *Myriophyllum heterophyllum*<sup>2</sup>, a non-native plant that is listed as an invasive species by the Maine Department of Environmental Protection (DEP). Variable leaf milfoil (not to be confused with whorled water-milfoil, *Myriophyllum verticillatum*, a plant native to the region) can spread quickly producing dense mats near the surface of the water ultimately impairing boating, fishing, swimming, and shading out of the native plants.

## Groundwater

Groundwater includes all precipitation that percolates into the ground. Depending on the local geology, 10 to 50 percent of annual precipitation in Maine infiltrates to the subsurface to become groundwater. Tapped through wells, this water is used for drinking and other domestic uses, for commercial and industrial production, and for livestock and agricultural irrigation. Groundwater also helps keep lakes full and keeps rivers and streams flowing. The slow, steady discharge of groundwater into surface water bodies helps keep them from going dry.

## Watershed

A watershed is an area of land that feeds all the water running under it and draining off of it into a body of water. It combines with other watersheds to form a network of rivers and streams that progressively drain into larger water areas. Topography determines where and how water flows. Ridge tops surrounding a body of water determine the boundary of a watershed.

A watershed is made up of smaller sub-watersheds. Porter is part of the Saco Watershed, which is made up of over 50 sub-watersheds. The sub-watersheds in Porter are the Bickford Pond-Ossipee River watershed, the Little River-Ossipee River watershed, the Shepards River watershed and the Tenmile River-Saco River watershed. More information on these sub-watersheds can be found through the United States Environmental Protection Agency's (EPA) *How's My Waterway?* program.<sup>3</sup> See Appendix B4 for a map of Porter's watersheds.

## Aquifers

An aquifer is an underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials (gravel, sand, or silt) from which groundwater can be extracted using a water well. Aquifers can be small and shallow, or large and deep, and may cross town and state boundaries, which makes monitoring and maintaining water quality a challenge.

Saturated sands and gravel are called sand and gravel aquifers, while water-bearing cracks and fractures in bedrock are called bedrock aquifers. The major sand and gravel deposits are from glacial ice-contact and glaciofluvial materials deposited along the Ridlon Brook, Mill Pond, and Ossipee River valleys. The prime recharge areas for the sand and gravel aquifers are the

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<sup>2</sup><https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=2f9274fcaec643f6bc28df5f09ac90dd>

<sup>3</sup> <https://mywaterway.epa.gov/community/010600020405/overview>

surfaces of the aquifers themselves. The secondary recharge zones are the watersheds of the adjacent surface water bodies.

The Maine Geologic Survey<sup>4</sup> has mapped aquifers statewide. See Appendices B5 & B6 for more information on Porter's aquifers and aquifers in general.

## Drinking Water

Public water systems, in the State of Maine, are grouped into community public water systems and non-community water systems<sup>5</sup>. There are no community public water systems in the town of Porter. Most residents obtain their drinking water from groundwater via private wells. A small portion of the population, located in the Kezar Falls village area, is served by Maine Water Company. The water source used by Maine Water Company is located in the neighboring town of Parsonsfield. There is one non-community public water system located at Maine Teen Camp designed to serve those staying at the camp.

## Water Quality

Water quality is a term used to express the suitability of water to sustain various uses or processes. Measuring water for excessive phosphorous and other nutrient levels is a way to measure the health of a body of water. This testing system shows clearly the effect on the water quality by all of the activities that occur in its watershed which increase the levels of nutrients and detract from the health of the water body. Intense residential development, industrial logging and agricultural practices, and other activities have a negative impact on water quality.

Maintaining the quality of surface and subsurface water requires monitoring of point source pollution (e.g., discharge pipes, smokestacks), which is primarily monitored by the DEP, and non-point source pollution (e.g., runoff from fields, parking lots, building sites, high impact logging sites and septic fields, especially during heavy rain or spring melt), which is a responsibility of the local Code Enforcement Officer.

Vulcan Electric is the only facility recognized by the State that contributes to point-source pollution in the Town. All communities will have non-point sources of pollution; the goal is to recognize where these may be contributing to significant levels of pollution and making sure the municipality is taking the proper steps to mitigate any potential problems.

Runoff may contain nutrients (especially phosphorus), toxins, sediments, and microorganisms. Run-off carrying sediment and pollutants eventually ends up in the lakes, ponds and streams and disturbs the natural balance of organisms in the water. Maine lakes and ponds are particularly vulnerable to phosphorus loading from fertilizers, detergents, and septic fields due to phosphorus acting as a fertilizer to the existing algae and increasing their abundance dramatically. This has the potential to turn them into green, low oxygen dead zones.

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<sup>4</sup> <https://www.maine.gov/dacf/mgs/pubs/mapuse/series/descrip-aq.htm>

<sup>5</sup> <https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/pws/whataPWS.shtml>

### Lakes and Ponds

Porter's lakes and ponds provide unsurpassed aesthetic experiences and recreational opportunities as well as habitat for water birds, birds of prey, fur bearers, game animals, and various reptiles and amphibian species. These water bodies are critical to the survival of town and regional fish and wildlife resources.

Lake Stewards of Maine is constantly updating their site as new data comes in. See Appendices B1 & B2 for water quality data that was available at the time of this printing. To learn more about the ponds in Porter and see the most current data, visit their website<sup>6</sup>. Surveys on some of Porter's larger ponds can be found at MDIFW's website<sup>7</sup>.

The Lakes Division of the DEP has determined that a medium level of protection is appropriate for the watersheds of Porter's great ponds, and this standard has been incorporated in the Porter Zoning Map (see appendix J1), adopted in 2009. A medium level of protection will provide for good long-term protection for most lakes. This level is recommended by the DEP unless the lake is a high value cold water fishery. Even the medium level of protection will assure that the amount of phosphorus in the lake will not increase by more than one part per billion over the next fifty years.

### Ossipee River

Water resources are classified differently depending on whether they are river/streams or lakes/ponds. The State has four classes for freshwater rivers and streams (AA, A, B, C), three classes for marine and estuarine waters (SA, SB, SC), and one class for lakes and ponds (GPA). A close comparison of the standards will show that there is actually not much difference between the uses or the qualities of the various classes. All attain the minimum fishable-swimmable standards established in the federal Clean Water Act. Most support the same set of designated uses with some modest variations in their description.

The Ossipee River is Class B from the New Hampshire border to a point to the confluence of the Saco River. The quality of a Class B river indicates that it is suitable for swimming and as a habitat for fish and other aquatic life. A Class B designation requires at least 75% saturation of oxygen in the water and no impairment of habitat.

The Saco River Corridor Commission (SRCC) is the primary entity in Maine that performs water quality testing on the river. While multiple locations along the river are tested each year, the site within Porter's boundaries is located at the Porter-Parsonsfield covered bridge near North Road. See Appendix B7 for recent water quality test results. In addition to SRCC, Green Mountain Conservation Group (GMCG), based in New Hampshire, also conducts annual water quality tests. One of their testing sites along the Ossipee is located upstream of Porter just across the border in Effingham, NH. See Appendix B8 for the 2020 test results or check out their website for the most up to date test results<sup>8</sup>.

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<sup>6</sup>[www.lakesofmaine.org](http://www.lakesofmaine.org)

<sup>7</sup>[www.maine.gov/ifw/fishing-boating/fishing/fishing-resources/lake-survey-maps/oxford.html](http://www.maine.gov/ifw/fishing-boating/fishing/fishing-resources/lake-survey-maps/oxford.html).

<sup>8</sup><https://gmcg.org/research/water-quality-program-data/>

A grant to the towns of Porter and Parsonsfield paid for a major milfoil removal effort in August 2016, on both sides of the river upstream of the RT 25 / Kezar Falls Bridge (including areas adjacent to the island). There were two smaller removal efforts in July and September 2017. Some small patches south of the dam (in Hiram) have been removed by volunteers since then.

### Threats

Variable leaf milfoil has been mapped in the Ossipee River both above the dam in Kezar Falls village to the NH state line, and below the dam to Hiram. The milfoil has spread from the Ossipee Lake in NH. It travels downstream easily; fragments of the plant can root and spread, and the plant makes numerous small seeds that will settle and sprout wherever there are eddies or mud banks. The Porter Conservation Commission has been coordinating the effort by using a contracted Diver Assisted Suction Harvester (DASH) team of OSHA certified divers with a boat and local volunteers to extract milfoil in the areas where it has been located. There are continuing efforts to remove milfoil infestations. The work has been funded in part by the townspeople and by grants received from the DEP. Work will continue to be done as needed and as funds are available.

Continual monitoring and invasive aquatic plant (IAP) removal will be necessary to protect the Ossipee River from future IAPs, point and nonpoint pollution, and threats of water extraction from local aquifers which could threaten the quality of the river water. More information on variable leaf milfoil can be found on the DEP's website<sup>9</sup>. See Appendices B9 & B10 for associated maps.

### *Threats to Groundwater and Aquifers*

Contamination is of primary concern with groundwater supplies. Once pollutants enter groundwater or an aquifer, they are not easily, cheaply, or quickly removed. Certain land uses are much more of a threat to groundwater quality than others.

The Maine Environmental and Geographical Analysis Database (EGAD) has created a map using ArcGIS software to show known and potential groundwater threats, with data being refreshed daily. The map, as of December 2021 (see Appendix B11), shows a handful of aboveground tank leaks and a couple of tractor trailer accidents that resulted in spills. There are also a couple of old landfills in town that are noted by the State as questionable due to a lack of any formal documentation on file. The largest potential ongoing threat to current groundwater would be located at Vulcan Electric. The state lists them as a RCRA<sup>10</sup> medium quantity generator with an underground injection site. There is no additional information to understand what this actually means in regards to our groundwater.

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<sup>9</sup>[www.maine.gov/dep/water/invasives/vartext.html](http://www.maine.gov/dep/water/invasives/vartext.html)

<sup>10</sup> See page 21 for more information on RCRA's.



Other potential threats to groundwater include:

- ✦ agricultural\* (fertilized fields, manure piles, etc.)
- ✦ chemical storage\*
- ✦ auto repair\* & body shops\*
- ✦ dry cleaners\* & laundromats\*
- ✦ fuel oil storage & distribution
- ✦ gasoline stations
- ✦ landfills\*
- ✦ machine shops\*
- ✦ salt & sand piles
- ✦ gravel & mining operations\*
- ✦ sod farms
- ✦ underground fuel storage tanks
- ✦ utility herbicides/pesticides
- ✦ use of neonicotinoids in agriculture (which cause destruction of pollinator populations which are essential for animal and human life)
- ✦ tire dumps, junkyards\* & automobile graveyards\*, and salvage yards\*

\* In addition to being threats on their own, the items above that include this asterisk are also potential locations for contamination from PFAS, RCRA-8 monitored metals, and PBTs.

Definitions below describe EPA regulated and current U.S. investigative testing for RCRA-8, PFAS & PBTs related to mining, waste, industrial sludge, human septage collection spreading, and containment operations:

**PFAS** (Per- and polyfluoroalkyl substances): These are a large, complex, and ever-expanding group of manufactured chemicals that are widely used to make various types of everyday products. For example, they keep food from sticking to cookware, make clothes, carpets, or furniture resistant to stains, and create firefighting foam that is more effective. PFAS are used in industries such as aerospace, automotive, construction, electronics, and military. These chemicals were not known to degrade in the environment, remain in the environment for an unknown amount of time and may take years to leave the body. Different PFAS chemicals may enter the food chain in various ways, gradually accumulating and remaining in the body over time, a process due to more intake than excretion of the chemicals. PFBS, PFHxS, PFOS, PFHxA, PFOA, PFNA, or PFDA are PFAS designated chemicals that are a potential hazard to immune system function in humans.

**RCRA-8** (Resource Conservation & Recovery Act): The RCRA has recognized the following eight metallic elements to be aware of due to their corrosivity, toxicity, ignitability and reactivity: arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver.

**PBTs** (Persistent, Bioaccumulative and Toxic substances): While many of the chemicals described as PFAS or RCRA-8 fall into this category, there are many other PBTs that exist, including asbestos, polychlorinated biphenyls (PCB's), brominated flame retardants, as well as certain pesticides. This is only a small example of some of the PBTs and the list is ever changing as more information becomes available every year.

In addition to these threats mentioned above, commercial-scale groundwater extraction can threaten groundwater. Extraction can cause contamination to move in new and unexpected ways, and nearby, shallower wells can go dry. Since large aquifers can cross town and state boundaries, monitoring and regulating water extraction can be a challenge.

## **Protections**

The Town currently works to protect groundwater through our Land Use Ordinance and Shoreland Zoning Regulations. High impact uses are restricted within known groundwater and surface water supplies in the municipality through the Town of Porter Land Use Ordinance, which is integrated with the 2015 Chapter 1000 DEP Shoreland Zoning regulations.

The Town of Porter does not currently have a salt/sand stockyard, a public works garage, or a street-sweeping program. Maintenance is performed by the Road Commissioner or private contractors. Soil, soil erosion, and storm water run-off prevention measures are regulated by the State of Maine, and culvert and roadway design standards consistent with State regulations exist within Article 10 Section 10.15 of the Town of Porter Subdivision Regulations (which all land use standards refer to).

The Town of Porter has an active Conservation Commission that promotes water resource protection. In the past, the Conservation Commission has conducted certain household waste & hazardous waste pickups and maintained a paint shack at the tri-town facility. These efforts were intended to redirect TV's /computers, paints, etc. from being dumped along (in many cases) streams and rivers. In addition, the Tri-Town Waste Facility accepts various hazardous wastes including, but not limited to, electronic waste, lithium batteries, and CFL light bulbs.

The Department of Agriculture, Conservation & Forestry also developed a map showing water bodies, wetlands, floodplains, etc. as constraints to development (see Appendix B12). These maps identify areas that are prime locations for agricultural uses or that afford clean water, areas that should also be protected by regulation against inappropriate development.

Understanding the relationship between watershed land use and water quality is a key to protecting our lakes, ponds and streams. The Lake Stewards of Maine has a Volunteer Lakes Monitoring Program which coordinates a program of local volunteers who monitor some of the lakes and ponds in our town for clarity and for invasive aquatic plants. The results of the monitoring are published annually and are available on the LSM website<sup>11</sup>. Of the thirteen lakes and ponds in Porter, five are being monitored regularly by volunteers. Most of the monitoring is a simple test for clarity using a Secchi disk; less frequently, water bodies are tested for phosphorus and other nutrient levels. (See Appendix B2 for secchi readings and B13 for an overview of the monitoring process.)

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<sup>11</sup>[www.lakesofmaine.org](http://www.lakesofmaine.org)

# Natural Resources

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## Introduction

There are a variety of organizations across the State that work to provide data regarding the inventory and mapping of natural resources, including animal and wildlife habitat, wetlands, vernal pools and shoreland areas, as well as common and at-risk plant species. Nature and natural resources are in a constant state of flux; therefore, it is important to note that the maps and data provided are only accurate as of the date that they were created and to the extent that the information was available. These maps should not be used to make definitive decisions about specific parcels of land; on-site investigation will still need to be done in many cases. The maps do, however, have great value in town-wide comprehensive planning.

The inventory and mapping of the natural resources of a town provides knowledge for public and private decision making. They show which resources could potentially be harmed by development and which resources could limit development, or may suggest alternative appropriate ways to utilize property.

## Wildlife Habitat

### *Fisheries*

There are both warm-water and cold-water species thriving in the Town's ponds, rivers, and streams. The cold-water species include landlocked salmon, brook trout, brown trout, lake trout, and rainbow trout. The important warm water game fish are largemouth bass, smallmouth bass, pickerel, and to a smaller extent hornpout / brown bullhead, yellow perch and a variety of sunfish.

The Maine Department of Inland Fisheries and Wildlife (MDIFW) annually stocks brook trout in Chapman, Bickford & Stanley Ponds as well as the Ossipee River, brown trout in Bickford Pond and the Ossipee River, landlocked salmon in Colcord Pond and rainbow trout in Stanley Pond. Stocking has previously included more ponds and some additional fish species. Cessation of stocking has resulted in some cases as a result of populations taking hold, but also due to a loss of equitable, public access to the water body. More information of fish stocking is available through the MDIFW website<sup>12</sup>.

### *Wildlife*

Beginning with Habitat is a collaborative program of federal, state and local agencies and non-governmental organizations that was started in 2000. This habitat-based approach to conserving wildlife and plant habitat on a landscape scale is intended to give towns, land trusts, conservation organizations and others the information they need to maintain sufficient habitat to support all native plant and animal species currently breeding in Maine. Beginning with

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<sup>12</sup><https://www.maine.gov/ifw/fishing-boating/fishing/fish-stocking-report.html>

Habitat maps show areas of rare, threatened or endangered wildlife as well as significant wildlife habitats in Porter. See Appendix C1 for a map of High Value Plant and Animal Habitats.

The Three Rivers Land Trust<sup>13</sup> is a York County based organization whose mission is to prevent the development of prime farmland and forests. In conjunction with ForestWorks!, they have created an interactive map<sup>14</sup> that shows high-value lands and wildlife corridor areas in Porter.

## Wetlands and Vernal Pools

Wetlands provide enormous economic benefits to the town by aiding in flood, stormwater, and erosion control, by recharging groundwater for drinking supplies, by providing habitat for plants and wildlife, and as areas of recreation for hunting and boating.

Wetlands in their natural, dynamic states maintain environmental quality. Some of every source of drinking water flows through, by, or over wetlands on its way to wells and reservoirs. Wetlands act as a filter in protecting water quality. Plants in a wetland absorb various inorganic substances found in the water and then transform these materials into organic substances which are stored in the plants. These same plants slow the flow of the water, allowing a settling of silty materials transported by the water.

Wetlands also provide a number of other important functions in the water ecology of the town by acting as natural valley flood storage areas, holding water during periods of heavy rain and slowly releasing it during drier times. They are sources of food and habitat for wildlife because they offer a stable and seldom disturbed habitat. See Appendix C2 for a map on Wetlands Characterization.

The Maine Department of Environmental Protection (DEP) recognizes vernal pools as Significant Wildlife Habitats in Chapter 335, Section 9<sup>15</sup>. To be considered a vernal pool, three criteria must be met. First, the pool of water must be seasonal; second, there can be no permanent inlet or outlet; and third, there can be no viable population of predatory fish. Vernal pools provide habitat for several rare, threatened, or endangered species of plants and wildlife, and "significant" vernal pools are defined "by the number and type of pool- breeding amphibian egg masses in a pool, the presence of fairy shrimp, use by rare, threatened or endangered species, or other criteria as specified in Section 9(B)." Chapter 335, Section 9(B) describes the process by which a significant vernal pool should be identified.

There is no mandate for municipalities to identify vernal pools, though there is a Maine State Vernal Pool Assessment Form put out by the Maine Department of Agriculture, Conservation and Forestry (DACF). The Maine Forest Service (MFS) collaborated with the DACF to develop and publish Best Management Practices to minimize disturbance of vernal pools and other

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<sup>13</sup>[3rlt.org](http://3rlt.org)

<sup>14</sup><http://www.arcgis.com/home/webmap/viewer.html?webmap=1397619901224a29aa18d1168c8a8306&extent=-70.8022,43.4155,-70.6226,43.478>

<sup>15</sup><https://www.maine.gov/dep/land/nrpa/vernalpools/>

water bodies during timber harvests<sup>16</sup>. Strategies for protection of water quality are supposed to be included in forest management plans.

Although likely locations for vernal pools can be identified using remote sensing techniques, verification of the location, extent, and significance of vernal pools always requires fieldwork. Some municipalities in Maine have chosen to identify and document their vernal pools while others have opted to participate in the Maine Vernal Pool Special Area Management Plan<sup>17</sup>.

According to an interactive map developed by the State, there have been no significant vernal pools noted in Porter<sup>18</sup>. However, the National Wetlands Inventory map (see appendix C3) shows that Porter has significant areas of Freshwater Emergent Wetlands and Freshwater Forested Wetlands that are most likely to contain vernal pools.

### *Wetland Threats*

Wetlands are threatened in many ways, both by nature and through human activities. According to the DEP, twenty percent (20%) of Maine's wetlands have been lost due to development, agriculture and silviculture. Activities that threaten wetlands can present in the form of chemical, physical, or biological threats.

Chemical threats can occur as pollutants entering the environment via sediment, fertilizers & pesticides, human & animal waste products, road salts, heavy metals, and air pollution. When these pollutants exceed the wetland's natural ability to absorb them, the wetland begins to degrade.

Physical threats can occur as the result of damming or diverting water flow as well as the addition of impervious surfaces. This can ultimately increase water and pollutant runoff into the wetlands. Additional physical threats involve clear cutting areas for timber harvesting, poor forestry practices, new development, or even the construction of a new home. Physical threats can also occur from nature in the form of storms (hurricanes, tornadoes, flash floods, etc.) and erosion.

Biological threats can occur from the overgrazing of animals, both domestic and wild, as well as the introduction of invasive or non-native plants which can put pressure on the native plants potentially pushing them out of their native habitat. The DEP has more information on wetland threats on their website<sup>19</sup> and the Maine Natural Areas Program also compiles information regarding terrestrial invasive plants in Maine<sup>19</sup>.

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<sup>16</sup> [https://www.maine.gov/dacf/mfs/policy\\_management/water\\_resources/bmps.html](https://www.maine.gov/dacf/mfs/policy_management/water_resources/bmps.html)

<sup>17</sup> <http://www.vernalpools.me/samp-towns/>

<sup>18</sup> <https://hub.arcgis.com/datasets/maine::significant-vernal-pools-3/explore?location=44.999971%2C-69.000000%2C12.52>

<sup>19</sup> <https://www.maine.gov/dep/water/wetlands/threats.htm> and [https://www.maine.gov/dacf/mnap/features/invasive\\_plants/invasives.htm](https://www.maine.gov/dacf/mnap/features/invasive_plants/invasives.htm)

## Rare, Threatened, and Endangered Plants

There are several plants within Porter’s boundaries that are considered by the State as rare or critically imperiled. This designation could be due to Porter being on the northern end of the plants’ range or because the habitat that it requires to thrive is no longer available in our area. Below is a list of the plants found in Porter with their state and global rarity ranking. Note that all plants listed, while rare in Porter, are considered secure on a global scale.

Plant	State Status	State Rank	Global Rank
Blunt-lobed Woodia	Threatened	S1	G5
Bottlebrush Grass	Special Concern	S3	G5
Douglas’ Knotweed	Special Concern	S2	G5
Early Crowfoot	Threatened	S1	G5
Ebony Spleenwort	Special Concern	S2	G5
Fern-leaved False Foxglove	Special Concern	S3	G5
Hairy Wood Brome-grass	Special Concern	S2	G5
Missouri Rockcress	Threatened	S1	G5
New Jersey Tea	Threatened	S1	G5
Summer Grape	Threatened	S2	G5T5

See Appendix C4 for definitions to the state and global rankings listed above and see Appendix C1 for a map of their locations.

## Rare Natural Communities

Natural communities are identified as places where certain groups of plants and animals exist together. Maine is home to 58 rare natural community types. One of those rare communities is the Oak-Ash Woodland. Beginning with Habitat acknowledges four Oak-Ash Woodland areas within Porter. The Oak-Ash Woodland areas are dominated by red oaks and ironwood with basswood being an indicator species. Sugar maple are usually present and often abundant. These types of woodland areas are subject to fragmentation from development especially in southern Maine

## Shorelands

Although Porter is a small inland town, we have many miles of shoreland due to the presence of so many great ponds, streams, brooks, and the Ossipee River. The Town’s shoreland zone standards are consistent with state guidelines, and even more stringent in certain cases along the Ossipee River. The standards are also coordinated with the requirements of the Saco River Corridor Commission (SRCC). In addition to our shoreland zoning requirements, our land use ordinance requires parcels to meet minimum acreage and water frontage requirements. These requirements help to reduce the over development of the area.

## Scenic Areas and Scenic Views

Part of the rural quality of Porter is formed by the ridgeline views of the foothills and mountains, the forests and open fields, and many water bodies including lakes and ponds, wetlands, streams, and the Ossipee River.

A number of mountains, or foothills, some of which are over 1,000 feet high are contained within Porter's borders. Seen from a distance, they form part of the rural nature of the town. Many people climb to the tops of these to enjoy the solitude and the vistas it affords them. Some of these, which are a combination of conserved land, private land, and town owned land include:

- Bald Ledge
- Devil's Den
- The Heath
- Town Farm

Although there are a few areas under independent conservation, Francis Small Heritage Trust (FSHT), a local land trust, is responsible for the management of the majority of the land that is protected through conservation methods.

See Appendix C5 for a map of conserved lands in Porter.

### *Threats to Scenic Areas and Scenic Views*

Our ridgelines are threatened in many ways through human activities including in the form of large, permanent clear-cutting for development, antenna masts, or from open pit mining speculation.

Additional scenic areas include the many great ponds. Lower Spec Pond is one of the few great ponds to have a parking area, proposed launch location for small boats and canoes, and a small beach that is owned and maintained by the Town. Most of the ponds do not have designated public access points, however in many cases private landowners have unofficially allowed individuals to enter the water via their land. This is very important to remember and respect as private owners could change their mind at any point if this generosity is taken for granted.

## Unique Natural Areas

As of December 2021, Beginning with Habitat has designated 166 "Focus Areas", of which Porter Hills is one. These areas were chosen as they offer exceptionally rich concentrations of at-risk species and natural communities with significant wildlife habitat and large blocks of undeveloped land.

The Porter Hills encompasses 6,000 acres which lie in the northern section of Porter, an area which touches Brownfield to the north and Hiram on the east and includes the northeast portion of Colcord Pond, but does not extend as far as the New Hampshire border. Devil's Den, Bald Ledge and Ten Mile Brook are within this area. The rare plants listed on page 26 or viewed in Appendix C1 can all be found within this focus area. The State describes the Porter Hills as a good example of the ironwood-oak-ash and oak-northern hardwood forest community types. Francis Small Heritage Trust is in the process of acquiring approximately 600 acres in the Porter Hills for conservation.

The wildlife habitats noted in the Porter Hills area are inland wading bird and waterfowl habitat and deer wintering areas. Colcord Pond is managed for cold-water species and includes a self-reproducing population of lake trout. The Ten Mile River watershed supports an excellent wild brook trout population and is also stocked with Atlantic salmon.

Some of the steps Beginning with Habitat suggests towns with focus areas take include:

1. Preserve the natural community;
2. Limit timber harvesting near significant features and restrict harvesting around rare plant populations;
3. Limit recreation vehicles in sensitive areas. No ATVs should be permitted on summits and upper slopes; and
4. Work with landowners to protect the remaining features. See Appendix C6 for more information on the Porter Hills focus area.

## **Protection**

At this time, there is no organized regional cooperation or planning underway (on a town level) to protect shared critical natural resources. However, there are local non-profits in the area (e.g., FSHT, SRCC) that work to conserve or protect land and water in Porter. There are opportunities for the Town and its Conservation Commission to work with surrounding municipalities as well as regional, state, and non-profit entities to protect our water capacity, water quality, animal habitat, wildlife corridor areas, ridgelines of the foothills and mountains, and unique natural areas from pollution and high-impact development.

Beginning with Habitat recommends 100-foot undisturbed buffers along both sides of any stream, including stream-associated wetlands, measured from the upland wetland edge, to help protect the riparian areas. These types of protections help to diminish erosion and sedimentation problems, reduce thermal impacts, maintain water quality, and supply leaf litter and woody debris, all of which ensure the overall health of stream habitats is maintained in the face of development.

The Development Constraints and Agricultural Resources map developed by the DACF can be used to highlight areas that should be protected by regulation against inappropriate development. This map can be viewed in Appendix B12.



## **Agricultural & Forest Resources**

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### **Agricultural Resources**

Agricultural resources contribute to a town's emergency preparedness, resiliency, and socio-economic health. Commercial agricultural activities in Porter are currently scattered and occupy only a very small percentage of the town. The primary agricultural products are hay, sheep, cattle, vegetables, cannabis, and flower & vegetable starts. Many individuals maintain farms or large vegetable gardens for hobby, preference, supplemental income, and to reduce cost of living burdens. The Town does not currently have any community farms or farmland. The Maine Department of Conservation, Agriculture & Forestry (DACF) developed a map that highlights agriculture resource areas throughout the town. This can be viewed in Appendix D1.

The Maine Farmland Trust developed a test to help towns determine if they are a farm friendly town and if not, certain actions they can take to become more farm friendly. The test looks at criteria including land use & regulations, enforcement of local regulations, and understanding and encouraging farming. The Town of Porter's results show that we are "farm champions". See Appendix D2 for the test results.

There was increased interest in 2020 and 2021 regarding prospective buyers and current property owners introducing new agricultural land uses and improving food security/resiliency within the municipality, and in October of 2021, the Town of Porter adopted a Local Food & Community Self-Governance Ordinance to promote agricultural resiliency.

### **Forestry**

Porter is heavily reliant on the health of forestry and wood products in our state, not only in the number of acres which are forested (and the number of areas in the Tree Growth Tax Law), but also in the economy of the town and its residents.

Porter's forestry resources are healthy, but are currently in a slow cycle of harvesting that is allowing regrowth/regeneration. This is reflected in a gradual decrease in Forest Operations Notifications over recent years. Careful consideration of forest management needs to be taken into account in long-term planning to not over harvest and stress the Sacopee Valley region.

Porter's forestry industry is also healthy and on an upward trend after 5 years or so of stagnation. Over the years, the number of timber harvesting contractors has decreased and start-up costs are significant, allowing existing forest harvesters to consolidate, innovate, and invest in the future.

The paper industry is reforming and shifting away from newsprint and coated paper products to cardboard packaging materials that support the volume and demand of online delivery services. Paper mills, such as Sappi, have even transitioned to clothing and pocketbook production utilizing wood products. Another industry innovation that may significantly bolster

the forest industry economy is the start-up of wood fiber insulation production. Although start-up of the wood fiber insulation industry may take some time, the product provides solid raw material value to harvesters and reasonable end product cost value to consumers. It is ecologically friendly, fire resistant, fire retardant, provides good insulation value, and may even replace rock wool or polystyrene use in all construction in the near future, not just in Maine, but worldwide.

There have also been numerous changes in recent years to expand economic opportunity for the forestry industry in New England, focused on broadening access to the Sustainable Forest Initiative (SFI)/Forest Stewardship Council (FSC) certification process (environmentally responsible harvesting and processing quality controls) to include materials from smaller landowners and operators.

Chipping sustainability is highly variable in Maine and there is no laminate structural beam manufacturer in the state at this time. Increased interest and use of wood framing for commercial structures warrants re-evaluating the acceptance of SFI lumber in addition to FSC certified lumber for commercial environmentally friendly development.

Land cover is important to the rural character of the town. Forests are an important part of the local economy, and along with farmland contribute to “scenic vistas and ridgelines” that enhance the rural character of Porter. The U.S. Geological Survey, in partnership with other federal agencies, has developed a number of interactive land cover databases<sup>20</sup>. A snapshot of the 2019 Land Cover map can be seen in Appendix D3.

The Town owns two parcels of managed forestland, approximately 70 acres each, located on either side of Town Farm Road. A management plan was last performed in August 2015. The plan stated that the lot had not been harvested in many years and is currently in need of thinning. The lot contained a high stocking level of white pine and recommendations were that any future management on the lot should promote white pine production. Harvesting timber on the property was done between 2015 and 2017 and provided some funding for the construction of the new town hall. The report also stated that no threatened or endangered species were documented, nor were there any wetlands or large water systems. The lot is well suited for recreation due to its easy access, trail system, and rolling terrain. It offers a variety of recreational activities such as snowmobiling, ATV riding, hiking, snowshoeing, cross country skiing, nature observation, hunting, and fishing.

For an analysis of the total forested acreage in Porter, we contacted the Maine Forest Service’s Biometrician, Ken Laustsen in July 2018. Using US Forest Service Forest Inventory and Analysis data consisting of sample plots representing 6,000 acres each, Mr. Laustsen analyzed forest cover within a 7.5-mile radius circle centered in Porter Village. It’s important to note that this analysis includes all of Porter; parts of Freedom and Effingham, NH; much of Parsonsfield and Hiram; and some of Brownfield and Cornish - so it is not a direct analysis of Porter. According to this analysis, conservatively, 85% of Porter is forested. (See D4 for more detailed information and tabular data.)

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<sup>20</sup><https://www.mrlc.gov/viewer/>

This analysis suggests that the study area’s forest composition has changed in the last 30 years, and is still changing. Trees in the sampled areas are classified as seedling/saplings (1”-4.9” DBH), poletimber (5”-9.9” DBH), and sawtimber (10”+ DBH). A key finding is the change in distribution of these types. The trees are one-third softwoods and two-thirds hardwoods, but the sawtimber is 71% softwoods, including 42% white pine; both the saplings and poletimber are dominated by hardwoods (70% and 69% respectively) and these are mostly red maple, beech, aspen, and white birch. This implies that, compared to 1970, the composition of Porter’s forests is changing from softwoods (mostly pines) to less valuable early succession hardwoods.

Another aspect of this analysis shows only about half the annual net growth is being harvested. This means that harvesting could be increased - or, alternatively, that landowners should be credited with storing atmospheric carbon dioxide.

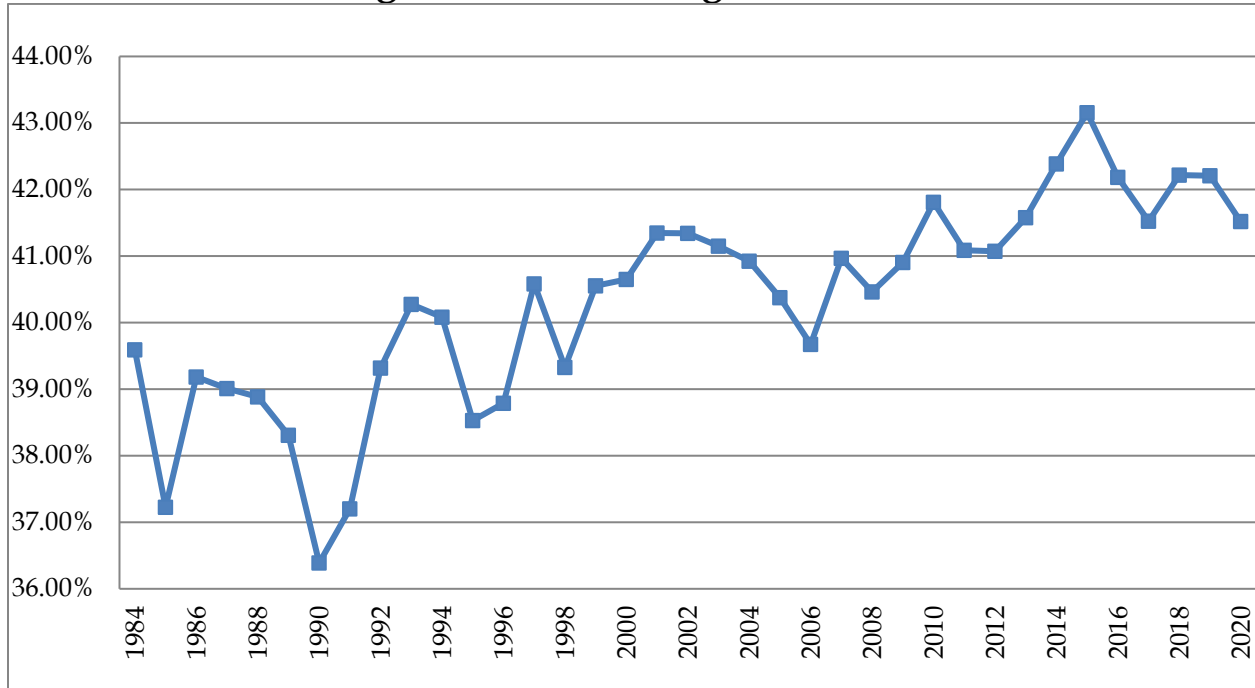
Species Group	Cords/Acre/Year	
	Net Growth	Harvest
Eastern, white, red, yellow pine	0.16	(0.07)
Spruce and balsam fir	0.00	0.00
Eastern hemlock	0.07	(0.01)
Select Red Oaks	0.08	(0.01)
Yellow Birch	0.01	0.00
Hard Maple	(0.01)	0.00
Soft Maple	0.05	(0.02)
Beech	0.05	(0.06)
Ash	0.04	0.00
Aspen	0.00	0.00
Other eastern soft hardwoods	0.01	(0.06)
Misc. hardwoods	0.00	0.00
<b>Total App Species</b>	<b>0.45</b>	<b>(0.23)</b>
<b>Net Growth to Harvest Percentage</b>	<b>197%</b>	

### Current Use Programs

The State has four property tax programs, referred to as current use programs. These include Tree Growth Tax Law, Farmland Tax Law, Open Space Tax Law, and Working Waterfront Tax Law. The tree growth program encourages forest landowners to retain and improve their forestland, while supporting the forest products industry. The farmland program encourages farmland owners to maintain and improve land for farming, agriculture, or horticulture activities. The open space program encourages landowners of open, undeveloped land to prevent or restrict its use from development by conserving scenic resources, promoting game management, or preserving wildlife. The working waterfront program pertains to towns that lie along the intertidal zone and encourages those landowners to provide access for commercial fishing activities. The Town of Porter actively participates in all of the current use programs with the exception of the working waterfront program.

As of 2020 there were **138** parcels of land included in the Tree Growth Tax Law. These totaled to **8,370** acres (compared to 7,982 acres in 1984) or about **42%** of the town (compared to 40% in 1984). See the cart below which shows the percentage of tree growth acreage in Porter over time.

**Percentage of Porter Acreage in Tree Growth**



While the number of acres enrolled in tree growth has remained fairly consistent over the 35 years shown above, there has been an overall increasing trend to keeping land in the tree growth program.

The Open Space Tax Law and the Farmland Tax Law programs are also utilized in the Town, but to a much lesser degree. However, the tables on the next page will show that there has been an increasing trend to use these programs in recent years.

**Acres enrolled in Current Use Programs**

Year	Tree Growth (acres)	Farmland (acres)	Open Space (acres)	Total Acres
2009	8246	181	0	8427
2010	8429	181	0	8610
2011	8283	181	0	8464
2012	8280	181	3	8464
2013	8382	181	3	8566
2014	8545	270	3	8818
2015	8700	270	5	8975
2016	8504	270	7	8781
2017	8507	270	7	8784
2018	8511	270	7	8788
2019	8509	270	7	8786
2020	8370	379	32	8781

**Parcels enrolled in Current Use Programs**

Year	Tree Growth (parcels)	Farmland (parcels)	Open Space (parcels)	Total Parcels
2009	119	4	0	123
2010	127	4	0	131
2011	130	4	0	134
2012	126	4	1	131
2013	131	4	1	136
2014	131	6	1	138
2015	131	6	2	139
2016	132	6	3	141
2017	133	6	3	142
2018	136	6	3	145
2019	137	6	3	146
2020	138	8	4	150

## **Community Supported Agriculture & Forestry**

There are not any current community forest or farming activities in town. There are a handful of individuals who sell some of their produce at a small stand on their property, but nothing to the size that could support an entire community.

The Town is supportive of community agriculture, as the regulations are supportive of food stands and local food resiliency. The Town of Porter also adopted a Local Food & Community Self-Governance Ordinance on October 28, 2020, followed by the abutting communities of Brownfield, Parsonsfield, and Hiram. This type of ordinance further facilitates interlocal agreements that tend to focus on community gardens, farmer's markets, and community supported agriculture throughout the region

As of October 2022, there are currently ten local food & self-governance communities within the current Southern Maine Planning & Development Commission (SMPDC) regional planning service area, approximately one quarter of the region. These communities have the ability to establish their own Council of Governments and Regional Planning Commission to focus on policy-making and future planning related to food and economic resiliency.

## **Threats to Forestry Activities**

Thoughtful forest management should take into account sustaining a healthy forest ecosystem, though hemlock wooly adelgid, emerald ash borers, beech bark disease, brown moths, and other insects and fungal diseases may threaten or destroy some species. An awareness and management of these threats, which may be spread by transporting wood, live plants, soil, and by contaminated machinery, is vital.

Broadly, permanent deforestation efforts for development projects (e.g., large-scale open pit mineral mining, solar farms, subdivision developments, residential sprawl, etc.) threaten the forest industry.

Large tracts of land in Porter have been sold and there may be more sales in the future as the community demographic changes, but to date, there have been limited applications to develop. Impacts from development depend on the intended use, and may have unintended consequences.

Ownership patterns of forest lands have changed dynamically over the past forty years. In the mid-sixties much of Porter's woodlots were owned by large pulp and paper corporations whose timber management was based on a long term and sustained source of fiber. With the demise of the paper industry, much of their holdings in Porter were sold off to Timber Investment Management Organizations (TIMO) whose investors were interested in short term profits. Since the 90's, less land is owned by TIMO's and has been and continues to be exposed to subdivision speculation and other forms of development.

## Threats to Agriculture Activities

For decades, agriculture in Porter has been declining. According to the 2017 Census of Agriculture released by the National Agriculture Statistics Service (NASS) and the United States Department of Agriculture (USDA), the average age of farmers in Maine is 57. Economically, most farms in Porter are only hobby farms due to the industry's overhead, regulatory, and operational cost, as well as our challenging terrain, affording very limited margin for profit in the marketplace.

Another threat to agricultural resources is the development of housing and commercial facilities. The construction of new buildings not only takes land out of the agricultural use, it also reduces the chances of the land being reused for agriculture due to the removal of our limited topsoil, hard to remove construction materials, and often persistent chemical pollutants. Porter and most of Oxford County are known to have poor rocky soils to begin with due to our geographic location in the foothills of the White Mountains, but over the last 150 years most farmland was likely not managed in a sustainable way causing mineral & topsoil degradation and run-off. This leaves most of the land previously used for agriculture in a very poor current state.

Other activities that threaten agricultural farming within the community are the use of synthetically produced fertilizers, pesticides, insecticides, and herbicides. In addition, genetically modified organisms are contaminating heritage species diversity. Another concern is intensive high volume water extraction which could prevent future expansion of agricultural and other high water demand land uses by limiting aquifer supply and recharge capacity in the community. Residential sprawl, subdivision speculation, and the systemic importation, generation, and/or storage of RCRA-8 monitored metals, PFAS & PBTs<sup>21</sup> are also threatening agricultural activities. Statewide, there is a general lack of facilities licensed to process food for consumption.

The agricultural community within Porter is currently unable to produce enough food, or have the resources / ability to scale up production to meet the community needs. In the last few years more residents have started agricultural practices, but largely at the micro or small-scale level to provide for their families and to share excess crops with neighbors and friends in the region. A recent trend in agriculture has been the production of medical cannabis, which has been an economic boon for some, but does not address the need to produce food for local consumption.

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<sup>21</sup>See page 21 for more information on PFAS, RCRA-8 & PBTs.

## Protection

With forestry in particular, extraction methods on fragile soils and slopes should be limited to those systems that minimize soil erosion and water contamination. Appropriate standards are outlined in the Best Management Practices for Forestry as published by the DACF.

Since 2019, amendments to the Land Use Ordinance and Subdivision Regulations more effectively articulate the necessity of studying farming and forest impacts from development, consider buffers, setback, and screening from high impact developments, restrict certain high-impact developments from being located over prime farmland, and discourages liquidation harvesting for the purpose of subdividing parcels. Francis Small Heritage Trust (FSHT), a local land trust, is in the process of acquiring 600 acres in the Porter Hills area where traditional uses will continue (e.g., timber harvesting).

New homes, or other incompatible uses, have not affected the normal farming and logging operations in the community, due to land use regulations that govern development in the rural area. Residences are largely concentrated along seven (7) major town ways with large interior parcels remaining forested. The Town also honors buffer protections outlined by the State that work to prevent residential encroachment near existing registered farmlands.

Additionally, in 2022, measures were evaluated and updated regarding protecting ridgelines, prime agriculture farmland, and forestry lands from clearcutting for open-pit mining and development. As noted in the Freshwater Resources & Natural Resources topic areas, the municipality is also evaluating more regulatory controls to mitigate the potential risks of RCRA-8, PFAS & PBTs waste being imported, stored, or generated within the Town.

As noted on page 29, Porter has a town farm lot, which is logged periodically. The Conservation Commission is charged with overseeing all public owned lands in the community, and evaluating the need for management and protection.

The Development Constraints and Agricultural Resource maps in Appendices B12 & D1, respectively, identify natural resources in the Town that should be carefully regulated to assure appropriate land uses that keep our agriculture and forestry healthy, self-sustaining, and resilient.



# Population & Demographics

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## Introduction

Population projections and analyses are basic elements of any comprehensive plan. Knowledge of the present and possible future population size and characteristics are keys to an understanding of the demands which will be placed upon public facilities, public services, schools, roads, the transportation network, and the natural resource base.

In this section Porter's population will be compared to that of the other Sacopec Valley towns (Baldwin, Cornish, Hiram, Parsonsfield, Porter) and other bordering towns (Brownfield, Effingham, NH, Freedom, NH). These towns are referred to as the Porter region. Data on the New Hampshire towns have been taken from reports prepared by the New Hampshire Office of Energy and Planning (NHOEP).

The U.S. Census figures, compiled every ten years, are actual counts of the population. The population figures for years between actual census counts are called estimates. Population figures for years in the future are called projections. Projections are determined after making assumptions about what may occur in the future based upon knowledge of trends that happened in the past and which are presently happening.

## Current Events

An important caveat to the data listed in this section is that the State created projections using estimated population data from 2018. Since that time, some preliminary data from the 2020 US Census has been released. The preliminary data shows Porter to have a population of 1,600 for the year 2020. This is an increase of almost 5.5% over the State's projections for Porter. In reviewing the data released for the other towns in the Porter region, they too are showing a noticeable difference in the actual data versus the projections (some towns are showing noticeably higher than expected, while others are noticeably lower than expected). We need to better understand the many possible factors in this unexpected increase.

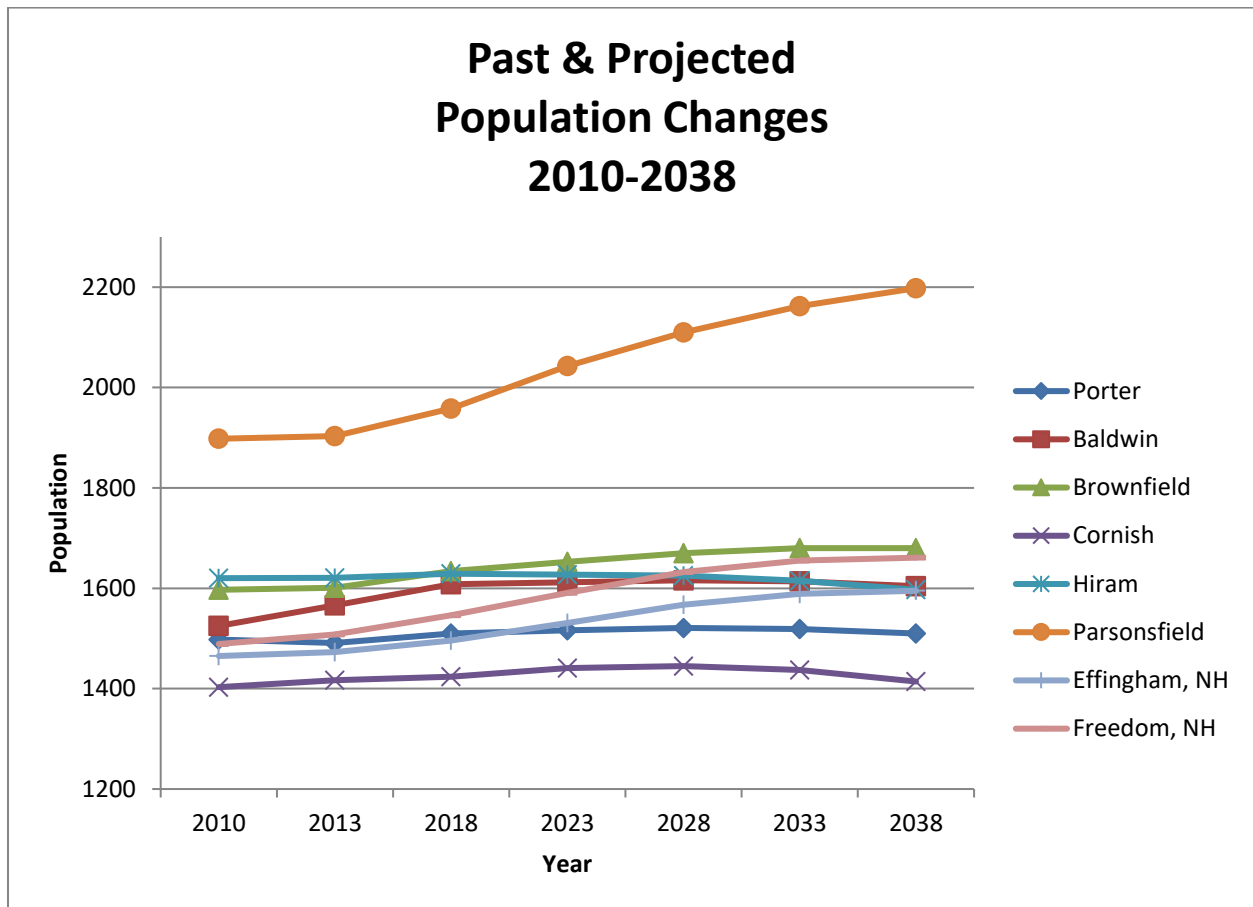
As the basis of the comprehensive plan is to make decisions based on projections for the future, this document will do so using the projection data provided by the State. However, it will be important to keep a close eye on future projections released by the State and make changes accordingly, and in a timely manner. As new data becomes available, it can be found at the State Economist website.<sup>22</sup>

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<sup>22</sup><https://www.maine.gov/dafs/economist/>

## Current & Projected Population

Based on population projections provided by the State Economist office and the Department of Administrative and Financial Services, there are minimal population fluctuations predicted between 2018 and 2038 with the overall projection showing a 0% change. The graph below shows the predictions (and past estimates) for Porter as well as the bordering towns and those in the Sacopee Valley area.



As seen above, with the exception of Parsonsfield, there is little expected population change in the region over the next 20 years. Appendix E1 shows the past, current, and projected population totals for Porter, Oxford County, and all the towns listed above from 1970 through 2038. While there was an increase in population from approx. 1970 to 2010, it has appeared to level out and is expected to remain fairly level in the coming decades.

There could be unforeseen implications if there is a significant change to the age groups present in town due to a lack of information. Currently SAD55 has adequate capacity for any anticipated increase in student growth, and municipal services provided are minimal.

## Daily & Seasonal Population Changes

Although the Town of Porter is home to Sacopee Valley Health Center and a handful of larger logging companies, none of these put any additional strain on the town or create a daytime population that exceeds resident population.

Porter has a seasonal summer population and has had such for many generations. This population is aging. The relationship between seasonal and year-round residents is strong and accepting on both parts. Local businesses benefit from seasonal activity. Seasonal residents tend to own property on ponds and lakes and support Porter's tax base. As there are few businesses in town, most of the seasonal population travels to neighboring towns to do their shopping, thereby putting little strain on the Town.

Due to the number of lakes and ponds in Porter with seasonal cottages and camp grounds, Porter experiences some population increase in the summer months. This increase is, however, not as great as one would expect given the number of ponds and the number of cottages on the ponds, as some cottages are second homes for Porter residents. Also, many of the cottages are not occupied for the entire summer. However, residents have noticed a trend towards converting seasonal cottages to year-round residences, but we have not been able to verify this on a town level.



# Economy

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## Introduction

An understanding of the economy is essential to comprehensive planning. The availability of stable, well-paying jobs is necessary in retaining people of working age. It is important to identify economic trends to use in formulating economic development strategies.

The data that follows is drawn from the US Census, the American Community Survey, the State of Maine, and the Bureau of Labor Statistics.<sup>23</sup>

## Employment in Porter Businesses

The municipality of Porter is made up of a part of the village of Kezar Falls, and Porter Village, and much forested land. The villages are located along the Ossipee River which was important as a trading route and a water power source. Porter Village is located at a broad, sweeping bend in the river at a crossing point. Kezar Falls is located at a fall in the river at a site of water power. In the days when these villages were first settled, people lived near where they worked, and shops and stores were established to meet their needs.

Historically, much land was in agriculture or timber harvesting activities, including orchards, gristmills, furniture-making, and metal-crafting. Today, however, there are very few farms and much of the former agricultural areas have reverted back to forests.

When many small towns in southern and western Maine lost population in the late 1800's and early 1900's, their villages declined greatly; Porter followed this pattern. As population increases occurred in the 1970's, most of the new residential growth was in the rural part of town. The villages in Porter have lost many local businesses over the last generation and now largely consist of residential land uses, as well as homes scattered in the rural parts of town.

Home occupations, also referred to as cottage industries or mixed uses, have an important role in the community. Fostering more decentralized regional product and service delivery to bolster local economic resiliency helps increase opportunity and address the effects of accelerating consolidation of industries.

The local economy of Porter is most directly affected by the rural economies of southern Oxford County, northern York County, and western Cumberland County, and less so by the economic boom that characterizes the current economy of Greater Portland. Economic activity in Porter is driven in part by the wood products industry of the region. Our trees are increasingly exported to mills mostly in Maine for cardboard packaging materials, fiber for clothing and accessories, lumber, firewood, and more recently the developing wood fiber insulation industry. There has been a significant downturn in the market for wood products associated with newsprint and

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<sup>23</sup>Please see page 37, Current Events, for details on how and why projections may differ from what we are currently seeing.

coated paper products, but there are signs of an upward trend after years of stagnation, as contractors consolidate and the industry reforms and shifts over to new products and more efficient processes.

Sacopee Valley Health Center draws moderate employment to our area, and the public school system, MSAD55, situated in Hiram a mile from the border of Porter, is currently the largest employer in the region. The largest employers physically located in Porter to-date are William A. Day Jr. Logging, Sacopee Valley Health Center, R.C. McLucas Logging, L.E. Taylor and Sons Logging, and Vulcan Electric. Over the past generation, a significant number of small family-owned businesses in the town of Porter have either closed, relocated, or chosen to start their enterprises in another town.

## **Employment of Porter Residents**

Employed residents of Porter engage in a wide range of jobs, in addition to agriculture and forestry. It is important to note that this section is not intended to capture Porter employers or businesses but to convey the kinds of jobs Porter residents do and for which they may travel many miles.

A general listing of the types of occupations held by Porter residents are: educational, healthcare, social services, manufacturing, retail, professional, scientific, management, administrative, waste, construction, arts, entertainment, recreation, hospitality & food, agriculture, forestry, fishing & hunting, mining, public administration, transportation & warehousing, utilities, finance & insurance, real estate, wholesale, and information services.

Many Porter residents have been regular distant commuters over the years, with a large percentage consistently traveling more than 45 minutes to find work.

## **Employment Trends**

Several dynamic factors in recent years may change employment trends in the region, related to State and Federal policies. In addition, Maine is currently assessing soil and water PFAS<sup>24</sup> concentrations (which will take a number of years to complete) which may also alter in-migration and relocation patterns throughout Maine. These factors may impact employment, and municipal tax base, but the extent cannot be determined at this time.

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<sup>24</sup>See page 21 for more information on PFAS.

The table below presents a chart showing the workforce in Porter from 1990 to 2017.

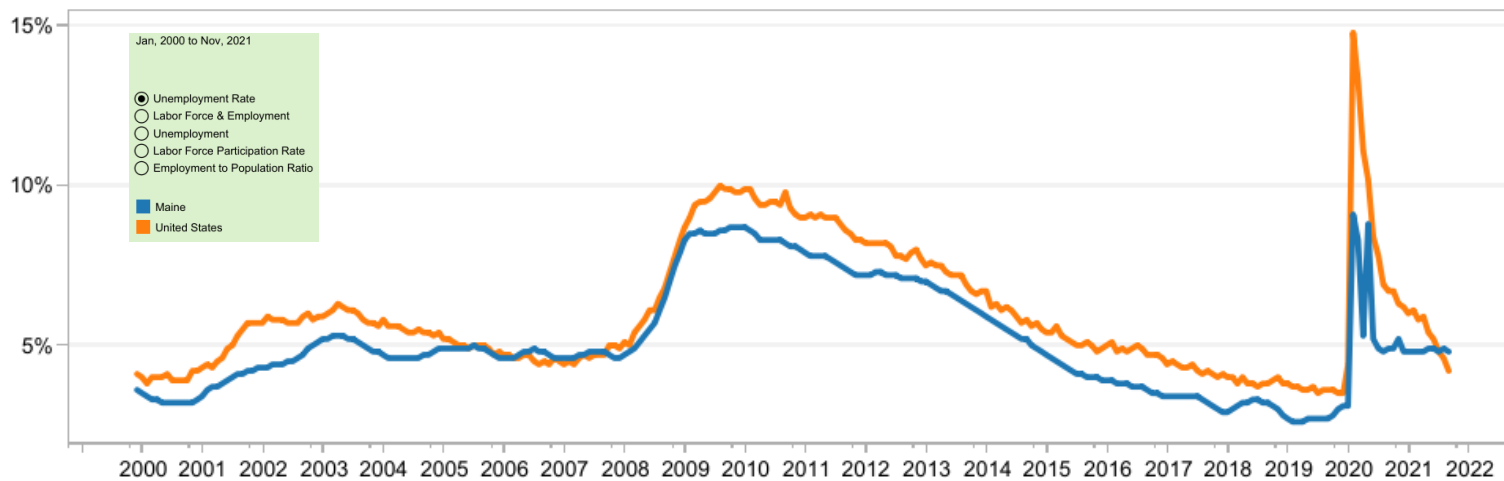
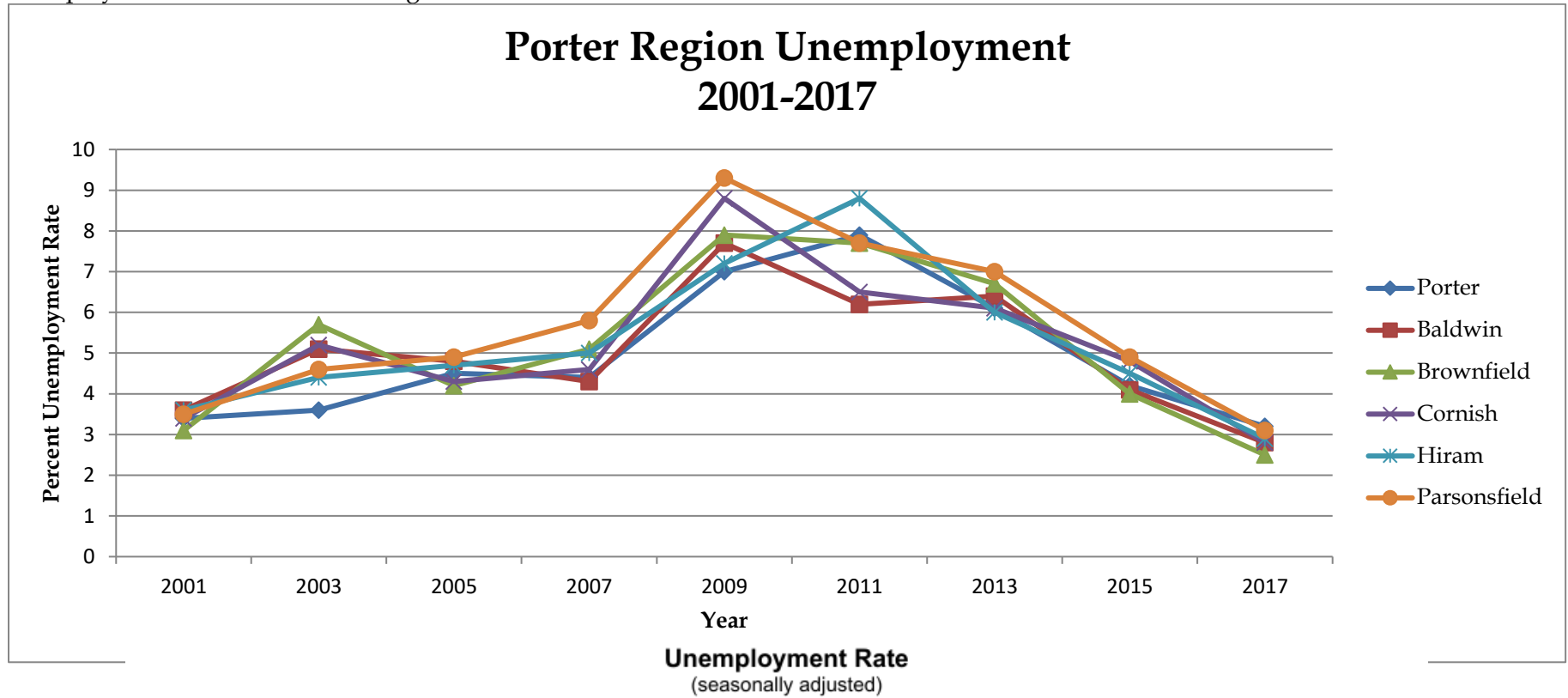
### 1990- 2017 Porter Labor Force

Year	Labor Force	Employed	Unemployed	Unemployment Rate%
2017	729	706	23	3.2%
2016	718	691	27	3.8%
2015	710	680	30	4.2%
2014	722	680	42	5.8%
2013	720	676	44	6.1%
2012	728	672	56	7.7%
2011	724	667	57	7.9%
2010	728	661	67	9.2%
2009	820	763	57	7.0%
2008	839	798	41	4.9%
2007	848	811	37	4.4%
2006	846	814	32	3.8%
2005	838	800	38	4.5%
2004	814	783	31	3.8%
2003	797	768	29	3.6%
2002	795	768	27	3.4%
2001	794	767	27	3.4%
2000	793	773	20	2.5%
1999	646	613	33	5.1%
1998	654	631	23	3.5%
1997	648	636	12	1.9%
1996	643	627	16	2.5%
1995	605	587	18	3.0%
1994	623	601	22	3.5%
1993	641	620	21	3.3%
1992	653	631	22	3.4%
1991	615	597	18	2.9%
1990	622	605	17	2.7%

The change in the rate of past unemployment of Porter residents has generally shown the same pattern as the rates of other towns in the region. Below is a graph of the regional unemployment rates illustrating the strong correlation in unemployment across the region, indicating that no one town is significantly different from any other in this regard.

Following the regional unemployment graph the national and state unemployment trends graph can be found, which correlates with our historical trending regionally, but reflects recent significant socio-economic impacts that have not yet been fully documented or realized. See Appendix F1 for more specific unemployment data.

Unemployment rates in the Porter region





## Economic Development

The town does not offer any incentives that encourage economic development. Based on the public outreach input, most residents want the town to be a small business and home occupation friendly community. This indicates that if any incentives are enacted, they should be aimed at small businesses.

Porter consists of two (2) defined village areas, as described in more detail on page 41, both of which have been declining economically for many years. With that said, there has been a change in ownership of a number of parcels in recent years which has resulted in an increase in rehabilitation of some of the structures and talk of some small businesses returning to these areas.

Amendments to the Land Use Ordinance in 2019 and 2020 have updated performance standards to more effectively assure industrial and commercial development is compatible with the surrounding land uses and landscape. As the community is largely rural with limited brownfield sites or prior development, there is no intuitive placement for high impact industrial or commercial developments. There are compatibility concerns regarding the approved 2009 Official Zoning Map of the Town of Porter with regard to what has been defined as the General Development District. Amending the 2009 Official Zoning Map is a significant undertaking, but warrants evaluation based on the information we have today regarding the extent of natural and water resources located in that zone.

The Town of Porter does not have a public sewer or water district. A privately-owned public water system<sup>25</sup> located in Parsonsfield does provide water supply to a number of properties within the Kezar Falls Village. There are no public investment targets regarding public sewer or water, as the community has no economic plan, committee, planner, demand, or interest in facilitating public funding for creating or increasing such infrastructure.

Three-phase power exists along Route 160 (Main Street) from Bridge Street to the Hiram town line, and extends to Vulcan Electric on Enfield Street. Three-phase power is not a public investment target as the community has no economic plan, committee, planner, demand, or interest in facilitating public funding for such infrastructure.

Broadband access is sufficient to meet the economic activity that is projected during the planning period. There are some areas in town that are underserved. Those interested in opening small or home-based business may experience challenges as it results to broadband access.

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<sup>25</sup> Visit the State's website for more information on how public water systems are defined <https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/pws/whataPWS.shtml>

## **Priorities and Issues**

Tourism is not currently an important part of the local economy, but the community does experience seasonal living as well as summer and winter recreational trail use. Regional events, such as the Ossipee Valley Fair, Ossipee Valley Music Festival, Fryeburg Fair, or Kezar Falls Theater showings may attract visitors to the area seeking lodging and entertainment.

The community has public & private rental spaces or venues (wedding showers, weddings, and farmer's market). The Conservation Commission and local land trusts have developed, or are planning to establish, trails to promote our recreation and forest areas.

The community does not fully utilize its unique assets for economic growth. There are, however, opportunities. The Town could work to utilize the Old Porter Meetinghouse for historical education and venues (weddings), the Town Hall for civic events and rentals, expanding trails and access points to our water resources (Lower Spec Pond, Colcord Pond, Bickford Pond), or developing the Town Farm Lot abutting existing recreational trails for the purpose of regional hiking.

Employment and economic development trends and needs during the planning period may be altered due to a significant number of socio-economic changes outside of the Town's control. In addition, Maine is currently assessing soil and water persistent chemical concentrations throughout the state that may also alter employment and economic development needs.

# Housing

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## Introduction

Housing makes up one of the major land uses in the Town of Porter. It is shelter for the residents of the town, it is the major portion of the tax base, and it is the single largest investment for most of the residents.

This section will inventory the housing stock of the town, will look at trends which are taking place, and will try to determine future needs and demands.<sup>26</sup>

## Housing Affordability

Due to housing affordability concerns, the State Legislature has set as a goal "to encourage and promote affordable, decent housing opportunities for all Maine citizens." Affordable housing is defined by the rule that has been adopted to implement the Comprehensive Planning Law as "decent, safe, and sanitary living accommodations that are affordable to lower income and moderate-income households...." Lower income households are those with a gross income less than or equal to 80% of the county median household income. Lower income households include very low-income households who are those earning less than or equal to 50% of the county median. Moderate income households are those with a gross income over 80% but less than 150% of the county median.

A housing unit is considered to be affordable if the family does not have to pay more than 28% of its income for housing (including mortgage, insurance, and estate taxes), or 30% in the case of renter-occupied, housing (including rent and utilities).

Porter is in Oxford County and is expected to analyze its housing affordability based on current county median household income. The table on the following page shows the affordability "thresholds" for very low, low, and, moderate income households in Porter using the Oxford County median household income.

The state Planning and Land Use Regulations under Growth Management Programs requires that municipalities "shall seek to achieve a level of at least 10% of new residential development, based on a 5-year historical average of residential development ..., that meets the definition of affordable housing." (Title 30-A, Part 2: Subpart 6-A; Chapter 187; Subchapter 2: Article 2.)

### CALCULATION OF AFFORDABILITY

The American Community Survey (ACS) reports an average of five houses built per year for the period 2000 to 2017 in the Town of Porter. A five-year average would be 25 houses and meeting the 10% affordability requirement would require that approximately 3% of those be affordable.

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<sup>26</sup>Please see page 37, Current Events, for more information on current trends.

However, price data for new housing stock is not available to the town. People building homes are not required to report or list the costs of development.

Regardless, it is still of interest to the town to have a sense of housing affordability. This can be partially estimated by using information freely available from the Maine Real Estate Information System.<sup>27</sup> Note that this addresses only property sold through a real estate agent. It does not represent rental or lease properties or houses that were for sale by owner.

The data used to create the estimate below is based on the selling price for 33 homes sold between February 2017 and August 2018 and strongly suggests that housing in Porter is highly affordable.

Nationally, HUD determines the numbers for Income and Affordable Housing Payments. This is done on a county basis starting with county median income data. The county data is then adjusted according to a HUD formula. The data for Oxford County for 2018 is presented below. The numbers for monthly housing payments are what HUD expects a family of four in the “Low Income” category could afford if 28% of their income went to housing. (See the table below for Porter)

The column for “Monthly Housing Payment at 28%” shows what HUD believes is the maximum affordable payment for an income category. The column “Dollars” is a calculation to show estimated annual income.

### **Incomes & Affordable Housing Payments Porter, Oxford County (2018)**

	Dollars	Monthly Housing Payment @ 28%
Extremely Low Income	\$25,100	\$586
Very Low Income	\$30,100	\$702
Low Income	\$48,150	\$1,124
Median Income	\$53,700	\$1,253

The table on the following page<sup>28</sup> is an estimation of the maximum affordable house price (“Upper affordability limit”) compared to actual homes sold in Porter. The “Upper affordability limit” was determined by going to several banks and other on-line mortgage estimators and asking what the maximum house value could someone making the annual amount shown above afford if they also make a down payment of \$10,000, had a 30-year

<sup>27</sup><http://www.maine listings.com/search/soldlistings/soldsearch-id/2854>

<sup>28</sup> Data sources: HUD income data for Oxford County:

[https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn?states=23.0&data=2018&inputname=NCNTY23017N23017\\*2301760405%2BPorter+town&stname=Maine&statefp=23&year=2018&selection\\_type=county](https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn?states=23.0&data=2018&inputname=NCNTY23017N23017*2301760405%2BPorter+town&stname=Maine&statefp=23&year=2018&selection_type=county)

Housing sales data: <http://www.maine listings.com/search/soldlistings/soldsearch-id/2854>

mortgage, taxes, and insurance. For example, the upper affordability for someone in the extremely low-income group making \$25,100 per year could afford a mortgage of \$92,715.

Using the HUD data, for 33 homes sold in Porter from February 2017 to August 2018, a total of 29 homes acquired through a realtor or 88% of home sale prices were affordable. This would support a statement that Porter most likely exceeds the 10% figure specified by the legislature.

### **Housing Affordability in Porter February 2017 to August 2018**

Income Group	Upper affordability limit	Number of homes sold	Percent of homes sold
Extremely Low	\$92,715	4	12%
Very Low	\$116,156	8	24%
Low	\$201,430	29	88%
Median	\$227,198	30	91%

Over the last two and a half years (2020-2022), as a result of the pandemic, there has been a significant increase in housing costs. It is possible this increase may mean that housing in Porter does not fall within the legislative requirements. Porter is not alone in this however, as this significant increase was experienced across the State. However, in late 2022, there seems to be a consensus that housing costs are starting to decrease and will continue to decline in 2023. It would be unwise to apply the affordable housing standards criteria to such a short time period, but rather wait as the housing market comes back into the more natural ebb and flow. It is ill advised to make long term decisions based on a short-term volatile market disruption.

### **Future Housing Needs**

Porter does not currently have any senior or assisted living housing, and meets the State’s standards for affordable housing. Based on projected population and demographic changes during the planning period, the Town should not expect to see a need for any additional housing or rental units. However, assisted living housing may be desirable as the population ages.

However, these projections were created in 2018 prior to the release of 2020 US Census data as well as a significant number of socio-economic changes outside of the Town’s control. These factors may have an impact on the anticipated housing needs during the planning period. In addition, Maine is currently assessing soil and water persistent chemical concentrations throughout the state that may also alter employment and economic development needs.

On April 22, 2022, Legislative bill LD2003 was signed into law (*Chapter 672*). This aims to increase affordable housing in Maine by:

1. establishing state-wide and regional housing production goals and the municipal role in achieving those goals;
2. imposing density and other requirements for affordable housing developments that preempt inconsistent municipal regulations;
3. requiring municipalities to allow up to two, three, or four dwelling units on each lot where housing is allowed, depending on the location of the lot and whether it contains an existing dwelling unit;
4. requiring municipalities to allow an accessory dwelling unit (ADU) on the same lot as a single-family dwelling unit in any area where housing is permitted and to comply with certain requirements pertaining to ADUs; and
5. restricting off-street parking requirements intended to accommodate housing density increases.

As of October 2022, the provisions of the law are currently being analyzed and more comprehensive guidance is expected to be issued by the State in the upcoming months, in order for municipalities to more effectively understand the law and its potential impacts.

There may be unintended consequences of this law that the Town should consider, regarding net residential area calculations, impervious lot percentages, mobile home park regulation, subdivision cluster development regulation, the potential proliferation of non-owner-occupied transient rental programs, and impacts on local services.

## **Subdivisions**

Porter's subdivision growth is dictated by state law which requires any land division of more than two parcels within five years to go through a process of a formal subdivision review.

The following table shows the number of lots, the number of acres subdivided, and the location by land use district. Between 1971 & 2008 roughly 7% of Porter's total acreage has been subdivided through formal subdivision review, all established within the Rural District. As of 2022, no approved subdivisions have been created since 2008.

### Subdivision Applications 1971-2022

Year	Status	Map	Lot	Acres	Type	Lots
N/A	Withdraw	R11	30	131	Subdivision	N/A
1971	Approved	R03	23 thru 30	18.5	Subdivision	17
1972	N/A	R08	8, 6, 6.1 thru 6.8	126.7	Subdivision - Fox Farm LLC (initiated 1972-1976) - 16 acres developed	8
1974	Approved	N/A	N/A	N/A	Subdivision	4
1974	Approved	N/A	N/A	N/A	Subdivision	2
1974	Approved	R05	38, 38A, 38B, 38C	56	Subdivision - Old Meetinghouse Road	5
1980	N/A	R01	14A,B,C,D,E	9.2	Subdivision	5
1981	N/A	N/A	N/A	N/A	Subdivision - Eastman Hill Subdivision	N/A
1984	N/A	R02	18.1, 18.1A, 18.2, 18.3	24.3	Subdivision	4
1984	Approved	R03	44, 44.1, 44.2	18.5	Subdivision	3
1985	Granted	R11	11, 11A	Appeal	Split Lot, leave (212 Frontage/30 side and 165 Frontage/20 side)	2
1986	N/A	N/A	N/A	N/A	Subdivision	3
1986	Denied	R10	19	4.003	Subdivision - Into two Non-Conforming Lots	2
1988	N/A	R01	20	79.277	Subdivision	3 to 6
1988	N/A	R02	23, 25, 23.1 thru 23.8	105.487	Subdivision - Oak Ridge	7
1988	N/A	R07	34	67	Subdivision - Fork Hill Development	7
1989	N/A	N/A	N/A	N/A	Subdivision - Revising Eastman Hill Subdivision	2
1990	Approved	R07	1.1, 1.2, 1.3, 1.4	58	Subdivision - Hiawatha Development	4
1995	N/A	R07	30, 30.1, 2, 3, 4, 5	99	Subdivision (11)	11
1996	Approved	R05	25, 25A, 25B	22.9	Subdivision - Black Bog Estates	3
1998	N/A	R03	11	516	Subdivision - Plain Pond (12 ~43 acre lots)	12
2000	Withdraw	R06	3	87.17	Subdivision - Pine Hill Subdivision	7
2001	Withdraw	R07	11	N/A	Subdivision	N/A
2003	Approved	R05	43.1, 2, 3, 4, 5, 6, 7	68.55	Subdivision	7
2004	N/A	R05	50, 50A, 50B	90-98	Subdivision	3
2005	Approved	R02	18.1	4.97	Subdivision - Revising Everett Libby Subdivision	2 revised
2005	Withdraw	R07	1.1	16.5	Subdivision (2)	2
2005	Approved	R08	21, 21.1, 21.2, 21.3	85.9	Subdivision - Carlsberg Subdivision (Norton Hill & Porterfield Rds.)	3
2005	Approved	R10	25, 25A, 25.2, 3, 4, 5, 6, 7, 8	105.9	Subdivision - Cole Brook	7 to 8
2005	Corrective Deed	R11	18, 18B, 18C	24.62	Subdivision (3-4) - Norton Hill Road - Corrective Deeds - Illegal Subdivision 2000-2002	3 to 4
2006	N/A	R07	30.3	2.62	Subdivision - Revise driveway location Lot #3 - Walker Hills Acres (Walker Estates Subdivision)	1 revised
2007	N/A	N/A	N/A	44	Subdivision	4
2008	Withdraw	R03	15	66	Subdivision	11
2008	N/A	R05	25	N/A	Subdivision	N/A
2008	Withdraw (2010)	R05	35	133	Subdivision - Moulton Ridge Road	11
2008	Withdraw	R08	8	128.5	Subdivision	N/A
2008	Withdraw	R09	7	297.6	Subdivision	N/A
2013	Approved	R08	21.3, 21.3A	58.23	Subdivision - Revising Carlberg Estates Subdivision (Norton Hill Rd.)	2
2016	Approved	R08	6, 6.5	126.7	Subdivision - Revised Fox Farm Subdivision - Moved one lot	2 revised

N/A: Not Available. N/A is used in cases where the pertinent data could not be located in Town records.

There have been no new subdivision developments in over fifteen years, and many of the parcels within these approved subdivision speculations remain wooded and undeveloped. Subdivisions in the Town of Porter have typically involved property owners dividing off portions of their land over an extended period of time for either income or to divest to family members, in line with the intent of Maine Subdivision Law.

## **Existing Regulations**

Porter has a Planning Board adopted Subdivision Regulation and a Town Meeting adopted Land Use Ordinance. The Subdivision Regulation provides procedures that the Planning Board follows in the review of subdivisions. This regulation is fashioned after a model that is used by many planning boards state-wide.

The purpose of the Land Use Ordinance is, as the forward of the Ordinance states, to "...help our town grow in a manner that will enable it to maintain its present rural character."

The Ordinance divides the town into four (4) districts – Village, Rural, General Development, Shoreland. Within the Shoreland District, it is further subdivided into the following zones: Shoreland Residential (Great Ponds), Shoreland Residential (Other Waterbodies & Wetlands), Stream Protection, and Resource Protection.

The Village District allows residential, commercial, industrial, civic, and public uses. Mobile home parks are also allowed. The minimum lot size in this district is 30,000 square feet and the minimum frontage is 100 feet.

The Rural District allows single family and duplex housing, farming and farm related activities, timber harvesting, gravel pits and certain retail and manufacturing operations. The minimum lot size in this district is 88,000 square feet and the minimum frontage is 300 feet. The land area per dwelling unit requirement is the same for duplexes and multi-family housing as it is for single family housing.

The Shoreland Residential District presently allows the uses suggested by the State Planning Office Minimum Shoreland Zoning Ordinance. The minimum lot size is 88,000 square feet and the minimum lot frontage is 200 feet.

Land in the Resource Protection District may not be used to meet the minimum lot size requirement, but single family and duplex housing, farming and farm related activities, timber harvesting, and gravel pits are allowed.

The Land Use Ordinance provides performance standards which must be met by applicants of proposed developments. Depending on the size, type of use, and location where it is proposed, land use applications may require either local planning board or Code Enforcement Officer review and approval.

Recent Land Use Ordinance amendments in 2019 and 2020 regarding density, lot size, setbacks, road construction, accessory dwellings, and multi-family units (3 or less) encourage the



development of affordable/workforce housing to the scale and capacity appropriate for the Town. As we do not have any housing coalitions in the area, the Town works within the zoning and dimensional standards of the community, to make recommendations to improve housing conditions, when needed.

Any substandard housing, when identified, is addressed by the Code Enforcement Officer, and the Local Health Officer when warranted.

Over the past several years, a number of seasonal dwellings have been updated for year-round living and there is an uptick in accessory dwelling construction to offset the rising cost of living. However, impacts to the community caused by these developments have been negligible.



# Recreation

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## Introduction

Outdoor recreation is very important to the residents of Porter. On the 2011 public opinion survey one of the qualities that residents valued was the recreational opportunities. The public use of outdoor recreation resources, many of which are privately owned, makes up most of the recreational opportunities in Porter.

## Recreational Programs & Facilities

Recreational program and facilities are provided to Porter residents by the Sacopee Valley Recreation Council. Residents of the other Sacopee Valley Towns (Hiram, Parsonsfield, Cornish and Baldwin) are also served by the council. All of the Sacopee Valley towns provide financial support.

The activities that are offered include: school dances, summer rec programs, summer camps (basketball, soccer, baseball and softball for ages 5-18 and little league for boys and girls), women's Wednesday night sports (volleyball, etc.), winter youth basketball (boys and girls ages 6-13), cross country skiing, ice skating (free lessons for children), Saturday open gym (late fall to early spring), Easter egg hunt, arts and crafts on Saturdays, winter fun day, fall youth soccer, league soccer (boys and girls ages 6-13), swim lessons (boys and girls ages 4-13), barn dance for 3<sup>rd</sup> grade, and dance lessons open to all. Other programs that are not sponsored by the Rec Council are: travel soccer, hunter safety classes, fishing derbies, and sense of place (exploring the outdoors with 2<sup>nd</sup> graders). Many of the programs are conducted at the facilities of MSAD 55.

On the 2011 survey, recreation facilities received an average rating of 2.3 out of 4. According to the survey people feel there is sufficient access to natural recreational areas such as ponds, hiking trails, hunting areas & snowmobile trails. However, they reported a lack of recreational facilities and indicated an interest in an indoor pool, indoor track, community center, recreation center, arcade, etc. The 2022 survey provided similar results. Of the respondents, 47 believe the recreation opportunities are excellent or adequate, while 46 respondents believe the recreation opportunities are not adequate. The comments provide positive support for the availability of outdoor recreation, but a lacking of indoor or group related recreation activities.

## Outdoor Recreation

There are multiple areas in town that provide recreational opportunities that are either publicly-owned or conserved through trusts, such as Francis Small Heritage Trust (FSHT), the local land trust in the area. While the Town does not work directly with FSHT, they are grateful for the recreational opportunities that the land acquisitions provide for residents.

### Bald Ledge

Bald Ledge is a hiking trail which leads to a panoramic lookout affording a view of Bickford and Colcord Ponds. Bald Ledge was acquired by the Francis Small Heritage Trust and is open to the public.

### The Town Farm property

The Town Farm was originally the Town “poor” farm. The buildings do not exist anymore, but the road leading to it and the property, still owned by the town, provides hiking, skiing, and other recreating opportunities.

### Spec Pond Swim Area

The Spec Pond swim area is owned and maintained by the Town, originally purchased in the 1980's. There is a small parking area to the south of Lower Spec Pond. A short winding walk through white pines brings you to a small sand beach on the pond. From here, opportunities to go swimming, canoeing or kayaking are available. The beach has historically been used for swimming lessons provided at first by 21 Club and later by Sacopee Valley Recreation Council.

### Porter Heath

Recently acquired by Francis Small Heritage Trust, the Heath lies within a state-recognized wildlife and habitat area of important significance. It is an open, uncultivated wetland of approximately 134 acres which provides an open vista of the area and the surrounding hills. The Heath is accessed by a short hiking trail which leads to the southwestern edge of the wetland via Moody Road.

### Devil's Den

A hike up to Devil's Den leads to a rock outcropping with a view of Colcord Pond and the surrounding hills and to the NW a view of the Presidential Range in New Hampshire.

### Porter Hills

The Porter Hills initiative is an effort by the Francis Small Heritage Trust to protect significant land areas in the northwest of Porter. Land and conservation easements have been generously donated and funds contributed by, the Southern Maine Conservation Collaborative, the William Wharton Fund, the PF Fund for Baldwin, and many other generous donors including Trust members, members of the public, and the Land for Maine's Future.

Significant properties include the Porter Heath parcel of 134 acres, Bald Ledge Preserve of 25 acres, the Bald Ledge summit parcel of 200 acres, and Bickford Slopes parcel of 174 acres to the west of Bickford Pond with elevations that rival Bald Ledge and Devil's Den.

Lands that are in the process of being acquired as of this writing are Devils Den, Herons Haven/Blueberry Hill, and Fox Brook.

These lands have various kinds of easements that preserve for the existing usages such as hiking, hunting, fishing, snowmobiling and ATV use, to include judicious logging.

### The Town Ball Field

The ball field is located behind the Kezar Falls Fire Barn. The baseball diamond was originally used by Porter High School. It is currently used for youth baseball activities, but is open to the public for use at any other time. There is public interest in expanding a ½ acre of unused portion of public land behind the baseball field for additional soccer goals and public benches.

### Other Recreation Opportunities

Publicly owned outdoor recreation opportunities exist on the numerous roads in town that are no longer used for motor vehicle traffic. These old roads now provide trails for skiing, hiking, four wheeling, snowmobiling, and access to fishing sites. The legal status of most of these old roads is unknown.

In addition to areas owned by the town or conserved by land trusts, there are numerous ATV and snowmobile trails throughout town. Access to these is provided in combination by the generosity of the private land owners as well as by accessing abandoned town ways. The ATV trails are maintained by the local ATV club, Land Share Riders<sup>28</sup>, and snowmobile trails are maintained by the snowmobile club, Sacopee Valley Snowdrifters.<sup>29</sup>

Other activities include the annual Ice Fishing Derby put on by the Kezar Falls Fire Department; Wednesday Walks, a weekly meet-up for older folks to get together and walk various places around the region; and Healthy Sacopee, sponsored by the Sacopee Valley Health Center which offers group hiking opportunities from mid-summer through mid-fall and occasionally some winter snowshoe hikes.

## **Traditional Use**

Aside from Lower Spec Pond, there are no public access points to the major water bodies in the town. Although not a Town maintained location, Black Bog can be accessed at the causeway on Old Meetinghouse Road. There are, however, many water access points that have historically been allowed by the private landowner. These include sites along the Ossipee River and many of the great ponds. Consideration should be given to make both more accessible for recreation and to provide water views. In addition, the Conservation Commission is evaluating small publicly owned tracts of land at Colcord Pond and Bickford Pond for possible small foot trails and kayak launch points.

Much of this recreation is hiking, hunting, fishing, cross country skiing, four wheeling and snowmobiling on private property. While the posting of land (blocking access) has been historically minimal, there has been concern in recent years that as more land is changing

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<sup>28</sup><https://www.landshareriders207.com/>

<sup>29</sup> <https://www.northeastsnow.com/sacopee-valley-snowdrifters/>

hands, we are beginning to see more land being posted. This has also been seen by landowners who have historically allowed access for years to their land, but have chosen to restrict this access after individuals began taking advantage of that privilege. The reduction in land available for recreation seems to particularly concern residents who use the land for hunting, four-wheeling, and snowmobiling. The Town should work to expand trails and access points to our water resources (Lower Spec Pond, Colcord Pond, Bickford Pond).

# Transportation

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## Introduction

The efficiency of our town, the value of our land, and how we view and experience our surroundings are all affected by the roadways and how well they carry out these, often conflicting, roles.

Many of the problems associated with town roads are a result of their initial design to function as roadways for horses, oxen and pedestrians. This makes it harder to meet today's needs. The roads as they are currently constructed, while inefficient, are more reflective of the true natural character of the region. This presents a conflict as the roads are used not just for transportation to and from, but also for recreation, such as walking, biking, hiking, etc.

## Roads

There are almost 51 miles of public roads in Porter, 41 miles of which are maintained by the town. While the Maine Department of Transportation (MaineDOT) maintains the six (6) miles of Route 25 and the four (4) miles of Route 160 located in Porter, the winter maintenance for Route 160 is performed by the town. See Appendix G1 for a map of town roads.

The road surface conditions in Porter vary from good to deteriorating to poor. The decision to perform road maintenance is determined jointly by the Select Board and the elected Road Commissioner. Funds used to work on the roads come from a combination of annual funds raised by the Townspeople, and MaineDOT funds provided by the State.

Road maintenance is the responsibility of an elected Road Commissioner. The equipment which is used to take care of the town roads is owned by private contractors. Snow plowing and sanding in the winter is done under a multi-year contract approved by the Select Board. Concerns about the excess use of salt and other ecologically damaging materials have been raised by some residents.

State Route 25/160 through Porter Village Center is problematic, as the S-Curve is extremely dangerous for crossing pedestrians or bicycle traffic. It is recommended to work with the State and propose crossing designs that encourage vehicular traffic to slow to reasonable speeds along this S-Curve. Additional state and county speeding enforcement may also facilitate behavioral change.

Route 160 in Kezar Falls Village (Bridge Street & Main Street) is also problematic, largely due to vehicular speeding through the village. It is also recommended to work with the State and propose crossing designs that encourage vehicular traffic to slow to reasonable speeds along these sections of road. Additional state and county speeding enforcement may also facilitate behavioral change.

The State recommends borrowing or purchasing speed feedback signs to help increase driver awareness to these more problematic areas. They also offer matching grant funds through the Village Partnership Initiative to help engineer or build safer crossings at these locations.

On the public opinion survey conducted in 2011 the respondents gave summer road maintenance an average rating of 2.3 on a scale of 1-4 (1 being poor and 4 being excellent). Results from the 2022 survey show that 30 people are dissatisfied with the summer road maintenance, 19 people are neither satisfied nor dissatisfied, and 34 people are satisfied.

Winter road maintenance received an average rating of 2.4 on the 2011 survey, while on the 2022 survey, 19 people are dissatisfied, 12 people are neither satisfied nor dissatisfied, and 49 people are satisfied. On the 2011 survey, when asked if tax support should be increased to improve these services out of 148 respondents, only 55 felt we should increase taxes to maintain summer and winter roads. Out of the 87 respondents to the 2022 survey, 39 are willing to increase taxes to maintain roads, 28 said maybe, and 20 do not want to see additional tax increases going towards roads.

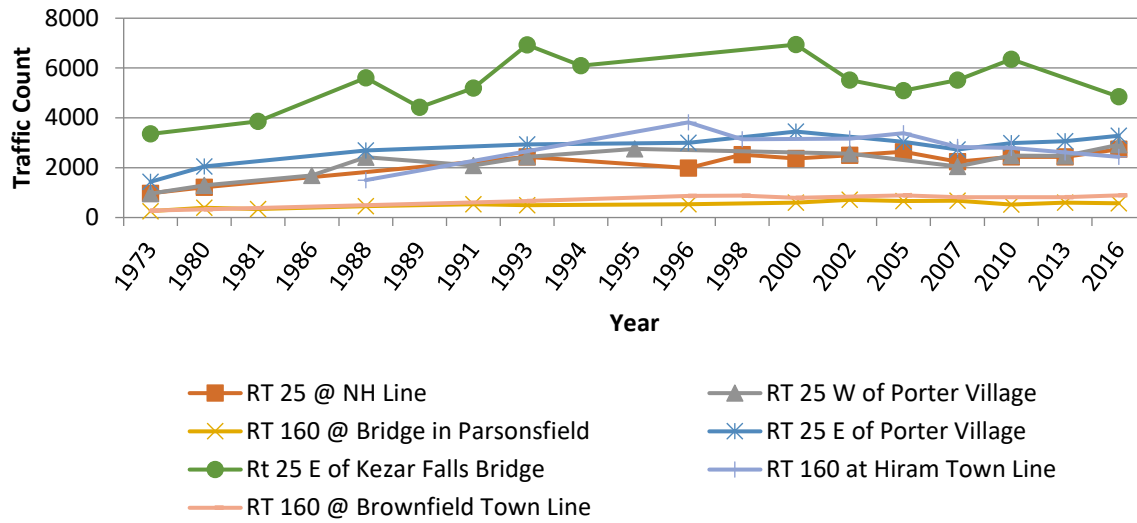
## **Traffic Volumes and Flow**

Traffic generators of significance would include timber harvesting operations (William A Day Jr. & Sons, LE Taylor & Sons, RC McLucas Trucking, etc.), Vulcan Electric, the Riverside Methodist Church, and the Sacopee Valley Health Center. The Sacopee Valley Health Center is the largest traffic generator in the community. Traffic related to timber harvesting operations and the Sacopee Valley Health Center occur throughout the daytime hours, whereas Riverside Methodist Church events are typically scheduled in the morning or in the evening hours.

To quantify the traffic conditions in Porter, traffic counts have been collected for a number of years by MaineDOT at seven locations. From the traffic counts an annual average daily traffic count (AADT) has been calculated. This is the average number of vehicles passing that point of the roadway in a day. The chart on Page 61 shows various calculated AADT's at various times between 1973 and 2016. See Appendix G2 for a table showing more specific data and G3 for a map of locations.



## Average Daily Traffic Counts



## Vehicle Crashes

There are a few areas of high accident sites along Route 25 including its intersections with Bickford Pond Road, First County Road, Colcord Pond Road & Bridge Street. Additionally, the approx. 2-mile section of Route 160 that runs along the western edge of Stanley Pond & Trafton Pond appears to be more prone to accidents. See appendix G4 for a map of accidents and crashes between 2012 & 2022.

## Road Maintenance & Design

Maintenance of public roads falls under the responsibility of the Road Commissioner who is overseen by the Municipal Officers. Public and private road design and construction is guided by the Article 10 Standards set forth in the Porter Subdivision Regulations. These regulations also define standards for traffic impact caused by proposed land uses, and require state and local access permitting to create new driveways or roadways within the Town. They are coordinated to provide roadway design standards that are consistent with the community's desired land use patterns.

The Porter Land Use Ordinance and Subdivision Regulations contain various performance standards for traffic and access control within the town as they relate to: homesteads, businesses, mobile homes, cluster developments, subdivisions, and major/heavy industry.

General performance standards include, but are not limited to: setbacks, visibility, locating curb cuts, slope and intersection of driveways, and water protection considerations, when considering development in the Town of Porter.

In regard to mobile home parks, cluster developments, subdivisions, and major/heavy industry, interior lot circulation is encouraged to minimize intersections with the public ways,

and the implementation of additional traffic and design studies are required to assist in understanding and preventing impacts.

The Town of Porter Subdivision Regulations (Articles 11 and 12) contain specific performance and design guidelines for any roadways or driveways that are introduced or impacted by the development of a subdivision.

There are no planned or recently built subdivisions at this time. The Porter Subdivision Regulations do articulate design standards to discourage long dead-end streets and to encourage road designs that create the potential for future expansion and local street networks.

## **Parking**

There are limited municipal parking areas in the Town of Porter. Parking is available off of Bridge Street, adjacent to the Memorial Park on River Street, along the right-hand side of School Street leading up to Main Street, and at the Town Office. Town Office parking is typically utilized during business hours, and the other three locations are typically utilized on weekends or during evening hours for events at the church, or for customers utilizing the local laundromat.

In 2019, the Land Use Ordinance and Subdivision Regulations were coordinated and updated to consider parking challenges in the Villages, re-evaluate minimum parking standards, and permit mutually shared use of existing private parking areas. Although the adjustments afforded increased potential for land uses in the district, the municipality should encourage additional parking to assist in development opportunities. The lack of available public parking in the villages adds to unintentional discouragement of new businesses.

## **Bridges**

According to the MaineDOT, there are only two bridges that the Town is responsible for maintaining; all others are on Routes 160 and Route 25 and are therefore the responsibility of the State. See Appendix G5 for a map of the bridges in Porter. These two bridges are similar to the one that carries Dam Road over Mill Brook (Bickford Pond Outlet). All consist of two poured concrete abutments which define the limits of the flow area and provide support for steel beams and plates running between them to “bridge” the gap and support the roadway. More steel beams welded vertically to the outer horizontal ones provide the guard rails.

All other structures in Porter which allow roads to pass over streams or brooks are called culverts, which technically are round, elliptical, or rectangular conduits made of steel, plastic or concrete and embedded under the roadway. This is the typical installation throughout the town.

The newest and most sophisticated culvert (built in 2017), which carries Pine St over Ridlon Brook, consists of several large and durable concrete castings, with a rectangular opening, laid end to end for the width of the roadway. (It should be noted that the State acknowledges this is

a culvert design, but has assigned it a bridge number.) Culverts carry the roadway and vehicles without additional reinforcement.

## **Bicycling & Pedestrian Use**

There are no specific bicycling trails or pedestrian use trails in place in the Town of Porter. Therefore, pedestrians are largely relying on limited sidewalks and existing roadways, abandoned roads, or snowmobile/ATV trails. The current condition of roadway shoulders presents a challenge for safe bicycle and pedestrian (and at times, vehicular) travel.

There is potential to work with neighboring towns on connecting biking trails through the Town of Porter by utilizing the snowmobile/ATV trails, existing roads, and unmaintained town ways. As the 20+ year road management plan progresses, the extended and intact shoulders should provide additional access and safety for pedestrian and bicycle use on these roads.

Porter has approximately one mile of sidewalks, all of which exist within the Kezar Falls village area. The municipality has largely focused on assuring that sidewalks extend from the Route 25 Bridge to the Hiram town line. The sidewalk that runs the length of Main Street is highly used by students to travel, either on foot or on bicycle, to and from school in Hiram. It is also commonly used by individuals in the Village who are out taking walks. Many individuals who live in the village area also use the sidewalks to walk or bike into Parsonsfield in order to access services across the bridge.

The town is in need of an up-to-date sidewalk map to show inventory and condition. Sidewalks exist on Main Street, Summer Street, Maple Street, School Street, and Bridge Street. Most of the sidewalks in town are in need of major repair. The section of sidewalk on Main Street from the Town Hall to the Hiram town line was completely redone in 2018. No other sidewalk work has been done in over 20 years.

The town provides no snow removal or sanding of the sidewalks except for the town's portion of the sidewalk on the Kezar Falls Bridge. Currently, this is done by hand shoveling and is included as part of the snowplow contract.

The Town raises money annually for a Sidewalk Reserve Fund. The amount raised from year to year has varied ranging from \$1,000 a year to as much as \$10,000 a year. It has been an unwritten policy of the town to raise the money slowly over time and when the reserve fund has an adequate balance to cover expenditures, improvements are made.

Respondents from the 2011 survey results indicate a desire to fix the sidewalks and also to shovel the sidewalks as pedestrians are forced to walk in the road throughout the winter months. Some respondents wanted to expand the sidewalks while others seemed to enjoy the rural aspect of walking a country road; they just preferred that vehicles would slow down. In the 2022 survey, some respondents noted the desire for walking and/or biking trails.

## **Public Transportation**

Although there are no daily public transportation systems that provide regularly scheduled services for Porter residents, historically Porter has had not-for-profit transportation options for low income, elderly and medically needy persons specifically. Over the years, the not-for-profits have changed hands; examples include Western Maine Regional Transportation and Lakes Region Senior Transportation.

A current informal and limited transportation service that exists for Porter residents comes from a group of older residents who joined together in 2000 to find ways to help one another live independently in the community. This group, The Grateful Undead, identified transportation as a major barrier to living successfully in the community when a person has a medical disability and/or is not able to drive to medical and service appointments. This service was set up as an internal service for members, but was soon responding to requests from the Sacopee Valley Health Center (SVHC) to help transport patients with no reliable source of transportation to out of town critical medical appointments, so the transporters expanded their reach to try to accommodate that growing need. In 2021, SVHC purchased a wheelchair accessible van for transporting patients to and from the Health Center. Any patient is eligible to receive service for both walk-in care and scheduled appointments.

Eastern Slopes Regional Airport (ESRA) is 6.5 miles north of the Town, and would be the closest representation to an airport that is in the vicinity of Porter. The ESRA largely services North Conway and provides no services or benefit to our community. There are no airport protection ordinances in place in the Town of Porter.

## **Future**

The Town has performed condition mapping of all Town-maintained roads within the community and, with the help of the Road Committee, developed a 20+ year maintenance plan and standardized roadway designs based on traffic volume. In 2022, the Town took out a bond in order to complete two major re-construction projects, Old Meetinghouse Road, and the upper end of Spec Pond Road. The municipality is working to establish a maintenance plan to extend the life-expectancy of the roads currently in place. There continues to be a lot of questions around private vs. public ownership of certain roads within the Town. In 2021, the State established the Maine Abandoned and Discontinued Road Commission to look into this problem further as it is of concern throughout the State.

## Public Facilities and Services

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### Overview of Maine Town Government

Town Meetings serve the functions of passing laws and adopting budgets in our local government. But Town Meeting is more than just the “legislature;” it is also the “electorate,” electing the select board members and other town officials. In fact, under state law, the only thing required of the annual town meeting is the election of the municipal officials.

Town Meeting is a meeting in which participation is the right and responsibility of every voter. Some say Town Meeting is the “purest form of democracy” because citizens, not their representatives, participate. Since colonial times, the Town Meeting has been a staple of local government in New England. Today, in Maine, most towns, like Porter, still operate under the Town Meeting form of government.

Local government in Maine provides the many essential services to every citizen. These services may include road construction and maintenance, solid waste disposal, water utilities and waste water treatment, police and fire protection and emergency rescue, land use planning and building inspection, welfare, public education for grades Kindergarten through 12, and creating and managing various standalone ordinances (e.g., dog control, curfew, special amusement, floodplain management, etc.) that the community may feel is necessary or what is required by the State.

For local government to function effectively in providing people with the services they need, the participation of all the people is ideal. All Maine local governments provide their citizens with ample opportunities to participate in governing themselves. If many citizens fail to participate, the system cannot work well. Just as public servants have duties and obligations to serve the people, so do citizens. They have not only the right to participate, but the obligation to involve themselves in the government that serves them.

Municipal government in Maine also enjoys a special authority called "home rule." This authority is given to the towns and cities of Maine in the state's Constitution. Under "home rule," municipalities may govern themselves in any way that does not conflict with state or federal law. This authority sets Maine apart from many other states where the authority of municipal government is exactly the reverse. Home rule finds its origin in the state's reliance on community, an historical tendency to devolve the power of government to its most local level, and a deep respect for the common sense and good judgment of Maine's citizens.

As its name implies, local government is run by and for its citizens. People seek to be elected for municipal office out of a sense of civic duty and to make a positive difference for their community. This spirit of community volunteerism also applies to the people who agree to be elected by the Townspeople or appointed by the Municipal Officers to various local boards, committees, and commissions that collaboratively work together to make their local government what it is. Service in government is an important way to participate. There are many appointed, elected, and volunteer positions without which local government simply could not function.

Good government occurs when citizens actively participate and administrators and elected officials understand and fulfill their roles. Encouraging dedicated and capable citizens to seek election is often not easy. This is why it is important for communities to cultivate public attendance and participation in town public meetings, and volunteer service on boards and commissions. Citizens who become involved in this way are the most likely to be good candidates for office, and to serve effectively once elected. Regardless of how much or little competition there is, those elected serve at the pleasure of the people. They hold the key responsibilities of government, and must be the most responsive to public opinion as expressed in meetings, hearings and other forums.

While most elected officials are conscientious people who want to make decisions they feel are in the best interests of the community, they would like their decisions to be based on discussions with citizens who participate in public meetings. When few persons attend and even fewer speak out, a gap opens between the people and their elected representatives. Only significant citizen participation can close that gap.

A local government also depends on both the elected leadership and appointed administrators and how these people work together as a team is a key component to effective government. If a municipality is operating under a structure of government that doesn't fit the community, even the most qualified people may struggle to make it function. Effective government requires periodic review of both the form of local government and how those charged with carrying out the will of the people discharge those responsibilities.

Continual education helps people become better informed about issues when it comes time to discuss/vote and so that people will feel welcomed and become more interested in getting involved in their local government.

Porter residents take pride in transparency, open public discourse, continued education, and inclusiveness of local governance. These qualities keep our community healthy.

## **Introduction**

Porter is a small, rural community that lacks the necessity for the type of public facilities and services that would be expected in a large town or urban city. State projections show little in the way of future growth over the next twenty-five years. The facilities and services used by the Town of Porter exist within the town as well as other services shared with neighboring towns. The Kezar Falls village is the only area in the community that has street lights, sidewalks, hydrants, and access to a public water supply (*owned by Maine Water Company*). The fire department (*located in Porter*), rescue services (*located in Hiram*), waste management (*located in Hiram*), and school facilities (*located in Hiram*) are all shared and funded with one or more neighboring towns.

## Water Supply

The Kezar Falls Village area is the only location within the Town of Porter that has access to public water supply. The public water supply is privately owned, operated and maintained by Maine Water Company.<sup>30</sup> There are approximately 215 parcels within the service area. Of these parcels, approximately 200 of them consist of residential dwellings with the remainder consisting of commercial buildings or unimproved lots.

While many residents take advantage of the access to a public water supply, there are still some within the service area that continue to use a well as their primary water supply. The exact number of residents who use the privately owned public water supply is unknown. In general, *most* properties on Tax Maps U01, U02 & U03 are within the service area. See Appendix H1 for a map for the approximate coverage area. For more specific information, contact Maine Water Company.<sup>30</sup>

## Septic

There is no public sewer system and no current or anticipated concerns regarding subsurface wastewater disposal in the Town. Current and projected growth in the community is not inhibited by the absence of a public sewer system. All residents and land owners in the Town rely upon individual engineered systems for their property and they are responsible for maintaining them. The Town is only involved to issue permits or when there is a failure of the system. Holding tanks require a written agreement for pumping, however most subsurface wastewater disposal systems in the community have their own engineered disposal fields. It is recommended to pump the tank of a septic system at least once every two years.

## Solid Waste

Over the years the management of the town's solid waste became more and more complicated, and more and more expensive. In 2011 the towns of Baldwin, Hiram and Porter terminated an on-going contract, purchased the old compactor and truck, and hired their own employees at the Tri-Town Transfer Station and began operating the station with a nine (9) member board of directors comprised of the three Select Board members from each town.

The transfer station is located in Hiram, ME on South Hiram Road across from the Sacopee Valley Elementary School. The use of the transfer station is restricted to the three towns of Porter, Hiram, and Baldwin. Transfer station stickers are picked up by property owners or residents from their respective Town Offices. Along with household trash the station also accepts demolition debris, recyclable materials (single sort recycling) and scrap metals. Household trash and recyclables are transported to ecomaine's waste-to-energy plant<sup>31</sup> in Portland. The Board has also entered into agreements with recycling companies to accept

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<sup>30</sup> <https://www.mainewater.com/>

<sup>31</sup> <https://www.ecomaine.org/our-facility/waste-to-energy-plant/>

electronic waste, fluorescent light bulbs, rechargeable batteries, books, and paint. All of these are at no additional cost to the towns.

The following table shows the amount of waste and recycling (in tons) that have moved through the transfer station over the last five years. See Appendix H2 for a chart that shows general waste over the last 30 years.

### Tri-Town Tonnage

<u>Year</u>	<u>Electronics Waste</u>	<u>Demo</u>	<u>Bulky Waste</u>	<u>Mattress*</u>	<u>Household Trash</u>	<u>Metals</u>	<u>Recycling</u>
2017	22.46	93.88	86.95		1637.00	102.62	136.93
2018	19.05	93.04	35.53	42	1726.35	112.80	172.76
2019	18.91	149.28	86.76	62	1755.49	104.91	166.69
2020	14.89	130.38	45.35	87	2011.18	135.38	177.42
2021	13.65	112.80	203.27	40	2132.40	152.38	170.27

\* *Mattress represents the total quantity of mattresses disposed of, not the weight.*

Following the management change of the transfer station, the Town’s annual budget and expenditures for solid waste saw a dramatic decrease. While the annual budget has increased most years since 2011, it continues to remain lower than when it was under contract management. While there are many factors, this budget increase has largely been due to the increase in tipping fees imposed upon the transfer station by ecomaine. (See Appendix H3 for more details.)

The solid waste management system currently meets the needs of the three participating communities. There are consistent efforts to educate the community on the benefits of recycling, but there are improvements that can be made for the future to increase recycling and up-cycling efforts.

The physical conditions of the facility and the equipment are generally good, as significant investment and improvements have been implemented in recent years. Some of the recent improvements and investments include: a new canvas building for storage, in-ground scales, a canopy over the relocated recycling containers, retaining walls to segregate the “tiered” disposal and pick-up of various materials, a backhoe for compressing material and plowing, a truck and sander for maintaining a safe working facility, and investing in the labor overseeing operations.

As of 2021, the cost estimate for future facility improvements is \$600,000. The improvements involve additional asphalt pavement for vehicular circulation and the purchase of an additional trash compactor.

From 2014 to 2017, the Board has purchased a new truck and has achieved renovations at the station to make it safer, improve traffic flow and help to increase the rate of recycling, including the addition of a recessed, in-ground weight scale. Each town also sets aside funds each year in a reserve account for capital expenses at the station.



The inflow of waste does not appear to be abating and is not reflective of the population and development growth trends of the region. Future projects should include tighter regulation to reduce unauthorized dumping, and greater emphasis on removing material from the waste stream that can be repurposed or up-cycled.

Public opinion of Waste Management facilities improved between 1991 and 2011 (2.8 to 3.1 out of 5), and opinions on recycling also improved over that time period (1.7 to 3.0 out of 5). The 2022 survey shows a noticeable increase in satisfaction. From the survey, 5 are dissatisfied, 8 are neither satisfied nor dissatisfied, and 69 are satisfied with the services provided by the Tri-Town Transfer Station.

## **Stormwater Management**

There is no substantive stormwater management facility in the Town of Porter. Several catch basins have been installed on Maple, Summer, and Main and Bridge Streets, which require periodic cleaning. The growth of the Sacopee Valley Health Center's (SVHC) impervious parking area and future expansions are of concern, as current drainage capacity along Maple and Summer Streets cannot accommodate the run-off from the site. The municipality has requested storm drainage engineering improvements on the SVHC site to address this problem. There are a number of catch basins along Route 25 and Route 160 that were installed and maintained by the Maine DOT.

## **Power & Communications**

Central Maine Power, a subsidiary of Avangrid, Inc., is the electricity provider in the Town of Porter. Three-phase power is available along Route 160 from the Kezar Falls bridge to the Hiram town line, as well as along School Street ending at Vulcan Electric on Endfield Street. Additional power improvements are not forecasted for the community.

Broadband access is available via a number of different platforms in various parts of town, including cable, DSL, wireless, and satellite options. All platforms do not cover all areas and some areas receive no coverage at all. The 2022 survey results indicate 36 respondents are dissatisfied, 12 are neither satisfied nor dissatisfied, and 31 are satisfied with their access to internet services. While broadband access may be physically available, it may be difficult for some to access these options due to financial resources.

## **Emergency Management**

### **Local Emergency Management**

The Town has a volunteer Emergency Management Agency (EMA) director and an EMA plan in place. Backup power was established for the Town Hall in 2022 with the use of American Rescue Plan Act (ARPA) funds, and the municipality has no contract obligations or leases with our first responders (*Kezar Falls Fire Department and Sacopee Rescue Unit, Inc.*).

It is beneficial for the community to re-evaluate the most recent version of the emergency plan with respect to natural disasters, acknowledging that agricultural and water quality and capacity are also critical resources for emergency preparedness when these occur. Most federal and state emergency guidelines are built around the premise that municipalities have an inherent obligation, a responsibility, to understand their water and food capacity, to manage their food and water resources effectively before aid is provided.

### **Public Safety/Law Enforcement**

The police protection function in Porter is provided by the Oxford County Sheriff's Office (OCSO), and by the Maine State Police (MSP) Troop B. The OCSO, based out of South Paris, Maine, is a department within the Oxford County government. Oxford County is largely responsible for managing buildings, labor, and equipment pertaining to law enforcement and 911 services at the county level. The MSP is part of the Department of Public Safety overseen by the State of Maine. Troop B and dispatch services are based out of Gray, Maine.

Calls are made through the MSP in Gray who dispatch to whomever (OCSO or MSP) is covering the area at the time. In 2015 the number of calls from Porter to the OCSO for service was 368 compared to 34 calls in 1990. Both Hiram and Brownfield experienced similar increases.

The average response time for the MSP is approx. 41 minutes per call. The dispatch service for MSP switched to a new system and was only able to provide an average based on response times going back to 2019. There continues to be serious response time as well as law and order concerns in our area.

Over the past three years (2018-2020), the OCSO and the MSP incident reports for Porter show an increase in occurrences of:

Thefts, mental health issues, issued protection orders, violated protection orders, disorderly conduct, harassment, burglar alarms, trespassing, burglaries, suspicious activity, and the sale of synthetic narcotics.

However, over that same time period, there has been a decreased *response* to the following incidents reports for Porter:

Civil issues, domestic incidents, family fights, child abuse/neglect, overdoses, and drug possession.

There is also a marked decrease in community presence by law enforcement as peace officers, collecting intelligence and information, issuing summons or warrants, making arrests, or enforcing bail and parole violations.

### **Animal Control**

Every municipality is required to appoint one or more animal control officers (ACO), and the municipal officers appoint and supervise this position. An ACO's duties include controlling dogs running at large, controlling domesticated animals that "are a cause of complaint in the community," controlling "animals that pose a threat to public health or safety," "controlling undomesticated animals in matters on which no other department or agency is charged by law to regulate," taking a stray animal to its owner (*if known*) or to an animal shelter (*if the owner is not known*), and ensuring that any injured animal which is "at large or in a public way is given proper medical attention". ACO's also have authority to deal with cases of dangerous dogs, animal trespass, and cruelty to animals. They also are required to respond to reports of animals suspected of having rabies.

### **Local Health Officer**

In Maine, the Local Health Officer (LHO) role began in 1885 and has had a long and proud tradition of serving their communities. The appointed local health officer work force has a unique knowledge about how to assist and protect Maine citizens and communities. They are "on the ground". In an ideal situation, they are working along with public health nurses, other local health officers, environmental health officials, and other professionals who share the common goal of improving and caring for the health of their communities. The LHO monitors his or her community through identifying and/or responding to immediate and trends in health risks to individuals or the community through town resident queries and/or the sharp eye of the LHO. They are also statutorily and uniquely empowered to make determinations and take actions. Municipalities are only allowed to have one Local Health Officer. Porters LHO is a part-time position that works on an as-needed basis. Our current LHO also serves as the LHO for a number of the neighboring towns. He collaborates with Town Officials and other state agencies as needed.

### **Fire Fighting & Suppression**

This public safety function is provided in Porter by the Kezar Falls Fire Department (KFFD). The KFFD is an all-volunteer department that serves the towns of Parsonsfield and Porter and provides assistance to the surrounding towns as needed (see the table below for a list of the current mutual aid agreements with neighboring towns). The fire station is located on River Street in Porter behind the Porter Town Hall. The current station, built in 1989, houses all the equipment, multiple offices, and a large second floor meeting area. The building is not well insulated or energy efficient and use of the second floor is limited to fire-fighting volunteers, as it does not meet current Maine Uniform Building and Energy Code and Americans with Disabilities Act standards.

The chief of the department is selected by the volunteer firefighters. The budget to run the department is raised by the voters of the two towns. In addition, the fire department puts on various events throughout the year to raise supplemental funds to support the department. Two residents of each participating Town sit on a Board who meets and speaks with the fire department, but there is no established lease, contract, or by-laws in place that would reduce liability and risk to the townspeople. The typical response time for the Kezar Falls Fire

Department has been approximately 10 to 15 minutes, 20 minutes for evening calls to remote areas.

Dispatching is done through the State Police Barracks at Gray, Maine. There are 22 volunteer firefighters and each has either a radio or a pager. The department averages approximately 37 calls per year servicing Porter. The average number of responders to a call varies depending on day of the week and time of day as well as the type of call. Many firefighters work out of town reducing the number of firefighters available during the day.

**Mutual aid Agreements**

Town	Type of Agreement	Town	Type of Agreement
Baldwin	Verbal	Limerick	Verbal
Brownfield	Verbal	Limington	Legal Contract (written)
Cornish	Verbal	Newfield	Verbal
Hiram	Verbal	Effingham, NH	Verbal
S. Hiram	Verbal	Freedom, NH	Verbal

The Insurance Services Office Commercial Risk Services, Inc. (ISO) classifies towns and parts of town as to their firefighting capabilities, and insurance companies use these ratings in setting fire insurance rates. This rating is on a scale of 1 to 10, with 1 being the best and 10 being the worst. The values are based on fire alarm systems, the fire department and the water supply.

According to this ISO rating the Kezar Falls village area, served by fire hydrants, is a Class 7, areas outside this service area but within 5 road miles of the fire station are a Class 9 and the rest of the town are a Class 10. There are 19 hydrants in Porter that are located within the Maine Water Company service area. See Appendix H1 for a service area map.

Water for firefighting in the rest of town is brought in by tanker truck. The department is capable of hauling approximately 5,000 gallons of water and also has a 2,000-gallon dump tank into which the trucks can quickly dump water. It is sometimes possible to draw water from brooks, streams & ponds; however, there is only one dry hydrant in the town. A dry hydrant is an unpressurized, permanently installed pipe that has one end below the water level of a lake or pond. The one dry hydrant in town is located off Kennard Hill Road and not easily accessible. The lack of dry hydrants in town is seen as a weakness by the fire department.

The following shows an inventory of major(capital)equipment of the fire department.

## KEZAR FALLS FIRE DEPARTMENT VEHICLE AND EQUIPMENT INVENTORY

As of April 2022

### Contact Information

Department: Kezar Falls Fire Dept.  
 Business Phone: (207) 625-8625  
 Fax: (Town Office) (207) 625-4120  
 Address: 47 River Street, Porter  
 E-mail: kffd17c@yahoo.com

### Radio Communications

Call Letters: 17C1, 17C2, 17C3, 17C4  
 Frequency: 155.745  
 Station Call Sign: KNDN897 Base  
 No. Mobiles: 15  
 Portables: 17  
 Pagers: 5

### Personnel

Firefighters: 22	Haz-Mat Awareness: 21
Support: Mutual Aide	Trained Operations: 3
ICS Trained: 20	SCBA Qualified: 11

### Fire Apparatus

<u>Call Sign</u>	<u>Year, Make, Model</u>	<u>Type</u>	<u>GPM</u>	<u>Tank Size (Gallons)</u>
Tanker 17-T-1	1991 Chevy Kodiak	Tanker	750	2200
Engine 14-E-1	1996 Freightliner	Pumper	1250	1000
Engine 17-E-1	2008 Freightliner	Pumper	1250	1000
Forestry 17-F-3	Kaiser 6x6		1000	800
Tower 17-T-1	1996 E-One Hush Hurricane	Ladder	1250	300
Utility 17-U-1	1988 International	Utility		
(1)	Portable	Dump Tank		2000

### Support Equipment

#### Hoses

<u>Diameter (in.)</u>	<u>Thread Type</u>	<u>Length (ft)</u>	<u>No</u>
1 ½	NST	3000	5
2 ½	NST	3000	1
4	Stortz	4000	1

#### Other Support Equipment

<u>Type</u>
4.5 KW Generator
Thermal Imaging Camera
Jaws of Life Battery Operated
4 Gas Detector
Smoke Ejectors
Chain Saws

#### Respiratory Equipment

<u>No.</u>	<u>Type</u>	<u>No</u>
16	MSA G-1	5
1	Cascade Station Stationary	
1	Cascade Station on Utility Truck	
2	45-minute spare bottles	

#### Portable Pumps

5 Portable pumps with various GPM (all 1-man moveable)

## **Rescue Service**

Rescue services are provided in Porter by Sacopee Rescue Unit, Inc (SRU). The other towns served by SRU are Parsonsfield, Hiram, and Cornish. The rescue unit is housed at 24 Nasons Way in Hiram. The organizational structure of Sacopee Rescue Unit has changed in recent years from self-governing to one with a board of directors comprised of representatives from each town and operating with by-laws. Despite this change, there is currently no legal lease or signed written contract in place to establish a timeline, commitment to services, or disclosure that would reduce liability and risk to the townspeople.

As of late 2022, Sacopee Rescue Unit is comprised of twenty-one (21) paid employees. Certifications are as follows: six (6) Paramedics, four (4) Advanced Medical Technicians, eight (8) Basic Emergency Medical Technicians, and three (3) certified/trained drivers (not medically certified). Sacopee Rescue owns a 2017 Ford F450 with approximately 144,000 miles.

The four towns covered by Sacopee Rescue Unit provide for dispatch services through the Maine State Police in Augusta, Maine. The towns also provide funding, upon approval by the Town's voters, to cover expenses not covered by insurance reimbursement, donations, and other revenues.

Sacopee Rescue reported an average response time for 2021 to be approximately 11 minutes per call, with most calls being responded to in less than six (6) minutes. They estimated a similar response time for the last few years as well.

The LifeFlight Foundation provides a "flying medical emergency room" 365 days a year, for Porter residents experiencing the most urgent medical crises. Since it began in 1998, it has provided emergency flights for nine (9) Porter residents.

Public opinion of the rescue service has decreased between 1991 and 2011 (3.8 to 3.2). The 2022 survey results indicate 13 respondents are dissatisfied, 25 are neither satisfied nor dissatisfied, and 35 are satisfied with the services available from Sacopee Rescue.

## **Education**

Porter is part of the Maine School Administrative District (MSAD) 55. The other towns in the district are Parsonsfield, Hiram, Cornish, and Baldwin. The district, known as the Sacopee Valley District, was formed in 1966. MSAD55 is comprised of Sacopee Valley High School, Sacopee Valley Middle School, and Sacopee Valley Elementary School. In addition to the three schools, the district also consists of Adult Education where adults of all ages can participate in continued learning opportunities. The three schools are located on South Hiram Road in Hiram, Maine. The Adult Education offices are located at 172 Main Street in Cornish, but the available courses are held in various locations throughout the participating communities.

The high school, constructed in 1967, is the oldest of the three buildings. The middle school was constructed in 2007 and the elementary school in 1986. Between 2015 and 2021, the elementary

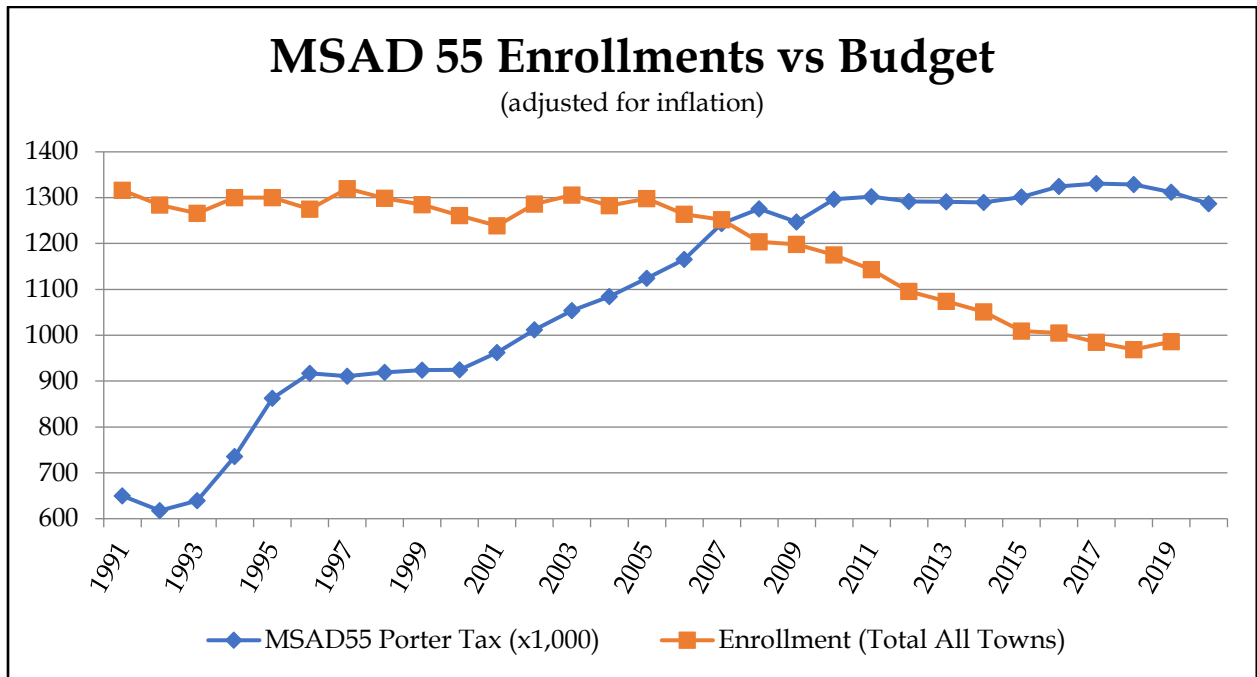
school has installed a new roof and new windows, and the high school has installed a new gym roof and repaired the tennis courts.

In the near future, the district is making plans for a renovation to the main office within the high school as well as doing some repairs on the high school track. The District was unable to provide an estimate of costs for these capital improvements, only that it is "To Be Determined".

The School District is run by the School Board which is comprised of three (3) residents from each of the five towns. The residents are elected by secret ballot by the voters in their respective towns.

There are no immediate opportunities to promote new residential development around the existing schools, and the school system has adequate capacity for expansion above forecasted population growth.

The following chart indicates total student enrollment and Town of Porter property tax appropriation trends for MSAD55, indicating adequate capacity for future forecasted population and development changes.



**2021-2022 Enrollment Data**

<b>Grade</b>	<b>Students</b>
Pre-K	47
Kindergarten	78
1st Grade	67
2nd Grade	60
3rd Grade	74
4th Grade	79
5th Grade	57
6th Grade	42
7th Grade	81
8th Grade	59
9th Grade	85
10th Grade	69
11th Grade	73
12th Grade	76
Remote	25
Out of District	4
<b>District Total</b>	<b>976</b>

The student population has shown a steady decrease since 2009 with enrollments increasing slightly in recent years. Enrollment projections were unable to be obtained for the planning period. When the District was asked for this information, it was only stated the numbers are “To be determined”.

Education opinions decreased between 1991 and 2011 (3.0 to 2.8 out of 5). From the 2022 survey, 22 are dissatisfied, 19 are neither satisfied nor dissatisfied, and 27 are satisfied with the services provided by SAD55.

**Health Care & Social Services**

Although located in a small rural area, Porter has good access to local health care services. The Sacopee Valley Health Center (SVHC) is a private, non-profit, Federally Qualified Health Center located at the corner of Main Street and Maple Street across from the Porter Town Hall. The Health Center first opened in 1976 and over the years has grown in size and services. Most recently, in 2022, the SVHC solicited engineering and architectural services to expand the facility in phases, and will present those plans to the Town of Porter for review and necessary permitting. In 2022, SVHC opened an off-site walk-in facility in the neighboring town of Cornish.

The SVHC provides a comprehensive range of family health care services, which include medical care, preventive health services, social services, physical health, mental health, behavioral health, substance use disorder treatment, podiatry, family planning, dental care and nutrition counseling. Walk-in services as well as on-going patient care are provided. They employ medical doctors, a psychiatrist, counselors, and a dentist as well as nurse practitioners, physician assistants, and dental hygienists. They accept all insurances, self-pay, and also provide a sliding discount fee for low-income individuals. No one is denied services due to inability to pay. Outreach and enrollment staff assist individuals in applying for fee discounts at the health center and for health insurance through MaineCare, Medicare, and the CoverME Marketplace.

These SVHC staff will also link community members to resources such as food programs, affordable housing, heat assistance and transportation, legal services, and programs through



specific Community Actions and Agencies on Aging. The transportation services to the Health Center are provided by a Health Center van or Modive Care/LogistiCare for folks who have MaineCare and need transportation for medical appointments.

In addition to SVHC, the community also supports a local dentist office, Sacopee Valley Dentistry, located in Porter; a local eye doctor and Sacopee Valley Eye Care, located in Cornish. The closest hospitals to Porter include Bridgton Hospital in Bridgton, ME, Southern Maine Health Care in Sanford, ME, Memorial Hospital in North Conway, NH and Maine Med and Mercy Hospitals in Portland, ME.

Transportation to medical services beyond the Sacopee Valley Health Center is a challenge. Any appointment at SVHC can be accommodated via the SVHC van. The Grateful Undead, an informal network of volunteers in the community, provides additional transportation services for healthcare appointments at other health facilities. Food assistance is offered by Pine Root Farm as well as from local food pantries. Individuals in need of housing are linked to resources and are assisted with applications for Avesta, Community Concepts, shelters, and other affordable housing. Handy Helpers, volunteers from the Masonic Lodge and Porter Grange, assist community seniors with repairs to their homes.

When requested by the agencies, the town raises money at town meeting to help support the following social service agencies: Community Concepts, Healthcare Access, MaineHealth Care at Home, Seniors Plus, Southwest Oxford County Nutrition (Brownfield Food Pantry), and Tri-Town Mental Health Services.

There is a need for more intervention and support mechanisms to address increased homelessness, mental health disorders, and addiction in the region.

Healthcare facilities opinions improved between 1991 and 2011 (2.9 to 3.0 out of 5). From the 2022 survey, 22 are dissatisfied, 26 are neither satisfied nor dissatisfied, and 29 are satisfied with the healthcare services available.

## **Other Public Facilities**

### **Town Office & Administration**

The town is governed by a three-member Select Board. They are elected by secret ballot for three-year staggered terms. The Select Board is the executive and administrative arm of town government. They hold scheduled meetings in the Porter Town Hall located at 71 Main Street.

The Town Office is where many people in town come into contact with town government. How well the office staff and their supervisors are doing their jobs has a big impact on the level of satisfaction the public has with town government. The office of the Town Clerk, Tax Collector, and Treasurer are located at the Town Office within the Town Hall. These functions are all performed by two people appointed and supervised by the Select Board.

The Code Enforcement Officer (CEO) is a part time employee of the town and is appointed by the Select Board. It is the CEO's responsibility to enforce the provisions of the town's Land Use Ordinance and the State Plumbing Code.

Another vital role in the Town is the work of assessing. This is overseen by the three Assessors, which in the case of Porter are also our three Select Board members. The Town contracts a part time Assessors' Agent to perform the majority of the assessing work for the Town.

Other elected officials are the Directors of Maine School Administrative District (MSAD)55. The MSAD 55 directors from Porter, along with the directors from Hiram, Cornish, Parsonsfield, and Baldwin, are responsible for the operations of the school district. There are three directors elected from Porter. They are elected for three-year terms.

The Planning Board is made up of seven members who are elected for three-year terms. The planning, development, review, and land use ordinance preparation functions are the duties of the Planning Board. The Zoning Board of Appeals is the judicial arm of the town government and is made up of five members and two alternates appointed by the Select Board for three-year terms. Their duties are to act on administrative appeals (challenges of the interpretation of the Zoning ordinance by the Code Enforcement Officer or Planning Board) and variance requests. This community planning is a service that thrives on, and depends on, volunteer efforts. The planning and zoning boards themselves require much volunteer time and effort in reviewing development proposals to ensure their conformity with ordinances and other legal requirements.

The Conservation Commission is a board of five, appointed by the Select Board for three-year terms. They take on various projects related to the protection of natural resources. These projects have included the recycling paint shack, electronic waste recycling, road cleanup day, and milfoil removal along the Ossipee River. Additionally, the Commission has taken over the management of the Town Beach at Lower Spec Pond, maintenance of the Town owned cemeteries, and maintenance of the Ball Field.

The Budget Committee which consists of ten (10) members serving five (5) year terms is elected on the floor at Town Meeting. Their responsibility is to review the budget articles proposed by the Select Board and other articles which seek town funding and make recommendations, before they are voted on at town meeting.

The Road Commissioner is a three-year elected position, charged with summer maintenance of the town ways in the community. As the municipality does not have a Public Works Department, the Road Commissioner's labor and materials are charged back to the town for road maintenance, ditching, culvert cleaning, and other maintenance efforts.

There are many unknown factors due to recent significant events that are unfolding which may require constant review of forecasting and planning metrics regarding the funding and labor needs for public facilities and services. Major unknowns include 2020 Census data that has not

been made available to the public, federal and state policy-making, as well as the recent process to understand the breadth and depth of PFAS<sup>32</sup> contamination throughout the State of Maine.

### **Library**

Porter provides financial support to, and the residents use, the Kezar Falls Library which is located in Parsonsfield. This library is a one-story building constructed in 1925 with a major makeover of the building and its programs in 2014. It is open four days a week for a total of fifteen hours. There are over 9,400 volumes and its services are used by about 45 people each week. The library also provides internet access to the patrons. The library staff consists of a paid librarian as well as volunteers.

### **Cemeteries**

There are several dozen cemeteries throughout the town. The four larger ones are the Riverside Cemetery in Kezar Falls, the Porter Village Cemetery on First County Road, the Pauper's Cemetery located adjacent to the Porter Village Cemetery, and the Porterfield Cemetery on Porterfield Road. The care and maintenance of the Porter Village and the Riverside Cemeteries is overseen by cemetery associations.

Maintenance of the Porterfield Cemetery is currently being done by volunteers. The Conservation Commission oversees the maintenance and upkeep of the Pauper's cemetery. Both cemeteries are the town's responsibility. The other cemeteries are small, private cemeteries scattered through the rural parts of town. There is no formal maintenance for these. However, the Town is responsible for maintaining veteran's graves at these cemeteries.

The Town Office, libraries, and cemetery are sufficient to accommodate projected growth.

### **Volunteers**

Volunteers are what allow the Zoning Board of Appeals, Planning Board, Select Board, Conservation Commission, MSAD55 Directors, and various committees (e.g., building, roads, budget, comprehensive planning, etc.) to function properly and be successful. The Town of Porter, as have many others in Maine, is challenged at finding volunteers to serve the community.

There are additional volunteer opportunities available to help the Town, but Town Officials are concerned that a policy that considers liability, oversight, access, and one which is tailored to existing needs, both on Town property and with other local service providers would need to be developed.

The seniors at Sacopee Valley High School must complete a specified number of community service hours as part of their graduation requirements. Every year a handful of students

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<sup>32</sup> See page 21 for more information on PFAS, RCRA-8 & PBTs.

volunteer their time (under the guidance of Town Officials) to help complete various projects around the Town.

## **Street Tree Program**

In 2019, the Conservation Commission applied for and received a grant from Project Canopy, a program of Maine's Department of Agriculture, Conservation, and Forestry to help municipalities, educational institutions, and non-profit organizations "support sustainable community forestry management, increase awareness of the benefits of trees and forests, and increase the health and livability of communities through sound tree planting and maintenance".<sup>33</sup> Interest in street trees was triggered when Town Officials proposed cutting all the trees in the right of way of approximately ten (10) miles of town roads as part of straightening / paving projects. It was clear that the right-of-way was not well-defined along these roads. Not only were many trees marked for removal on private property, but the character of the roads would have changed dramatically.

Porter's Project Canopy, while dramatically impacted by the pandemic, tagged around 200 trees and mapped most of them in a dedicated GIS project from 2020–2022. The Commission hopes to gradually tag and map more street trees that could be impacted by road work. They have also started identifying and tagging "significant" trees on town properties - old and large trees, and rare or endangered trees. There are, for example, a few wild chestnut seedlings in town that may have partial resistance to chestnut blight, and we will be monitoring some tagged ash trees for ash borers.

## **Future Needs**

Municipal services should consider investment in road management, additional parking in the village, and dry hydrants in the rural areas to meet the changes in population and demographics. These three investments will assist aging in place, alleviate cost of living burdens, and a direct development toward village areas.

Community involvement is needed in order to address problems with housing, criminal justice, drugs, and mental health that may significantly alter population and demographics in the future.

Investments in facility improvements are not directed to growth areas, as there is no growth area defined in the Town of Porter. As village densities are more supportive of development and major state roadway access, the municipality should consider expanding parking capabilities to promote village economics. Public facilities and services are minimal given our small-town size.

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<sup>33</sup>[https://www.maine.gov/dacf/mfs/policy\\_management/project\\_canopy/grants/grant\\_applications.html](https://www.maine.gov/dacf/mfs/policy_management/project_canopy/grants/grant_applications.html)

## Fiscal Capacity & Capital Investment Plan

### Introduction

The Town of Porter is in a very stable financial position. The Town currently operates with a fiscal year that runs from February 1 - January 31, whereas the State, County & MSAD operate with a fiscal year that runs from July 1 - June 30. This difference in fiscal year's results in the necessity for the Town to carry a high undesignated fund balance in order to have funds available to cover expenses until taxes can be set and bills can be sent out. As of 2020, the Town is carrying an undesignated fund balance of \$1,082,494.

### Tax Base & Taxes

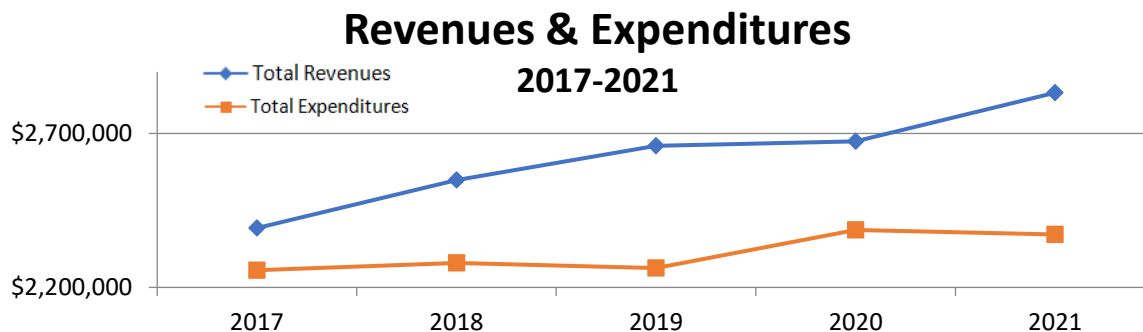
Porter's tax base is predominately residential with few commercial or industrial enterprises. A town wide revaluation was performed in advance of the 2016 tax year. This occurred at a time when the market was at a low, thereby leaving the Town's valuations low as the market value continues to climb. The State valuations below show the considerable increase in valuations over the last five years.

Valuation & Tax Rate  
2017-2021

	2017	2018	2019	2020	2021
Local Valuation	\$112,062,849	\$113,581,962	\$113,985,419	\$113,436,749	\$114,518,240
State Valuation	\$121,650,000	\$121,900,000	\$125,300,000	\$133,200,000	\$140,300,000
Town Mil Rate	16.6	16.85	16.85	16.28	16.6

### Revenue & Expenses

While the Town's mil rate has remained fairly stable from 2017-2021, the chart and table below show a trend that the Town is raising more money than is needed year after year. This indicates that the Town could in fact lower its mil rate and still have enough funds to manage the Town expenditures.



**Porter Revenues and Expenditures\***  
**2017-2021**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Property Taxes	\$1,824,347	\$1,936,826	\$1,960,182	\$1,907,972	\$1,968,910
Excise Taxes	\$325,634	\$348,689	\$392,031	\$361,187	\$403,629
Intergovernmental Revenues	\$198,036	\$231,576	\$261,604	\$375,094	\$415,475
Charges for Services	\$14,737	\$14,790	\$14,649	\$14,973	\$16,076
Misc. Revenues	\$30,051	\$17,201	\$31,818	\$14,648	\$28,152
<b>Total Revenues</b>	<b>\$2,392,805</b>	<b>\$2,549,082</b>	<b>\$2,660,284</b>	<b>\$2,673,874</b>	<b>\$2,832,242</b>
Gen. Govt.	\$186,652	\$195,575	\$199,859	\$217,460	\$217,602
Boards & Assoc.	\$4,323	\$3,957	\$1,453	\$2,854	\$1,995
Culture & Recreation	\$9,900	\$9,860	\$10,065	\$10,250	\$9,250
Protection	\$139,306	\$145,423	\$146,378	\$155,252	\$154,959
Cemeteries	\$373	\$136	\$162		
Highway and roads	\$431,949	\$385,300	\$350,601	\$439,393	\$427,946
Health and sanitation	\$71,896	\$76,322	\$92,593	\$89,714	\$90,000
Education	\$1,249,381	\$1,273,747	\$1,288,602	\$1,287,019	\$1,291,611
County tax	\$101,634	\$119,958	\$130,930	\$136,188	\$136,377
Unassigned	\$44,779	\$26,307	\$3,769	\$6,075	\$2,008
Social Services	\$15,647	\$17,185	\$13,254	\$15,623	\$14,903
Debt Service		\$25,757	\$25,487	\$26,708	\$24,841
<b>Total Expenditures</b>	<b>\$2,255,840</b>	<b>\$2,279,527</b>	<b>\$2,263,153</b>	<b>\$2,386,536</b>	<b>\$2,371,492</b>

\* Details on the expenses included in each category can be found in Audit found at the back of the Annual Report.

The table above also shows the Town’s primary expenditure is on education, averaging 55% of general fund expenditures from 2017-2021. The next largest expenditure for the Town is on road maintenance and road reconstruction, averaging approximately 18% of expenditures during that time period.

Of concern is the five-year trend that county costs have increased by over 36% services expenditures, even though the county no longer performs road and highway maintenance. This indicates the need for more municipal involvement in the annual county budget, to verify cost exposure and to assure expenditures do not exceed statutory limitations.

There has been a noticeable reduction in revenue from rental income and service charges generated in the Town Office. Rental income was drastically reduced following completion of the new Town Hall building. This is a combined result of losing income from Adult Education, who previously rented space in the old building, and not promoting the meeting room in the new building as a rental opportunity. The reduction in service charges generated in the Town Office is largely due to improved technology and limitations placed on Freedom of Access Act reproduction fees by the State.

This indicates a need for the Town to evaluate our office fee structure (e.g., photocopying fees related to general copies, Freedom of Access Act copies, copies of ordinance and regulations, etc.). The Town should also work to highlight other services that we may currently be providing to the community.

## Capital Improvements & Town Debt

When it comes to debt, the Town of Porter has historically and continues to be, a fiscally conservative town, minimizing loans and unneeded debt. To help alleviate large increases in the budget when capital improvement projects are called for, the Town sets aside money each year at town meeting through reserve accounts. The Town currently has the following reserve funds:

- Capital Improvements Reserve Fund
- Old Porter Meetinghouse Reserve Fund
- Revaluation Reserve Fund
- Kezar Falls Fire Department Equipment Reserve Fund
- Sacopee Rescue Reserve Fund
- Bridge Reserve Fund
- Dam Reserve Fund
- Road Reconstruction Reserve Fund
- Sidewalk Reserve Fund
- Tri-Town Waste Reserve Fund
- Milfoil Reserve Fund
- Record Restoration Reserve Fund

See Appendix I1 for a table showing the inflows, outflows and year-end balance of each reserve fund 2016-2021 years.

If a project is too large for the reserve account to cover it, the Town will then consider borrowing money through the Maine Municipal Bond Bank or apply for outside grants to help with the cost. An example of this involves the building of the new town hall in 2017. The town used money it had saved in reserve funds, performed needed forest management on the Town Farm lot and borrowed the remaining money needed from the Maine Municipal Bond Bank to cover the expenses. Since the Town had been setting aside money in advance, only 33% of the funds needed to build the new town hall had to be borrowed. In 2016, the Town replaced an old bridge that was falling into disrepair. In addition to the money that had been set aside over the years, the Town also obtained a grant to assist with the additional costs. Most recently, in 2022, the Town borrowed money through the Maine Municipal Bond Bank to fund major road reconstruction projects on Old Meetinghouse Road and Spec Pond Road.

As of 2021, the town's current debt is \$139,785; MSAD 55's current debt is approximately \$5,300,000 of which Porter is responsible for approximately 16%, or \$849,000; and Oxford County's current debt is \$33,324 of which Porter is responsible for 1.8% or \$600. This makes Porter's total debt load \$989,385 or approximately 0.74% of our last full state valuation. This is

well below applicable state rules for municipal debt which allow borrowing up to 7.5% of valuation.

The town will continue to set aside money in our respective reserve accounts to fund future capital projects. When projects exceed those funds, grant fund opportunities will be researched, and as a last resort the Town will take out a bond with Maine Municipal Bond Bank to borrow the necessary funds. The community has sufficient borrowing capacity to obtain funds for capital investments, when necessary. We are well below the recommended statutory debt limit, giving us the ability to borrow any funds we may need to fund future projects. Additionally, many of our future capital expenses involve shared resources between one, two, three, or four of the surrounding towns (fire, rescue, solid waste, education), which reduces the Town of Porter being responsible for the entire cost burden.

## **Capital Investment Plan**

We are required to have a capital investment plan for any purchases that exceed \$20,000.

*Capital Investment: "Capital Investment" means expending municipal funds of \$20,000 or more to purchase assets of land, machinery, equipment, or buildings.*

*Capital Investment Plan: "Capital Investment Plan" (CIP) means a summary list of municipal capital investments anticipated during the planning period in order to implement the strategies in the comprehensive plan.*



## Capital Investment Plan

### Prior Capital Budget Requests (2017-2021)

Service	Capital Need	FY2017	FY2018	FY2019	FY2020	FY2021
Roads	Re-Build	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000
Roads	Maintain	\$46,000	\$46,000	\$35,000	\$35,000	\$35,000
Solid Waste (1)	Operation (shared with two other towns)	\$70,000	\$74,650	\$90,000	\$95,000	\$90,000
* Solid Waste (2)	Capital (shared with two other towns)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Kezar Falls Fire Dept. (3)	Operation (shared with one other town)	\$45,875	\$49,655	\$50,275	\$51,325	\$52,325
* Kezar Falls Fire Dept. (4)	Capital (shared with one other town)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Sacopee Rescue (5)	Operation (shared with three other towns)		\$22,000	\$22,000	\$24,200	\$32,500
* Sacopee Rescue (6)	Capital (shared with three other towns)	\$10,000	\$10,000	\$10,000	\$10,000	\$5,000
* Administration	Town Revaluation	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
*Administration	CEO Legal Expense Fund	N/A	N/A	N/A	N/A	N/A
* Administration	Maintenance of Town Owned Properties	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
* Dams	Repair/Replacement	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
* Bridges/Large Culverts	Repair/Replacement	\$5,000	\$5,000	\$5,000	\$10,000	\$10,000
Parks and Cemeteries (7)	Maintenance	\$1,000	\$2,000	\$2,000	\$3,500	\$3,500
* Old Meeting House	Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

### Anticipated Capital Expenses (2022-2027)

Service	Capital Need	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
Roads	Re-Build	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$190,000
Roads	Maintain	\$35,000	\$35,000	\$35,000	\$40,000	\$40,000	\$40,000
Solid Waste (1)	Operation (shared with two other towns)	\$105,450	\$106,000	\$107,000	\$107,000	\$107,000	\$107,000
* Solid Waste (2)	Capital (shared with two other towns)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Kezar Falls Fire Dept. (3)	Operation (shared with one other town)	\$52,325	\$54,000	\$54,000	\$54,000	\$54,000	\$55,000
* Kezar Falls Fire Dept. (4)	Capital (shared with one other town)	\$10,000	\$10,000	\$12,000	\$12,000	\$12,000	\$12,000
Sacopee Rescue (5)	Operation (shared with three other towns)	\$81,000	\$100,000	\$110,000	\$120,000	\$122,000	\$123,000
* Sacopee Rescue (6)	Capital (shared with three other towns)	\$3,000	\$12,000	\$13,000	\$14,000	\$18,000	\$18,000
* Administration	Town Revaluation	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
*Administration	CEO Legal Expense Fund	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
* Administration	Maintenance of Town Owned Properties	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
* Dams	Repair/Replacement	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$6,000
* Bridges/Large Culverts	Repair/Replacement	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Parks and Cemeteries (7)	Maintenance	\$2,850	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
* Old Meeting House	Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

**Anticipated Capital Expenses (2028-2034)**

Service	Capital Need	FY2028	FY2029	FY2030	FY2031	FY2032	FY2034
Roads	Re-Build	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
Roads	Maintain	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Solid Waste (1)	Operation (shared with two other towns)	\$107,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000
* Solid Waste (2)	Capital (shared with two other towns)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Kezar Falls Fire Dept. (3)	Operation (shared with one other town)	\$55,000	\$57,000	\$58,000	\$59,000	\$60,000	\$61,000
* Kezar Falls Fire Dept. (4)	Capital (shared with one other town)	\$12,000	\$15,000	\$15,000	\$15,000	\$18,000	\$18,000
Sacopee Rescue (5)	Operation (shared with three other towns)	\$124,000	\$125,000	\$126,000	\$127,000	\$128,000	\$129,000
* Sacopee Rescue (6)	Capital (shared with three other towns)	\$20,000	\$20,000	\$22,000	\$23,000	\$24,000	\$25,000
* Administration	Town Revaluation	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
* Administration	CEO Legal Expense Fund	\$5,000	\$4,000	\$3,000	\$2,000	\$1,000	\$1,000
* Administration	Maintenance of Town Owned Properties	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
* Dams	Repair/Replacement	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
* Bridges/Large Culverts	Repair/Replacement	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Parks and Cemeteries (7)	Maintenance	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
* Old Meeting House	Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

(1) The Tri-Town Waste Facility is owned and operated by Baldwin, Hiram, and Porter. Each town raises the same amount for its daily operations.

(2) Each of the three towns mentioned above raise the same amount for capital expenses at the facility.

(3) The towns of Parsonsfield and Porter share equally to raise funds for operational expenses of the department.

(4) Each town mentioned above raises the same amount for capital expenses of the department. The department is responsible for maintaining their equipment and also notifying the towns of future needs for replacements.

(5) The towns of Cornish, Hiram, Parsonsfield, and Porter share equally in raising funds for daily operations.

(6) Each town mentioned above raise the same amount (usually) for capital expenses of Sacopee Rescue. Since Sacopee Rescue, Inc is not a municipal entity, these funds are supplemental to help the organization.

(7) Maintained by the Conservation Commission.

\* Denotes reserve accounts where unused funds are carried over from year to year.

# Existing Land Use

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## Introduction

How land is used in a municipality impacts the social, cultural, fiscal, and environmental health of the community as a whole, including the well-being of each of its residents. Land use affects how convenient, active, safe, and secure (food and economic resiliency) a given town is.

Land, and the private use of land, is a fundamental concern especially to people in a rural town. One of the most difficult parts of community planning is deciding how much private property rights we as individual property owners are willing to give up for the benefit of the community and town. Our private and public land and the freedom to use it as we want is very important. As with most governmental decisions, there are compromises made in order to achieve the future we want for our community.

Porter's Land Use Ordinance allows mix-use to recognize scale of operations and to promote opportunity. Higher impact land uses are generally directed to more appropriate districts and more stringently regulated to minimize harm to the community.

## Existing Land Uses

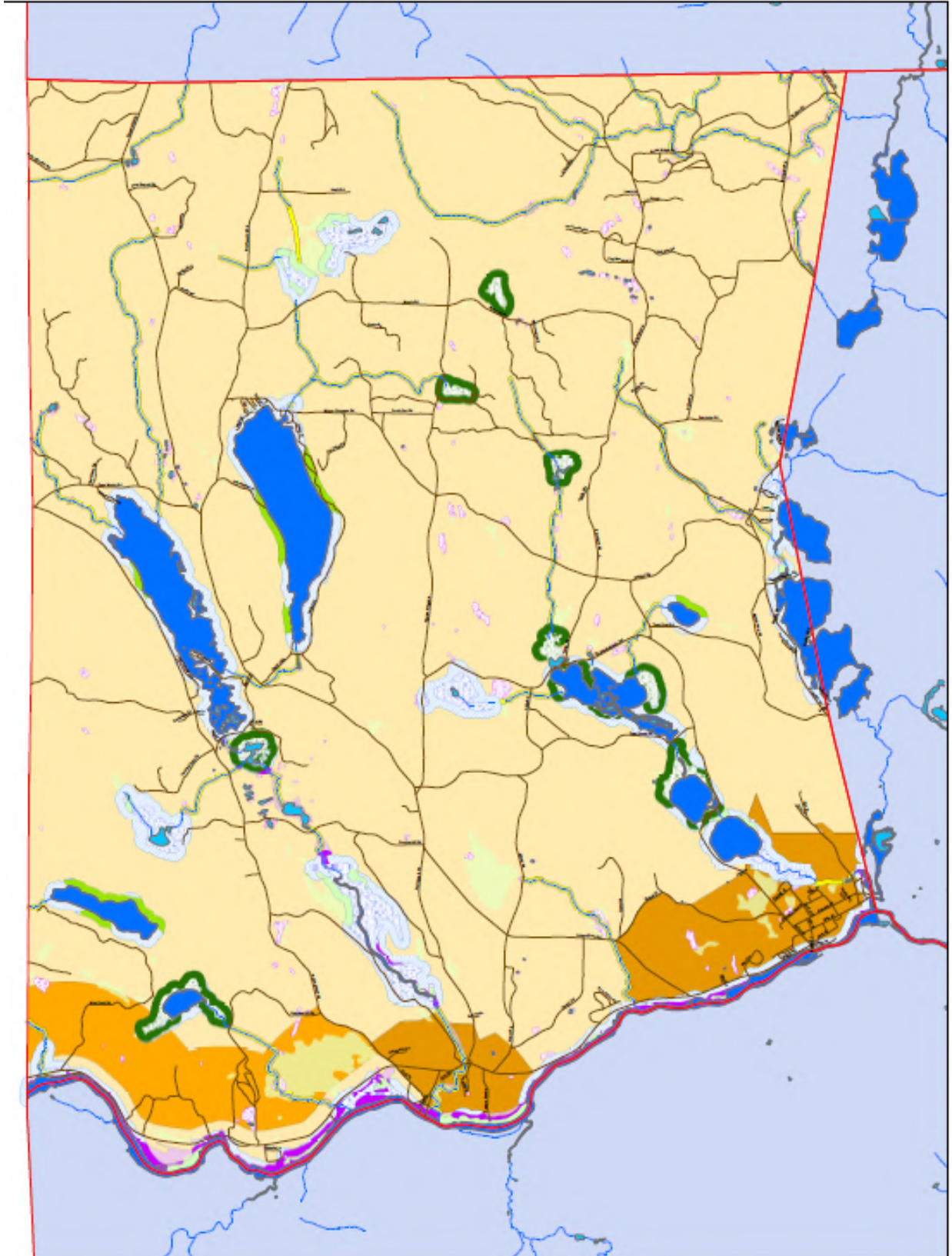
The Town of Porter currently regulates land use and development through the adoption of our Land Use Ordinance (which includes Shoreland Zoning regulations) and the Subdivision Regulations.

### Land Use Ordinance

Porter's Land Use Ordinance (LUO) was originally enacted in 1982, with the most recent updates approved on June 8, 2022. The State requires towns meet minimum shoreland zoning requirements. While many towns have a standalone shoreland zoning ordinance, Porter has chosen to weave its shoreland zoning requirements into the LUO. The Town of Porter allows mixed-use throughout the community, and defines its districts as rural, village, and general development, with the following shoreland zoning overlays: shoreland limited residential, stream protection, and resource protection. Land uses have scaled regulatory requirements and increased review and approval processes, depending on the tiered impact of the land use. Below is a snapshot of the Town's Zoning Map; the full map with legend can be viewed in Appendix J1 or on the Code Enforcement page of the Town's website.<sup>34</sup> The table below shows the dimensional standards as outlined in the LUO for the six (6) zones described above.

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<sup>34</sup> <https://portermaine.org/code-enforcement>



Town of Porter Comprehensive Plan

Dimensional Standards <i>(Table 3.2 from the Land Use Ordinance)</i>	Village District	Rural District	Shoreland Zones			General Development
			Shoreland Limited Residential	Stream Protection	Resource Protection	
<b>Minimum Lot Area (SQ FT)</b>				Select Appropriate District		
Without sanitary sewers (per family or by Use)	<b>20000</b> <i>(0.459 acre)</i>	<b>88000 (Note H)</b> <i>(2.02 acre)</i>	Select Appropriate District	NA	<b>(Note A)</b>	<b>88000</b> <i>(2.02 acre)</i>
Residential or Use <i>(not high impact)</i> , within 250 ft of Ossipee River	<b>40,000 (F)</b> <i>(0.918 acre)</i>	<b>88,000 (F)</b> <i>(2.02 acre)</i>	Select Appropriate District	NA	<b>(Note A, F)</b>	NA
Governmental, Institutional, or High Impact USES within 250 ft of Ossipee River	<b>60000</b> <i>(1.37 acre)</i>	NA	Select Appropriate District	NA	<b>(Note A)</b>	NA
<b>Minimum Street and/or Shore Frontage (FT)</b>				Select Appropriate District		
On a street <b>(E)</b>	<b>75</b> <b>(Note E)</b>	<b>300</b> <b>(Note E, H)</b>	Select Appropriate District	NA	<i>(Note A)</i>	<b>100 (Note E)</b>
<b>On waterbodies or wetlands (if applicable):</b>				Select Appropriate District		
Residential per dwelling unit and Other Uses (not high impact) <b>(Note B)</b>	<b>200</b>	<b>200</b>	<b>200</b>	NA	<i>(Note A)</i>	NA
Government, Institutional, or High Impact USES per principal structure <b>(Note B)</b>	<b>300</b>	NA	Select Appropriate District	NA	<i>(Note A)</i>	NA
<b>Minimum Setbacks (FT) - ***See the CEO to establish the Right-of-Way in which the setback is measured from</b>				Select Appropriate District		
Front (Note G)	<b>40 (C, D)</b>	<b>50 (C)</b>	Select Appropriate District	NA	<i>(Note A)</i>	<b>50</b>
Side (Note G)	<b>20 (D)</b>	<b>50</b>	Select Appropriate District	NA	<i>(Note A)</i>	<b>30</b>
Rear (Note G)	<b>20 (D)</b>	<b>50</b>	Select Appropriate District	NA	<i>(Note A)</i>	<b>30</b>
Distance from high water line of great ponds	<b>100</b>	<b>100</b>	<b>100</b>	NA	<b>250 (Note A)</b>	<b>250</b>
Distance from high water line of other water bodies or upland edge of wetland	<b>75</b>	<b>75</b>	<b>75</b>	NA	<b>250 (Note A)</b>	<b>250</b>

**Footnotes to Table of Dimensional Standards to Table 3.2 Dimensional Standards.**

- A. No portion of any lot created after the effective date of adoption or amendment of this ordinance and lying within the Resource Protection District may be used to meet the dimensional requirements of other Districts in which the remainder of the lot is situated. Where a residential structure is in existence on the effective date of adoption or amendment of this ordinance, a lot containing such structure may not be created which does not contain a minimum of **88,000** (2.02 acres) square feet.
- B. A lot abutting a lake, pond, river, or stream in any District shall have a minimum shore frontage measured in a straight line between the points of intersection of the side lot lines with the shoreline at normal high-water elevation.
- C. Within Porter Town Tax Maps **U-1, U-2, U-4, U-5, U-7, U-8**, where a proposed structure is abutted on both sides by existing structures whose setbacks from the right-of-way centerline are less than **fifty (50)** feet, the setback of the proposed structure may be reduced to that of the abutting structures.
- D. The indicated setback is required for new commercial or non-for-profit uses abutting an existing residential use per *Article IV Section 4.2 - Landscape Buffering & Screening*.
- E. New lots which abut a public or private street as defined by this Ordinance, over which the public has an easement of travel, shall have a minimum road frontage as specified in *Article III Table 3.2*, unless equal to or greater than **ten (10)** acres in area.
- F. Lots in the Village Districts of Porter within **two hundred fifty (250)** ft of the Ossipee River (Porter Town tax maps **U-1, U-2, and U-4**) shall be exempted from this minimum standard. They shall, however, meet the Village District standard of **30,000** sq. ft. (.668 acre). New single family residential structure – See *Article VI Section 6.8* for exemption regulations.  
  
\*\*\*Contact the town CEO to determine the right-of-way and required setbacks at the proposed development.
- G. One detached or attached accessory dwelling unit is permitted on a parcel with a minimum of 2.5 acres and four hundred (450) feet in road frontage (*or meets the conditions of footnote E above*) in the rural district, between 300 SF and 400 SF in ground floor footprint, with a compliant subsurface wastewater disposal system approved by the LPI. The accessory dwelling unit shall provide for only one bedroom, provide one additional parking space to the primary dwelling, and have a maximum occupancy of one person. The dwelling unit may be detached if it is secured to a foundation and has a compliant subsurface wastewater disposal system (HHE-200) approved by the LPI. If it is attached to the primary dwelling, it must consist of less than 400 SF of ground floor footprint or 35% of the primary dwelling ground floor, whichever is less. The septic design for the primary dwelling shall be adequate to support an attached accessory dwelling by a site evaluator and be approved by the LPI. Any accessory dwelling unit under 400 SF shall be built to current State building codes for *Tiny Homes*.

**Land Use Regulatory Processes**

In addition to the LUO which divides the town into zones, land use in Porter is also regulated by a number of ordinances, regulations, and permits which pertain to various uses. Local permitting includes, but is not limited to, driveway, land use, building, septic, internal plumbing, energizing authorizations, and business licensing. These are all utilized to manage land use. The reviewing authority, either the Code Enforcement Office or the Planning Board, evaluate the land use based on the regulatory process outlined in the Town’s land use

ordinance. Additional ordinances or regulatory processes adopted by the legislative body are listed below.

Subdivision Regulations (*adopted in 2003, last amended on April 21, 2020*): The regulations outline the review process for minor and major subdivisions, amendments to subdivisions, and a process for appeal and remedy. This process includes regulation of the following: Site layout, water capacity, erosion & sedimentation control, sewage disposal, solid waste, impacts to the community and habitats, financial and technical requirements, coordination with the local land use ordinance, groundwater quality and quantity protection, stormwater management, open or common spaces, street accesses, street design and construction standards, and cluster developments.

Floodplain Management Ordinance (*adopted in 1987, and most recently amended in 2009*) regulates construction on the floodplain within Porter, as defined by the Federal Floodplain Map, to assure that Porter property owners may obtain flood insurance available pursuant to the National Flood Insurance Act of 1968. The ordinance regulates development in the floodplain consistent with federal standards and provides the Town with a means of enforcing these standards. Our floodplain maps were last updated and printed in 2009 and are on file in the Town Office. The community's land use and shoreland ordinances are consistent with state and federal standards and is consistently enforced with respect to identified floodplains. In addition, floodplains along the southern edge of the municipality are regulated by the Saco River Corridor Commission.

Solid Waste Disposal Ordinance (*originally enacted 6/30/88*): This initial ordinance was the framework that brought about the Tri-Town Waste Facility and the Town of Porter Land Use Ordinance we utilize today.

### **Regulatory Oversight**

The community's administrative capacity has not been adequate to manage its land use regulation program. From 2019-2022, the Planning Board, Code Enforcement Officer (CEO), and Municipal Officers have been updating local regulations to align with municipal capacity, and coordinating documents and processes to provide for more efficient and less costly administration.

Succession planning is challenging, to assure the Planning Board and Appeals Board positions are filled and that these municipal officials are adequately trained on the roles and authorities of the positions.

Maine DOT Access Permit, Maine DEP Permit-By-Rule, and Saco River Corridor Commission applications and permitting precede local permitting processes, when applicable.

## **Recent Development**

Most recent developments since the early 2000's have been lot by lot. Development has been consistent with the community's vision. Subdivision and high impact developments have been minimal, densities have decreased in the villages, and numerous businesses have closed up shop or moved to neighboring towns. Below is a brief description of the permits and land uses that were authorized from 2012-2021.

### **Building Permits:**

On average, there are thirty-five (35) building permits filed per year. They are largely accessory in nature, including, but not limited to: decks, additions, remodels, garages, sheds, and pools.

There are sixty-nine (69) new dwelling units on record with the municipality from 2012-2021 roughly half of them are mobile home units, and the dwellings are predominantly added in the Rural District.

The newly constructed Town Hall, facility expansions at Day Logging, and the Sacopee Valley Health Center are the three largest developments that have occurred in Porter between 2012 and 2021.

### **Internal Plumbing and Subsurface Wastewater Disposal System Permits:**

On average, there are twenty-one (21) plumbing permits filed per year. Roughly half of these permits are for internal plumbing, and the other half are for either new septic systems or septic system replacements/upgrades. These types of activities occur primarily in the Rural District.

### **Driveway Permits:**

There are, on average, two (2) new driveway accesses created per year in the Town of Porter, whether on a town way, or a state route. These types of activities occur primarily in the Rural District.

### **Utility Hook-ups and Upgrades:**

A way that the Town can validate development is through Certification of Compliance with Subdivision and Shoreland Zoning Requirements, which has to be authorized by the municipality before work can proceed. Between 2012-2021, ninety (90) of these forms have been filed with the municipality, predominantly in the Rural District.

### **Land Use Permit Applications:**

There have been at least twenty-five (25) Land Use Permit applications filed between 2012-2021, where nine (9) have been withdrawn or were rejected by the municipal planning board. Permits that have been approved include the following: various cellular upgrades to the two (2) existing towers in the community, an auto repair shop, multiple expansions of an existing wood processing facility (addition of kilns, storage structures, and consolidated propane storage), a



horse boarding and lessons venue, a flower shop, a maple sugar shack, and a child daycare facility.

**Certificate of Occupancies (Rental Dwellings, Home Occupations, Dwellings, Businesses):**

There are thirty-nine (39) Certificates of Occupancy (CofO) on file with the municipality related to these land uses. Single Family Dwelling CofO’s are largely in the Rural District, whereas apartments, housing rentals, and home occupations are more frequent in the Village District.

Other ways that the municipality can validate development in the community are through applications for a business name through the State, Maine DEP Permit-By-Rule submissions, and Saco River Corridor Commission applications.

**Filing for business name certificate through the State (Title 31 Section2):**

There have been twenty-five (25) of these certificate applications filed with the Town from 2012-2021. Activity has significantly decreased in 2020-2021, and the overall trend is that these business applications are primarily in the Rural District.

**Maine DEP Permit-By-Rule (development in Shoreland):**

There have been twenty-eight (28) Maine DEP Permit-By-Rule submissions filed with the Town from 2012-2021, predominantly in the Rural District.

**Saco River Corridor Commission:**

There are ten (10) applications to the SRCC on file with the Town from 2012-2021, predominantly in the Rural District.

Below is a simple chart that depicts the types of developments, by district, in Porter:

Type of Permitting and Certification Activity	General Development District	Village District	Rural District	General Development District Permits (%)	Village District Permits (%)	Rural District Permits (%)
Building Permits	17	79	263	5%	22%	73%
New Dwelling Units over the 10-year period	2	7	28	5%	19%	76%
New Dwelling Units that were mobile homes	1	3	12	6%	19%	75%
Internal Plumbing Permits	1	20	72	1%	22%	77%
Subsurface Wastewater Disposal System Permits	6	30	85	5%	25%	70%
Driveway Permits	0	1	20	0%	5%	95%
Utility Hook-Ups (Municipal Approvals)	2	20	76	2%	20%	78%
Land Use Permit Applications (completed/approved)	2	1	13	13%	6%	81%
Certification of Occupancy (Apartments/Rentals)	0	8	0	0%	100%	0%
Certification of Occupancy (Home Occupations)	0	4	3	0%	57%	43%
Certification of Occupancy (Single Family Dwellings)	0	4	20	0%	17%	83%
Business Certificate filed with the State	1	4	20	4%	16%	80%
Maine DEP Permit-By-Rule submissions	0	1	27	0%	4%	96%
Saco River Corridor Commission applications	1	1	9	9%	9%	82%

## **Future Development**

Approximately twenty (20) new lots are forecasted to be developed from 2022-2031, based on past historical development (approximately two (2) new driveways with new homes or land uses, per year) and projected population growth. There are approximately 350 undeveloped lots in town, with 70% in the Rural District and 30% within the Village Districts. Recent amendments to the local land use ordinance in 2019 and 2020 facilitated the opportunity for accessory dwellings in the Rural District and increased density in the Village Districts. Dependent upon shoreland zoning, road frontage, and acreage requirements, roughly 400 additional existing developed properties may be able to increase dwelling units, 75% within the Rural District, and 25% within the Village Districts.

Achieving the vision the town desires, requires more than just writing it down and voting on it. Consistent administration and enforcement of the land use and subdivision regulations, continual evaluation of current processes (permitting, forms, review, distribution, document control), and more public participation in local boards (appeals, planning board, conservation commission) are key components. In addition, raising public education and awareness of local vision and the regulations meant to assist in achieving that vision are also necessary components to create the environment the community desires.

## 4. Future Land Use Plan

Porter's rural character will not change significantly in the foreseeable future. In order to preserve the extensive tracts of open land that provide wildlife habitat, resource protection, and opportunities for outdoor recreation and resource-based economic activities such as farming and forestry, the Town will guide new residential development to occur along existing roads and adjacent to or within existing developed areas. There is a need to support the growth of our small village centers, to create safe pedestrian access and expand local services within close proximity of residents in the area. Although Porter has no designated growth areas, dimensional standards were recently amended to direct growth to these two villages. Porter will continue to refine its land use policies to build on the Town's character, to protect its cherished natural, historic and scenic resources, and guide development with carefully considered zoning.

### Introduction

It is anticipated that in the future Porter will remain a primarily residential, rural small town. Residential growth will continue at a very modest pace.

Records indicate roughly seven (7) dwelling permits, five (5) local driveway permits, four (4) Certificate of Occupancies, and one to two state access permits were issued each year, over the course of the last ten years (2011-2021 fiscal years). There is no current pattern of development in the Town of Porter, which indicates that zoning and dimensional standards should be re-visited to direct residential growth more effectively toward the village districts.

These homes will primarily be built along existing roads or in small subdivisions of less than 4-6 lots each. The density of new residential development will be no greater than one dwelling per quarter acre in the village, per two acres in the rural district, likely lower due to soil, slope and access constraints.

It is possible that the scenario described above could change if housing demand and material pricing makes multi-family housing developments more financially feasible. In that case, however, the effect on land use in Porter would probably be to substitute multi-family dwellings for single-family dwellings, with smaller household sizes and less land consumption per dwelling unit. In any case, no significant change in the Town's rural character is anticipated over the timeline of this plan.

As a result, this Plan proposes to retain the existing division of the town into Rural and Village Districts, re-evaluate the necessity or relevance of the General Development District that largely exists over prime forested, wetland, and habitat resources, and to

make adjustments to the Rural and Village zones, where appropriate, to better support the vision, goals and policies set forth in this plan.

## **Growth Areas**

The State’s Comprehensive Plan Review Criteria Rule requires communities to “identify a growth area or areas ... to ensure that planned growth and development and related infrastructure are directed to areas most suitable for such growth and development” (07-105 Chapter 208, Sec. 4.3.A). However, the Rule also notes that “In some communities, conditions may make the identification of specific areas for residential, institutional, commercial, and/or industrial growth inappropriate.” The conditions for proposing growth area exemptions are (1) severe physical limitations, (2) minimal or no growth, or (3) the lack of a village or densely populated area. This Plan proposes growth area exemptions based on minimal residential growth over the next 10 to 15 years, and no significant commercial, institutional or industrial growth over the same period.

## **Residential Growth Area Exemption**

Population and residential growth are not anticipated to increase in any dramatic fashion over the life of this plan. Porter’s rural residential character is firmly established, and new residents will be looking for the same types of residential opportunities that now characterize the town. Additional homes and private roads will be built as the community grows. New residential development will be sited along the shorelands or existing roads. The lack of town sewer utilities may be a factor in discouraging proposals for multi-unit developments or additional businesses in the village, but it is unlikely that the town will move to sewer systems during the life of this Plan.

Dimensional standards have been modified to permit accessory dwellings in the rural district, and reduced to passively encourage more development density within the village districts.

Thus, it is inappropriate to designate any residential growth area of significance in Porter.

## **Commercial/Institutional Growth Area Exemption**

Other than home-based businesses, there has been no substantive commercial development in Porter in the last generation. There is limited demand for new commercial development in the town because retail and employment opportunities are

in North Conway, Rochester, Sanford, Biddeford, and Portland. In addition, the neighboring towns of Cornish and Parsonsfield have established themselves as locations for commercial development which can create a more difficult competitive environment here in Porter. The only institutional growth over the past generation and expected for the foreseeable future is the Sacopee Valley Health Center. Porter residents share access to the facilities and services, such as the Sacopee Valley Recreation Council and the Kezar Falls Library, which could not be replicated by our town's small population. Based on the lack of recent or anticipated commercial or institutional growth, this Plan does not designate a commercial or institutional growth area.

## **Industrial Growth Area Exemption**

Industrial uses in Porter are limited to a semiconductor manufacturing plant established in the 1970's. Existing wood harvesting industries have remained over the years and have developed as the timber industry has evolved. There has been no industrial development in Porter for over a generation, nor is any expected in the foreseeable future. Porter will continue to facilitate the flourishing of small and home-based businesses as its economic base, recognizing that industrial development is not compatible with its topography, geography, capacity, or rural character.

## **Shared Growth Areas**

The State review criteria rule allows, but does not require, a community to "enter into an interlocal agreement with one or more neighboring communities to designate regional growth areas." This plan does not designate any such areas. As Kezar Falls once incorporated Porter, Hiram, and Parsonsfield, it is in the best interest of these three towns to collaborate on proposed dynamic changes to the area.

## **Transitional Areas**

The State review criteria rule allows, but does not require, a community to designate "transitional areas" for a share of projected residential, institutional, commercial or industrial development at a level below what would be appropriate for a growth area but without the level of protections required for a rural area. It is possible that our small village centers could be re-vitalized at some time in the future around the existing cluster of public or civic buildings in Kezar Falls or Porter Village Center. However, there are no retail establishments in these areas and denser development in these areas is constrained to a certain extent by the absence of parking, safe pedestrian crossings at state routes, and speeding enforcement of vehicular traffic. At this point in time, it is

premature to designate the Kezar Falls Village or Porter Village Center area as transitional areas.

## **Rural Areas**

The State review criteria for comprehensive plans require a community to “identify a rural area or areas.” The designation of rural areas is intended to identify areas deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, open space, wildlife habitat, fisheries habitat and scenic lands, and away from which most development projected over ten (10) years is diverted.” The criteria state that “Rural areas shall not include land areas where the community actively encourages new residential, institutional, or commercial development.”

Porter is a primarily rural community with residences, farms and gravel pits mixed throughout the town. A large portion of the town is undeveloped and the Town has welcomed land preservation efforts which offer traditional recreation use including hunting, snowmobiling, hiking, fishing, & ATVs. The Town will be friendly to local agriculture and supportive of efforts to return parts of Porter to its farming heritage. For the past generation, the Town has been mixed-use, permitting the incubation of start-up enterprises, subsistence living, and work-from-home opportunities. Beyond home businesses and low-impact commercial enterprises (i.e., cottage industries), certain high impact or other discouraged uses are substantively regulated to prevent high impacts to the rural district.

## **Critical Natural Resources**

The State’s criteria for comprehensive plans require the Future Land Use Plan to distinguish areas where critical natural resources are present and where they are absent, and to describe proposed regulations and non-regulatory measures designed to ensure that these resources are protected from the impacts of incompatible development. “Critical natural resources” are defined as follows:

1. Resource Protection District areas as set forth in MDEP Guidelines for Municipal Shoreland Zoning Ordinances;
2. Wetlands of special significance as defined in MDEP Wetlands and Waterbodies Protection Rules;
3. Significant wildlife habitat as defined in the Natural Resources Protection Act;
4. Threatened, endangered and special concern animal species habitat as identified and mapped by MIFW pursuant to the Maine Endangered Species Act;

5. Significant freshwater fisheries spawning habitat as identified and mapped by MIFW or MDMR;
6. Natural communities that are defined and mapped as critically imperiled, imperiled or rare;
7. Areas containing plant species declared to be threatened or endangered by the MDACF.
8. Coastal sand dune systems as defined in the Natural Resources Protection Act;
9. Fragile mountain areas as defined in the Natural Resources Protection Act; or
10. National Natural Landmarks designated by the National Park Service pursuant to its National Natural Landmark Program.

These critical resource areas are shown on the Beginning with Habitat maps in the Appendices (appendix C1 & C2) and on the Official Zoning Map (appendix J1)

The following Critical Resource Areas are present in Porter (*the numbers below correspond to the numbered definitions listed above*):

1. Resource Protection District areas
2. Wetlands of special significance
3. Significant wildlife habitat
4. Threatened, endangered and special concern animal species habitat
5. Significant freshwater fisheries spawning habitat
7. Areas containing threatened or endangered plant species

The Natural Resources section of this Plan addresses these critical resource areas and includes additional information on habitats in and around Porter. Porter does not have occurrences of the following Critical Natural Resources (*the numbers below correspond to the numbered definitions starting on the previous page and ending at the top of this page*):

6. Natural communities that are critically imperiled, imperiled or rare
8. Coastal sand dune systems
9. Fragile mountain areas
10. National Natural Landmarks

The Implementation Program includes the following measures to protect these resources:

- Include references to Critical Natural Resource areas including wetlands, wildlife habitat areas, significant habitat types, large undeveloped habitat and natural resource blocks, and historic and geologic sites, etc. within the Land Use Ordinance where appropriate.

- Develop specific land use standards and necessary zoning revisions for protection and preservation of the unique natural, historic and geologic features in the Critical Natural Resource overlay zones.
- Designate areas where residential and business development should be located along roadways or contiguous to existing development in order to limit development of wildlife habitats, wetlands and forests.
- Adopt open space zoning/conservation subdivision regulations to encourage preservation of significant open space tracts, wildlife habitats and other important natural resources, incorporating clearly defined standards for protected open spaces and connections to adjacent open spaces.
- Require all applicants under the Porter Land Use Ordinance and the Porter Subdivision Regulation to work with the Maine Department of Inland Fisheries and Wildlife (MDIFW), Maine Natural Areas Program (MNAP), and the Beginning with Habitat (BwH) Program to identify environmentally sensitive areas to be preserved and enhanced.
- Maintain and update the ordinance governing the extraction of ground water for commercial use to maintain local economic capacity, food resiliency, and to reduce infrastructure impacts.
- Designate floodplains, as identified by the latest Federal Emergency Management Agency information, as resource protection areas within the zoning ordinances.

## **Critical Rural Areas and Critical Waterfront Areas**

The State review criteria rule allows, but does not require, a community to “identify and designate one or more critical rural areas or critical waterfront areas” and identify measures to ensure that such areas are protected from the impacts of incompatible development. This Plan does not identify or designate any such areas.

## **Overview of Porter’s Current Land Use Districts**

Zoning was carefully considered in order to align with the Town’s vision. Methods that were used include, but are not limited to:

- Acknowledging constraints (*e.g., the existence of abundant natural resources and the Town’s limited infrastructure, community resources, and local capacity for high-impact developments*),
- Recognizing that there are already other high-impact land uses throughout the region that do not require the Town to duplicate or to add land use administrative and enforcement strains,



- Encouraging residential density and high-impact development growth toward areas with access to state highways and other regional resources that provide the greatest opportunity to sustain them (e.g., General Development and Villages); and
- Accommodating manageable mixed-use, small-scale, low-impact businesses throughout the town for economic resiliency.

The Town's zoning is very simple in nature, consisting of a Rural District, Village Districts, and a General Development District. It is overlaid with shoreland buffer zones to depict a large segment of our resource constraints.

Sparsely developed areas in the community are defined as having less than 5 primary use structures within any 10-acre area. Increased density is allowable in the Village Districts, as well as for Mobile Home Parks and Cluster Developments. The Town allows for accessory dwellings, if adequate subsurface wastewater disposal system capacity and reasonable setbacks, fire separation, and square footage regulations are met.

The intensity of proposed land uses in the Town are regulated based on impervious development size, traffic generated, number of employees, and the type of land use. The types of uses are directed to district(s) in which they are most appropriate.

Placement and intensity of land uses were considered in the zoning regulations, to account for current uses as well as critical and important natural resources. These critical and natural resources are further outlined in the History & Archeology, Freshwater Resources, Natural Resources, and Agriculture & forestry chapters of this long-term comprehensive plan.

Anticipated major municipal capital investments needed to support the proposed land uses are described in detail within the Fiscal Capacity and Capital Investment Plan chapter. The largest capital investment needed is the reconstruction and rehabilitation of forty-one (41) miles of Town-maintained roads.

## **Future Land Use Map**

Recommendations are to develop a revised Town Zoning Map, to remove zoning regulations that have had no effect on the Town in the past 12 years (General Development District), and to re-shape the village areas to be more conducive to services and potential growth areas.



## 5. Regional Coordination Program

### Abutting Communities

The Town of Porter is bordered by four towns; Freedom, NH to the west, Hiram to the east, Brownfield to the north and Parsonsfield (separated completely by the Ossipee River) to the south. In addition to the communities that directly abut Porter, the towns of Cornish and Baldwin have a significant involvement in the regional community.

Economic development in North Conway, NH, Bridgton, ME, Biddeford, ME, Portland, ME, and Ossipee, NH provide regional resources and employment for many in the Sacopee Valley.

Historically Porter, Parsonsfield, and Hiram were members of a state-chartered Village known as, and still called, "Kezar Falls". Kezar Falls Village shared a common sense of community, commercial development, and character that remains today despite being comprised of three towns and two counties. The sense of Kezar Falls Village remains a point of historical pride and identity even if there is no longer legal and official coordination.

### Shared Resources and Facilities

#### Groundwater

The Town of Porter shares various aquifers with Freedom, Brownfield, Hiram, and Parsonsfield. The largest aquifer source is the Ossipee River, which provides hydro power to a facility in Parsonsfield, and is impounded and utilized in Parsonsfield to provide public water to Parsonsfield, Hiram, and Porter village customers.

#### Trails

The Sacopee Valley Snowdrifters maintain over 45 miles of snowmobile trails, for public use, in Porter, Parsonsfield, and South Hiram. The trails connect with trails in Brownfield, Cornish, Limerick, Newfield, and beyond, allowing for miles of travel through Western Maine. It should be noted that many of the trails in Porter cross over private property, discontinued and/or abandoned roads. Many of these roads have maintained a public right of way.

The Land Share Riders ATV Club and property owners maintain a separate, but sometimes overlapping trail system throughout the towns of Porter and Parsonsfield that also links to neighboring towns.

#### Other shared resources and services

The Town of Porter partners with several neighboring communities, Oxford County and regional organizations to share resources and services (*e.g., Rescue, Fire Department, Law Enforcement, Historical Society, Library, Waste Management, State Routes, etc.*). These services and participants are identified in greater detail within the Public Facilities portion of this Plan. They

are financially supported through the participating respective town governments. There is no public transportation system in the Town of Porter. There are several smaller airports in Oxford and York County which can serve the region.

## **Local and Regional Approaches to Coordinated Management of Shared Resources and Facilities**

Porter will continue to participate in coordinated management of resources and facilities with other small Oxford County towns, as well as abutting Sacopee Valley communities in York County (Parsonsfield and Cornish) and Cumberland County (Baldwin). Over time these towns have collaboratively established systems of services and management in essential areas that the individual communities would not be able to support alone. This coordination and funding, including – among others – schools, fire and emergency services, solid waste management, law enforcement, historical society, library, etc. have been described in more detail in the Public Facilities section of this Plan.

## **Plan Implementation & Monitoring**

As noted in the overall Strategies & Implementation section of this Plan, the following are required to ensure coordination both within the Town and with adjacent communities, and to ensure that progress on implementing the Plan is reviewed, with updates as needed:

- Specific sections are primarily assigned to certain positions or groups as noted in this plan, but successful implementation of a Future Land Use Plan requires consistent oversight and participation by all residents, government officials, and government officers in the Town of Porter.
- Town representatives may contact appropriate representatives of the region (*Freedom, Brownfield, Denmark, Hiram, Baldwin, Cornish, Parsonsfield*) to coordinate land use designations and regulatory and non-regulatory strategies.
- The Town shall track new development in Porter by type and location.

This review shall consider:

- The degree to which Future Land Use Plan strategies have been implemented;
- The location and amount of new development in relation to the town's designated rural areas and;
- The amount of critical natural resource areas protected through acquisition, easements, or other measures.

## **Evaluation Measures**

The Town of Porter Comprehensive Plan will be implemented through a series of annual reviews, annual progress updates, and time limitations outlined in the Strategies and Implementation sections of the plan.

Periodic updates to the degree that specific implementation activities have been realized will utilize the existing outlines provided, as they afford simple checklists for Boards, Committees, and Individuals. The structure of the Comprehensive Plan Goals, Strategies, and Implementation in this plan is also a simple way to share the overarching goals with new elected municipal officials or committee volunteers, as older representation steps aside (i.e., succession planning).

There is also time limitation set on a number of action items (*e.g., one or two years*), and it is understood that maintenance is needed between the 12-year period, or when dynamic socio-economic conditions change that warrant re-visiting the forecast models.

There are not specifically outlined growth areas in the municipality. Our capital investments are largely focused around first responder equipment, road maintenance, and road reconstruction. There are other minor investments that can be broken out by zoning district (*lighting, sidewalks, hydrants, parking, etc.*).

The Town of Porter does not currently have designated growth or transitional areas, but periodic updates can reflect where development occurs within the defined districts. Waterfront areas in the community are regulated by Shoreland Law, the Saco River Corridor Commission, or a combination of both. The Town's land use ordinance protects critical natural resources and prime agriculture by discouraging or relocating high-impact uses in these areas. There are no acquisition or easement efforts or initiatives by the Town of Porter, but critical natural resource protection and easement may be established by regional land trust entities or proposed by the local Conservation Commission, and will be reviewed as they occur.



## 6. Goals and Policies

This section of the Comprehensive Plan lists the State goals for each chapter of the Comprehensive Plan and the corresponding goals and policies adopted by the Town. These goals and policies are derived from the analysis presented in the Community Assessment and Regional Coordination Program chapters, and serve as the foundation for the Future Land Use Plan and the Implementation Program.

In order for a local plan to be considered consistent with the Growth Management Act, the State's Comprehensive Planning law and regulations require that municipal comprehensive plans indicate the State goals for each topic area. Local goals may be added but are not required.

In this Plan, the State goal may be followed by a local goal that more closely reflects the Town of Porter's specific conditions and concerns. The Comprehensive Plan is also required to incorporate the State's minimum required policies for each topic area. The Town's policies must reflect the desired future direction of the community as reflected in the Vision statement. The policies presented here are intended to meet the State's minimum requirements while also reflecting the extensive dialogue that has taken place during the course of developing Porter's Comprehensive Plan.

### 1. History and Archaeology

#### State & Town Goal

To preserve the State's historic and archaeological resources.

#### Policies

1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.

## 2. Freshwater Resources

### State Goal

To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

### Town Goal

To protect Porter's water resources while also gaining a better understanding of the water and working to limit future contamination, exploitation, and degradation.

### State Policies

1. To protect current and potential drinking water sources.
2. To protect significant surface water resources from pollution and improve water quality where needed.
3. To protect water resources in growth areas while promoting more intensive development in those areas.
4. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.
5. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources

### Town Policies

1. To understand the pervasiveness of PFAS, RCRA-8 & PBT<sup>35</sup> deposits in the community, require testing of potential generators of these deposits within the municipality, and discourage future generation or storage of these within the Town of Porter.
2. Understand our access to potable drinking water, as it relates to socio-economic health, emergency preparedness, agricultural capacity, and community resiliency.

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<sup>35</sup> See page 21 for more information on PFAS, RCRA-8 & PBTs.



### **3. Natural Resources**

#### **State & Town Goal**

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

#### **State Policies**

1. To conserve critical natural resources in the community.
2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

#### **Town Policies**

1. To protect our natural water resource, understand the pervasiveness of PFAS, RCRA-8 & PBT<sup>36</sup> deposits in the community, require testing of potential generators of these deposits within the municipality, and discourage future generation or storage of these within the Town of Porter.
2. Understand our access to and capacity of potable drinking water, as it relates to our emergency preparedness, community resiliency, agricultural capacity, food security, and socio-economic health.
3. Understand that open spaces, wildlife habitat, watershed purification, natural resources, local food and economic resiliency, and socio-economic health can be impacted by agricultural land uses both positively and negatively, depending on scale and how the land is used.
4. To work with local land trusts to preserve critical natural resources.

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<sup>36</sup> See page 21 for more information on PFAS, RCRA-8 & PBTs.

## **4. Agriculture & Forest Resources**

### **State & Town Goal**

To safeguard the State's agricultural and forest resources from development which threatens those resources.

### **Policies**

1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.
2. To support farming and forestry and encourage their economic viability and sustainable capacity.

## **5. Marine Resources**

Does not apply

## **6. Population & Demographics**

### **State Goal**

None required.

### **Town Goal**

To be prepared for continual changes in population and demographics.

### **Town Policies**

1. To observe and study local population and demographic changes.

## 7. Economy

### State & Town Goal

Promote an economic climate that increases job opportunities and overall economic well-being.

### Policies

1. To support the type of economic development activity the community desires, reflecting the community's role in the region.
2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.
3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

## 8. Housing

### State & Town Goal

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

### Policies

1. To encourage and promote adequate workforce housing to support the community's and region's economic development.
2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.
3. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

## 9. Recreation

### State & Town Goal

To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

### Policies

1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
2. To preserve open space for recreational use as appropriate.
3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

## 10. Transportation

### State & Town Goal

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### Policies

1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
2. To safely and efficiently preserve or improve the transportation system.
3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

## **11. Public Facilities & Services**

### **State Goal**

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### **Town Goal**

To plan for and develop emergency resources and available community services.

### **State Policies**

1. To efficiently & effectively meet identified public facility and service needs.
2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

### **Town Policies**

1. To efficiently & effectively meet community needs in the event of an emergency or natural disaster.
2. To promote and make accessible available community services.

## **12. Fiscal Capacity**

### **State & Town Goal**

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### **Policies**

1. To finance existing and future facilities and services in a cost-effective & efficient manner.
2. To explore grants available to assist in the funding of capital investments within the community.
3. To reduce Maine's tax burden by staying within LD 1 spending limitations.

## 13. Existing Land Use

### State Goal

None Required

### Town Goal

To plan for regulatory updates to accommodate changing trends in land use.

### State Policies

None Required

### Town Policies

Continued evaluation of the administration and enforcement of the Land Use Ordinance, to identify new and existing uses, discourage high-impact land uses, and to appropriately direct growth.

## 14. Future Land Use

### State & Town Goal

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient & effective use of public services, and preventing development sprawl.

### Policies

1. To coordinate the community's land use strategies with other local and regional land use planning efforts.
2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.
3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.
4. To establish efficient permitting procedures, especially in growth areas.
5. To protect critical rural and critical waterfront areas from the impacts of development.

## **15. Regional Coordination Plan**

### **Town Goal**

To maintain relationships with neighboring communities and continue to work together to share public facilities where possible.

### **Town Policies**

1. Ensure coordination with both the Town and with adjacent communities.
2. Ensure that progress on implementing the plan is reviewed.





## 7. Implementation Program

Historic and Archaeological Resources			
Policies	Strategies	Implementation	
1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.	1.1	Require subdivision or non-residential developers to take appropriate measures to protect known historic archeological sites and areas sensitive to prehistoric archeology through local land use ordinances, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation	Planning Board Code Enforcement <i>(Annually review)</i>
	1.2	Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Planning Board Code Enforcement <i>(Annually review)</i>
	1.3	Work with the local historical society to assess the need for, and if necessary plan for, a comprehensive survey of the community's cemeteries, to integrate them with tax and district/zoning overlay mapping. Note: Cemeteries are outlined in the chapter titled, "Public Facilities & Services"	Municipal Officers <i>(Annual Progress Update, within 4 years)</i>
	1.4	Develop a plan for the future of the Old Meetinghouse building, to promote its history, invite tourism to the region, provide a needed local venue for events, raise public interest and awareness in the history of the town, and provide funding toward the future protection of historic and archaeological resources	Conservation Commission Municipal Officers <i>(Annual Progress Update, within 4 years)</i>
	1.5	Work with the local historical society during future Comprehensive Planning updates and maintenance, to collaborate on community needs regarding warranted preservation efforts	Comprehensive Planning Committee <i>(Periodic review within State Guidelines)</i>

**Freshwater Resources**

<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To protect current and potential drinking water sources	<p>1.1 Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:</p> <p>a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A.§420-D and 06-096 CMR 500 and 502).</p> <p>b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.</p> <p>c. Maine Pollution Discharge Elimination System Stormwater Program</p>	Planning Board ( <i>Annual review and as legislation changes</i> )
	<p>1.2 Amend local land use ordinances, as applicable, to discourage future PFAS, RCRA-8, or PBT generation or storage within the Town of Porter and adjust as the State investigation results are published.</p>	Planning Board ( <i>Annual review and as legislation changes</i> )
	<p>1.3 Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.</p>	N/A
	<p>1.4 Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</p>	Planning Board ( <i>Annual review and as legislation and growth changes</i> )
	<p>1.5 Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Maine Woodland Owners.</p>	Conservation Commission ( <i>Annual review</i> )

1.6	Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	Planning Board; Municipal Officers; Road Commissioner; Code Enforcement Officer <i>(Annual Review and as legislation changes)</i>
1.7	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Conservation Commission <i>(Annual review)</i>
1.8	Provide educational materials at appropriate locations regarding aquatic invasive species.	Conservation Commission <i>(Annual review)</i>
1.9	Work with property owners and the private water utility to educate and assure water testing for PFAS, once those services are available within the State, and to encourage testing of RCRA-8 & PBTs where available, as well as general water quality testing.	Conservation Commission Municipal Officers <i>(Annual Progress Update and as legislation changes)</i>
1.10	Amend local land use ordinances, as applicable, to encourage quality water supply protections within the community, as adequate potable drinking water affects socio-economic health, emergency preparedness, agriculture, and community resiliency.	Planning Board <i>(Annual review and as legislation and growth changes)</i>
2.	To protect significant surface water resources from pollution and improve water quality where needed.	[See Freshwater Resources strategies 1.1, 1.2, 1.4, 1.5, 1.7, 1.9, 1.10]
2.1	To educate citizens about the importance of regular testing of private domestic water sources such as wells and springs, and about the various tests available.	Conservation Commission Municipal Officers <i>(Annual review)</i>
2.2	To research state programs and any available grants to help defray the costs of testing private domestic water sources.	Conservation Commission Municipal Officers <i>(Annual review)</i>

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<p>3. To protect water resources in growth areas while promoting more intensive development in those areas.</p>	<p>[See Freshwater Resources strategies 1.2, 1.3, 1.4, 1.7, 1.10]</p>
<p>4. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.</p>	<p>N/A <i>(no public sewer system or wastewater treatment facilities exist in the Town)</i></p>
<p>5. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources</p>	<p>[See Freshwater Resources strategy 1.7]</p>
<p>6. To understand the pervasiveness of PFAS, RCRA-8 &amp; PBT deposits in the community, require testing of potential generators of these deposits within the municipality, and discourage future generation or storage of these within the Town of Porter.</p>	<p>[See Freshwater Resources strategies 1.2, 1.5, 1.7, 1.9, 1.10]</p>
<p>7. Understand our access to potable drinking water, as it relates to socio-economic health, emergency preparedness, agricultural capacity, and community resiliency.</p>	<p>[See Freshwater Resources strategies 1.6, 1.7, 1.9, 1.10]</p>

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<b>Natural Resources</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To conserve critical natural resources in the community.	[See Freshwater Resources strategy 1.2]	
	1.1 Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Planning Board ( <i>Annual review as legislation changes</i> )
	1.2 Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations	Conservation Commission ( <i>Annual review and as legislation changes</i> )
	1.3 Evaluate and amend local land use ordinances, as applicable, to discourage the clearcutting of ridgelines and woodlands for high-impact development.	Planning Board ( <i>Annual Review and as legislation changes</i> )
	1.4 Amend local land use ordinances, as applicable, to encourage healthy soils, quality water supply protections within the community involving shoreland, wetlands, and vernal pools.	Planning Board ( <i>Annual progress update and as legislation changes</i> )
	1.5 Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	Planning Board ( <i>Annual review and progress update, and as legislation changes</i> )
	1.6 Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Municipal Officers; Planning Board; Conservation Commission ( <i>Annual Review</i> )
	1.7 Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Conservation Commission ( <i>Annual review</i> )
	1.8 Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Comprehensive Planning Committee ( <i>Periodic Maintenance of Comp Plan per State</i> )

1.9 Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. Planning Board (*Annual review and progress update, and as legislation changes*)

2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources. [See Freshwater Resources strategies 1.2 & 1.6]  
[See Natural Resources strategies 1.8 & 1.9]

3. To protect our natural water resource, understand the pervasiveness of PFAS, RCRA-8 & PBT deposits in the community, require testing of potential generators of these deposits within the municipality, and discourage future generation or storage of these within the Town of Porter. [See Freshwater Resources strategy 1.2 7 1.5]  
[See Natural Resources strategies 1.4 through 1.7]

4. Understand our access to and capacity of potable drinking water, as it relates to our emergency preparedness, community resiliency, agricultural capacity, food security, and socio-economic health. [See Freshwater Resources strategy 1.2]  
[See Natural Resources strategies 1.4, 1.6]

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<p>5. Understand that open spaces, wildlife habitat, watershed purification, natural resources, local food and economic resiliency, and socio-economic health can be impacted by agricultural land uses both positively and negatively depending on scale and how the land is used.</p>	<p>[See Freshwater Resources strategy 1.2]</p> <p>[See Natural Resources strategies 1.3 through 1.6 &amp; 1.9]</p>
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<p>6. To work with local land trusts to preserve critical natural resources.</p>	<p>6.1 Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</p>	<p>Conservation Commission (<i>Annual Review</i>)</p>
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<b>Agriculture &amp; Forest Resources</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.	[See Freshwater Resources strategy 1.2]	
	[See Natural Resources strategies 1.3 & 1.4]	
	1.1 Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Planning Board ( <i>Annual review as legislation changes</i> )
	1.2 Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, to maintain areas with prime farmland soils as open space to the greatest extent practicable.	Planning Board;  Code Enforcement Officer ( <i>Annual progress updates and review as legislation changes</i> )
	1.3 Limit non-residential development in natural resource areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers’ markets, and home occupations.	Planning Board;  Code Enforcement Officer ( <i>Annual review and as legislation changes and progress updates</i> )
	1.4 Continue to have information available for owners of productive farm and forest land to enroll in the current use taxation programs.	Municipal Officers ( <i>Available, as needed, and as legislation changes</i> )
	1.5 Have accessible and share agricultural and forestry state resources, such as the NRCS, UMaine Cooperative, DACF, Maine Farmland Trust, and OCSWC	Municipal Officers;  Code Enforcement;  Planning Board;  Conservation Commission ( <i>Available, as needed and as legislation changes</i> )
1.6 Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board ( <i>Annual review as legislation changes</i> )	



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2.	To support farming and forestry and encourage their economic viability and sustainable capacity.	<p>[See Freshwater Resources strategy 1.2]</p> <p>[See Natural Resources strategies 1.3 &amp; 1.4]</p> <p>[See Agriculture &amp; Forest Resources strategies 1.1 through 1.6]</p>
2.1	Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	<p>Planning Board;</p> <p>Code Enforcement Officer (<i>Annual review and as legislation changes and progress updates</i>)</p>
2.2	Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	<p>Comprehensive Planning Committee;</p> <p>Planning Board;</p> <p>Code Enforcement;</p> <p>Conservation Commission;</p> <p>Municipal Officers (<i>Annual Review and Progress Updates</i>)</p>
2.3	Establish a Farm Inventory Committee, to assess, collect, and evaluate information on regional food producers and develop relationships with local agricultural organizations or organize a regional farmer’s market or community garden.	<p>Municipal Officers;</p> <p>Conservation Commission</p> <p>(<i>Annual Progress Update, within 4 years</i>)</p>

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<b>Population &amp; Demographics</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To observe and study local population and demographic changes	1.1 Annually review and discuss population and demographic shifts, allowing the community to make effective comprehensive planning.	Comprehensive Planning Committee; Municipal Officers; Code Enforcement; Planning Board; Conservation Committee <i>(Annual Progress Update)</i>

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<b>Economy</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To support the type of economic development activity the community desires, reflecting the community’s role in the region.	1.1 Pursue full utilization of its unique assets for economic growth ( <i>water accesses, use of public facilities, trails, Old Meetinghouse venues, etc.</i> ).	Municipal Officers;  Conservation Commission ( <i>Annual Progress Updates, within 4 years</i> )
	1.2 Perform more frequent re-evaluation of local planning and design as information comes forth regarding 2020-2021 in-migration patterns, current U.S. Census data, state and federal policy-making shifts, and a four-year Maine PFAS investigation effort.	Comprehensive Planning Committee;  Planning Board;  Code Enforcement Officer ( <i>Annual Progress Updates and as legislation changes</i> )
	1.3 Promote home occupations, cottage industries, healthcare, and agriculture and forestry as a means of strengthening local economic resiliency to natural disasters and national economic recessions / depressions that are outside of our control.	Planning Board;  Code Enforcement ( <i>Annual Progress Updates and as legislation changes</i> )
	1.4 Enact or amend local ordinances and zoning to reflect local capacity and the desired scale, design, intensity, and location of future economic development.	Planning Board ( <i>Annual Progress Updates and as legislation changes</i> )
	[See Economy strategies 1.1 & 1.2]	
2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.	2.1 If public investments are foreseen to support economic development (eg. roads, parking, dry hydrants), identify the mechanisms to be considered to finance them (local tax dollars, bonding, impact fees, etc.)	Municipal Officers ( <i>Annual Progress Update</i> )
	2.2 Participate in any regional economic development planning efforts, as applicable.	Municipal Officers ( <i>Annual Review</i> )
3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	[See Economy strategies 1.1, 1.3, 1.4, 2.1, 2.2]	

<b>Housing</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To encourage and promote adequate workforce housing to support the community's and region's economic development.	1.1 Perform more frequent re-evaluation of housing needs as information comes forth regarding 2020-2021 in-migration patterns, current U.S. Census data, state and federal policy-making shifts, and a four-year Maine PFAS investigation effort.	Planning Board; Code Enforcement; Comprehensive Planning Committee ( <i>Annual Progress Updates</i> )
	1.2 Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing, as needed.	Planning Board ( <i>Annual Review</i> )
	1.3 Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Planning Board ( <i>Annually review and as legislation changes</i> )
	1.4 Promote mixed-use housing and property (home occupations, cottage industries, boarding, rental, and agriculture and forestry accessory uses) as a means of strengthening local income and affordable housing resiliency to natural disasters and national economic recessions/depressions that are outside of our control.	Planning Board; Code Enforcement ( <i>Annual Progress Updates and as legislation changes</i> )
2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.	[See Housing strategies 1.1, 1.3, 1.4]	
	2.1 Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of workforce and/or affordable housing.	Planning Board ( <i>Annual Review</i> )
	2.2 Study the impact of short term rentals and amend regulations as necessary.	Planning Board; Code Enforcement ( <i>Annual Review</i> )

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3. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs. [See Housing strategies 1.1]
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<b>Recreation</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.	1.1 Assign a committee or community official to create a list of recreation needs and to develop a recreation plan to meet current and future needs.	Municipal Officers <i>(Annual review)</i>
	1.2 Develop a plan for underutilized and unmaintained town property.	Conservation Commission <i>(Annual Progress Update, within 4 years)</i>
	1.3 Have newly assigned committee (Recreation strategy 1.1) work with organizations (ATV club, snowmobile club, land trusts, etc) to maintain and upgrade facilities as needed.	Municipal Officers <i>(Annual review)</i>
2. To preserve open space for recreational uses as appropriate.	[See Natural Resources 6.1]	
	2.1 Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine’s landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	Municipal Officers and Officials <i>(Periodically based on State Law requirements for updating the Comprehensive Plan, and as Laws are created or amended)</i>
	2.2 Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Municipal Officers; Conservation Commission <i>(Annual Progress Updates)</i>
3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.	3.1 Continue to evaluate public lands for potential recreation access to Bickford Pond, Colcord Pond, and the Ossipee River, and maintain access at Lower Spec Pond.	Municipal Officers; Conservation Commission <i>(Annual Progress Updates)</i>
	3.2 Continue to work with private owners who have historically allowed public access to water bodies that would otherwise be inaccessible to the public.	Conservation Commission <i>(Annual Progress Updates)</i>

<b>Transportation</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	1.1 Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network (town roads).	Municipal Officers ( <i>Annual Progress Updates</i> )
2. To safely and efficiently preserve or improve the transportation system.	2.1 Initiate or actively participate in regional and state transportation efforts.	Municipal Officers ( <i>Annual Review</i> )
3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.	3.1 Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board ( <i>Annual Review</i> )
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	4.1 Meet with stakeholders in Parsonsfield, Hiram, and Brownfield to encourage interlinking walking, bicycling connectivity through the municipality, utilizing existing town ways, unmaintained roads, and our snowmobile/ATV trails.	Municipal Officers, Comprehensive Planning Committee, Conservation Commission, Planning Board, Code Enforcement Office, Recreation Committee (Recreation strategy 1.1) ( <i>ALL - Annual Review</i> )

<p>5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.</p>	<p>5.1 As new information comes in, continue to review plans and forecasts.</p>	<p>Municipal Officers; Comprehensive Planning Committee; Conservation Commission; Planning Board; Code Enforcement Office <i>(Periodic Review and Annual Updates)</i></p>
	<p>5.2 Evaluate the possibility of voting to change the Road Commissioner to an appointed position, for more local control over quality, performance, and integrity of roadway maintenance and property tax stewardship.</p>	<p>Municipal Officers <i>(Annual Proposal)</i></p>
	<p>5.3 Increased emphasis on preventative maintenance of existing roadway infrastructure investments (cracksealing, shoulder back-up maintenance, etc.)</p>	<p>Municipal Officers and Road Commissioner <i>(Annual Progress Update)</i></p>
	<p>5.4 Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:</p> <p>a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);</p> <p>b State access management regulations pursuant to 23 M.R.S.A. §704; and</p> <p>c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.</p>	<p>Planning Board <i>(Annual Review)</i></p>



## Public Facilities and Services

Policies	Strategies	Implementation
1. To efficiently & effectively meet identified public facility and service needs	1.1 Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Comprehensive Planning Committee; Planning Board; Municipal Officers; Code Enforcement Officer ( <i>Annual Review</i> )
	1.2 Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. ( <i>Not applicable, town-wide roads require reconstruction, at best, it would be 25% (lights, sidewalks, parking in village).</i> )	<i>Not Applicable</i>
	1.3 Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	<i>Not Applicable</i>
	1.4 Explore options for regional delivery of local services.	Municipal Officers - ( <i>Annual Review</i> )
	1.5 Evaluate appointed Local Health Officer and/or constable positions to address increasing issues related to homelessness, mental health disorders, and drug addiction.	Municipal Officers - ( <i>Annual Progress Update at Town Meetings</i> )
	1.6 Review Law Enforcement response time and service improvements.	Comprehensive Planning Committee ( <i>every five years</i> )
	1.7 Review county services with the County Commissioners, regarding potential for duplicated services.	Municipal Officers - ( <i>Annually report to the Budget Committee</i> )
	1.8 To increase recycling and decrease waste cost at the Tri-Town Transfer Station. Items of salvage should be set aside for the community to continue to repurpose and upcycle.	Municipal Officers - ( <i>Immediately, Review and Update Annually</i> )
	1.9 Integrate cemetery mapping and shoreland and district overlays with local tax map mapping software, and provide accessibility to the Code Enforcement Office.	Municipal Officers - ( <i>Immediately, Review Annually</i> )

1.10	Establish a contract or lease with the KFFD.	Municipal Officers - <i>(Progress Updates Annually, finalize contracts within 2 years)</i>
1.11	Establish a contract or lease with Sacopee Rescue.	Municipal Officers - <i>(Progress Update Annually, finalize contract within 2 years)</i>
1.12	As new information comes in, continue to review plans and forecasts.	Comprehensive Planning Committee;  Planning Board;  Municipal Officers;  Code Enforcement Officer <i>(Annual Review and Progress Updates)</i>
1.13	Require Rescue and Fire Department to provide annual updates in the Town Report, as well as average response times, calls, and types of calls.	Municipal Officers & Board of Directors of both entities <i>(Progress Updates Annually in Town Meeting Reports)</i>
1.14	Increase enforcement at the Tri-Town Waste, to reduce unauthorized dumping and free commercial waste disposal.	Municipal Officers <i>(Immediately, and Annual Progress Updates)</i>
1.15	Re-evaluate the locally adopted and approved Emergency Plan, and assure that local food and water quantity and quality are considered a critical component to emergency preparedness and food & economic resiliency during disasters.	EMA Director & Municipal Officers - <i>(Immediately, and Annual Progress Updates)</i>
1.16	Assure that standalone ordinances under the responsibility of the Municipal Officials (e.g. dog, curfew, floodplain, special amusement, etc.) are periodically reviewed and updated to reflect inflationary indexing and changes in State laws.	Municipal Officers <i>(Update as needed; evaluate a minimum of every two (2) years)</i>

2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.	[See Public Facilities & Services strategies 1.1, 1.2, 1.3, 1.4 1.5, 1.9, 1.10, 1.12, 1.13, 1.14, 1.15]	Municipal Officers - (Annual Progress update)
	2.1 To improve succession planning and increase community involvement, expand social networking and media use to notify the public of open positions in local government, the need for various committee members, and the need for volunteers to help out various groups and causes within the community.	
	2.2 Ensure accountability, civil discourse, transparency, accessibility of town government, and communication between all elected & appointed officials.	Municipal Officers; Comprehensive Planning Committee; Conservation Commission; Planning Board; Code Enforcement Office (ALL - Annual Review)
	2.3 Establish a consistent policy and process (e.g. including but not limited to: budgeting and expenditures) for the Conservation Commission to effectively and efficiently perform their duties.	Municipal Officers; Conservation Commission; (ALL - Annual Review)
3. To efficiently & effectively meet community needs in the event of an emergency or natural disaster.	3.1 Compile & maintain a list of resources (equipment, capabilities, shelters, etc.) available within the Town that may be accessible in the event of an emergency	Municipal Officers (Annually)
4. To promote and make information accessible for the available community services.	4.1 Compile & maintain a list of available community services within the Town and/or Sacopec Valley region.	Municipal Officers (Annually)

<b>Fiscal Capacity</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To finance existing and future facilities and services in a cost effective & efficient manner.	[See Public Facilities & Services strategies 1.10 & 1.11]	
	1.1 Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Municipal Officers <i>(Annual Review)</i>
	1.2 Review Oxford County budget to determine that their proposed expenditures are legal & authorized.	Municipal Officers <i>(Annual Review and Progress Update)</i>
	1.3 Increase utilization of public space and buildings, for increased rental income and recreational access and educate the public about these resources.	Municipal Officers; Conservation Commission <i>(Annual Review and Progress Updates at Town Meeting)</i>
	1.4 Restructure, update, and develop a policy for office service fees	Municipal Officers <i>(Annual Progress Update)</i>
	1.5 Enforce state dog licensing and kennel licensing laws to assure revenue is generated to offset the position of Animal Control Officer and to ensure adequate animal welfare.	Municipal Officers; Animal Control Officer <i>(Annual Review and Progress Updates at Town Meeting)</i>
	1.6 Pursue grants to acquire more ecologically friendly materials for winter road maintenance.	Municipal Officers - <i>(Annual Progress Update)</i>
	1.7 As new information comes in, continue to review plans and forecasts.	Municipal Officers; Planning Board; Comprehensive Planning Committee; Code Enforcement Office <i>(Annual Progress Update)</i>

	<p>1.8 Re-evaluate community design to assure food and economic resiliency, as it relates to property owners ability to support local fiscal capacity every 3-5 years.</p>	<p>Municipal Officers;                  Planning Board;                  Comprehensive Planning Committee;                  Code Enforcement Office  <i>(Annual Progress Update)</i></p>
<p>2. To explore grants available to assist in the funding of capital investments within the community.</p>	<p>[See Public Facilities &amp; Services strategies 1.10 &amp; 1.11]                  [See Fiscal Capacity strategies 1.1, 1.6, 1.7]</p>	
	<p>2.1 Explore opportunities to obtain State funding to assist in capital investments.</p>	<p>Municipal Officers  <i>(Annually)</i></p>
	<p>2.2 Explore grant opportunities to better utilize public spaces and buildings.</p>	<p>Municipal Officers;                  Conservation Commission  <i>(Annual Progress Update)</i></p>
<p>3. To reduce Maine’s tax burden by staying within LD 1 spending limitations.</p>	<p>[See Public Facilities &amp; Services strategies 1.10 &amp; 1.11]                  [See Fiscal Capacity strategies 1.3 through 1.8]</p>	

<b>Existing Land Use</b>		
<b>Policies (Local Only)</b>	<b>Strategies</b>	<b>Implementation</b>
1. Continued evaluation of the enforcement and administration of the Land Use Ordinance, to identify new and existing uses, discourage high-impact land uses, and to appropriately direct growth.	1.1 Review the 2009 Zoning Map and evaluate adjusting the General Development and Village districts to more accurately reflect development trends, natural barriers, and valued resources.	Planning Board - <i>(Annual Review)</i>
	1.2 Increase outreach to the public to invite volunteers to the elected Planning Board and appointed Appeals Board positions. This will help educate the community and provide succession planning capabilities for the future.	Municipal Officers - <i>(Annual Progress Update)</i>
	1.4 Refer all E911 apartment addressing inquiries and apartment related requests to the Code Enforcement Officer, so that the Town may have a better understanding of both long-term and short-term rentals.	Municipal Officers - <i>(Annual Progress Update)</i>
	1.5 Encourage greater conformance with the land use ordinance over time (reconsolidation of vacant and abandoned subdivisions lots)	Planning Board; Code Enforcement <i>(ALL - Annual Review)</i>
	1.6 Continue to direct high-impact uses toward known state-maintained highway infrastructure, to reduce Town Way maintenance and reconstruction burdens.	Planning Board - <i>(Annual Review)</i>
	1.7 Evaluate changes in state and federal policy regarding migration, housing, pandemic mitigation, and PFAS, as these have and will continue to dynamically change land use patterns	Planning Board; Code Enforcement Officer; Municipal Officers <i>(ALL - Review Annually)</i>

<b>Future Land Use</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To coordinate the community’s land use strategies with other local and regional land use planning efforts.	1.1 Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Municipal Officers <i>(Review annually)</i>
	1.2 Collaborate with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Municipal Officers; Planning Board; Code Enforcement Officer; Conservation Commission; Comprehensive Planning Committee
	1.3 Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:  a. Clearly define the desired scale, intensity, and location of future development;  b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and  c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.  d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	Planning Board
	1.4 Provide the Code Enforcement Officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Municipal Officers

2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	[See Future Land Use strategies 1.1, 1.3, 1.4]	
	2.1 Track new development in the community by type and location.	Planning Board; Code Enforcement Officer; Municipal Officers; Conservation Commission; Comprehensive Planning Committee
3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	[See Future Land Use strategies 1.1, 1.3]	
	3.1 Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	N/A <i>(designated growth area exemption)</i>
	3.2 Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Municipal Officers
4. To establish efficient permitting procedures, especially in growth areas.	[See Future Land Use strategies 1.1, 1.3, 1.4, 3.2]	
5. To protect critical rural and critical waterfront areas from the impacts of development.	[See Future Land Use strategies 1.4, 2.1]	



## Regional Coordination Program

Policies (Local only)	Strategies	Implementation
1. Ensure coordination with both the Town and with adjacent communities.	1.1 Specific sections are primarily assigned to certain positions or groups as noted in this plan, but successful implementation of a Future Land Use Plan requires consistent oversight and participation by all residents, government officials, and government officers in the Town of Porter.	Municipal Officers; Planning Board; Comprehensive Planning Committee; Conservation Commission; Code Enforcement Office <i>(ALL - Annual Progress Updates)</i>
	1.2 Town representatives shall contact appropriate representatives of the region to coordinate land use designations and regulatory and non-regulatory strategies.	Municipal Officers; Planning Board; Comprehensive Planning Committee; Conservation Commission; Code Enforcement Office <i>(ALL - Annual Progress Updates)</i>
2. Ensure that progress on implementing the plan is reviewed periodically.	[See Regional Coordination Program strategies 1.1]	
	[See Future Land Use strategies 2.1]	
	2.1 The Town shall develop an inventory and review the amount of critical resource areas protected through acquisition, easements, or other measures.	Conservation Commission; Municipal Officers <i>(ALL - Annual Review and Update)</i>



# Appendices



**Old Meetinghouse**

Photo credit: Magicpiano ([https://commons.wikimedia.org/wiki/File:PorterME\\_OldMeetinghouse.jpg](https://commons.wikimedia.org/wiki/File:PorterME_OldMeetinghouse.jpg)), „PorterME OldMeetinghouse“, <https://creativecommons.org/licenses/by-sa/3.0/legalcode>

# A1: Areas Sensitive for Native American Archaeology



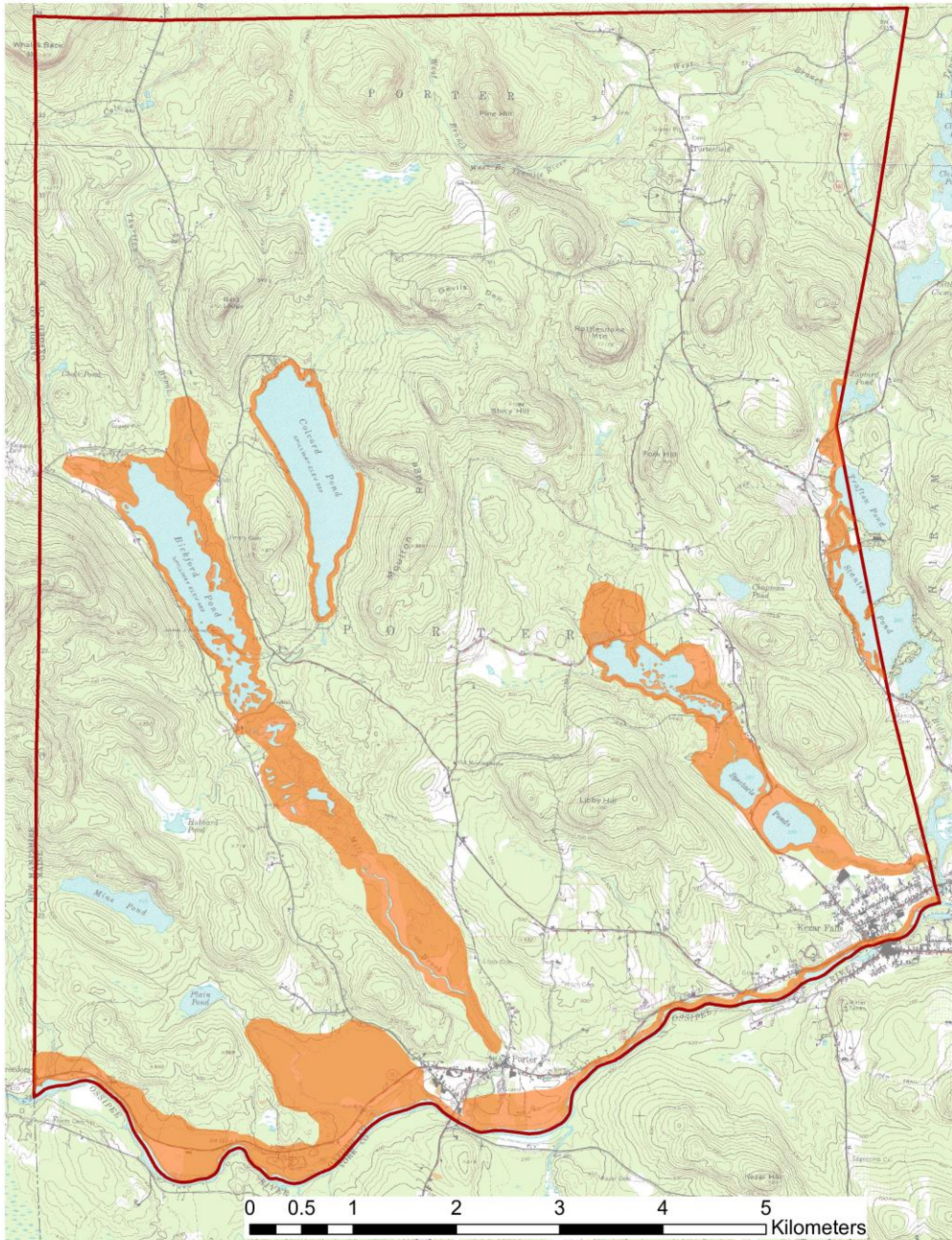
Areas sensitive for Native American, pre-European, archaeology

There are no known archaeological sites in the town of Porter at this date.

## Areas Sensitive for Native American Archaeology\* in Porter

information provided by  
Maine Historic Preservation Commission  
April 2013, no change 2014

\*dated material subject to future revision  
map 1/1





## B1: Water Quality Data

Water Body	MIDAS #	Total Phosphorus	Chlorophyll a	Color	Conductivity	pH	Total Alkalinity	Invasive Species
Bickford Pond	3158	Epilimnetic core: 6 ug/L Surface grab: no data Bottom grab: 13 ug/L	2.3 ug/L	9 SPU	33 uS	6.92	7.6 mg/L	---
Black Bog (Black Pond)	0351	Epilimnetic core: 15 ug/L Surface grab: no data Bottom grab: no data	4.9 ug/L	n/a	34 uS	n/a	13 mg/L	---
Chalk Pond	3156	---	---	---	---	---	---	---
Chapman Pond	3168	---	---	---	---	---	---	---
Colcord Pond (Colcord Lake)	3160	Epilimnetic core: 5 ug/L Surface grab: 4 ug/L Bottom grab: no data	1.7 ug/L	11 SPU	25 uS	7.00	6.7 mg/L	---
Hubbard Pond	3162	---	---	---	---	---	---	---
Jaybird Pond	3178	Epilimnetic core: 11 ug/L Surface grab: no data Bottom grab: 13 ug/L	6.4 ug/L	18 SPU	70 uS	6.44	16.7 mg/L	---
Mine Pond	3164	---	---	---	---	---	---	---
Plain Pond	3166	---	---	---	---	---	---	---
Spectacle Pond #1 (Lower Spec)	3170	---	---	---	---	---	---	---
Spectacle Pond #2 (Upper Spec)	3172	---	---	---	---	---	---	---
Stanley Pond	3182	Epilimnetic core: 4 ug/L Surface grab: no data Bottom grab: 55 ug/L	2.9 ug/L	9 SPU	52 us	7.16	10 mg/L	---
Trafton Pond	3180	Epilimnetic core: 12 ug/L Surface grab: no data Bottom grab: 25 ug/L	5.4 ug/L	16 SPU	44 uS	7.10	8.9 mg/L	---
Ossipee River		Worsening slightly	---	---	53.2 uS	6.63	8.2 mg/L	Variable leaf milfoil

*All values listed in table represent the 'annual average' as provided by the Lakes of Maine website and vary depending on the particular body of water and how long it has been monitored. For specific dates and measurements, please visit Lake Stewards of Maine, [www.lakesofmaine.org](http://www.lakesofmaine.org)*

## B2: Secchi Transparency Readings

	Bickford Pond	Black Pond	Chalk Pond	Chapman Pond	Colcord Lake	Hubbard Pond	Jaybird Pond	Mine Pond	Plain Pond	Spectacle Pond #1	Spectacle Pond #2	Stanley Pond	Trafton Pond
	MIDAS 3158 Station 1	MIDAS 0351 Station 3	MIDAS 3156 Station 1	MIDAS 3168 Station 1	MIDAS 3160 Station 1	MIDAS 3162 Station 1	MIDAS 3178 Station 1	MIDAS 3164 Station 1	MIDAS 3166 Station 1	MIDAS 3170 Station 1	MIDAS 3172 Station 1	MIDAS 3182 Station 1	MIDAS 3180 Station 1
Year	Average Depth (meters)												
1992	6.8	---	---	---	8.2	---	1.9	---	---	---	---	7.1	---
1993	7.4	---	---	---	9	---	3.6	6.7	---	5	3.9	---	6
1994	7.6	---	---	---	8.3	---	3.8	---	---	5-3	4	---	5.9
1995	8	---	---	---	8.5	---	3.7	---	---	---	3.7	---	6.5
1996	7.9	---	---	---	7.6	---	3.8	---	---	---	---	---	6.6
1997	7.9	---	---	---	8.9	---	3.4	---	---	---	---	---	6.3
1998	7.5	---	---	---	7.1	---	4	---	---	---	---	---	4.6
1999	7.4	---	---	---	7.2	---	4.6	---	---	---	---	---	6.6
2000	7.9	---	---	---	7.5	---	3.1	---	---	---	---	---	6
2001	7.5	---	---	---	9.1	---	---	---	---	---	---	---	6.8
2002	---	---	---	---	---	---	3.2	---	---	---	---	---	6.3
2003	7.7	---	---	---	---	---	3.4	---	---	---	---	---	6.5
2004	7.6	---	---	---	---	---	3.6	---	---	---	---	---	---
2005	---	---	---	---	---	---	3.8	---	---	---	---	---	5.5
2006	7.7	---	---	---	6.6	---	3.9	---	---	---	---	---	6.1
2007	7.6	---	---	---	8	---	3.6	---	---	---	---	---	---
2008	8.1	---	---	---	7.7	---	3.5	---	---	---	---	---	---
2009	---	---	---	---	6.9	---	3.7	---	---	---	---	8.1	---
2010	---	---	---	---	8.8	---	3.7	---	---	---	---	8.4	---
2011	---	---	---	---	7.7	---	3.6	---	---	---	---	7.9	---
2012	---	---	---	---	---	---	3.8	---	---	---	---	7.6	3.5
2013	8.6	---	---	---	7.6	---	3.9	---	---	---	---	8.1	---
2014	8.3	---	---	---	---	---	3.7	---	---	---	---	8	---
2015	8	---	---	---	---	---	3.9	---	---	---	---	8.5	---
2016	8.9	3	---	---	---	---	3.6	---	---	---	---	8.4	8
2017	8.8	3.1	---	---	---	---	3.7	---	---	5.4	3.9	7.9	---
2018	9	3	---	---	---	---	3.7	---	---	---	---	8.2	---

\* As of October 2022, Secchi data was only available through 2018

## B3: E-Coli Test Results (Lower Spec Pond)

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### E-Coli Test Results

#### LOWER SPEC - Spec Pond Swimming Lessons Beach

Started 06/18/2019

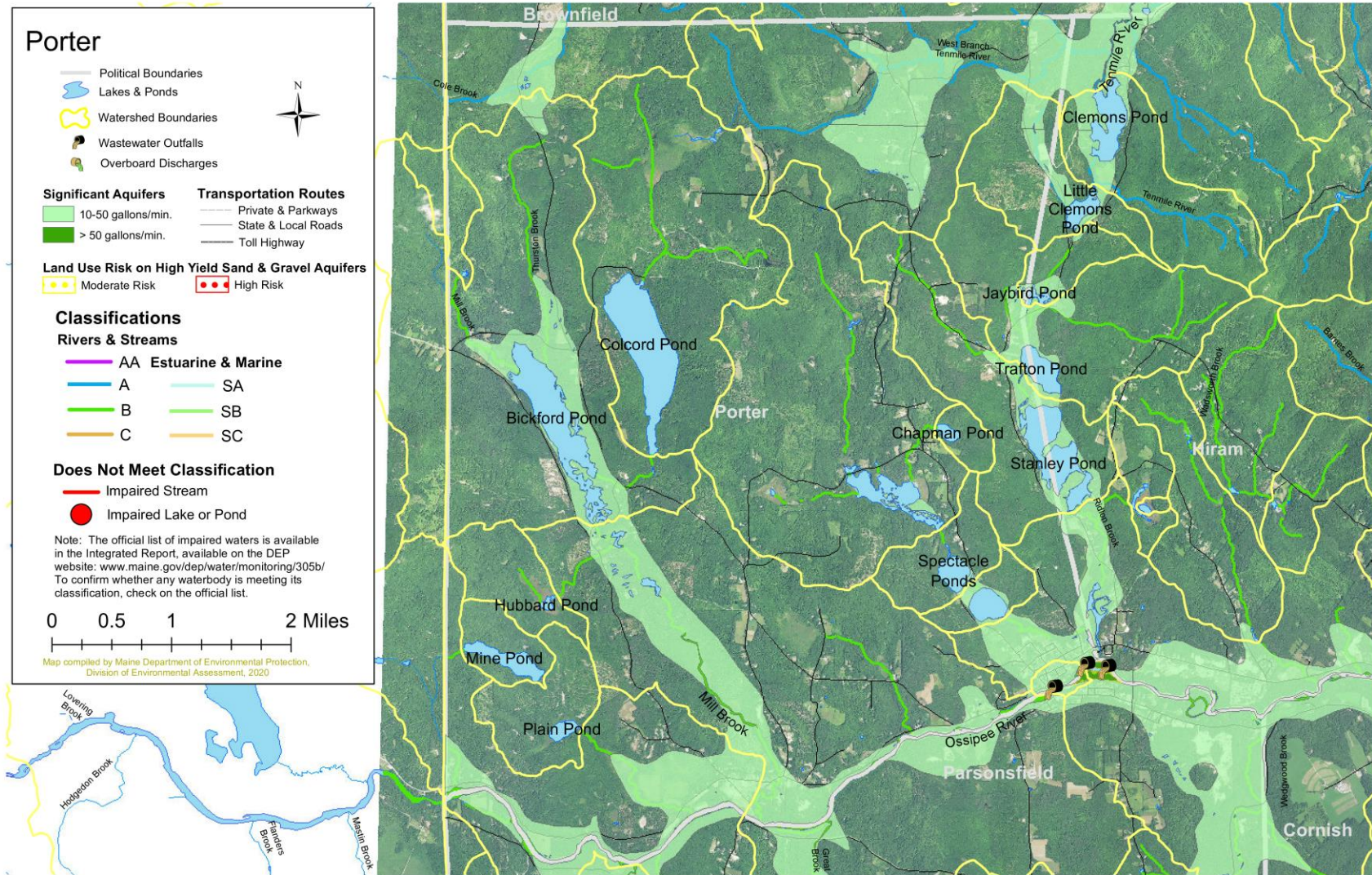
Date	Escherichia coli (CFUs/100 mL)*	
6/18/2019	1	
6/25/2019	7.5	* The State of Maine has not established specific acceptable levels for freshwater, but rather encourages the use of the US EPA levels.
7/2/2019	12	
7/9/2019	13.4	
7/15/2019	4.1	The US EPA considers anything under 190 CFU/100 mL to be an acceptable level of E-Coli for freshwater resources^
7/24/2019	<1	
7/31/2019	6.3	
7/1/2020	6.3	^ Drinking water must be <1 CFU/100 mL to be consider safe to drink
8/3/2020	5.2	

\*\*No Swim Lessons in 2021\*\*

6/21/2022	13.5
6/28/2022	16.1
7/5/2022	1
7/12/2022	1
7/19/2022	21.3
7/26/2022	2
8/2/2022	1
8/9/2022	6.3

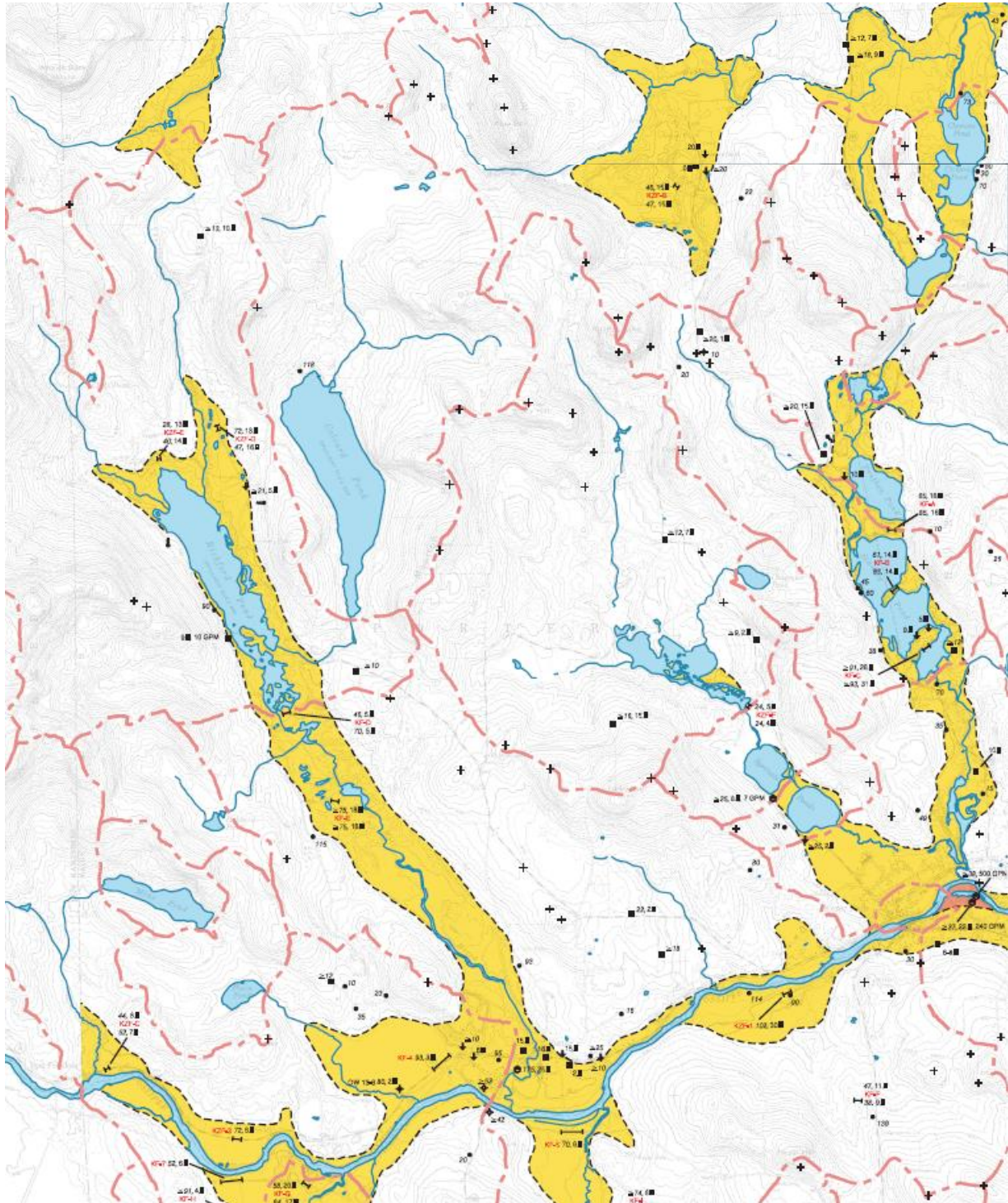
Results provided by Saco River Corridor Commission (SRCC)

# B4: Porter Watershed





## B5: Porter Sand & Gravel Aquifers



# Town of Porter Comprehensive Plan






## Maine Geological Survey


**Address:** 22 State House Station, Augusta, Maine 04333  
**Telephone:** 207-287-2801 **E-mail:** mgs@maine.gov  
**Home page:** <http://www.maine.gov/doc/nrimc/nrimc.htm>

### Sample explanation from Significant Sand and Gravel Aquifers Map

#### SIGNIFICANT SAND AND GRAVEL AQUIFERS (yields greater than 10 gallons per minute)



-  Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.
-  Surficial deposits with good to excellent potential ground-water yield; yields generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yield zones are based on subsurface data where available, and may vary from mapped extent in areas where data are unavailable.
-  Surficial deposits with moderate to good potential ground-water yield; yields generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where subsurface data are available.

#### SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS (yields less than 10 gallons per minute)

-  Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, marine deposits, eolian deposits, alluvium, swamps, thin glacial sand and gravel deposits, or bedrock); yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

#### SEISMIC-LINE INFORMATION

Profiles for 12-channel seismic lines are shown in Appendix 2 of Open-File Report 98-57 (Neil and others, 1998). Length of 12-channel seismic lines as shown on the map is to scale. All single-channel lines ranged from 80 to 300 feet long and are not shown to scale.











- 53** Depth to bedrock, in feet below land surface.
- ≥53** Depth to bedrock exceeds depth shown (based on calculations).
- 12** Depth to water level, in feet below land surface.
-  **131, 23** Twelve-channel seismic line, with depth to bedrock and depth to water shown at the midpoint of the line, in feet below land surface.
-  **69, 12** Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.

The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (ex: MAP - 7, MAP - 4), the line is a 12-channel line. If the identifier is followed by a letter (ex: MAP - E, MAP - P), the line is a single-channel line. Single-channel seismic interpretations by L. E. Foster. Twelve-channel seismic interpretations by C. D. Neil.

#### OTHER SOURCES OF INFORMATION

1. Neil, C. D., Locke, D. B., and Nichols, W. J., Jr., 1998, Hydrogeology and water quality of significant sand and gravel aquifers in parts of Hancock, Penobscot, and Piscataquis Counties, Maine: Maine Geological Survey, Open-File Report 98-57, 90 p.
2. Locke, D. B., 2000, Surficial materials of the Alligator Lake quadrangle, Maine: Maine Geological Survey, Open-File Map 00-XX.
3. Holland, W. R., 1986, Reconnaissance surficial geology of the Lead Mountain 15' quadrangle, Maine: Maine Geological Survey, Open-File Map 86-63.
4. Caswell, W. B., 1987, Ground water handbook for the state of Maine, Second Edition: Maine Geological Survey, Bulletin 39, 135 p.
5. Thompson, W. B., 1979, Surficial geology handbook for coastal Maine: Maine Geological Survey; 68p. (out of print)
6. Thompson, W. B., and Borns, H. W., Jr., 1985, Surficial geologic map of Maine: Maine Geological Survey, scale 1:500,000.

#### GEOLOGIC AND WELL INFORMATION

- 50** Depth to bedrock, in feet below land surface
- ≥73** Penetration depth of boring; ≥ symbol refers to minimum depth to bedrock based on boring depth or refusal
- 6** Depth to water level in feet below land surface (observed in well, spring, test boring, pit, or seismic line)
- X** Gravel pit (overburden thickness noted in feet, e.g. 5-12')
- X** Quarry
- 4 GPM** Yield (flow) of well or spring in gallons per minute (GPM)
-  Spring, with general direction of flow
-  Drilled overburden well
-  Dug well
-  Observation well (project well if labeled; nonproject well if unlabeled)
-  Test boring (project boring if labeled; nonproject boring if unlabeled)
-  Driven point
-  Test pit
-  Drilled bedrock well
-  Potential point source of ground-water contamination
- +** Bedrock outcrop
-  Surface-water drainage-basin boundary; surface-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from divides and toward surface-water bodies.



## B6: Sand and Gravel Aquifers



### Maine Geological Survey

**Address:** 22 State House Station, Augusta, Maine 04333  
**Telephone:** 207-287-2801 **E-mail:** mgs@maine.gov  
**Home page:** <http://www.maine.gov/doc/nrimc/nrimc.htm>

### Sidebar from Significant Sand and Gravel Aquifers Map

#### WHAT IS AN AQUIFER?

Ground water, as the name implies, is water found below the land surface in the pore spaces between sand grains and in fractures in the bedrock (see diagrams below). An aquifer is a water-bearing geologic formation capable of yielding a usable amount of ground water to a well. In Maine there are two types of aquifers; loose soil materials (such as sand, gravel, and other sediments) and fractured bedrock. A sand and gravel deposit is considered a significant aquifer when a well in that deposit is capable of being continuously pumped at a rate of 10 gallons per minute (gpm) or more. To sustain a yield of 10 gpm or more, a deposit must be permeable enough for water to flow readily into the well as it is pumped (see section on porosity and permeability below), and there must be a sufficient depth of water in the well so that it will not be pumped dry.

The diagram below shows a schematic cross section of a sand and gravel aquifer in Maine. The symbols above the diagram correspond to the well symbols shown on the map at left. Information typically shown for these wells includes type of well, depth to bedrock, depth to water, and well yield. The blue line in the diagram is the water table. The area below the water table is called the saturated zone, where all pore spaces between the sediment particles are filled with water. In order to yield water, a well must extend below the water table into the saturated zone. Notice that the water table corresponds to the water level in most wells and in the stream.

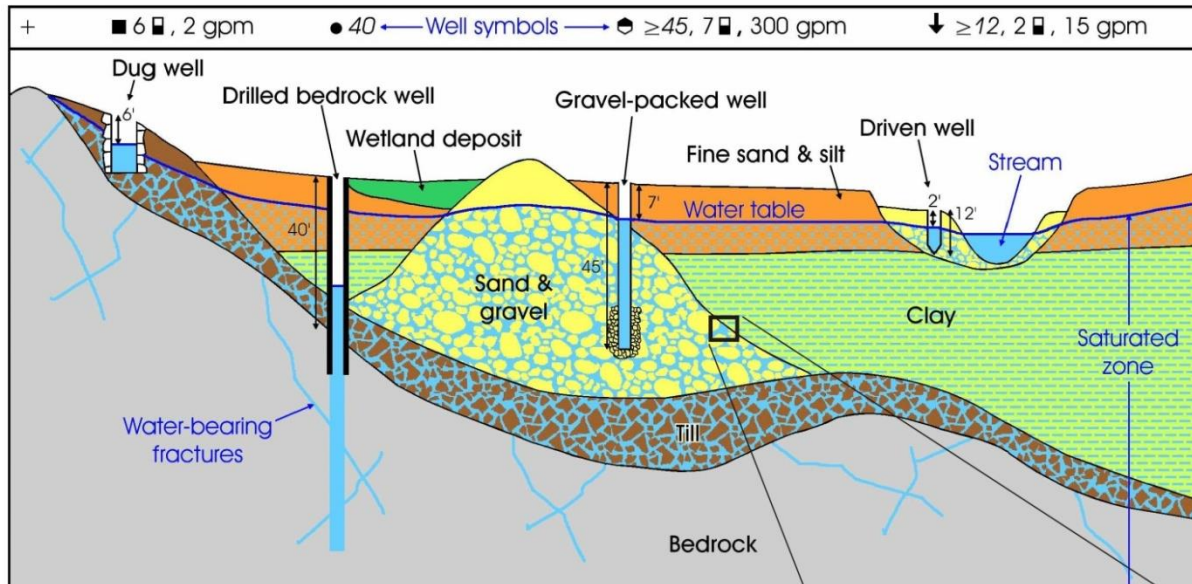
Several types of wells, common in Maine, are shown in the diagram. A dug well is a large diameter hole excavated by hand or backhoe. The hole is kept from caving in by installing a lining that may be stone, tile, or cement blocks. The hole must be deep enough to extend below the water table. The shallow dug well in the diagram has a yield of 2 gpm. Although the yield is often low, dug wells generally supply enough ground water for a household because of the large amount of water stored in the well.

A gravel-packed well is usually installed into coarse-grained sediment and is drilled with a much larger diameter than the final casing and screen diameter. To increase the yield and pumping efficiency of the well, the space around the well screen is filled with selected gravel that increases the permeability in the immediate vicinity of the well. The gravel-packed well in the diagram has a high yield of 300 gpm. Such high-yielding gravel-packed wells are commonly drilled for municipal or industrial watersystems.

A driven well or well point can be installed into sand and gravel where the water table is within about 20 feet of the ground surface. A 2 to 3 inch diameter pipe, equipped with a well screen at its lower end, is driven into the deposit until the screen is below the water table. This pipe acts as a casing, and water is pumped directly from the aquifer. The driven well in the diagram has a significant yield of 15 gpm. Although the yield is relatively high, driven wells generally only supply a single household because very little water is stored in the well casing.

Wells of any type constructed in the other sediments shown in the diagram (clay or fine sand and silt) would yield some water, but yields would be lower than for wells in coarse-grained sand and gravel deposits.

Another type of well common in Maine is the drilled bedrock well. This well is drilled into the underlying rock with steel casing to isolate the well from potential surface-water contamination. In this type of well, water is found when the well hole intersects water-bearing fractures in the bedrock. Notice how the water level in this well is not the same level as the water table. The well casing isolates the bedrock well from the overlying sediments. The water level is controlled by water pressure in the fractures in the bedrock and is not related to the water table in the overlying materials.



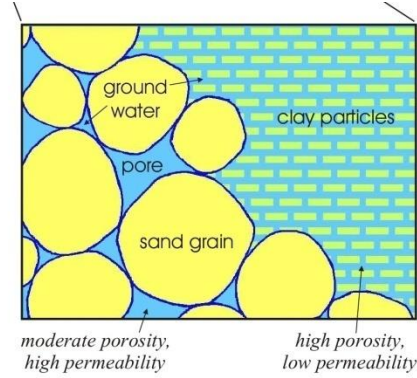


**POROSITY AND PERMEABILITY**

The diagram at right is an enlarged view of a section of the diagram above. Note that the section shown is below the water table and that ground water completely fills the pore spaces between the sediment grains. In an aquifer, the more pore space there is, the more water the aquifer can hold. This is called the *porosity* of a deposit. *Permeability* refers to the ability of a surficial deposit to transmit water. Permeability depends on the size of the spaces between the sediment grains.

Permeability is related to porosity, but is not the same. Porosity determines the capacity of the material to hold water. Permeability determines its ability to yield water. For example, clay is made of tiny particles with a large amount of pore space between them. However, the pore spaces are so small that they create a resistance to flow which reduces ground water permeability. Sand and gravel may not be as porous as clay, but the pore spaces are larger and better connected and the materials are much more permeable.

Permeability is an important characteristic since it determines whether ground water can actually be drawn into a pumping well.



**HOW ARE AQUIFERS MAPPED?**



*Operating a twelve-channel seismograph, Piscataquis County, Maine.*

When mapping sand and gravel aquifers, geologists visit gravel pits, stream banks, road cuts, and other surface exposures to describe materials and identify deposits. This surficial geology mapping is supplemented with seismic-refraction studies and the installation of observation wells and test borings. In addition, much information about an aquifer may already be available from water-company exploration, large construction projects, town well inventories, and other sources. This information, along with aerial photography and previously published maps, allows the geologist to define the boundaries of favorable surficial deposits and estimate how well the deposits will yield water to a well.

The boundaries of favorable surficial deposits do not necessarily coincide with the aquifer boundaries. In some areas, a thin cover of favorable coarse-grained material may overlie fine-grained sediments, till, or bedrock. A well in that material would not be able to sustain a yield of 10 gpm, so the area would not be mapped as an aquifer. In other areas, fine-grained sediments or till may overlie favorable coarse-grained sediments and the subsurface deposit may not be recognized as an aquifer.

Single- and 12-channel seismic-refraction studies are conducted to determine the saturated thickness of a deposit by establishing the depth to water table and bedrock surface. The 12-channel seismic survey has the additional advantage of providing the topography of the buried bedrock surface at a site.

Installing monitoring wells and drilling test borings provide direct information about the aquifer characteristics of a deposit. This work provides information on the depth to water table and bedrock surface, water quality, and how easily the sediment transmits water.

**GROUND-WATER FLOW AND CONTAMINATION**

Ground water is replenished or *recharged* by rainwater and melting snow that soak into the soil. This water percolates downward and eventually reaches the water table. When recharge is high during spring snowmelt and fall rains, the amount of ground water increases and the water table rises. When recharge is low during the late summer or when the ground is frozen during the winter, the water table becomes lower.

Notice in the diagram below that ground water is not static; it flows. This concept is very important, especially when ground water becomes contaminated. Once in the ground-water system, contaminants usually travel along the paths followed by ground water and are sometimes able to migrate considerable distances over time.

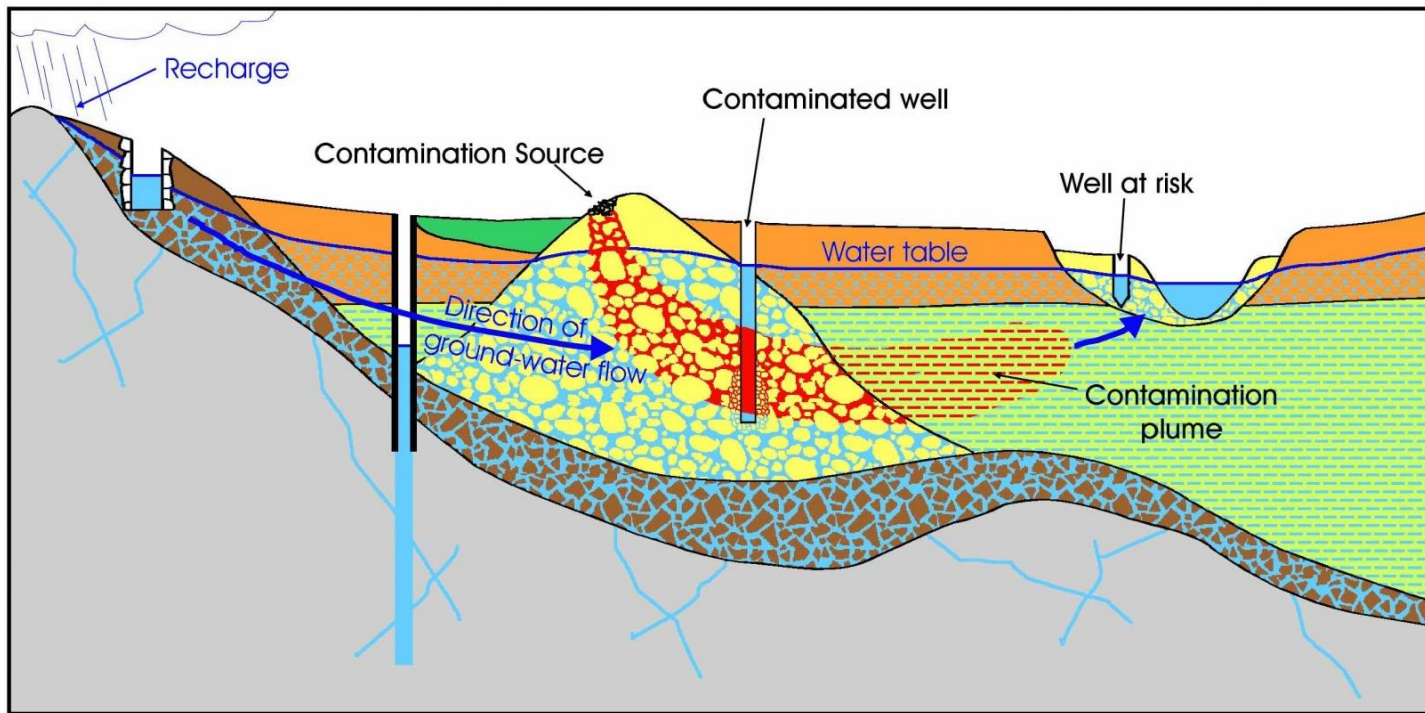
In the diagram below, a plume of contamination originates at the source in the sand and gravel deposit. This source could be a landfill, a leaking fuel storage tank, or an accidental spill. As the contaminant seeps into the subsurface system and enters the aquifer, it flows with the ground water. In the diagram, the plume contaminated the gravel-packed well as it passed by. The driven well near the stream is not contaminated, but is at risk since the plume is flowing in that direction. The dug well on the hillside, however, is not affected because it is upgradient of the source, hence the contaminated ground water flows away from this well.

Once ground water is contaminated, it is very difficult and expensive to correct. To design a clean-up plan, monitoring wells are installed under the direction of a hydrogeologist or other specialist. These wells define the three-dimensional extent of the affected area. Sometimes it is possible to pump contaminants to the surface using remediation wells within the plume. Often the only solution for a homeowner is to install filtering devices or to abandon the well and find an alternative water supply.



*Installing a monitoring well, Washington County, Maine.*





### HOW TO USE THIS MAP

**Types of Information Shown on this Map:** The yellow and red colored areas on the map indicate significant aquifers, zones where ground-water yield is estimated to be 10 gpm or greater. The boundaries of the aquifers are drawn by a geologist based, in part, on the well data shown on the map. Areas not mapped as aquifer may be thin or unsaturated sand and gravel deposits, surficial deposits other than sand and gravel, or bedrock.

The well data on the map provide information about the type of well, depth to water table, depth to bedrock, and yield of the wells in the area. This information is useful when making decisions about water supply, a drainage plan, or the need for blasting.

Information from seismic refraction studies also is shown on the map. Seismic studies give detailed information about depth to water table and depth to and shape of the bedrock surface. Geologic cross sections generated from seismic information are shown in associated reports listed in the references below the map at left.

*Surface-water drainage-basin boundaries* are also shown on the map. Horizontal direction of ground-water flow generally is away from drainage divides and toward surface-water bodies.

**Uses of this Map:** Sand and gravel aquifer maps are useful in two major categories of decision-making: ground-water supply and ground-water protection. For ground-water supply, these maps are useful in locating areas favorable for developing water supplies for municipal, industrial, or residential use. Information on the map, such as depth to bedrock and well yield, indicate the potential for ground-water production.

Ground-water protection is another important function of these maps. Knowledge of the location and extent of sand and gravel aquifers is critical when siting potential contamination sites such as landfills and salt storage facilities. When used in conjunction with other geologic information, this map can help planners and municipal officials make much more informed decisions to guide industrial growth or residential development.

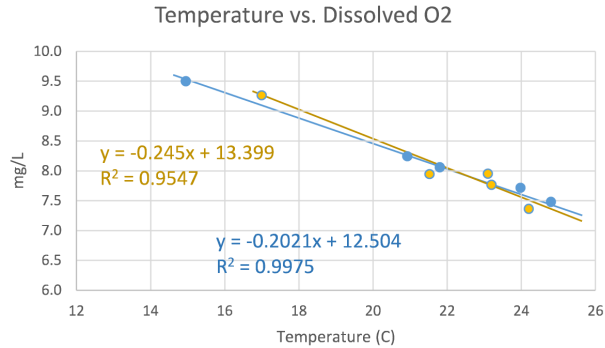
If ground-water contamination occurs, the general trend of the plume migration can be deduced from these maps by analyzing the drainage basin boundaries and the local surface water bodies.

For further assistance in interpreting this map, contact a geologist at the Maine Geological Survey.

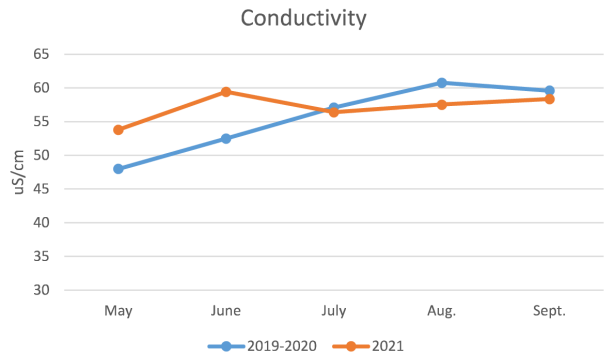
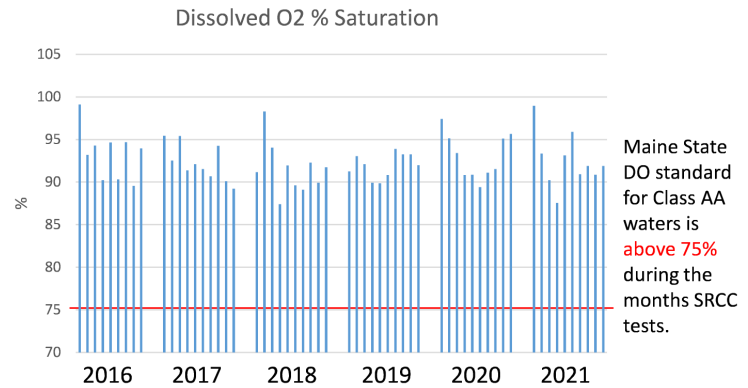
# B7: Water Quality Test Results (Saco River Corridor Commission)

## O7-1: Porter Covered Bridge, off of Route 25, Porter

Monitoring began in 2016



Dissolved Oxygen (DO) has an inverse relationship with temperature: as temperature increases DO decreases. The R<sup>2</sup> values from 2021 (orange) show a similar value compared to combined 2016-2020 values (blue) which indicates not much change overall for DO levels.



As water levels decrease over the summer, conductivity levels tend to increase. It is not because the salt level increases, but rather the water level decreases so the salt is more concentrated. With the high amount of rain fall, we never saw values rise.

Year	CFUs	Rating
2016	29.32	Good
2017	46.72	Fair
2018	57.32	Fair
2019	50.75	Fair
2020	27.97	Good
2021	35.26	Good

Maine state *E. coli* standard for Class AA waters is below 64 CFU.

Parameter	Trend	Explanation
pH	Stable	No significant trends; data show low variability
Turbidity	Stable	No significant trends; data show low variability

Trends observed from 2016-2021 show levels within appropriate ranges

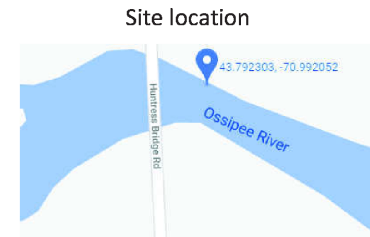
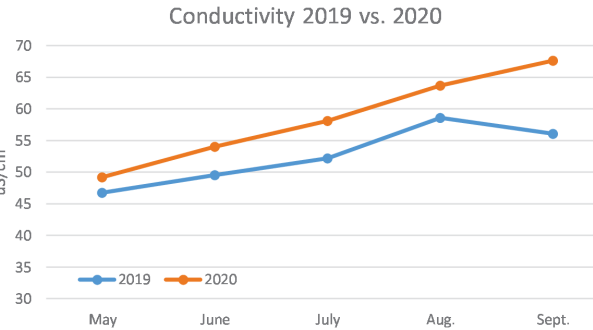
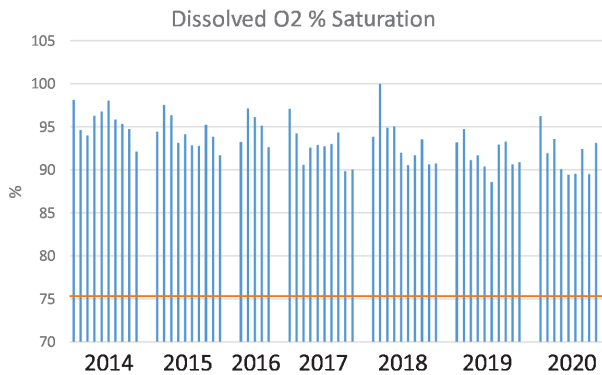
## B8: Water Quality Results (Green Mountain Conservation Group)

### O7: Effingham/Porter border, off of Route 25

Monitoring began in 2001

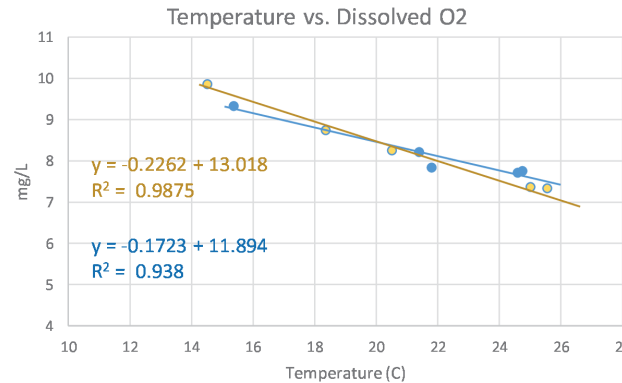
Parameter	Trend	Explanation
pH	Stable	No significant trends; data show low variability
Turbidity	Stable	No significant trends; data show low variability

Trends observed from 2014-2020 show levels within appropriate ranges



As water levels decrease over the summer, conductivity levels tend to increase. It is not because the salt level increases, but rather the water level decreases so the salt is more concentrated.

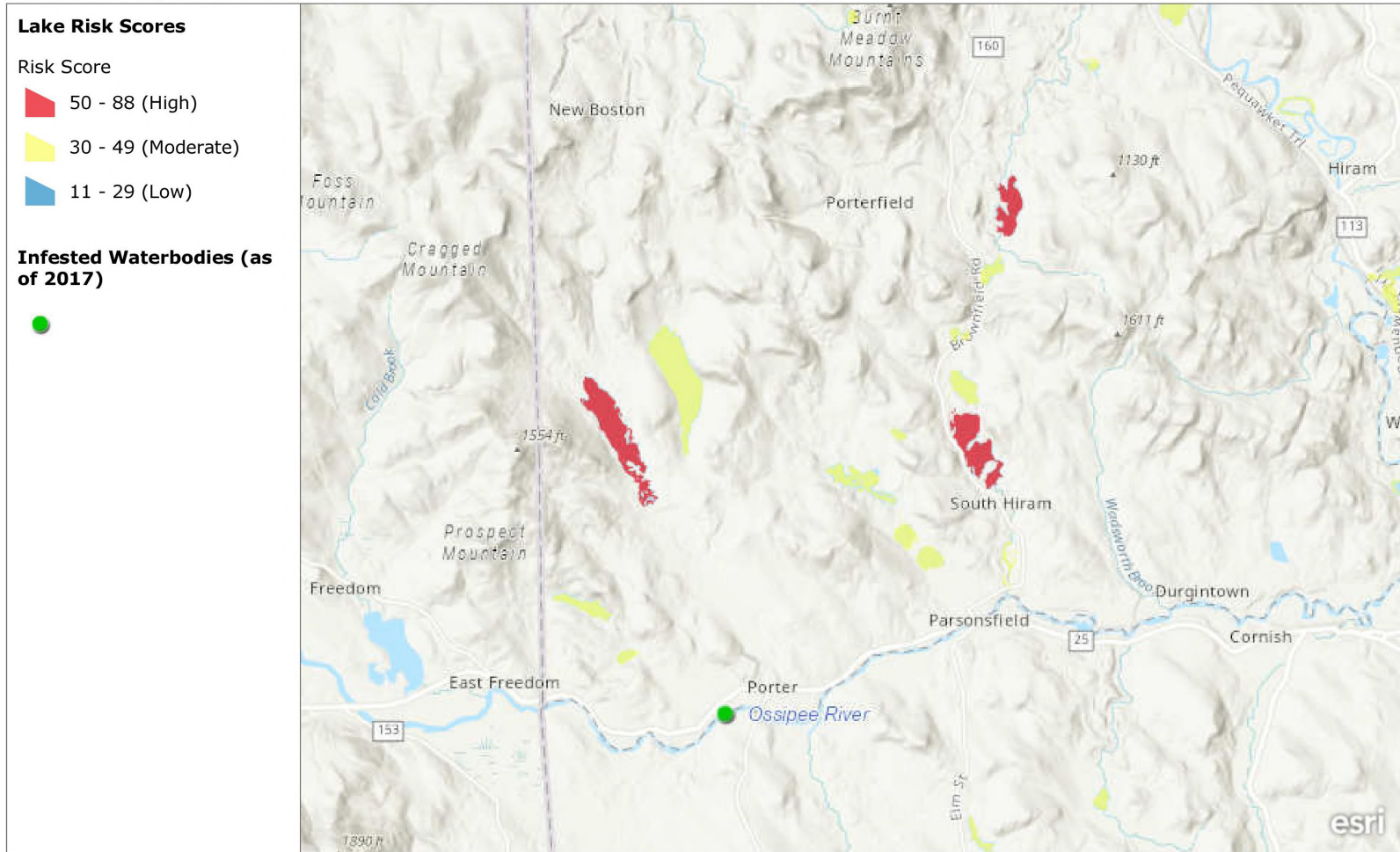
Maine State DO standard for Class AA waters is **above 75%** during the months SRCC tests.



Dissolved Oxygen (DO) has an inverse relationship with temperature: as temperature increases DO decreases. The R<sup>2</sup> values from 2020 (orange) show a similar value compared to combined 2014-2019 values (blue) which indicates not much change overall for DO levels.

## B9: Lakes at Risk of Invasive Aquatic Plants

### Invasive Aquatic Plants-Risk to Maine Lakes



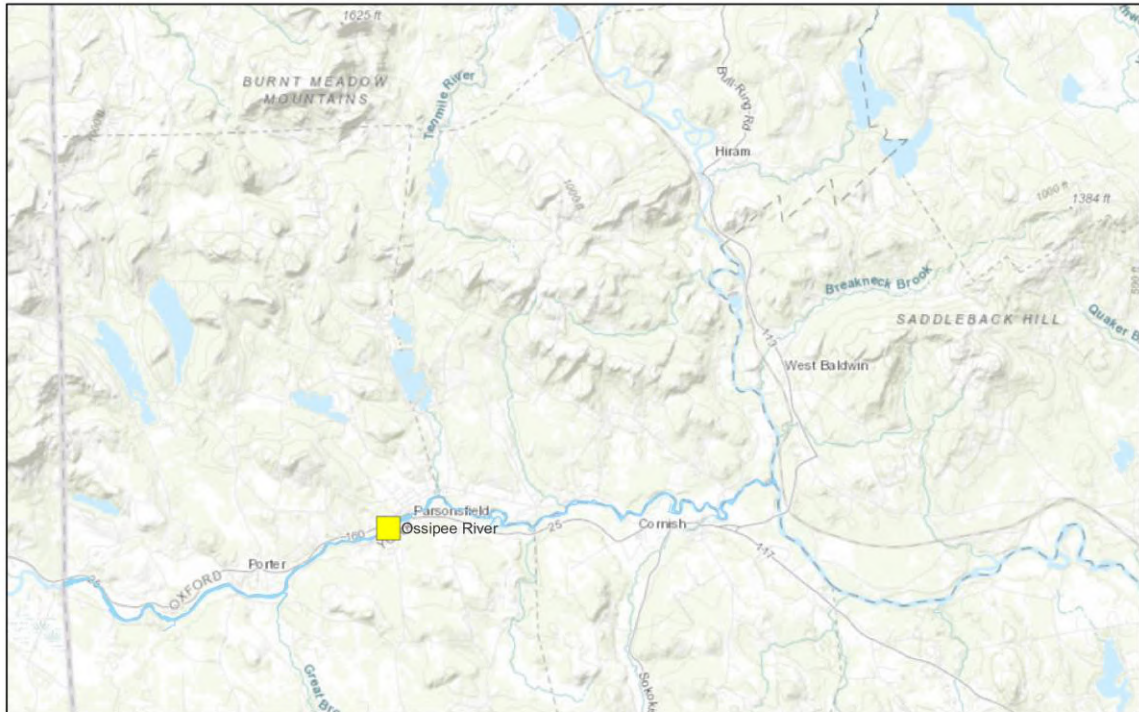
This map presents the results of a GIS analysis that calculates a risk score for Maine lakes. The risk score indicates the relative likelihood that a lake will be colonized by one or more aquatic invasive plant species.

Esri, NASA, NGA, USGS | Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



# B10: Invasive Aquatic Plants in Porter

Maine Invasive Aquatic Plants

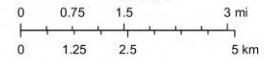


12/13/2021, 1:22:50 PM

Current and eradicated infestations  Infested Waterbodies

Variable Leaf Milfoil

1:144,448

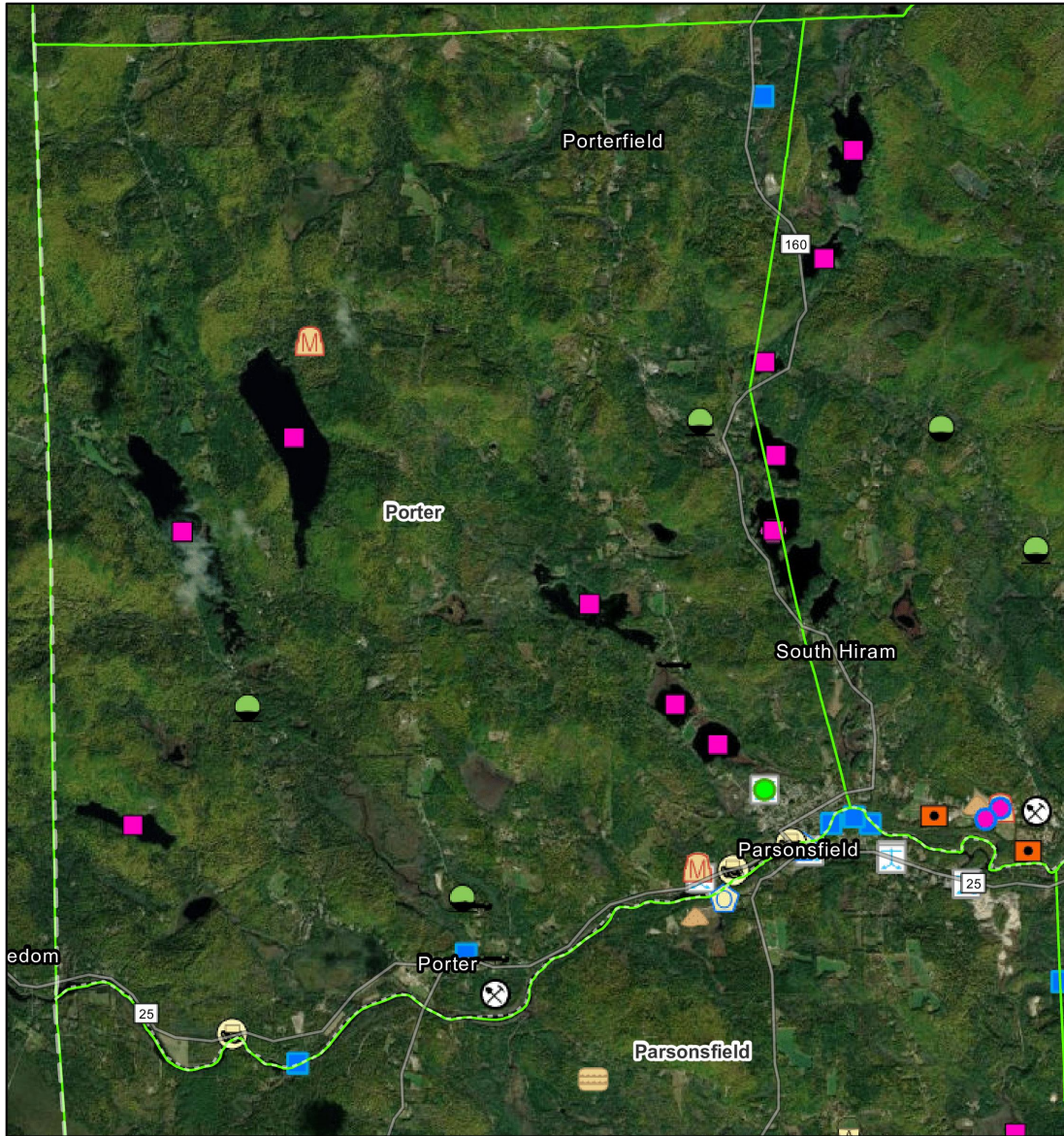


Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS








Maine Department of Environmental Protection  
Maine DEP

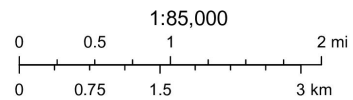
# B11: Threats to Groundwater

## EGAD - Threats to Groundwater



12/21/2021, 1:27:04 PM

-  Maine Towns
-  WOOD PRODUCTS FACILITY
-  WETLAND
-  UNDERGROUND INJECTION SITE
-  UNCONTROLLED SITE, ALL OTHER
-  TRANSFER STATION
-  SWAT (SURFACE WATER AMBIENT TOXICS) - RIVERS/STREAMS



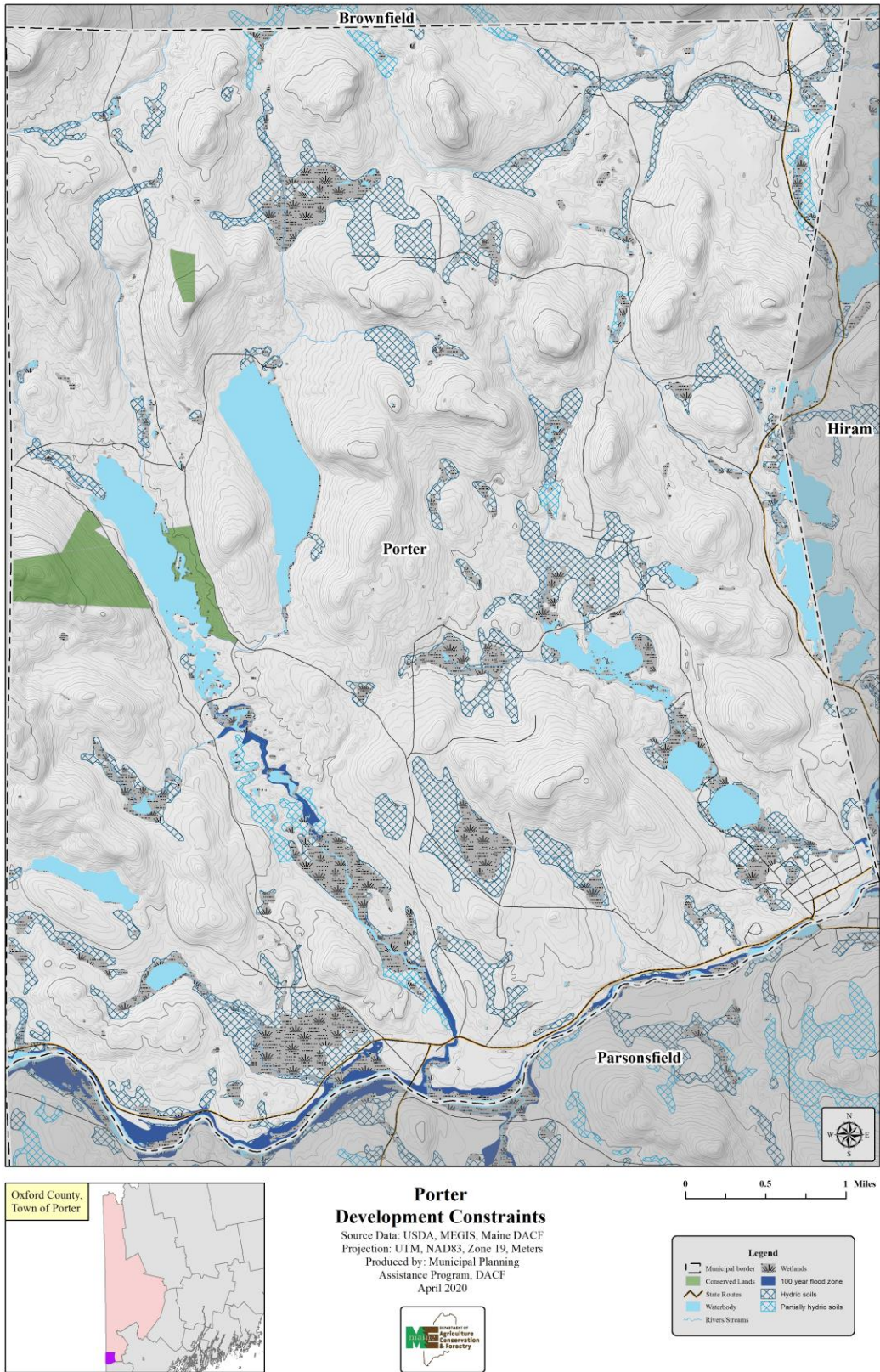
Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Earthstar Geographics

Web AppBuilder for ArcGIS  
Earthstar Geographics | USGS National Map 3D Elevation Program (3DEP) | Maine Department of Environmental Protection | Maine DEP GIS | MaineIT GIS, Maine GeoLibrary, MaineDOT, USGS,

<https://www.maine.gov/dep/maps-data/egad/index.html>



# B12: Porter Development Constraints



## **B13: Understanding Water Quality Testing Data**

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The following information comes directly from the Lakes Stewards of Maine website. For more information please visit them at <https://www.lakestewardsofmaine.org/distribution-of-water-quality-data/>

### **Alkalinity**

*A measure of the capacity of water to neutralize acids, or buffer against changes in pH.*

Alkalinity is also referred to as “buffering capacity.” It is a measure primarily of naturally available bicarbonate, carbonate, and hydroxide ions in the water. Alkalinity is measured in milligrams per liter (mg/l). Figure 4 illustrates the distribution of alkalinity in Maine lakes.

### **Apparent Color**

*The concentration of natural, dissolved, humic acids in lake water.*

Organic “Humic” acids leach from vegetation in the lake watershed. Color is measured in Standard Platinum Units (SPU). Lakes with color levels greater than 25 SPU are considered to be colored. This can cause transparency to be reduced, and phosphorus levels to be elevated. The water in highly colored lakes often has the appearance of tea. When lakes are highly colored, the best indicator of algal growth is Chlorophyll a. Figure 6 illustrates the distribution of color in Maine lakes.

### **Chlorophyll a (CHL a)**

*A pigment found in algae and other plants used to estimate biological productivity of lake ecosystems.*

By measuring the concentration of CHL a in lake water, the algae population can be estimated. CHL a is measured in parts per billion (ppb). Figure 3 illustrates the distribution of Chlorophyll a in Maine lakes.

Chlorophyll a samples are generally obtained from an integrated water column sample because the greatest concentration of algal growth typically occurs from the surface of the lake to the bottom of the epilimnion or the top of the thermocline.

### **pH**

*A measure of the relative acid-base status of lake water.*

pH helps determine which plant and animal species can live in the lake, and it governs biochemical processes that take place. The pH scale ranges from 0-14, with 7 being neutral. Water is increasingly acidic below 7, and increasingly alkaline above 7. A one unit change in pH represents a tenfold change in acidity or alkalinity. The pH scale is the inverse log of the hydrogen ion concentration. Figure 5 illustrates the distribution of pH in Maine lakes.

**Secchi Disk Transparency**

*A measure of water clarity; the distance one can see down into the water column.*

Factors that affect transparency include algal growth, zooplankton, natural water color, and suspended silt particles. Because algae are the most abundant particles in most lakes, transparency indirectly measures algal growth. Transparency values vary widely in Maine lakes. Unless a lake is highly colored or turbid from suspended sediment, transparency readings of 2 meters or less generally indicates a severe algal bloom.

**Specific Conductance**

*A measure of the ability of water to carry an electrical current.*

Conductivity is directly related to the level of dissolved ions in the water. Conductivity levels will generally increase if there is an increase in the concentration of pollutants in the water. Conductivity is measured in micro-siemens per centimeter ( $\mu\text{S}/\text{cm}$ ). Figure 7 illustrates the distribution of specific conductance in Maine lakes.

**Total Phosphorus**

*A measure of all forms of phosphorus (organic and inorganic) in the water.*

Phosphorus is one of the major nutrients needed for plant growth. Because it's natural occurrence in lakes is very small, phosphorus "limits" the growth of algae in lake ecosystems. Small increases in phosphorus in lake water can cause substantial increases in algal growth. Phosphorus is measured in parts per billion (ppb). Phosphorus concentrations may be based on samples taken from the surface of the lake or from discrete samples taken at specific depths, or from an integrated water column (epilimnetic core) sample.







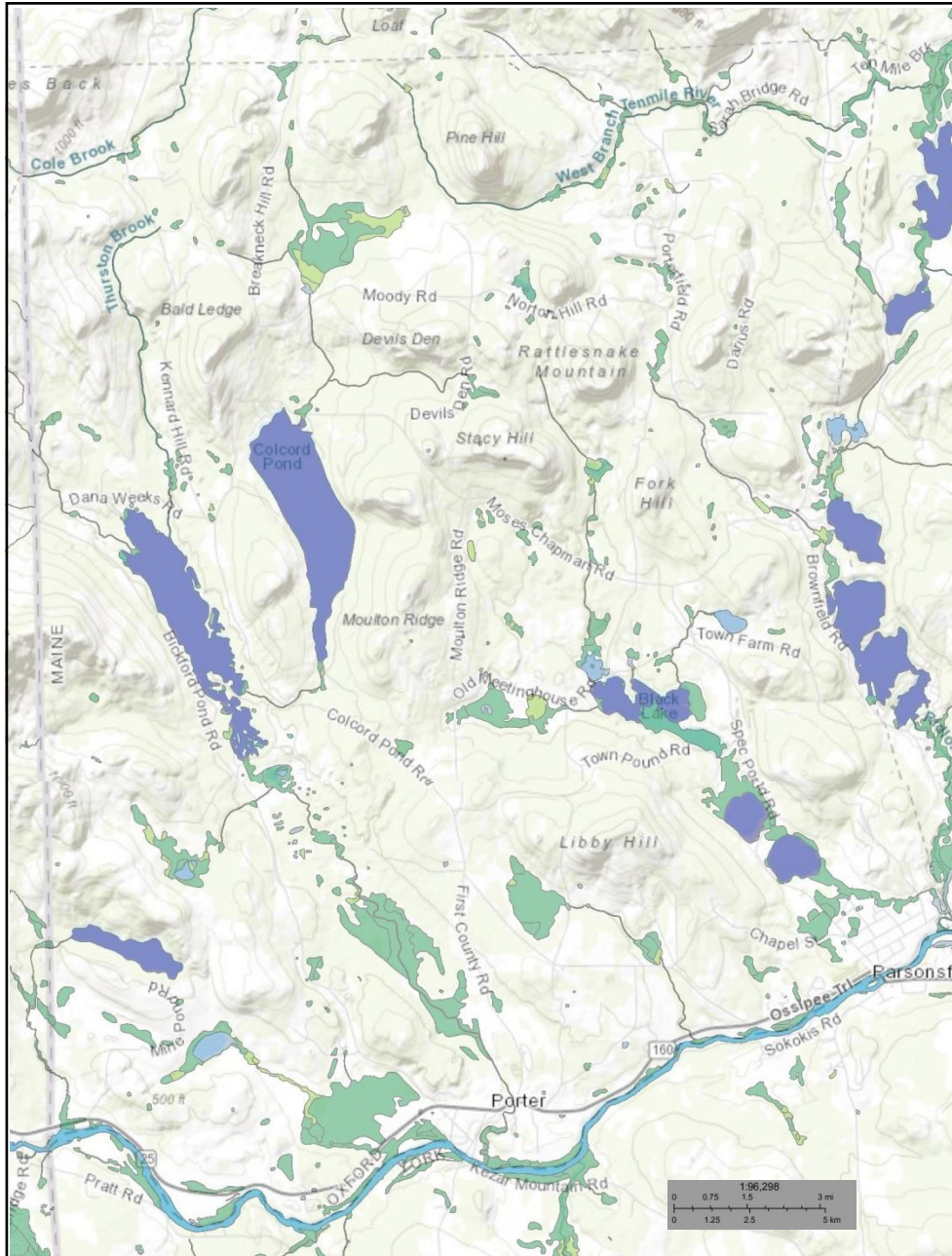




# C3: National Wetlands Inventory



## Porter Wetlands Inventory



October 25, 2022

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| <b>Wetlands</b>                | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other    |
| Estuarine and Marine Wetland   | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



## C4: Rarity Ranks

### State Rarity Ranks

S1	<b>Critically Imperiled in Maine</b> – At very high risk of extirpation in the jurisdiction due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.
S2	<b>Imperiled in Maine</b> – At high risk of extirpation in the jurisdiction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3	<b>Vulnerable in Maine</b> – At moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4	<b>Apparently Secure in Maine</b> – At a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 / G5	<b>Secure in Maine</b> – At very low or no risk of extirpation in the jurisdiction due to a very extensive range, abundant populations or occurrences, with little to no concern from declines or threats.
SH	<b>Possibly Extirpated in Maine</b> – Known from only historical records but still some hope of rediscovery. There is evidence that the species or ecosystem may no longer be present in the jurisdiction, but not enough to state this with certainty. Examples of such evidence include (1) that a species has not been documented in approximately 20-40 years in human-dominated landscapes despite some searching and/or some evidence of significant habitat loss or degradation; (2) that a species or ecosystem has been searched for unsuccessfully, but not thoroughly enough to presume that it is no longer present in the jurisdiction.
SNA / GNA	<b>Not Applicable</b> – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
SNR / GNR	<b>Unranked</b> – local or subnational conservation status not yet assessed
SU / GU	<b>Unrankable</b> – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
SX	<b>Presumed Extirpated in Maine</b> – Species or ecosystem is believed to be extirpated from the jurisdiction (i.e., nation, or state/province). Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

### Global Rarity Ranks

G1	<b>Globally Critically Imperiled</b> – At very high risk of extinction (species) or collapse (ecosystem) due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
G2	<b>Globally Imperiled</b> – At high risk of extinction (species) or collapse (ecosystem) due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
G3	<b>Vulnerable Globally</b> – At moderate risk of extinction (species) or collapse (ecosystem) due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
G4	<b>Apparently Secure Globally</b> – At fairly low risk of extinction (species) or collapse (ecosystem) due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
G5	<b>Secure Globally</b> – At very low risk or extinction (species) or collapse (ecosystem) due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
GH	<b>Possibly Extinct/Collapsed Globally</b> – <b>Possibly Extinct</b> (species) or <b>Possibly Collapsed</b> (ecosystem) - Known from only historical occurrences but still some hope of rediscovery. Examples of evidence include (1) that a species has not been documented in approximately 20-40 years in human-dominated landscapes despite some searching and/or some evidence of significant habitat loss or degradation; (2) that a species or ecosystem has been searched for unsuccessfully, but not thoroughly enough to presume that it is extinct or collapsed throughout its range.
GX	<b>Presumed Extinct/Collapsed Globally</b> – <b>Presumed Extinct</b> (species) - Not located despite intensive searches and virtually no likelihood of rediscovery. <b>Presumed Collapsed</b> (ecosystem) - Collapsed throughout range, due to loss of key dominant and characteristic taxa and/or elimination of the sites and ecological processes on which the type depends.

### State Legal Status

State legal status is defined according to Title 12 Section 544, and Title 12 Section 544 B.

**E–Endangered:** Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.

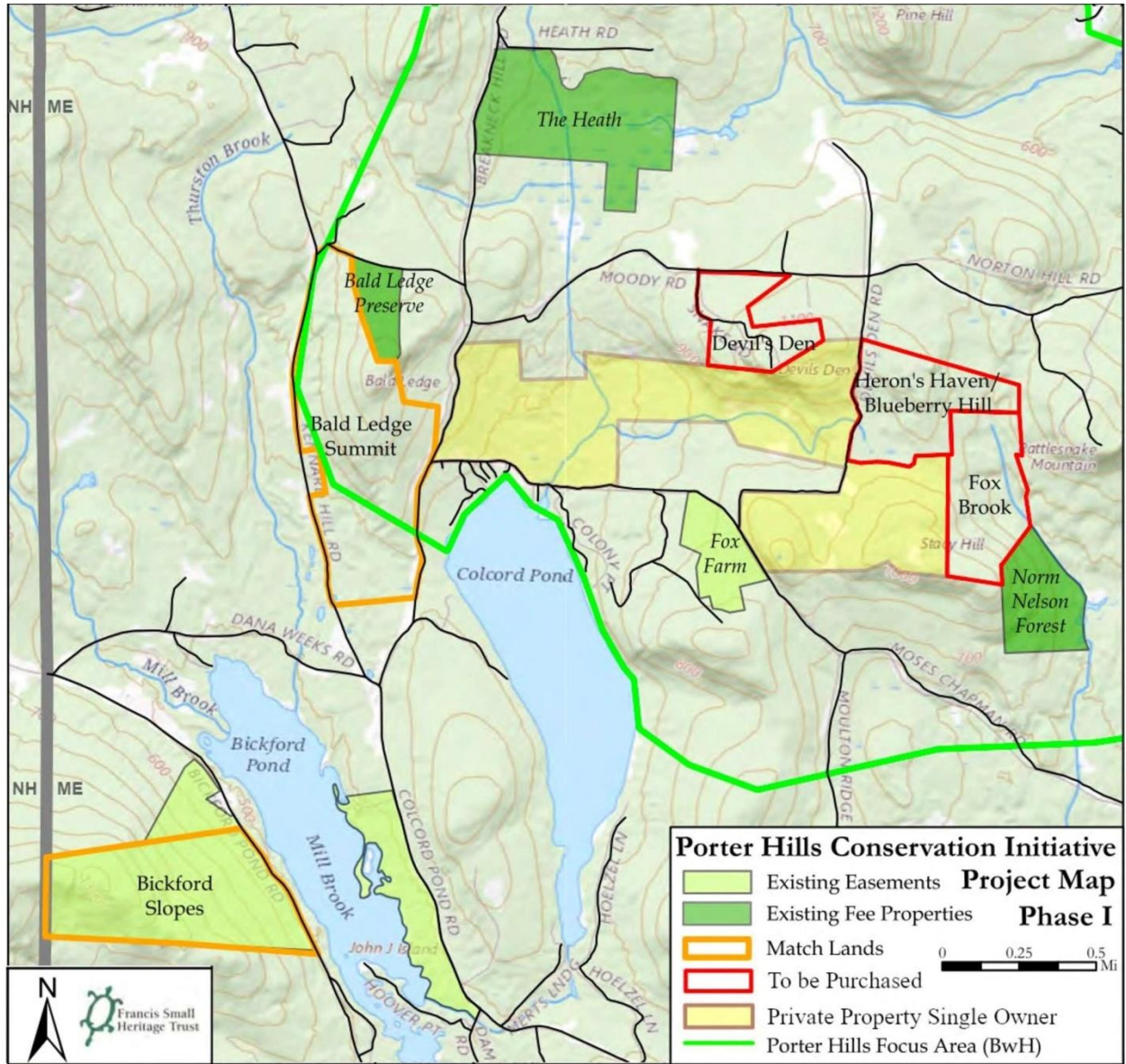
**T–Threatened:** Rare and, with further decline, could become endangered; or federally listed as Threatened.

### Non-Legal Status

**SC–Special Concern:** Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.

**PE–Potentially Extirpated:** Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

# C5: Porter Conserved Lands

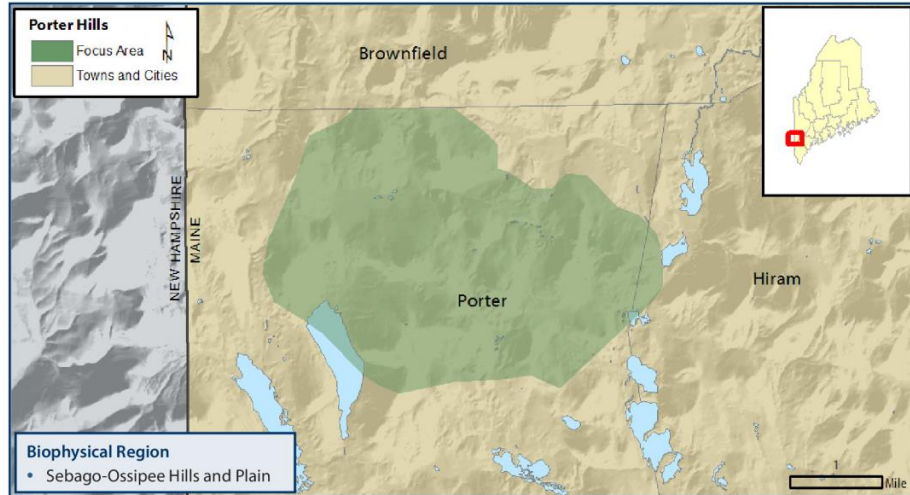


## C6: Porter Hills Focus Area

Beginning with  
**HABITAT**

### Focus Areas of Statewide Ecological Significance

## Porter Hills



#### WHY IS THIS AREA SIGNIFICANT?

The geology and landforms of the 6,000 acre Porter Hills Focus Area support good examples of the ironwood-oak-ash and oak-northern hardwood forest community types. The examples of these natural communities here provide habitat for numerous species of rare plants.

#### OPPORTUNITIES FOR CONSERVATION

- » Preserve natural communities and the integrity of the natural systems in which they occur.
- » Limit timber harvesting near significant features and restrict harvesting around rare plant populations.
- » Limit recreational vehicles in sensitive areas.
- » Work with willing landowners to protect the remaining significant features.

For more conservation opportunities, visit the Beginning with Habitat Online Toolbox: [www.beginningwithhabitat.org/toolbox/about\\_toolbox.html](http://www.beginningwithhabitat.org/toolbox/about_toolbox.html).

#### Rare Plants

- Missouri Rockcress
- Ebony Spleenwort
- Fern-leaved False Foxglove
- Hairy Wood Brome-grass
- New Jersey Tea
- Bottlebrush Grass
- Douglas' Knotweed
- Early Crowfoot
- Summer Grape
- Blunt-lobed Woodsia

#### Rare and Exemplary Natural Communities

- Oak-Ash Woodland
- Oak-Northern Hardwoods Forest

#### Significant Wildlife Habitats

- Inland Wading Bird and Waterfowl Habitat
- Deer Wintering Area

#### Public Access Opportunities

- » Maine Audubon Sanctuary on Bald Mountain

Photo credits, top to bottom: Maine Natural Areas Program (all 5 photos)



Focus Areas of Statewide Ecological Significance: **Porter Hills**



Ironwood - Oak - Ash Woodland, Maine Natural Areas Program

**FOCUS AREA OVERVIEW**

The Porter Hills Focus Area covers approximately 6,000 acres and includes a series of low mountains and rolling forested hills. The geology and land forms of this site create conditions that support numerous rare plants as well as several good quality examples of the **ironwood – oak – ash woodland** natural community type. Ironwood – oak – ash woodland natural communities, along with habitat for many of the rare plants, occur on the upper portions of steep, south facing slopes on several of the mountains. Sections of these steep slopes have calcium enriched rock outcrops near their summits and talus scattered on the slopes below. Ironwood – oak – ash woodlands typically have open canopies that allow an abundance of light to reach the understory and ground layer.

Ironwood (*Ostrya virginiana*) and red oak (*Quercus rubra*) are the most common trees with white ash (*Fraxinus americana*), basswood (*Tilia americana*), sugar maple (*Acer saccharum*), white pine (*Pinus strobus*), and red cedar (*Juniperus virginiana*) all as infrequent associates. Poor growing conditions due to droughty soils or possibly past fires have helped to keep the trees in this habitat type spread out and stunted. The herb layer features plant species typical of moderately enriched sites, such as herb Robert (*Geranium robertianum*), hepatica (*Hepatica americana*), and wild licorice (*Galium lanceolatum*).

Vegetation may be patchy, developing in pockets among the rocks, or more continuous along upper slopes and ridges. In general, these natural communities have not been harvested for timber, most likely due to the poor quality of the trees and/or the steepness of slopes where they occur.

A good quality example of a **red oak – northern hardwood – white pine forest** has also been documented within this area. This community is an upland type dominated by a mix of red oak, northern hardwoods, and sometimes conifers. Red oak is usually most common and northern hardwoods (typically beech (*Fagus grandifolia*)) are subordinate. Mixed stands have white pine or red spruce (*Picea rubens*) as the main conifers. The lower layers are sparse, with tree regeneration typically higher in cover than forest herbs. These types are found on well drained loamy soils on mid - to lower slopes that are not very exposed.

The Porter Hills Focus Area includes diverse fishery resources. Colcord Pond is managed for coldwater species and includes a self-reproducing population of lake trout. The Ten Mile River Watershed supports an excellent wild brook trout population and is also stocked with Atlantic salmon.



Focus Areas of Statewide Ecological Significance: **Porter Hills**

Many rare plants species including **Missouri rock cress** (*Arabis missouriensis*), **ebony spleenwort** (*Asplenium platyneuron*), **Douglas' knotweed** (*Polygonum douglasii*), **blunt-lobed woodsia** (*Woodsia obtusa*), **early crowfoot** (*Ranunculus fascicularis*), and **fern-leaved false foxglove** (*Aureolaria pedicularia*) are found growing on the upper slopes of these hills. Down slope, where the canopy is thicker and the trees are taller, sugar maple, basswood, and white ash are common at several sites, and other rare plants such as **bottlebrush grass** (*Elymus hystrix*) and **hairy wood brome-grass** (*Bromus pubescens*) also occur. Most of these species are at the northern edge of their ranges in southern Maine.

**CONSERVATION CONSIDERATIONS**

- » Preserving Natural Communities: Preserving natural communities and other sensitive features will be best achieved by conserving the integrity of the larger natural systems in which these features occur. Conserving the larger systems helps ensure both common and rare natural features will persist in this part of the state.
- » Set Asides: Conservation planning for upland features should include setting some areas aside from timber harvests to allow for the development of some unmanaged forests.
- » Vernal Pools: Close adherence to Best Management Practices for forestry activities near vernal pools (available from Maine Audubon Society at 207-781-6180 ext. 222 or [bwilson@maineaudubon.org](mailto:bwilson@maineaudubon.org)) will ensure the protection of wetlands and the amphibian food source they supply.
- » Off Road Vehicle Use: No ATV access should be permitted on the summits and upper slopes of the mountains.
- » Ironwood – Oak – Ash Woodlands rare plant populations will be best maintained by leaving them undisturbed. Timber harvesting that excludes buffered sensitive areas should be compatible with the long-term persistence of these features. Intact forest buffers of 250 feet or more should be maintained around known concentrations of rare plants.
- » Invasive Species: Invasive plants and aquatic organisms have become an increasing problem in Maine and a threat to the state's natural communities. Disturbances to soils and natural vegetation and introductions of non-native species to terrestrial and aquatic habitats can create opportunities for colonization. Landowners and local conservation groups should be made aware of the potential threat of invasive species, of methods to limit establishment, and/or of appropriate techniques for removal. For more information on

**Ecological Services of the Focus Area**

- Supports habitat for diverse species of wildlife
- Contributes to regional biodiversity by providing habitat to both rare and common species
- Purifies run off

**Economic Contributions of the Focus Area**

- Provides forest products
- Provides recreational opportunities including hiking, hunting and fishing

invasive plants visit: <http://www.maine.gov/doc/nrimc/mnap/features/invasives.htm>.

- » Habitat Connections: With expected changes in climate over the next century, plant and wildlife species will shift their ranges. Maintaining landscape connections between undeveloped habitats will provide an important safety net for biodiversity as species adjust their ranges to future climate conditions.



Missouri Rockcress, Maine Natural Areas Program

For more information about Focus Areas of Statewide Ecological Significance, including a list of Focus Areas and an explanation of selection criteria, visit [www.beginningwithhabitat.org](http://www.beginningwithhabitat.org)

# Town of Porter Comprehensive Plan

Focus Areas of Statewide Ecological Significance: **Porter Hills**

## RARE SPECIES AND EXEMPLARY NATURAL COMMUNITIES OF THE FOCUS AREA

	Common Name	Scientific Name	State Status*	State Rarity Rank	Global Rarity Rank
Plants	Missouri Rockcress	<i>Arabis missouriensis</i>	T	S1	G5?Q
	Ebony Spleenwort	<i>Asplenium platyneuron</i>	SC	S2	G5
	Fern-leaved False Foxglove	<i>Aureolaria pedicularia</i>	SC	S3	G5
	Hairy Wood Brome-grass	<i>Bromus pubescens</i>	PE	S2	G5
	New Jersey Tea	<i>Ceanothus americanus</i>	T	S1S2	G5
	Bottlebrush Grass	<i>Elymus hystrix</i>	SC	S3	G5
	Douglas' Knotweed	<i>Polygonum douglasii</i>	T	S2	G5
	Early Crowfoot	<i>Ranunculus fascicularis</i>	T	S1	G5
	Summer Grape	<i>Vitis aestivalis</i>	T	S2	G5T5
	Blunt-lobed Woodsia	<i>Woodsia obtusa</i>	T	S1	G5
Natural Communities	Oak-Ash Woodland	Ironwood – Oak - Ash Woodland		S3	G3G5
	Oak - Northern Hardwood Forest	Red Oak - Northern Hardwoods- White Pine Forest		S4	GNR

### State Status\*

- E** Endangered: Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.
- T** Threatened: Rare and, with further decline, could become endangered; or federally listed as Threatened.
- SC** Special Concern: Rare in Maine, based on available information, but not sufficiently rare to be Threatened or Endangered.

\*State status rankings are not assigned to natural communities.

### State Rarity Rank

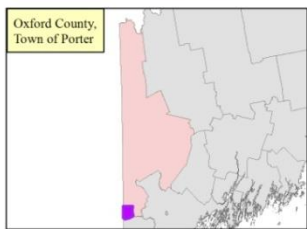
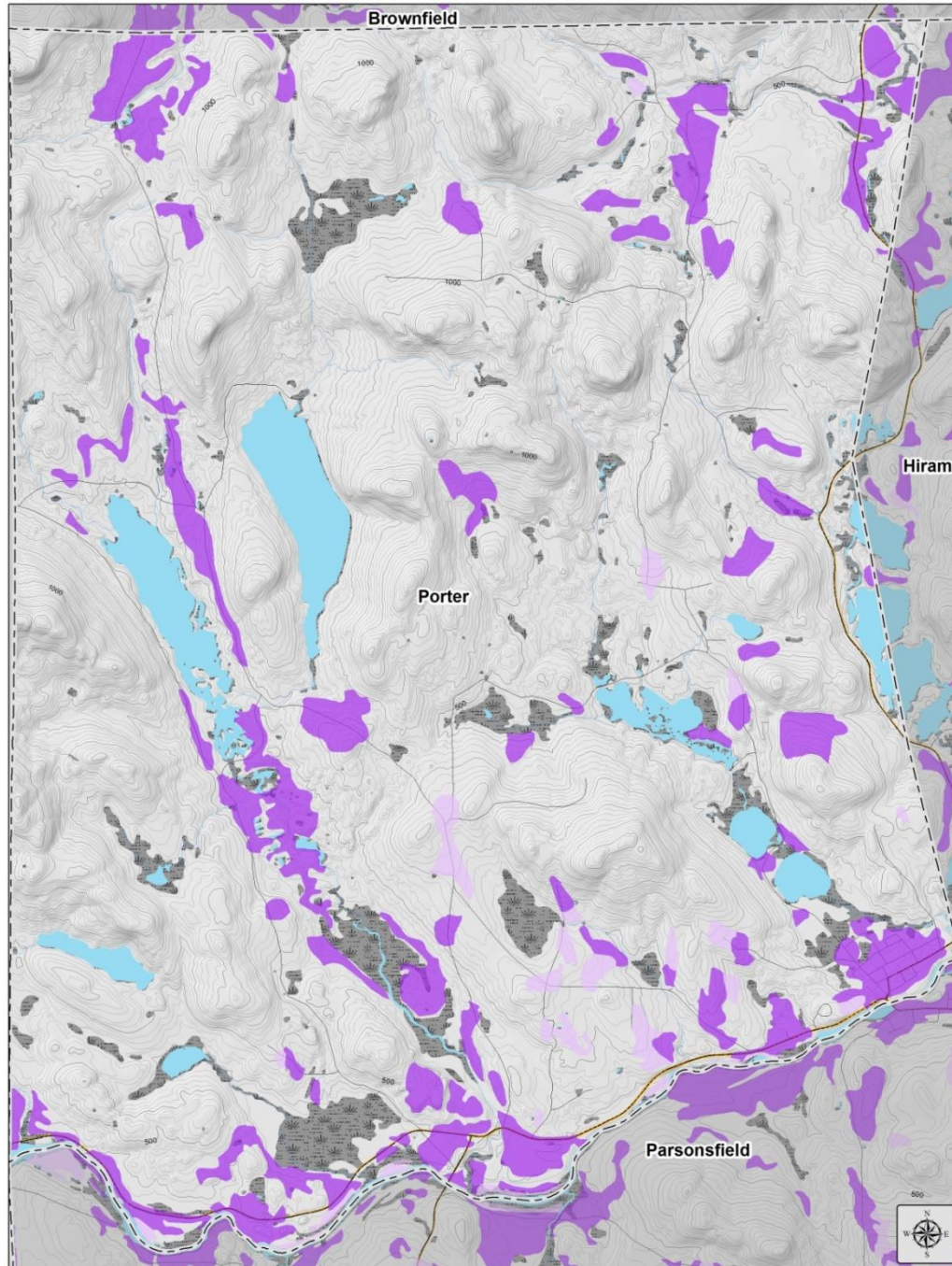
- S1** Critically imperiled in Maine because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres).
- S2** Imperiled in Maine because of rarity (6–20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (on the order of 20–100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.

### Global Rarity Rank

- G1** Critically imperiled globally because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation.
- G2** Globally imperiled because of rarity (6–20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (on the order of 20–100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.



# D1: Porter Agricultural Resources



**Porter  
Agricultural Resources**  
Source Data: USDA, MEGIS, Maine DACF  
Projection: UTM, NAD83, Zone 19, Meters  
Produced by: Municipal Planning  
Assistance Program, DACF  
April 2020



0 0.5 1 Miles

Legend	
	Municipal border
	Farmland of statewide importance
	Prime farmland
	Waterbody
	Rivers/Streams
	Wetlands

## D2: Is Your Town Farm Friendly?



### IS YOUR TOWN FARM-FRIENDLY?

Take This Test!

#### Land Use Ordinances and Regulations

Does your town...

...have a detailed section on agriculture in your comprehensive plan?

Yes  No

Does your town's comprehensive plan refer to "maintaining rural character", but overlook agriculture as a primary component? Agriculture shouldn't be an afterthought! Make sure to include agriculture in the sections on economy, critical natural resources, and land use, too.

...allow agricultural uses in more than one zoning district?

Yes  No

Some towns confine agricultural businesses to the commercial zone only, while other towns prohibit such uses in the commercial zone! Farm enterprises are often hybrids of several different uses; ordinances and regulations should allow farm businesses flexibility to adapt to changing markets.

...allow flexibility in regulations to accommodate the unique needs of agricultural businesses?

Yes  No

Both the land use impact and the off-site impact of a seasonal farm business are much less than that of a full-time business. Do your town's regulations provide for reduced restrictions such as expanded hours of business operation, temporary signs, parking near pick-your-own fields, or on street parking? Pick-your-own strawberries or Christmas tree farm businesses may struggle in a town that treats farms like all other retailers.

...require buffer zones between farmland and residential uses?

Yes  No

The old saying "good fences make good neighbors" has a modern corollary that says "good buffer zones make new neighbors good neighbors." New development should not place the burden on existing farms to give up boundary land as a buffer zone between agricultural and residential uses. New residential development should provide for its own buffer zone and/or landscape plantings for screening neighboring farms.

...allow off-site signs to attract and direct farm stand customers?

Yes  No

Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what's available (such as strawberries, corn, apples) are vitally important.

...provide for the agricultural use of open space land created by innovative residential subdivisions?

Yes  No

Some towns have adopted innovative subdivision regulations like cluster housing, which provide for setting aside open space land within the subdivision. Ideally, such land should be the most valuable agricultural land, be big enough for commercial agricultural purposes, and specifically allow long term agricultural use. Smaller plots of set aside land could accommodate community gardens.

...allow accessory uses to agriculture?

Yes  No

Remember, it's not just the farmland that makes farming possible: businesses related to agriculture (veterinarians, equipment and supply dealers, feed milling and delivery, etc.) have to be close enough to serve farmers' needs.

*Adapted from "Is Your Town Farm Friendly - A Checklist for Sustaining Rural Character" presented by the New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension - <http://cecf1.unh.edu/sustainable/farmfrnd.cfm>*



## Town of Porter Comprehensive Plan

### Fair Enforcement of Local Regulations

Does your town...

...have a consistent policy approach for local land use procedures that deal with agriculture?

Yes  No

Update your comprehensive plan to express what agriculture contributes to your town's economy and quality of life through open space, wildlife habitation, watershed purification and natural resource preservation. Make sure your select board, planning board, and code officer recognize the importance of farming and build their policies and practices around that presumption.

...have a good idea of how much agriculture there is in town?

Yes  No

Consider having a town committee conduct a farm inventory, survey or economic impact analysis. You may be surprised at the number and variety of farms in your community – and the impact they have on your local economy!

...allow roadside stands or pick-your-own operations by right?

Yes  No

Consider amending your zoning ordinance so that certain agricultural operations don't need a Special Exception or Variance – or even a permit!

...use zoning definitions such as "agricultural accessory uses" in a broad and inclusive manner?

Yes  No

"Agricultural accessory uses" refers to everything from machinery sheds to housing for seasonal workers. Various agricultural businesses have very different needs that can test the balance of rule and exceptions. Write flexibility into ordinances or regulations that may apply to agricultural land uses so the intent is clearly to promote such uses.

...allow farm stands to sell produce purchased elsewhere?

Yes  No

Some towns have rules that a certain percentage of farm stand produce must be grown on the farm. Such regulation may penalize farm operators who have a crop failure or wish to offer a broad range of products.

...properly assess specialized agricultural structures?

Yes  No

Specialized structures such as silos, milking parlors, and permanent greenhouses depreciate in value over time. Providing assessors with depreciation schedules may enable more accurate valuations, which can lead to lower assessments. Even small reductions in taxes can help farmers financially.

...allow non-traditional or retail-based farm businesses in an agricultural zoning district?

Yes  No

Agricultural businesses don't all look alike. Your town should recognize that newer types of farm businesses such as agritourism, horse arenas, landscape nurseries, or greenhouses are more intensive in land use, but still carry valuable elements of rural character that benefit the town.

...address agricultural structures in building and safety codes?

Yes  No

Building practices that are state of the art for a specialized use in agriculture may not fit the specifics of codes meant for housing or commercial structures, while bringing agricultural buildings that are historic structures up to code may destroy the very qualities that make them special.

*Adapted from "Is Your Town Farm Friendly - A Checklist for Sustaining Rural Character" presented by the New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension - <http://cecf1.unh.edu/sustainable/farmfrnd.cfm>*

## Town of Porter Comprehensive Plan

### Understanding and Encouraging Farming

Does your town....

...consider farmland a natural resource and encourage conservation easements and purchase of farmland? →

Yes  No

Easements and outright purchases of farmland ensure preservation of the natural resource base for agriculture. Farmland costs less to taxpayers than land developed for residential uses, and protecting it will ensure it is available for future generations to farm.

...have any visible demonstration of the value of agriculture? →

Yes  No

Does your town have a county fair, an apple festival, or an Old Home Day parade? Making agriculture visible to the general public helps establish the economic, cultural, and resource stewardship value of having active farms in a town.

...respect the state Agriculture Protection Act, which helps protect farmer's rights? →

Yes  No

Local control is an important tradition for Maine towns. Conflicts between agriculture and other land uses can be reduced when town officials are informed about Best Management Practices (BMP's) that may alleviate nuisance complaints. The University of Maine's Cooperative Extension Service writes BMP's about various agricultural practices based on sound scientific research.

...encourage farmers to take advantage of the current use tax programs to help relieve their tax burdens? →

Yes  No

By reducing the tax burden on agricultural land, towns can encourage the maintenance of open space at a relatively low cost. The Voluntary Municipal Farm Support Program is a new tool that towns can use to help further reduce the tax burden on farmers in exchange for keeping land in farming.

...have farmers serving on local planning, comprehensive plan, ordinance review boards, or conservation commissions? →

Yes  No

There are few better ways to incorporate agricultural concerns into local land use ordinances and regulations than having farmers serve. Farmers can help your town's land use boards keep a broad perspective by asking "Have you thought of the consequences...?"

...have farmers serving on the local Economic Development Committee? →

Yes  No

Agricultural businesses are frequently undervalued in terms of their effect on the community. Much of the economic activity generated by farms stays within the community. And the regional economic impacts of farming in Maine are growing each year!

...know where to go to get advice and assistance on farm questions? →

Yes  No

Make the connection to resources such as:

- the Department of Agriculture, Conservation, and Forestry (industry regulator, statewide perspective)
- UMaine Cooperative Extension (technical questions, BMP's)
- Maine Farm Bureau (non-governmental farm lobby, broad experience); Natural Resource Conservation Service (land and water resource management)
- Maine Farmland Trust (farmland conservation, technical assistance).

For more information on any of these topics, or about farming in Maine, go to [www.maineFarmlandtrust.org](http://www.maineFarmlandtrust.org) or call Maine Farmland Trust at (207) 338-6575.

*Adapted from "Is Your Town Farm Friendly - A Checklist for Sustaining Rural Character" presented by the New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension - <http://cecf1.unh.edu/sustainable/farmfrnd.cfm>*



### IS YOUR TOWN FARM-FRIENDLY?

#### **Your Results...**

**FARM CHAMPIONS** - If you answered YES on 17-21 questions, your town is especially helpful to farmers.

**FARM SUPPORTERS** - If you answered YES on 11-16 questions, your town knows that farmers are good neighbors who provide lots of benefits to the quality of life, but you may be able to take other steps to encourage them.

**FARM AMBIVALENT** - If you answered YES on 6-10 questions, your town may be less farm friendly than you think. It's time to get to work helping your fellow citizens understand the importance of protecting its agricultural base.

**FARM UNFRIENDLY** - If you answered YES on 5 or fewer questions, your town is not farm friendly, but there still may be hope. Seek help immediately from farmers, farm groups and organizations like a local land trust or Maine Farmland Trust.

*Presented by Maine Farmland Trust – adapted from “Is Your Town Farm Friendly – A Checklist for Sustaining Rural Character” by the New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension.*

### D3: Porter Land Cover

#### NLCD Land Cover 2019



- Open Water (11)
- Perennial Ice/Snow/ (12)
- Developed, Open Space (21)
- Developed, Low Intensity (22)
- Developed, Medium Intensity (23)
- Developed, High Intensity (24)
- Barren Land (Rock/Sand/Clay) (31)
- Deciduous Forest (41)
- Evergreen Forest (42)
- Mixed Forest (43)
- Dwarf Scrub(AK only) (51)
- Shrub/Scrub (52)
- Grasslands/Herbaceous (71)
- Sedge/Herbaceous(AK only) (72)
- Lichens (Ak only) (73)
- Moss (AK only) (74)
- Pasture/Hay (81)
- Cultivated Crops (82)
- Woody Wetlands (90)
- Emergent Herbaceous Wetlands (95)

Source: <https://www.mrlc.gov>

# D4: Tabular Data

**Surrounding the Town of Porter**  
 (Centerpoint is Latitude = 43.7964 and Longitude = -70.9332  
 and radius = 7.5 miles)

County	Acres		County Total	% Forested
	Forestland	Nonforest		
Oxford, ME	35,358	2,095	37,453	94%
York, ME	27,799	8,700	36,499	76%
Carroll, NH	23,623	5,071	28,694	82%
<b>Total Area</b>	<b>86,780</b>	<b>15,866</b>	<b>102,646</b>	<b>85%</b>

Total Area	Acres				Total Area
	Forestland	Developed	Rights-of-Way	Misc. Nonforest	
	86,780	9,109	1,687	5,071	102,647

Major Forest Type Group	Forestland (acres)			Type Group Total
	Seedling/Sapling (1.0 - 4.9" DBH)	Poletimber (5.0 - 9.9" DBH)	Sawtimber (10.0"+ DBH)	Total
White/Red/Jack Pine	-	1,853	23,320	25,173
Oak/Pine	-	-	13,503	13,503
Sugar Maple/Beech/Yellow Birch	-	-	19,117	19,117
<b>Stand Size Class Total</b>	<b>-</b>	<b>1,853</b>	<b>55,940</b>	<b>57,793</b>

Seedling/Sapling (1.0 - 4.9" DBH)	Poletimber (5.0 - 9.9" DBH)	Sawtimber (10.0"+ DBH)	Type Group Total
0%	3%	40%	44%
0%	0%	23%	23%
0%	0%	33%	33%
0%	3%	97%	100%

Species Group	Size Class and number of trees			Species Group Total
	Sapling (1.0 - 4.9" DBH)	Poletimber (5.0 - 9.9" DBH)	Sawtimber (10.0"+ DBH)	Total
Eastern White and Red Pine	11,839,261	1,933,990	2,278,048	16,051,299
Spruce and Balsam Fir	4,484,510	843,417	240,419	5,568,346
Eastern Hemlock	5,340,000	792,859	1,307,590	7,440,449
<b>Softwoods Sub-Total</b>	<b>21,663,771</b>	<b>3,570,266</b>	<b>3,826,057</b>	<b>29,060,094</b>
Red Oaks	5,161,058	939,247	405,796	6,506,101
Yellow Birch	1,642,927	304,735	33,636	1,981,298
Sugar Maple	1,785,319	348,387	209,188	2,342,894
Red Maple	11,959,837	4,261,595	451,019	16,672,451
Amer. Beech	9,862,726	1,039,165	168,179	11,070,070
Ash	4,166,288	506,772	272,891	4,945,951
Aspen	7,440,192	-	34,179	7,474,371
Eastern Soft Hardwoods (Paper Birch)	7,344,821	263,861	-	7,608,682
Misc. Hardwoods	2,190,902	386,783	-	2,577,685
<b>Hardwoods Sub-Total</b>	<b>51,554,070</b>	<b>8,050,545</b>	<b>1,574,888</b>	<b>61,179,503</b>
<b>Size Class Total</b>	<b>73,217,841</b>	<b>11,620,811</b>	<b>5,400,945</b>	<b>90,239,597</b>

Within Sapling (1.0 - 4.9" DBH)	Within Poletimber (5.0 - 9.9" DBH)	Within Sawtimber (10.0"+ DBH)	Overall Species Group
16%	17%	42%	18%
6%	7%	4%	6%
7%	7%	24%	8%
30%	31%	71%	32%
7%	8%	8%	7%
2%	3%	1%	2%
2%	3%	4%	3%
16%	37%	8%	18%
13%	9%	3%	12%
6%	4%	5%	5%
10%	0%	1%	8%
10%	2%	0%	8%
3%	3%	0%	3%
70%	69%	29%	68%
100%	100%	100%	100%



Town of Porter Comprehensive Plan

Estimate:

Species group	Tree grade					Total
	Grade 1	Grade 2	Grade 3			
Eastern white and red pine	25,522,814	67,359,212	81,296,989	55,003,305	31,989,459	261,171,780
Spruce and balsam fir	8,272,034				1,210,749	9,482,784
Eastern hemlock	85,127,555				4,084,179	89,211,735
Select red oaks		3,994,360	14,825,527	4,198,307		23,018,194
Other red oaks				2,331,254		2,331,254

Hard maple		4,655,063	9,287,890			13,942,953
Soft maple		8,635,464	13,280,184		11,082,656	32,998,304
Beech			11,793,779			11,793,779
Ash	14,341,321	22,885,666	4,033,828			41,260,815
Cottonwood and aspen			2,590,944			2,590,944

<b>Total</b>	<b>133,263,724</b>	<b>107,529,765</b>	<b>137,109,141</b>	<b>61,532,866</b>	<b>48,367,043</b>	<b>487,802,542</b>
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Estimate:

Species group	Tree grade	
	Grade 1	Grade 2
Eastern white and red pine	4,659,823	13,899,327
Spruce and balsam fir	2,076,513	
Eastern hemlock	20,440,996	
Select red oaks		789,972
Other red oaks		

Hard maple		871,866
Soft maple		1,726,875
Beech		
Ash	2,535,450	4,188,939
Cottonwood and aspen		

<b>Total</b>	<b>29,712,782</b>	<b>21,476,979</b>
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Cords/Forested Acre

Species Group	Prime	Pulpwood	Pulpwood	Bole Biomass	Species Total Volume
	Sawtimber (Grades 1, 2, 3)	w/Potential (5.0 - 10.9" DBH)	ONLY (5.0"+ DBH)	(5.0"+ DBH)	
Eastern white and red	4.01	1.74	3.23	0.02	9.00
Spruce and balsam f	0.19	0.49	0.04	0.00	0.73
Eastern hemlock	1.96	0.74	0.18	0.00	2.88
Select red oaks	0.43	1.02	0.43	0.04	1.92
Other red oaks	0.00	0.02	0.08	0.00	0.10
Yellow birch	0.00	0.16	0.16	0.00	0.32
Hard maple	0.32	0.30	1.50	0.20	2.32
Soft maple	0.51	2.90	0.79	0.27	4.48
Beech	0.27	0.39	0.19	0.01	0.86
Ash	0.95	0.51	0.00	0.00	1.46
Cottonwood and asp	0.06	0.03	0.00	0.00	0.09
Other eastern soft	0.00	0.21	0.03	0.00	0.25
Misc. Hardwoods	0.00	0.14	0.02	0.06	0.21
	8.71	8.65	6.66	0.60	24.61

Town of Porter Comprehensive Plan

Estimate:

Species group	Tree class			
	Growing stock	Rough cull	Rotten cull	Total
Other yellow pines	2,940	-	-	2,940
Eastern white and red pine	-733,311	1,914,167	30,648	1,211,504
Spruce and balsam fir	-14,638	-	-	-14,638
Eastern hemlock	507,479	-10,800	-	496,679
Select red oaks	560,724	-48,876	63,616	575,464
Yellow birch	20,652	35,400	-	56,052
Hard maple	-620,269	511,597	18,550	-90,122
Soft maple	650,277	-298,503	42,619	394,393
Beech	254,586	109,448	11,991	376,025
Ash	289,886	-	-	289,886
Cottonwood and aspen	-31,560	-	-	-31,560
Basswood	-35,018	33,289	-	-1,729
Other eastern soft hardwoods	37,389	2,072	-	39,461
Other eastern hard hardwoods	23,730	-	-	23,730
Eastern noncommercial hardwoods	-	-77,728	22,007	-55,721
<b>Total</b>	<b>912,867</b>	<b>2,170,066</b>	<b>189,431</b>	<b>3,272,364</b>

Estimate:

Species group	Tree class			
	Growing stock	Rough cull	Rotten cull	Total
Other yellow pines	94,654	-	-	94,654
Eastern white and red pine	432,767	-	-	432,767
Spruce and balsam fir	-	-	-	0
Eastern hemlock	87,936	-	-	87,936
Select red oaks	48,544	-	-	48,544
Yellow birch	-	-	-	0
Hard maple	-	-	-	0
Soft maple	122,176	-	-	122,176
Beech	353,110	73,285	-	426,395
Ash	-	-	-	0
Cottonwood and aspen	-	-	-	0
Basswood	-	-	-	0
Other eastern soft hardwoods	401,270	56,292	-	457,562
Eastern noncommercial hardwoods	-	-	-	0
<b>Total</b>	<b>1,540,457</b>	<b>129,577</b>	<b>0</b>	<b>1,670,034</b>

Species Group	Cords/Acre/Year		Excess Net Growth
	Net Growth	Harvest	
Eastern white, red, yellow pine	0.16	(0.07)	0.09
Spruce and balsam fir	(0.00)	0.00	(0.00)
Eastern hemlock	0.07	(0.01)	0.06
Select red oaks	0.08	(0.01)	0.07
Yellow birch	0.01	0.00	0.01
Hard maple	(0.01)	0.00	(0.01)
Soft maple	0.05	(0.02)	0.04
Beech	0.05	(0.06)	(0.01)
Ash	0.04	0.00	0.04
Aspen	(0.00)	0.00	(0.00)
Other eastern soft hardwoods	0.01	(0.06)	(0.06)
Misc. Hardwoods	(0.00)	0.00	(0.00)
<b>Total All Species</b>	<b>0.45</b>	<b>(0.23)</b>	<b>0.22</b>
Net Growth to Harvest Percentage	197%		

## E1: Population Changes

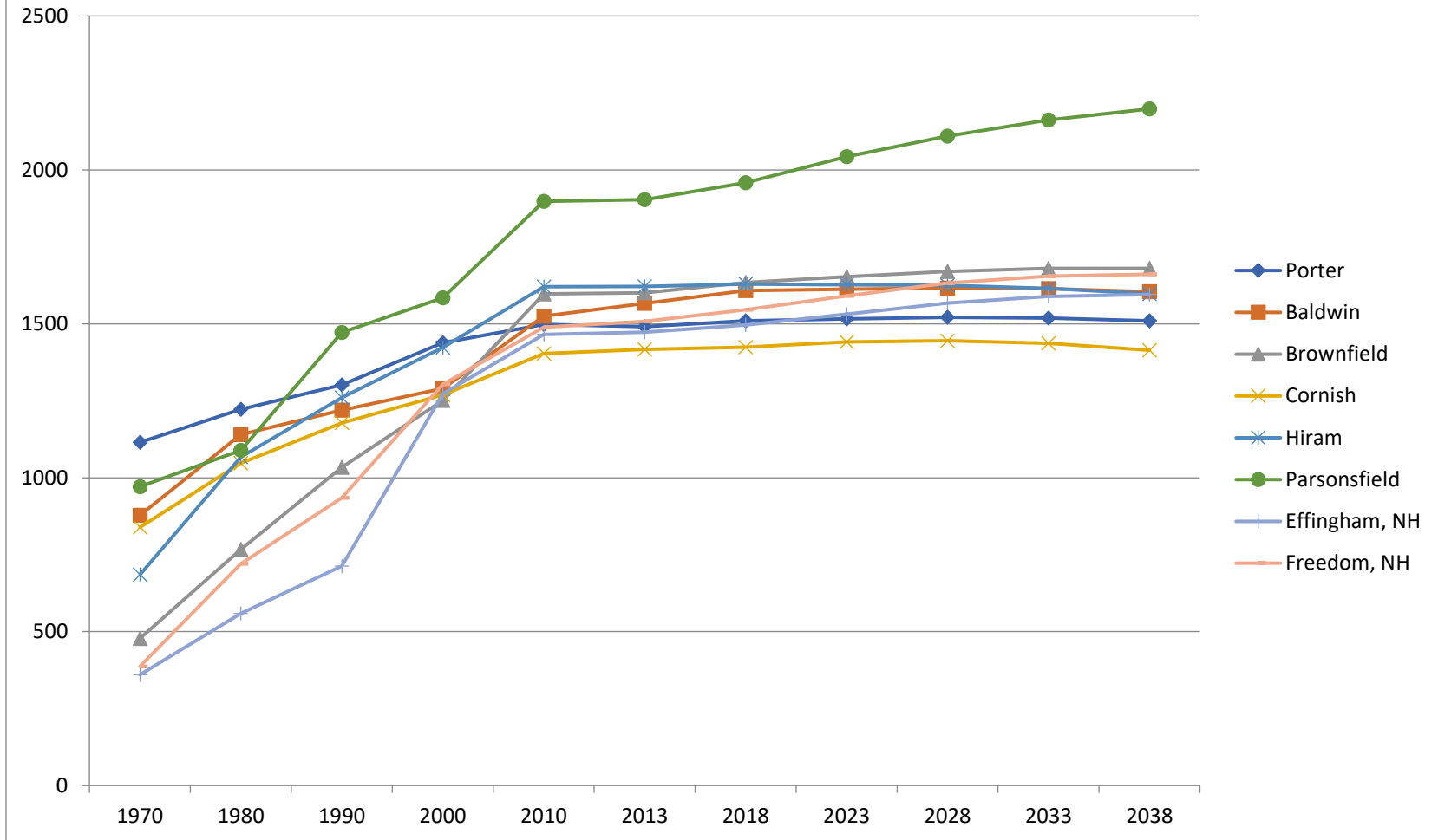
### Population Changes Past, Present & Projected 1970-2038

Year	Porter	Baldwin	Brownfield	Cornish	Hiram	Parsons- field	Effingham, NH	Freedom, NH	Oxford Cty
1970	1,115	878	478	839	685	971	360	387	43,457
1980	1,222	1,140	767	1,047	1,067	1,089	559	720	48,968
1990	1,301	1,219	1,034	1,178	1,260	1,472	713	935	52,602
2000	1,438	1,290	1,251	1,269	1,423	1,584	1,273	1,303	54,755
2010	1,498	1,525	1,597	1,403	1,620	1,898	1,465	1,489	57,833
2013	1,491	1,566	1,601	1,417	1,621	1,903	1,473	1,508	---
2018	1,510	1,608	1,634	1,424	1,629	1,958	1,496	1,546	57,790
2023*	1,516	1,612	1,653	1,441	1,627	2,043	1,531	1,591	57,418
2028*	1,521	1,616	1,670	1,445	1,625	2,110	1,567	1,632	57,104
2033*	1,519	1,614	1,680	1,437	1,615	2,162	1,589	1,655	56,543
2038*	1,510	1,604	1,680	1,414	1,597	2,198	1,595	1,661	55,706
% Change 1970-2038	26.2%	45.3%	71.5%	40.7%	57.1%	55.8%	77.4%	76.7%	22.0%
% Change 1990-2038	13.8%	24.0%	38.5%	16.7%	21.1%	33.0%	55.3%	43.7%	5.6%
% Change 2010-2038	0.8%	4.9%	4.9%	0.8%	-1.4%	13.6%	8.2%	10.4%	-3.8%

\* Projections developed by the State based on population estimates from 2018.



### Population Changes Past, Present, & Projections 1970-2038



## F1: Porter Region Unemployment

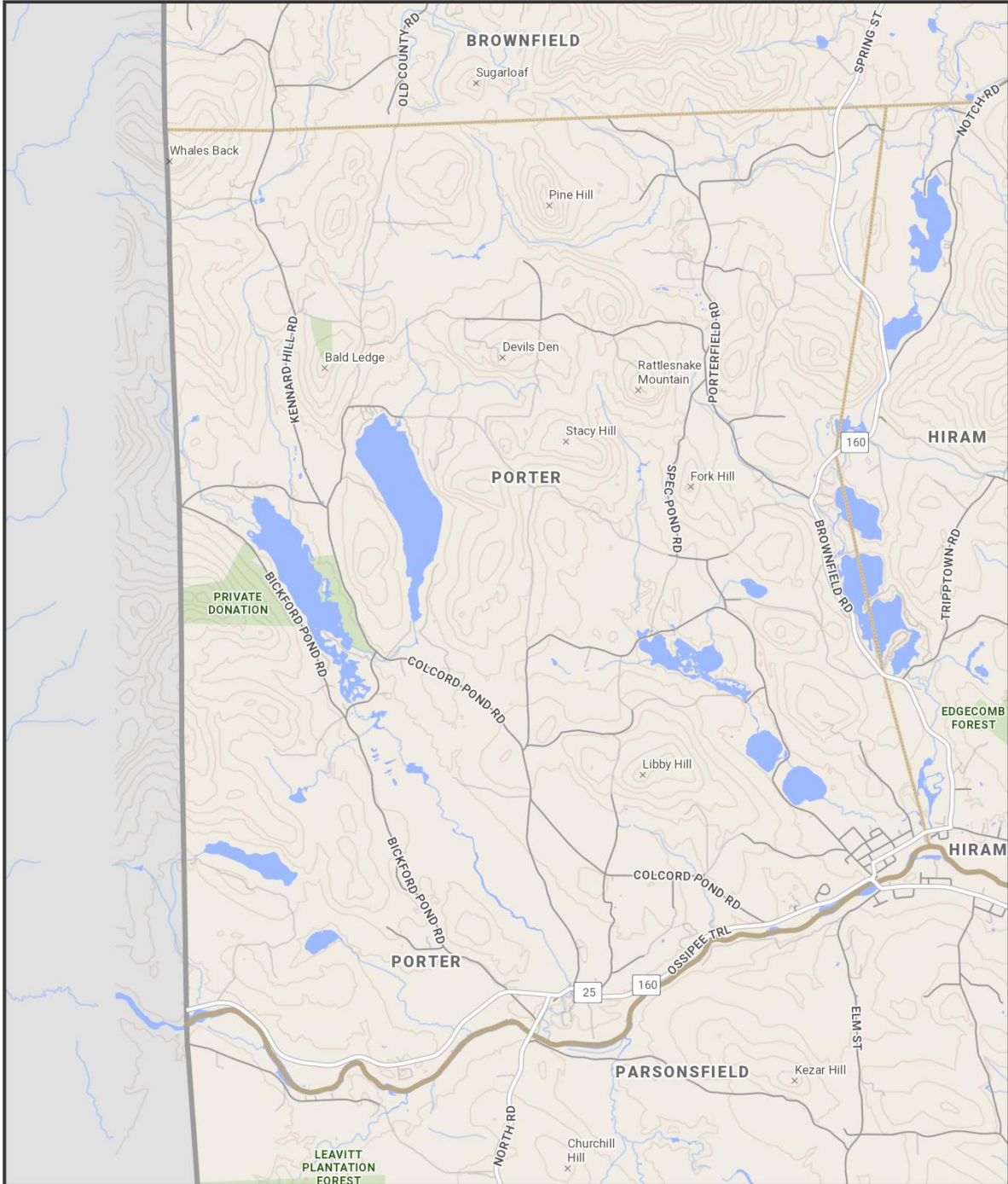
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### Porter Region Unemployment

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Porter</b>	2.5	3.4	3.4	3.6	3.8	4.5	3.8	4.4	4.9	7.0	9.2	7.9	7.7	6.1	5.8	4.2	3.8	3.2
<b>Baldwin</b>	3.1	3.6	3.6	5.1	5.4	4.8	3.4	4.3	5.3	7.7	6.2	6.2	5.8	6.4	5.4	4.1	3.1	2.8
<b>Brownfield</b>	2.5	3.1	3.6	5.7	4.0	4.2	3.9	5.1	4.1	7.9	9.1	7.7	7.8	6.7	5.1	4.0	3.3	2.5
<b>Cornish</b>	2.6	3.4	3.9	5.2	5.3	4.3	4.0	4.6	6.1	8.8	9.4	6.5	7.7	6.1	5.0	4.8	3.6	2.8
<b>Hiram</b>	3.2	3.6	4.1	4.4	5.5	4.7	4.1	5.0	5.1	7.2	8.5	8.8	7.9	6.0	5.9	4.5	3.7	2.9
<b>Parsonsfield</b>	3.3	3.5	4.3	4.6	4.6	4.9	5.1	5.8	6.3	9.3	9.1	7.7	6.9	7.0	6.1	4.9	4.2	3.1

# G1: Porter Road Map

## PORTER ROAD MAP



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1  
Miles  
1 inch = 1.26 miles

Date: 1/4/2022  
Time: 10:43:26 AM

<https://www.maine.gov/mdot/mapviewer/>

## G2: Traffic Count Data

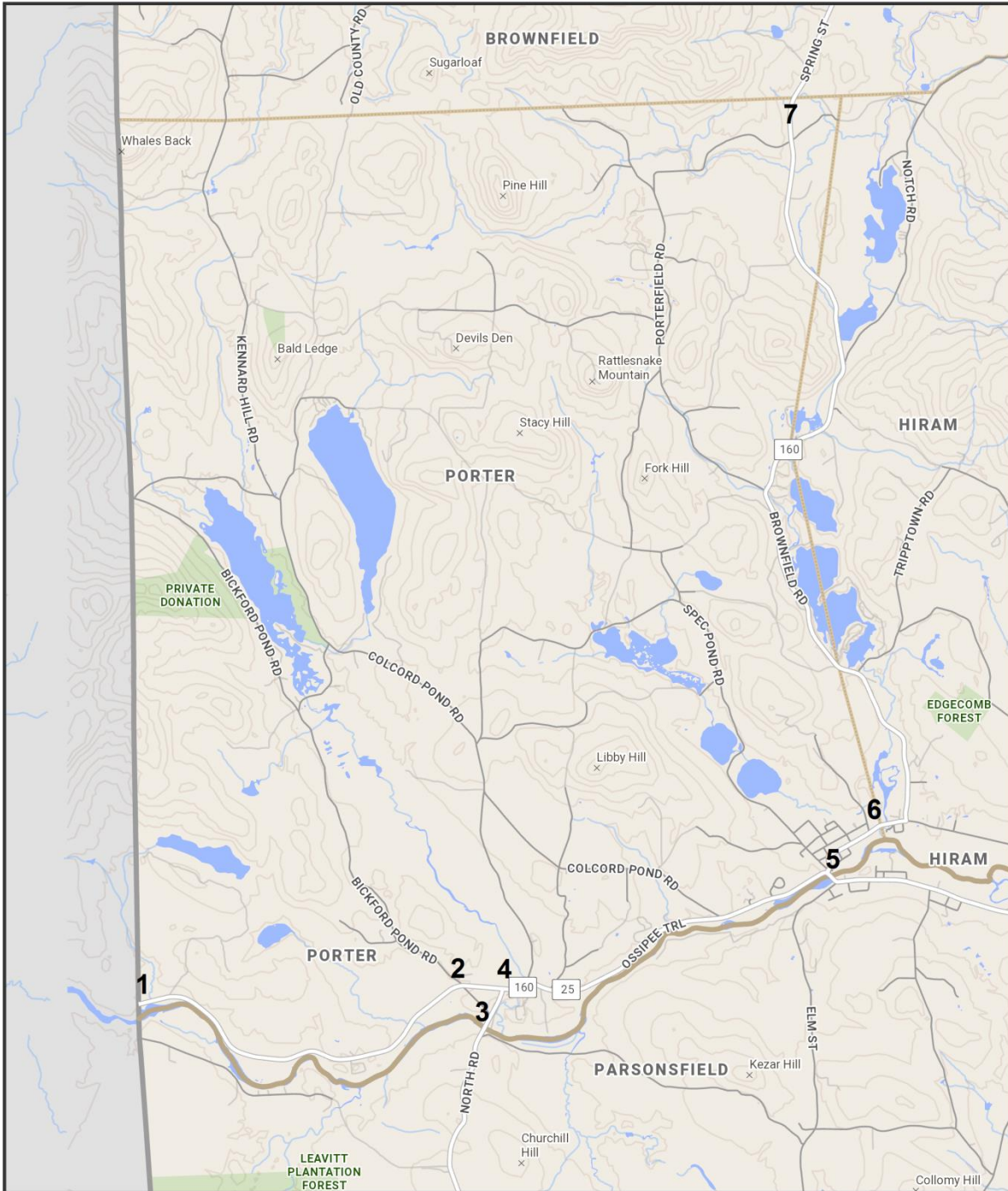
Site	1973	1980	1981	1986	1988	1989	1991	1993	1994	1995	1996	1998	2000	2002	2005	2007	2010	2013	2016
1	975	1,214						2,430			1,990	2,520	2,370	2,500	2,640	2,240	2,440	2,430	2,740
2	961	1,296		1,690	2,420		2,090	2,430		2,760				2,560		2,050	2,480	2,470	2,920
3	257	398	346		460		530	500			530		600	710	660	670	520	600	570
4	1,436	2,045			2,690			2,930			3,000		3,450		3,040	2,730	2,990	3,060	3,280
5	3,355		3865		5,610	4,420	5,200	6,930	6,090				6,940	5,520	5,090	5,520	6,350		4,850
6					1,500						3,820	3,140		3,160	3,380	2,830	2,790	2,620	2,440
7	280	324						660			870	880	790		890	820		820	890

Site of traffic counts

- 1 – Route 25 at the NH line
- 2 – Route 25 west of Porter Village
- 3 – Route 160 (North Rd) at bridge in Parsonsfield
- 4 – Route 25 east of Porter Village
- 5 – Route 25 east of Kezar Falls Bridge
- 6 – Route 160 at Hiram Town Line
- 7 – Route 160 at Brownfield Town Line

# G3: Traffic Count Locations

## PORTER TRAFFIC COUNT LOCATIONS



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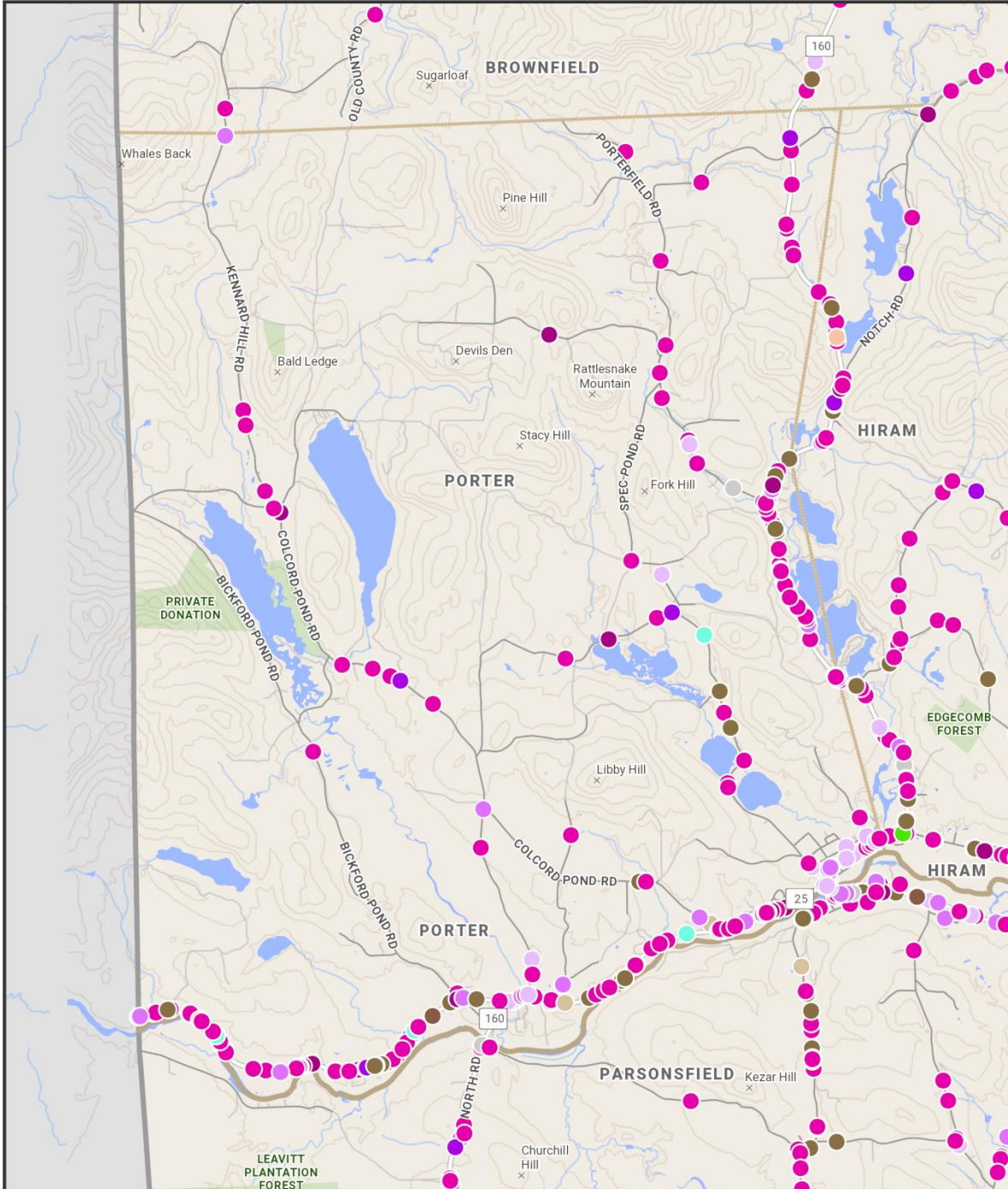
1 Miles  
1 inch = 1.26 miles

Date: 11/1/2022  
Time: 5:19:51 PM



# G4: Accidents & Crashes

## ACCIDENTS & CRASHES 2012-2022



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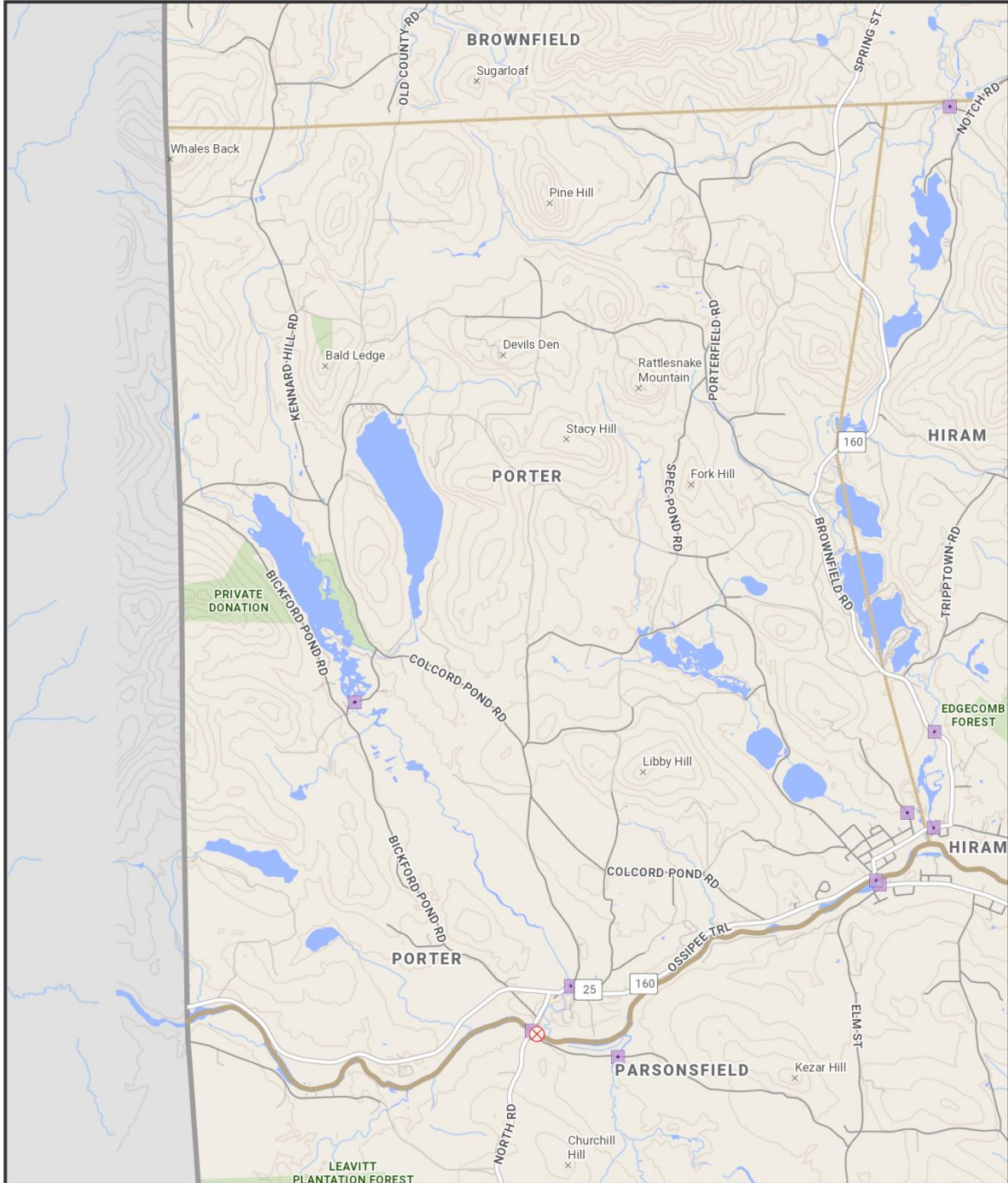
1 Miles  
1 inch = 1.26 miles

Date: 11/1/2022  
Time: 5:26:58 PM

<https://www.maine.gov/mdot/mapviewer/>

# G5: Bridges in Porter

## BRIDGES IN PORTER



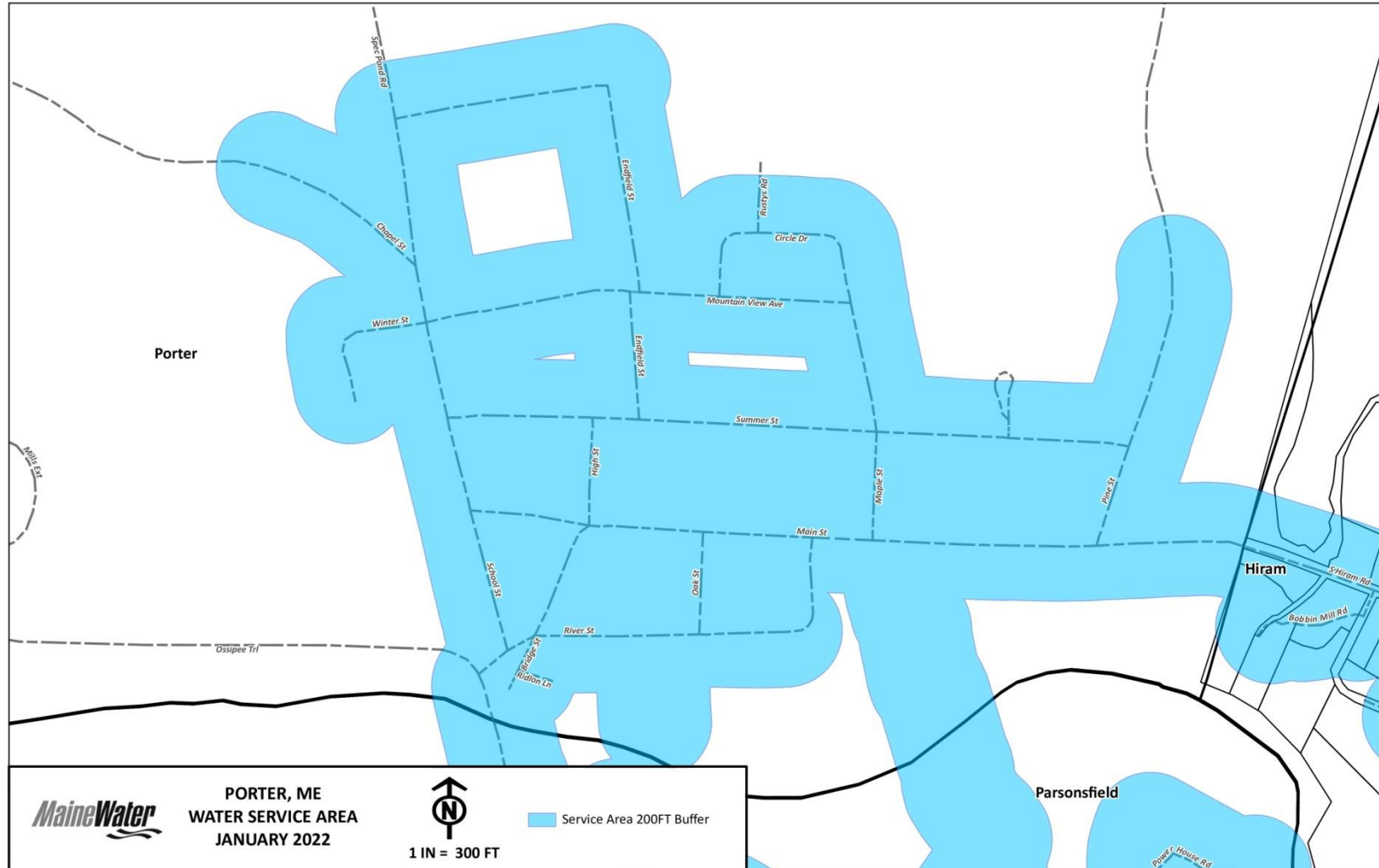
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1  
Miles  
1 inch = 1.26 miles

Date: 1/4/2022  
Time: 10:40:30 AM

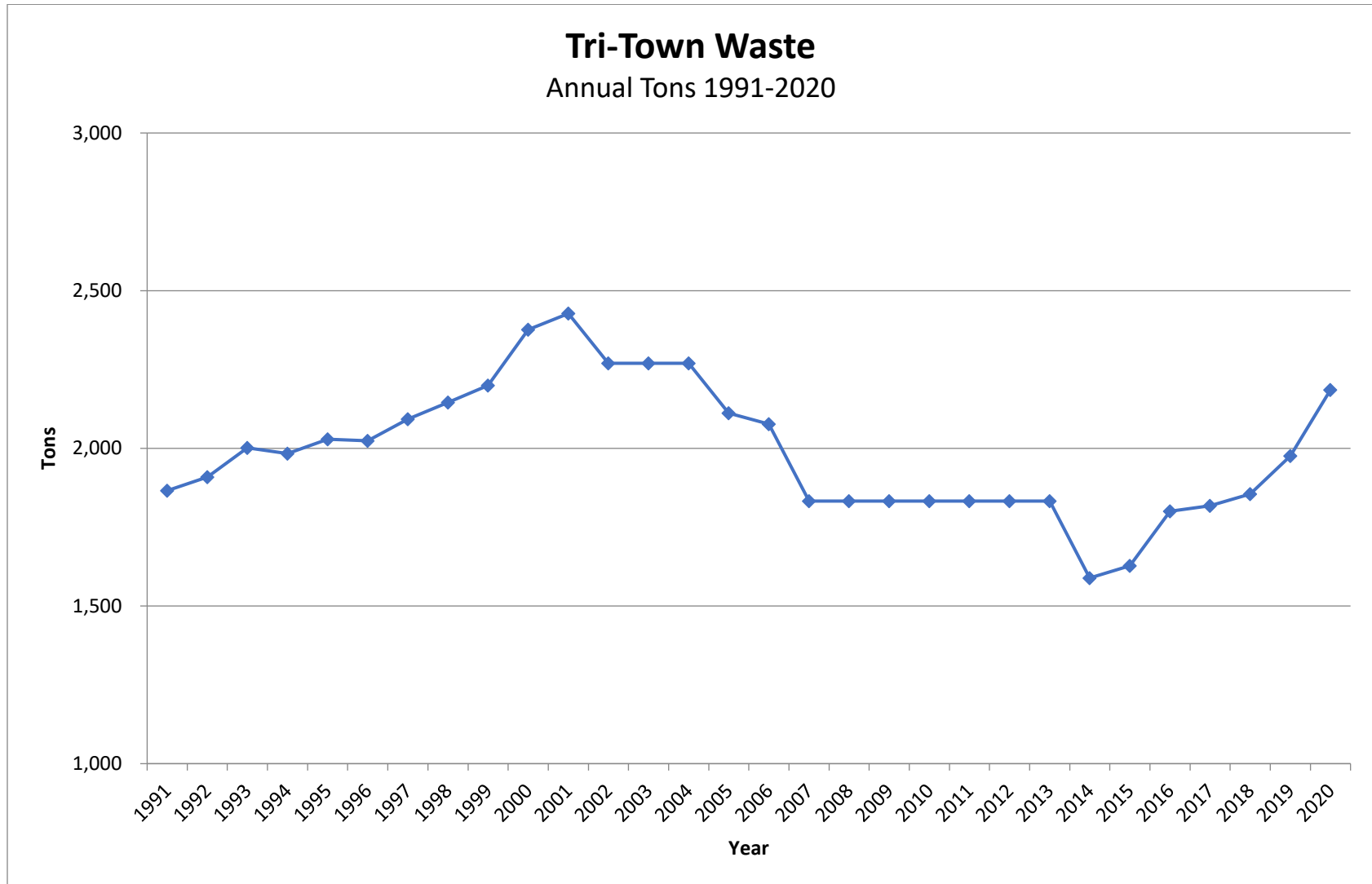
<https://www.maine.gov/mdot/mapviewer/>

# H1: Porter Water Service Area

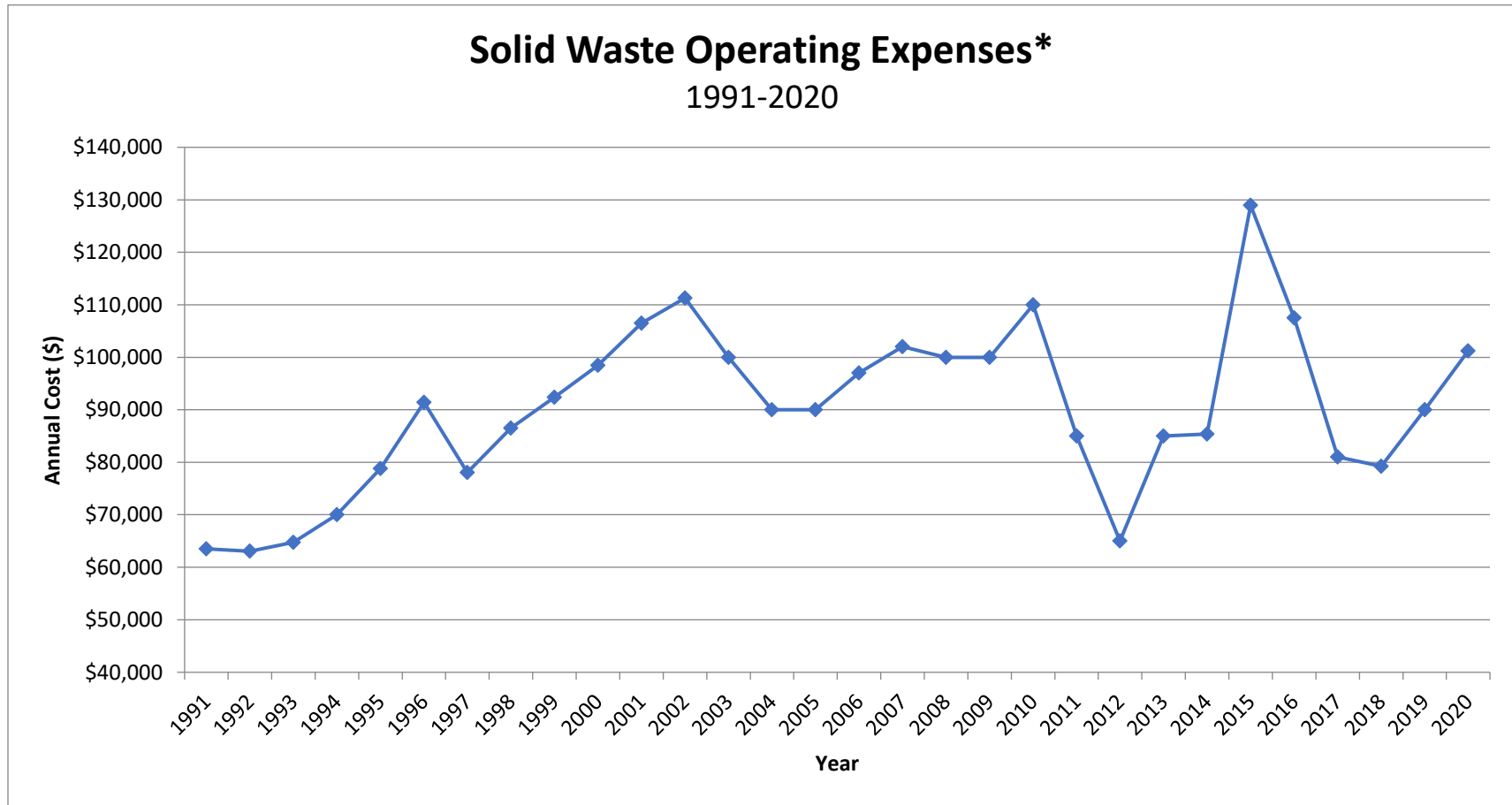




## H2: Tri-Town Waste (1991-2020)



### H3: Solid Waste Operating Expenses



\* Represents Porter's share of the operating expenses. Expenses are split between Porter, Hiram, & Baldwin

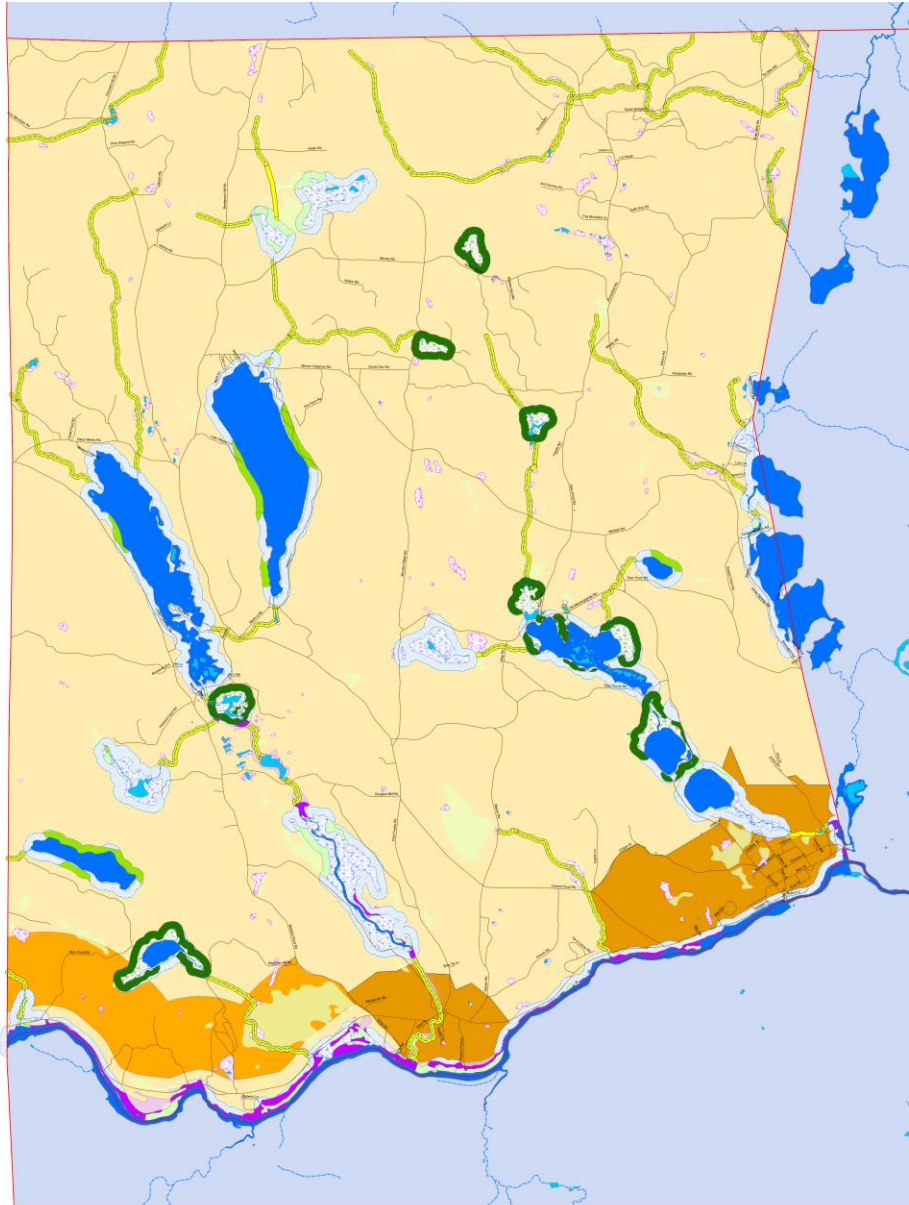
## I1: Reserve Fund Inflows & Outflows

Reserve Funds	2016	2017	2018	2019	2020	2021
<u>Capital Improvements</u>						
Raised / Transferred to	\$10,000	\$387,677	\$10,000	\$10,000	\$10,000	\$10,000
Expenditures	\$17,524	\$596,026	\$2,255	\$6,596	\$0	\$4,734
Year End Balance	\$233,322	\$24,973	\$32,718	\$36,122	\$46,122	\$51,388
<u>Old Porter Meetinghouse</u>						
Raised / Transferred to	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Expenditures	\$4,994	\$7,320	\$68	\$0	\$4,724	\$0
Year End Balance	\$11,846	\$9,526	\$14,458	\$19,458	\$19,734	\$24,734
<u>Revaluation</u>						
Raised / Transferred to	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Expenditures	\$58,800	\$5,000	\$0	\$0	\$0	\$0
Year End Balance	\$15,000	\$25,000	\$40,000	\$55,000	\$70,000	\$85,000
<u>Kezar Falls Fire Department Equipment</u>						
Raised / Transferred to	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Expenditures	\$0	\$0	\$17,748	\$11,735	\$5,000	\$47,245
Year End Balance	\$48,795	\$58,795	\$51,047	\$49,312	\$54,312	\$17,067
<u>Sacopee Rescue</u>						
Raised / Transferred to	\$10,000	\$10,000	\$15,000	\$10,000	\$5,000	\$5,000
Expenditures	\$14,000	\$0	\$4,000	\$0	\$0	\$0
Year End Balance	\$5,000	\$15,000	\$21,000	\$31,000	\$36,000	\$41,000
<u>Bridge</u>						
Raised / Transferred to	\$5,000	\$8,471	\$5,000	\$5,000	\$10,000	\$10,000
Expenditures	\$200,920	\$30,038	\$0	\$0	\$0	\$0
Year End Balance	\$21,567	\$0	\$5,000	\$10,000	\$20,000	\$30,000
<u>Dam</u>						
Raised / Transferred to	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Expenditures	\$0	\$17	\$0	\$3,445	\$0	\$6,710
Year End Balance	\$19,895	\$24,878	\$29,878	\$31,433	\$36,433	\$34,723
<u>Road Reconstruction</u>						
Raised / Transferred to	\$66,048	\$83,776	\$178,784	\$140,008	\$138,536	\$206,089
Expenditures	\$66,048	\$83,776	\$169,924	\$129,487	\$127,151	\$41,797
Year End Balance	\$0	\$0	\$8,860	\$19,381	\$11,385	\$175,677

Town of Porter Comprehensive Plan

<b>Reserve Funds</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<u>Sidewalk</u>						
Raised / Transferred to	\$3,000	\$3,000	\$3,000	\$3,000	\$5,000	\$7,000
Expenditures	\$0	\$0	\$35,229	\$0	\$0	\$0
Year End Balance	\$46,164	\$49,164	\$16,935	\$19,935	\$24,935	\$31,935
<u>Tri-Town Waste</u>						
Raised / Transferred to	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Expenditures	\$37,500	\$11,000	\$5,000	\$0	\$11,225	\$64,439
Year End Balance	\$22,400	\$26,400	\$36,400	\$51,400	\$55,175	\$3,236
<u>Milfoil</u>						
Raised / Transferred to				\$2,335	\$0	\$0
Expenditures				\$2,240	\$0	\$0
Year End Balance				\$95	\$95	\$95
<u>Record Restoration</u>						
Raised / Transferred to				\$6,740	\$720	\$1,290
Expenditures				\$0	\$0	\$0
Year End Balance				\$6,740	\$7,460	\$8,750

# J1: Porter Zoning Map



## Official Zoning Map Town of Porter



0 1,000 2,000 3,000  
Feet  
1 inch = 1,000 feet



For Town Meeting on 21 March 2009  
VERSION B - With General Development

- Legend**
- Porter and Surrounding Town Boundaries
  - Roads - 2011 Program
  - Coastal Shore
  - Rivers
  - Ponds - Over 10 Acres
  - Ponds - Under 10 Acres
  - Streams
  - Wetlands Rated as 9919 Habitats by DDFW
  - NWI Open Wetlands - > 10 Acres, Requires Shoreland Zone
  - Resource Protection - 250 ft. around NWI Habitats - Dec. 2008
  - Resource Protection - Steep Slopes >20% in Shoreland Limited Residential
  - Resource Protection - NWI Wetlands in the 250 SLR Buffer - >2 ac.
  - Resource Protection - 100-yr. Floodplains in Shoreland Zone
  - A
  - AE
  - D
  - Shoreland Limited Residential - 250 ft. Buffer
  - Stream Protection - 75 ft. Buffer
  - NWI Open Wetlands - Outside of Shoreland Zone
  - NWI Forested Wetlands - Outside of Shoreland Zones
  - FEMA 100-yr. Floodplains - Outside of Shoreland Zone
  - A
  - AE
  - D
  - Village Districts
  - General Development District
  - Rural District

<https://portermaine.org/code-enforcement>



## **K1:2011 Public Opinion Survey Results**

Below is the cover page that accompanied the 2011 survey. This survey was done entirely via paper copies. The results were tabulated and compiled by hand. The pages that follow include the questions with the compiled results.

### **Comprehensive Plan Survey**

Dear Tax Payer in Porter, Maine:

As the Porter Comprehensive Planning Committee starts to put together a plan for the next 20 years, we would very much appreciate hearing from the tax payers of Porter regarding the future of our town's land and resources. We have attached a survey on topics that will determine the direction of growth and change in our town. We hope that you will take the time to give us your thoughts, concerns and ideas from which we will draw as we update our comprehensive plan, as required by state law. **To sweeten the prospect of your completion of this lengthy survey, we are offering a one-time tax credit of \$200 for the winner of a drawing of tax account numbers from completed surveys on file at the town office, to be held on September 14, 2011 at our regularly scheduled meeting time. The winner of this \$200 incentive will be notified the following day by the Treasurer of the Town of Porter, Sylvia Wilson.**

Thank you.

Members of the Comprehensive Planning Committee:

Mark Bolton	Jean Stanley
Kathy Chaiklin	Allan Walch
Forrest Day	Jean Williams
Peter Hagerty	Sylvia Wilson
Ron Silvia	Margaret Zack

**Please continue now with the survey questions.**

**A. DEMOGRAPHIC INFORMATION:**

Please check one of the following categories:

1. Are you:

**86** a year-round resident of Porter

**24** a summer resident of Porter or

**30** a non-resident landowner of Porter?

If a non-resident, please move to Item B: The Economy

2. How long have you lived in Porter?

**18** All your life;

**23** 10 years or less;

**16** 11 to 20 years;

**19** 21 to 30 years;

**28** 31 years or more.

**1** 61 years or more

3. How many people live at your home? \_\_\_\_\_

1 - **31**

2 - **48**

3 - **11**

4 - **10**

5 - **1**

6 - **1**

8 -- **1**



Town of Porter Comprehensive Plan

4. Please answer on the grid below with the number of people in your household for each category:

<b>CATEGORY</b>	Under 5	6 to 12	13 to 18	19 to 25	26 to 35	36 to 50	51 to 65	66 to 80	81 or older
<b>AGE- # in household</b>	<b>3</b>	<b>15</b>	<b>12</b>	<b>11</b>	<b>7</b>	<b>21</b>	<b>74</b>	<b>49</b>	<b>9</b>
Female # in household	3	9	4	2	2	19	32	26	3
Male # in household		7	8	9	3	22	38	25	5
Employed Part-time			1	4	2	10	7	3	
Employed Full-time			2	1	5	16	34	2	
Unemployed	2		1	3		2	6		
Underemployed						2	6		
Retired						3	14	43	6
<b>EDUCATION COMPLETED</b>									
Eighth Grade			3			1	9	4	
High School or GED			1	6	3	15	27	22	3
Community College / Technical Training				3	1	6	17	10	
Bachelor's Degree				1	3	9	9	7	1
Master's Degree						2	4	9	5
Other Advanced Ed						3	4	10	
<b>HOUSEHOLD INCOME</b>									
Under \$10,000			1	2	1	3	5	5	
\$10,000 to 25,000				1	1	8	9	13	1
\$25,001 to 40,000						6	15	7	1
\$40,001 to 65,000				1		8	8	6	1
\$65,001 to 80,000						2	1	8	
\$80,001 to 100,000						2	1	1	1
\$100,001 or more				1		1	1		

**B. THE ECONOMY:**

1. Should the Town of Porter promote economic development?

102-Yes, 14-No, 17-Unsure

Comments: **Clean**

2. If YES, which of the following ways should the town promote economic development?

- Tax breaks for economic development  
70-Yes, 25-No, 8-Unsure  
**But not a giveaway**
- Hire someone to help bring in jobs?  
26-Yes, 51- No, 30-Unsure
- Make zoning laws less restrictive?  
42-Yes, 40-No, 16-Unsure  
**Residential should stay residential.**
- Apply for grants and raise taxes to bring in town septic?  
17-Yes, 66-No, 22-Unsure  
**Providing our school taxes are reduced.**
- Help developers defray costs by helping to pay for public facilities?  
21-Yes, 39-No, 28-Unsure Unclear
- Other forms?
  - **Yes to grants.**
  - **Encourage tax-paying businesses.**
  - **Do away with dictator ideas.**
  - **Create pilot sustainable/alternative energy business in old buildings owned by the town such as one of the old mill buildings.**
  - **Vo-tec education; pursue grants, etc. in areas of recreation/community space and support small business developments.**
  - **Farm cooperatives.**
  - **Consultants to find out what industries suited to work force.**
  - **Public toilets (cleaned regularly).**
  - **Less regulation, more free market enterprise.**
  - **Small amount of commercial zoning on route 25.**
  - **Advertise.**
  - **Old woolen mill.**

3. Are there enough areas zoned for economic development?  
**34-Yes, 14-No, 79-Unsure**
  
4. When balancing economic and environmental concerns, is Porter presently:  
(check one)  
**79- balanced about right; 13- too pro-economic; 25- too pro environmental.**
  - **Not sure about this question.**
  - **How about neither?**
  - **Low in both areas.**
  - **Neither--it is flat, neutral, stale. Neither is a priority.**
  
5. Should Porter set higher performance standards for industrial and commercial development (including logging) to protect surrounding land use and landscapes?  
**61-Yes, 36-No, 27-Unsure**
  - **Yes, if are none are set.**
  
6. Is there development that you think might be threatening to Porter?  
**26-Yes, 39-No, 52-Unsure**

If yes, please describe:

  - **Apparently not.**
  - **H2O bottling plants.**
  - **Small building lots.**
  - **Large factories and malls.**
  - **Industry producing pollution.**
  - **Anything toxic threatening environment.**
  - **Waste management.**
  - **Need strict oversight of development.**
  - **Toxic waste landfill.**
  - **Government jobs and intervention.**
  - **Housing development.**
  - **Logging--cut more selectively leaving some trees for the future.**
  - **We don't need new houses built when there are so many for sale and in disrepair.**
  - **Forestland owned by out-of-town operators whose logging threatens Colcord Pond.**
  - **Large landfills.**
  - **Not much development happens here.**
  - **Trailer parks and other "low cost" housing do not attract the kind of citizen that improves Porter.**
  - **Area below Devil's Den is heavily logged and has new road.**
  - **Industrial waste.**

- **Too much dictator ideas.**
- **Any development will require strict oversight. Any industrial or commercial development should not be a potential threat to the environment.**
- **Large tracts of land being purchased by developers.**

7. Is housing affordable in Porter?

67-Yes, 11-No, 44-Unsure

If no, what action should the town of Porter take?

- **Lower taxes for those who do not have children in schools**
- **Encourage low-income housing.**
- **With market down, housing is unstable.**
- **Elderly housing.**
- **Again, stop dictators.**
- **Encourage well managed low-income housing with required responsible maintenance.**

8. Part of Porter lies within Kezar Falls Village. Should Porter take steps to support economic growth in Kezar Falls?

82-Yes, 15-No, 20-Unsure

If yes, what steps?

- **Recruit residents w/experience in this area--I bet we have some--to work w/selectmen and KF Business Association.**
- **Yes, absolutely. To deny the 'visible" link between both entities is foolish. Both areas are a visitor's first impression of the area.**
- **Wish it were possible.**
- **Encourage development of adequate parking; cooperate with Parsonsfield.**
- **Promote recreational activities.**
- **Kezar Falls Village does not exist. You only have Hiram and Porter in Oxford County and Parsonsfield in York.**
- **It is vital to attract business to create local jobs and attract people to our town.**
- **We need more shopping facilities, gas stations.**
- **Promote business.**
- **Help write grant for septic system for village area.**
- **A village of a 2 mile circle.**
- **Have all towns working together.**
- **Encourage business to set up in Kezar Falls to broaden tax base.**
- **Porter needs to help all of Porter not just the Kezar Falls area.**
- **Make sure all involved get their fair due but do not infringe on residential areas.**
- **Green jobs.**

- **More tax breaks.**
- **Website to attract business.**
- **Resolve County difference.**
- **Collaborative Development.**
- **Redevelop properties in Falls area.**
- **Refurbish old mill.**
- **Kezar Falls gets what Porter doesn't want.**
- **Not sure.**
- **Rehab the mill for shops and stores.**
- **Active participation in revitalizing the woolen mill.**
- **Participate in any effort to save the former bank building from disrepair and marginal businesses.**
- **Join with Parsonsfield to investigate development possibilities with the mill.**
- **Restaurant.**
- **A redevelopment/economic development zone within the old mill & Federal (Stanley) would have potential (arts, /light industrial/brewing, etc.)**
- **A public sewer system is necessary for encouraging sound, responsible development.**
- **Porter and Parsonsfield, i.e., Kezar Falls, should look into being in the same county!**
- **Take down the mill and develop the waterfront into scenic area to be enjoyed by all.**

*Twenty years ago, in our last survey we asked people to comment on economic activity. We repeat this question again. Please check the appropriate boxes in the following grid about types of possible activity in Porter.*

**NOTE: A number of 2011 respondents indicated "Encourage" and then qualified this response with "Allow Anywhere" or "Confine in Locations". All responses are reflected in the table below.**

<b>Land Use</b>	<b>Encourage</b>	<b>Allow Anywhere</b>	<b>Confine in Locations</b>	<b>Discourage</b>
Affordable Housing	68	18	33	17
Agriculture	95	33	20	1
Animal Shelters	41	10	60	14
Bed and breakfasts	83	50	15	3
Campgrounds	57	13	69	8
Clear Cutting	7	7	34	77
Cottage Industries	70	25	38	7
Day Care	63	48	35	1
Duplexes	26	27	58	15
Elder Housing	71	30	42	4
Fast Food Restaurants	32	11	51	43
Heavy Industry	29	4	74	40
Keeping Livestock	51	20	69	2
Land Fills	4	4	46	63
Light Industry	58	21	56	4
Medical Facilities	79	34	33	1
Mobile Homes	29	29	43	29
Mobile Home Parks	13	11	57	51
Motels-Hotels	33	24	68	13
Multi-Family Housing	33	23	64	23
Offices	57	31	48	7
Offices in the Home	66	63	14	1
Restaurants	74	25	45	1
Retail Stores	59	18	59	6
Seasonal Conversions	45	28	35	8
Seasonal Dwelling	70	39	33	7
Shopping Centers	46	12	55	33
Timber Harvesting	32	28	84	8
Other?	1	0	2	1

Comments:

- **Affordable Housing, Allow anywhere--Absolutely not!**
- **Agriculture--With regulated use of fertilizer and pesticides.**
- **Campgrounds, Discourage--You'll have people living there.**
- **Clear Cutting--Isn't this regulated by the state? Strictly controlled. Needs regulation and oversight.**
- **Cottage Industries and Day Care--??**
- **Fast Food Restaurants--NO! Outside of villages.**
- **Heavy Industry--Curious about the definition. Confine in Locations--If well regulated and with oversight.**
- **Mobile Homes--We have enough.**
- **Mobile Home Parks--No Way!**
- **Motels-Hotels--Don't need.**
- **Offices in Homes--Traffic concerns.**
- **Retail Stores--Depends, not box stores. Discourage--Big box stores.**
- **Seasonal conversions--Dwellings? ? Not sure what this means.**
- **Seasonal Dwelling--Unsure. Don't know what this is.**
- **Shopping Centers--No! At New Hampshire line.**
- **Timber Harvesting--With controls. With replacement. Selective and environmentally sound.**
- **Well supervised, sustainable harvest. With more regulation, etc. Encourage well done, selective harvesting and environmentally sound.**
- **Other--?. Parks and recreational opportunities. Youth center needed. Youth center w/arts, crafts, work skills.**

**C. PUBLIC FACILITIES AND SERVICES:**

Please rate the following public facilities and services. Circle your answer. Feel free to comment further.

	Poor	Fair	Good	Excellent
	<u>1.....</u>	<u>2.....</u>	<u>3.....</u>	<u>4.....</u>
Water Supply (Aqua Maine)	7	7	53	15
Solid Waste Management	4	12	68	26
Storm Water Drainage	10	35	55	7
Recycling	4	24	57	35
Police Protection	35	53	26	5
Fire Department	1	26	55	42
Rescue Service	3	19	53	49
Educational System	7	25	66	16
Summer Road Maintenance	25	42	57	6
Winter Road Maintenance	24	49	43	12
Town Office Services	0	8	60	66
Board of Selectmen	3	18	60	39
Code Enforcement	8	23	57	32
Planning Board	4	25	57	23
Board of Appeals	3	26	52	18
Animal Control	11	36	45	9
Health Care Facilities	1	30	55	33
Recreational Facilities	14	46	29	6
Cable & Internet Access	32	40	35	11



## D. TRANSPORTATION

1) Should tax support be increased for:

Summer road maintenance:

55 Yes 57 No 32 Unsure

- Do we not pay excise tax for this?
- I would support an increase if assured my road would not be overlooked
- Only when it is feasible to raise taxes

Winter road maintenance:

55 Yes 57 No 36 Unsure

- Yes, as long as work is complete and winter roads are cleared in a timely manner

2) Are road signs adequate in Porter?

108 Yes 23 No 11 Unsure

If not, what changes would you make?

Missing signs

- Replace missing signs
- Devise a way to prevent theft
- Replace missing stop signs
- My road sign was stolen-Lee Lane
- When street signs go up they must be moved for state regulations
- Replacement of missing signs
- Return stolen signs
- All street should have signs
- Replace all stolen street signs, many are missing
- Replace sign Old Meeting House Rd
- Better signs on Kennard Hill
- Roads could be better marked
- Bushes/trees block visibility
- Bush/trees block the visibility of signs
- Clear trees and branches seasonally

Enforcement of speed limit

- Road signs are adequate but ignored.
- But people don't obey
- Enforcement of speed limit
- Young speedy drivers
- Too many road signs; we need a policeman
- We need enforcement

- **Failure to obey speed limits in Porter Village**
- **Signs indicating curves in the road are not necessary if using reasonable speed. Signs are a waste of tax dollars and enable speed**

Other changes

- **When street signs go up they must be moved for state regulations**
- **More "SLOW Children at Play or school bus, turn around signs**
- **Visitors are confused by Route 160 signs**
- **More bullet holes**
- **In front of Post Office off of Route 25 need signs to slow on-coming traffic.**

3) Can you identify any hazardous locations on roads in Porter?

Comments:

Route 25

- **Route 25 is unsafe for bikes as is Route 160**
- **On a bicycle shoulders of 25 near NH**
- **Repair Route 25**
- **Route 25 Kezar Falls to NH**
- **Route 25 in Kezar Falls**
- **Route 25 coming from Kezar to Cornish there is a bad unlevel portion**
- **Narrow bridge, general store Route 25**
- **Route 25 to NH is horrendous.**
- **Route 25 Tree overhanging road just past mill farm.**

Kennard Hill

- **Better signs on Kennard Hill Rd**
- **Poor conditions on Kennard Hill**
- **Kennard Hill should be paved.**
- **Kennard Hill Rd-daily commute tire destroying pot holes abound**

Colcord Pond Rd

- **Access to Route 25 from Colcord Pond rd-hazardous in winter when not adequately sanded in icy conditions**
- **High speed on Colcord Pond Rd-all the way to Dana Weeks and around that corner to Kennard Hill Rd.**
- **Curve on Colcord Pond Rd near Meeting house**
- **First Country and Colcord Pond Rd intersection**
- **Colcord onto Route 25-poor visibility needs cutting back of trees.**
- **Mason Rd onto Concord Pond Rd**

- The corner of Colcord Pond Rd to Route 25-the visibility is poor –traffic is too fast
- Coming off Colcord Pond onto Route 25-bushes need to be cut; speed is factor as well
- On-coming traffic on 25 west @ Colcord Pond-blind spot. East bound is not great either
- Colcord Pond Rd near the pond. We pay year round taxes and are only here a few months. We have no children in the school system and seldom use town resources. We maintain our own road, however Colcord Pond Rd at this end is a total patch job

Old Meeting House Road

- Turning onto Old Meeting House Rd from Spec Pond northbound
- The hill on Old Meeting House at the intersection of Moulton Ridge Rd
- Tucker Rd spur off of Old Meeting House Rd needs gravel drastically. It floods every spring
- Poor conditions on Old Meeting House Rd

Porterfield Road

- Poor conditions on Porterfield,
- Porterfield Rd and Route 160
- Porterfield Rd needs to be repaved
- Porterfield Rd-narrow, rough, no shoulders
- Porterfield rd and Upper Spec Pond Rd where bus has sharp turns. The turn left should be widened

Spec Pond Rd

- A few corners on Spec Pond Rd
- Spec Pond Rd
- Intersection of Spec Pond and Black Bog Rd
- Spectacle Pond rd full length, poor curbing, pot holes.

Maple Street

- Rain water accumulation-Maple St
- Drainage of Maple St. It floods every time it rains. Back up in winter. It's terrible
- Storm drains on Main St fill to overflowing causing flooding in warm temperatures and ice in winter.

Speed

- Put resources into speed bumps. No one reduces speed because of signs.
- Trailers too fast
- Speeding is a big problem

- If there were more enforcement of reasonable speed limits, driving and living in this area would be enhanced
- Enfield and Mountain View Avenue-Run stop sign and speeding constant

General Poor Road Maintenance

- Seems roads are taken care of close to town, but a way from town hall it's out of sight, who cares
- Better than Limington and Parsonsfield. Fair compared to NH
- Roads undeveloped and will continue substandard until rebuilt, not just skin coated
- Pot holes
- Most of them
- Poor road maintenance, not enough money spent
- Any road you drive out of town
- Road corners, can't see coming vehicles, should cut back bushes and trees

General Poor Environment

- Back roads of Porter has trash
- Bagley residence on Bickford Pond Rd-dangerous conditions, open pit trash and other hazards for children exist all over property

Need for Better Sidewalks/Other Trails

- Sidewalks on town office to S Hiram line on Route 160 are in bad shape (from snowmobiles mostly). This is a section frequently used by school children!
- A few nice sidewalks on Main St; a snowmobile or ATV crossing to Prevent Main St driving
- Sidewalks need to be maintained in winter, i.e. plowed. Children, elderly and everyone in between shouldn't have to walk on roadways
- Too narrow for bicycles
- Continue sidewalk repair

Other Concerns

- Lack of pavement on Dam Rd.
- Corner by old theater
- Golf carts on the road
- Kezar Falls Mkt. it is very bad when they park beside the road that goes into the store
- Brighter, larger (perhaps a bright color-red or orange)
- Jeff doing a good job.
- Coming off Gummond. Very hard to see anything coming. Dangerous curve.
- Bickford Pond Rd from Jennifer Lane to NH line

- **Big concern about marking and road protection from streams that goes under the road, should be a railing.**
- **Next to American Legion**
- **Route 160.**

4) Do you or a family member ever:

Walk a sidewalk or road in Porter?

105 Yes 52 No

# of times per week:	1	2	3	4	5	6	7	less often
	22	13	7	12	5		15	5

Comments:

- **Too dangerous to walk, not enough sidewalks**
- **Not enough sidewalk space**

Bicycle on a sidewalk or road in Porter?

40 Yes 95 No

# of times per week:	1	2	3	4	5	6	7	less often
	14	3	4	5	1		3	

Use a Porter trail for ATV or snowmobile use? 2

9 Yes 96 No

# of times per week:	1	2	3	4	5	6	7	less often
	13	5	1	2			2	4

Comments:

**But we mountain bike them!**

5) Should more be done to support the above activities? 40 Yes 38 No

What type of support would you recommend?

Sidewalks

- **Keeping sidewalks repaired**
- **Complete sidewalks and maintain in winter to promote walking to school, etc**
- **Fix sidewalks to avoid injury**
- **Sidewalks are in need of repair**
- **Repair sidewalks**
- **Fix the sidewalks**
- **Sidewalks are important**
- **Keep sidewalks clear in Kezar Falls and towards school in winter**
- **Fix sidewalks and shovel in winter for those who do use it**
- **Keep our sidewalks and storm drains maintained**

ATV/Snowmobile Trails

- Well marked ATV trails
- ATV trails-more of them to keep 4-wheelers off the main road
- ATV/snowmobile trails aren't compatible with walking-biking? possibly?
- Support ATV, snowmobile trails, hiking
- State ATV clubs take care of trails-or should. Towns should have minimum interference as to the direction they wish to steer their trail system.
- Registration on ATVs too high for restrictions
- State should give more to snow clubs
- Good trail maintenance ATV and Snowmobile
- Encourage organization memberships
- Trails are a source of revenue
- Support clubs that maintain the trails and activities

#### Bike/Hike Trails-Wider Shoulders

- Perhaps enlist schools or clubs (scouts) to maintain and mark trails at town Farm
- Sidewalks/bike paths
- Bike lanes on major roads
- Walking and bike trails
- More hiking trails
- Trails for walking/running
- Maybe wider paved shoulders
- Walking and biking trails would be a great addition
- Better shoulders for bikes
- More bikeways and walkways on public roads
- Walking trails, wider shoulders on road
- Should encourage a bicycle path outside the normal road
- Shoulders for bikes/walking/running

#### Other Suggestions

- I wish I knew the answer. Bicycles and cars don't mix well.
- Educating young drivers to slow down for pedestrians
- More promotion
- Provide a map of existing trails
- Just basic maintenance
- Make a plan and work a plan (pick up sections at a time would work best)
- Signing
- Maintain the rural status quo
- Public school children should walk to school if within 1/2 mile of school

6) How many vehicles does your family have?

# of vehicles:	0	1	2	3	4	5	6 +
	1	41	69	24	10	1	1

For all your vehicles what is your total mileage per year?

0-10,000	10-20,000	20-30,000	30-40,000	40-50,000
27	25	22	20	11
50-60,000	60-70,000	70-90,000	100,000+	
9	7		3	

7) How many miles (one way) do you or a family member travel in your car to get to:

# of miles:	0-10	10-20	20-30	30-40	40-50	50-60	60-70	70-80	80-90	90-100	100+
work:	19	11	10	9	10	8	3				2
school:	11	1		3	2						
grocery store:	64	25	19	8	9	1	1				
entertainment:	17	6	11	15	16	2	1	1	1		2
medical care:	43	20	13	17	17	2	1				
church:	2										

8) Do you car pool on a regular basis?

16 Yes 127 No

9) Do you ever plan a trip with someone else to cut down your mileage?

72 Yes 76 No

10) Have you ever used any public or commercial transportation in Porter?

8 Yes 132 No

Would you like to have public transportation available?

51 Yes 77 No

Comments:

- **But how in a low density area. It could catch on.**
- **Yes but it is highly unrealistic. GoMaine.org**
- **Do we have any?**
- **Don't we have "Two Rivers"?**
- **Bus service to Portland**

- 11) Do you have transportation available to get you to and from medical services and other appointments?  
**128 Yes 17 No**

Comments:

**As of now**

**At this point I can drive. I'm concerned about the future.**

**Thus far**

**E. FORESTRY AND AGRICULTURAL RESOURCES:**

1. Porter should continue to offer financial incentives for forest landowners such as tree growth tax breaks?  
Agree: **68** Disagree: **23**
2. Courses in Forest Management should be offered at our local high school?  
Agree: **111** Disagree: **26**
3. Loggers should be required to post a performance bond to help minimize damage to town roads?  
Agree: **124** Disagree: **20**
4. Local loggers who provide high quality management of Porter's forest land should be recognized for it?  
Agree: **124** Disagree: **17**
5. The Town of Porter should encourage the preservation of farmland.?  
Agree: **130** Disagree: **8**
6. The Town of Porter should encourage profitable farming by:  
Granting tax breaks for land in farm use.  
Agree: **132** Disagree: **24**  
Forming partnerships with farmers and local schools.  
Agree: **118** Disagree: **18**  
Promoting farmers markets and community supported agriculture. (CSA)  
Agree: **127** Disagree: **11**
7. The Town of Porter should restrict residential and commercial development of land currently under agricultural use.  
Agree: **84** Disagree: **49**



8. The Town of Porter should allow farm stands in the Village and Rural Districts so that local farmers can sell produce easily.

Agree: **140** Disagree: **0**

**F. HOUSING:**

1. Housing codes should be amended to allow in-law apartments:

Agree: **98** Disagree: **20**

2. Affordable housing should be encouraged:

Agree: **97** Disagree: **19**

Comments: **Section 8 brings many issues  
No subsidized housing!**

3. Regulation of waterfront property development should be less restrictive:

Agree: **52** Disagree: **65**

4. Housing for Porter residents should include a mobile home park:

Agree: **43** Disagree: **74**

Comments: **With restrictions**

5. The town should encourage cluster housing development as an alternative to single housing lots?

Agree: **60** Disagree: **49**

Comments: **So long as mean density is maintained, with restrictions**

**G. CAPITAL IMPROVEMENTS:**

*The voters of the Town of Porter set aside a sum of money each year for a Capital Improvements Fund. Capital Improvements are large, expensive upgrading projects. An example was the construction of a fire-proof vault for town records several years ago.*

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

- **Energy efficiency at Town Hall (2)**
- **Fix up mill**
- **Town park centrally located (2)**
- **Serious improvements needed at HS. All SAD #55 needs to contribute ASAP**
- **Our road system suffers drastically**
- **New fire truck every 10 years**
- **Rebuild/repair sidewalks in KF village (2)**
- **Clear cut roads 30' each side**
- **Town buildings/vehicles emergency fund**
- **Re-grade, pave town roads (3)**
- **Pedestrian friendly road shoulders**
- **Community center**
- **Cameras to deter speeders on Main Street night and day**
- **Up-grade Pine Street bridge**
- **Colcord Pond dam (2)**

**H. HISTORIC AND ARCHEOLOGICAL RESOURCES:**

*Historic and archeological resources include, but may not be limited to, buildings, abandoned cellars or foundations, millworks, bridges, cemeteries, trees, or landscapes.*

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

<b>Meetinghouse</b>	<b>26</b>
<b>Covered bridge/ bridges</b>	<b>24</b>
<b>Cemeteries</b>	<b>47</b>
<b>History House</b>	<b>5</b>
<b>Town Pound</b>	<b>5</b>
<b>Bald Ledge</b>	<b>2</b>
<b>Devil's Den</b>	<b>2</b>
<b>Heath</b>	<b>2</b>
<b>Stonewalls</b>	<b>2</b>
<b>Town Farm</b>	<b>2</b>

- Porter Cemetery, Kezar Falls Bridge, Historic buildings, cellar holes, town office building, veteran’s monuments, trees and landscapes, marshlands, buildings in good working order, old mills, community resources, anything over 100 yrs, Porter Grange, old school houses, Bobbin mill, History Church (RUMC?) each received one vote.
- Three people stated that the Woolen Mill should be renovated and one person suggested historic neighborhood designations.

2. Do you believe that stone walls and cellar holes are worth protecting?

Protect stone walls    67 yes      28 no  
 Protect cellar hole-    52 yes      52 no

- Protect some, maybe, or with owner input      9
- Stonewalls and buildings      1
- Stonewalls for borders only      1
- Boundary stonewalls      1

Comments:

- Perhaps University has some interest in protecting and studying cellar holes
- My stonewall was destroyed by a neighbor
- If you have a law to protect cellar holes, then kids falling in could mean a law suit

3. What are the biggest potential threats to these resources?

- Growth/development/new construction/industry- 21
- Stones/granite stolen from foundations/walls/lack of prosecution of “stone thieves”- 11
- Vandalism- 6
- Timber harvesting/clear cutting- 6
- Weather/erosion- 6
- Time- 3
- Over-forestry- 3
- Neglect- 4
- People/teenagers- 7
- Falling down/being unsafe- 1
- Big box stores- 1
- ATV’s- 1
- Theft at isolated locations-1

- **Pollution- 1**
  - **Lack of recognition as such- 1**
  - **Lack of funding- 1**
  - **Lack of enforcement of existing regulations- 1**
  - **Lack of interest/ apathy- 1**
  - **Sale to people who don't recognize historical value**
  - **Road crews damaging boundary walls/dozing- 2**
  - **Lack of money for maintenance of buildings and cemeteries- 1**
  - **Off road dumping- 1**
4. Should the Town of Porter require property developers to look for and identify any historic and archaeological resources and take appropriate measures to protect those resources?
- Yes- 102 w/1 not meaning protect everything at all costs**  
**No- 27 Unsure- 1**
5. What other steps should the town take to protect these resources?
- **Awareness**
  - **Whatever it takes**
  - **Locate cellar holes and map (but don't protect)**
  - **Funding**
  - **Fund enforcement**
  - **Law enforcement to oversee and educate**
  - **Educate youth to care about history/pride in community**
  - **Education**
  - **Require developers to rebuild walls if damaged**
  - **Protect against soil erosion on discontinued roads**
  - **Negotiate donations**
  - **Develop info about/ pride I resources**
  - **Surveillance of bridge (lights and cameras)**
  - **Background check of developers' history of work**
  - **Make historical registry and/or district**
  - **Stone walls as property markers should not be disturbed**
  - **Protective codes**
  - **Maintain and preserve buildings/monitor natural resources**
  - **Wikki or online resource to encourage logging (recording) and notation of historic sites**
  - **Ordinance that defines stone walls as historic resource**
  - **Code enforcement**
  - **Make maps and start tours**
  - **Apply for grants**

- Affordable housing development (?)
- Limit ATV use in certain areas
- UMO has a strong archeology department
- Look for residents who care
- Require those who destroy such be responsible for restoration or have Town hire someone to repair same
- Ongoing maintenance
- Fine destroyers of these treasures
- Have neighbors check and report
- If Town hasn't identified these areas, then all's fair-who cares?

**I. WATER RESOURCES:** *including lakes, streams, rivers, ponds, wetlands, ground water and aquifers.*

1. Are you aware of any **direct** discharges of pollution into waterways in Porter?  
Yes: 6 No: 128

If yes, can you describe the location:

- **Back of Vulcan Electric**
- **Destructive lumbering harvests without sanctions**
- **Oil slicks on Colcord and Bickford Ponds**
- **Runoff from clear-cutting**
- **Our farm from manure. We need help.**
- **Tires in a wetland on Bickford Pond Road.**
- **Pollution in water from over-sized boat motors on small ponds.**

2. 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 in Porter?  
Yes: 13 No: 119

If yes, can you describe the location of the indirect discharge?

- **Laundromat leach field**
- **Lawn fertilizers**
- **Housing built on wetlands on the Spec. Pond Road**
- **Runoff from logging along Moses Chapman Road into Smelt Brook and then into the cove of Colcord Pond.**
- **Acid rain everywhere**
- **Heavy salt use and cutting of timber have created dramatic changes in Porter water. Wells are contaminated form salt- decreased # of frogs.**
- **Lawn chemicals into Upper Black Pond.**
- **Cows in stream on Dana Weeks Road**

- **Over-harvesting of trees at the end of Colcord Pond Road which has caused silt to build up in coves of the pond.**
- **Dog kennel on Ossipee Trail near the river.**
- **Sara Bridge Rd.- no barrier to silt running off into 10 Mile Brook**

3. Do you think that Porter road construction and maintenance practices adequately protect Porter's water resources?

Yes: 60 No: 10 Unsure: 71

If No, what practices concern you and can you cite an example:

- **Brook near Bickford Pond Road**
- **Fluctuations in Ossipee River levels that effect water quality**
- **Salting of roads x2**
- **Logging in the Colcord Pond area causing silt and erosion downstream.**
- **Storm water runoff could be better buffered.**
- **Road construction requires education in latest techniques in using road machinery. Cars need to slow down- then roads would need less salt.**
- **Lack of road construction maintenance.**
- **Road maintenance is vital for protection of ponds and streams. We need more volunteer monitoring and invasive species oversight.**
- **Very careful shouldering of Dam Road.**
- **Bulldozer used to clear sides of roads with piles of debris left near water bodies (vernal pools).**
- **Sara Bridge Rd. cleared of trees far more than necessary.. now eroding and problem of road maintenance.**

4. Is there currently adequate protection of water quality on Porter's lakes, streams, rivers and ponds?

Yes: 52 No: 20 Unsure: 69

If No, would you describe threats to those water resources that concern you, and where are they located?

- **No policing available**
- **Trash and waste left at pond**
- **Shore erosion and oil from speed boats**
- **Aware of toxic dumping**
- **Adequate laws but inadequate enforcement**
- **Concern about invasive species and ability to protect waterways.**
- **Bickford Pond Road**
- **Erosion due to wave action from boaters.**
- **Milfoil**
- **Possible development, multi-site access.**
- **Non-local boats bringing in invasive weeds**

- **Basic monitoring and code enforcement would keep water supply quality good.**
- **Acid rain issues**
- **Oil and gas leaks and spills**
- **Erosion of shorefront**
- **Fertilizers and pesticides wash into water supply**
- **Trash in public areas of Stanley Pond**
- **Not many swimming areas**
- **Camps on waterfronts**
- **Too many big boats on small ponds leave pollution in water and erode the banks of the ponds and disturb wildlife**
- **Logger leaving ruts and no storm water protection.**
- **Be ever vigilant!**

5. Do you have concerns about the safety of your own drinking water or that of your neighbors?

Yes: **24** No: **105**

If yes, what are your concerns and where is the location of your concern:

- **Vehicle fluids**
- **Don't trust Aqua Maine- an unethical company**
- **Home- have a shallow well**
- **Town water suffers from poor quality- better now but still worried.**
- **Worry about loss of water in our aquifers. Preservation of water and water table a concern.**
- **Dug well on property**
- **My well was contaminated by road salt at 90' from the road.**
- **Over cutting of forest lands create unstable water supply.**
- **Levels of various minerals and bacteria in town pond water.**
- **Our drinking water is discolored and has a bad taste.**
- **Septic failures**
- **MTBE in gas (and ethanol)- go back to regular gas.**
- **Freedom, NH salts very heavily and it flows downhill when it thaws and flows into Bickford Pond from streams coming off the hill, and ends up in the Ossipee River.**
- **District-wide: too many chemicals-i.e. chloride – also levels of chemicals higher at the front of the system to accommodate the end of the system.**

6. Do you favor updating town policies to protect the quality of our water resources?  
Yes: **102** No: **30** Unsure: **4**
  - **Only as state and federal laws change.**
  
7. Do you favor the Town of Porter providing farmers, loggers and other relevant residents with “best management practices” information to protect our water resources?  
Yes” **130** No: **4**
  
8. Do you favor the Town of Porter having an active plan to prevent the spread of invasive plant species in our waterways?  
Yes: **130** No: **7**
  - **Already on the books at the state level.**
  - **As long as taxes don’t go up.**
  
9. Are you interested and willing to volunteer for a town water quality monitoring team?  
Yes: **29** No: **77**

**J. CRITICAL NATURAL RESOURCES:** *defined as “those areas of the town comprised of shore land, large habitat blocks of land, wetlands, essential wild life habitats, freshwater fish habitat, fragile mountain areas, flood plains.*

1. Do you think that current regulation provides enough protection for our critical natural resources?  
Yes: **52** No: **17** Unsure: **74**

If No, what additional protection do you feel is needed?

- **They are not enforced**
- **More protection from development on lakes and nearby access restricted.**
- **Increase enforcement. Warden Service is inadequate.**
- **Restrict ski-dos**
- **Limit motor size on small lakes and ponds**
- **Shore erosion from motor boats and lumbering practices**
- **Saco River Corridor Commission already grabbed too much land – should be 250’ from river not to Rt. 25**
- **Keep ATV’s from fragile mountain trails**
- **Land protected unless posted otherwise**



2. Are there other non-regulatory ways to protect our critical natural resources?  
Yes: **16** No: **20** Unsure: **100**

If yes, could you describe what those ways might be?

- **Education – start by getting students involved x8**
- **Newsletters**
- **Seminars**
- **Site visits to critical areas**
- **Prohibit baiting and trapping of bears**
- **Supervision of timber harvests**
- **Provide protected areas**
- **Leash laws**
- **Bat houses**
- **Keep cats inside at dawn and dusk to protect wildlife.**
- **Keep people aware of problems and success stories**
- **Budget for monitoring and enforcement**
- **Common sense**
- **No baiting or trapping of wildlife**
- **Tax breaks**
- **Education that teaches respect for natural resources**

3. Are there critical wild lands that you feel should be protected from development, overuse or other human interference?  
Yes: **35** No: **69**

If yes, where are those wild lands located?

- **Old Meeting House**
- **Back roads of Porter**
- **Ossipee River frontage**
- **Long time residents should know more about this**
- **Wetlands**
- **Town Farm and Forest**
- **Ossipee River and Spec. Pond**
- **Bald Ledge x6**
- **Devil’s Den x3**
- **Moulton Ridge x3**
- **Libbey Hill x3**
- **Colcord and Bickford Ponds and areas around the ponds**
- **Cellar holes and wildlife areas**
- **All marshes**
- **Mine Pond Road to Bickford Pond Road**

- Numerous forestlands near rivers and ponds
- Waterfronts and woodlands
- Land from NH down Bickford Pond Road to Lot #7
- No building on mountaintops
- No timber harvesting on mountaintops
- I believe a person should rule his own land.
- Rt. 25 out of Porter was stripped
- Porter Hills area
- Remaining wild lands
- Along the river and mountainous wooded areas
- Bald Ledge and surrounding trails
- Khiel logged into a vernal pool

4. Are there scenic areas and views in Porter that you feel should be protected into the future?

Yes: **46** No: **58**

If yes, where are they located?

- **Everywhere**
- **Bald Ledge x5**
- **Devil's Den x5**
- **Ossipee River**
- **All heavily wooded areas**
- **Tucker Road**
- **Bickford Pond x2**
- **Colcord Pond x2**
- **Spec Pond x2**
- **Stanley Pond**
- **Old Meeting House**
- **View to Black Bog**
- **Along Rt. 25 and river**
- **Rest stops on both sides of river**
- **Shorelines of ponds**
- **All of Porter**
- **Older buildings (town hall as an example)**
- **Should have public trails to top of Bald Ledge??**
- **Porter's new bridge and view up-river**
- **Covered Bridge x2**
- **All the scenic views**
- **Areas toward Brownfield and North Conway**
- **Mountain ridges, Devil's Den and Bald Ledge**
- **Views of Ossipee River and falls**

5. Are there road construction or maintenance practices that you feel threaten Porter's critical natural resources?

Yes: **10** No: **103**

If yes, what are those practices and where is an example located?

- **Kezar Mountain runoff into brook**
- **Tucker Road**
- **Town Pound Road**
- **Heavy Salting**
- **Annual runoff from farm near me**
- **Water drainage and over-salting**

- **Road construction on the land at the end of Colcord Pond for the purpose of harvesting trees and future development**
6. Does Porter share critical natural areas with other towns that would require a cooperative multi-town partnership for cooperative protection of those areas?  
Yes: 31 No: 61

If yes, where are those areas and what towns share the responsibility of protecting those areas?

- **Ponds on Rt. 160**
  - **Ossipee River**
  - **All connecting areas of town**
  - **River between Porter and Parsonsfield x3**
  - **Mill and Kezar Falls area**
  - **Area between Brownfield and Porter on #160.**
  - **Stanley Pond- restrict to local residents and community**
  - **Parsonsfield and river**
  - **Colcord and Bickford Ponds**
  - **Saco River Corridor Commission is a good start**
  - **Sacopee River**
  - **Ossipee River**
  - **Various ponds and lakes of Porter x2**
  - **Current hiking trail in Freedom could be extended interstate into Porter.**
  - **Area between Porter and Cornish**
  - **Forest land heading toward Brownfield**
  - **I would assume a partnership with all adjoining towns would be needed**
  - **Bridge area between Porter and Parsonsfield**
7. Do you have any other thoughts or concerns to share with the Comprehensive Planning Committee regarding our town's water or critical natural resources?  
Yes: 6 No: 26

- **I believe the town is actively addressing these issues to the best of their ability.**
- **I would like to see all the surrounding towns come together for disposal of tires, furniture, appliances. Our area of Maine is getting ugly and these synthetic materials leach into the water supply.**
- **From a tourism / attraction for vacation homes perspective, they are crucial.**
- **Beavers are damming up lowlands- being trapped then coming back.**
- **Keeping it all clean our #1 concern**

- Do not be too much of a dictator which is being tried and happening.
- Be welcoming to businesses that support families.
- Want to protect water table and water resources.
- We don't have enough local knowledge, but you need to protect what makes Porter a great place.
- A little information on well-water testing would be nice – where are there labs??
- Don't be your brother's keeper or guardian or dictator. Be his educator and voice of good reason and good sense.
- Watch out for the bottled water industry – have your local laws in place.
- Walking on all roads is life-threatening- speeding on all roads is a concern. We need a policeman.
- I'm concerned about how private ownership rights and community needs can mesh
- Thank you!!

Please circle your response for the sections below in Recreation and Future Land Use by using the code:

1. Strongly disagree      2. Disagree    3. Agree      4. Strongly Agree

**K. RECREATION**

<b>1. Porter residents have sufficient access to:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Total</b>
a. Area ponds.	8	24	59	30	121
b. Scenic or historical areas.	2	17	76	26	121
c. Hunting areas.	2	6	70	34	112
d. Hiking trails.	2	19	69	28	118
e. Snowmobile/ATV trails.	1	14	63	33	111
<b>2. There are sufficient recreational opportunities in Porter and the surrounding areas for:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Total</b>
a. The elderly.	21	49	35	8	113
b. Adults.	10	43	53	8	114
c. Teens.	24	37	43	9	113
d. Children.	15	39	47	12	113
<b>3. Porter should have a system in place to acquire important open spaces and access sites, either outright or conservation easements.</b>	<b>16</b>	<b>8</b>	<b>54</b>	<b>39</b>	<b>117</b>

4. Do you have other thoughts about recreational opportunities in Porter? Please describe.

**Swimming pool, Trail system, Indoor track, Park area, Recreation center, Community center, Arcade, Movie hall, Repair tennis courts**

**L. FUTURE LAND USE ISSUES**

1. Strongly disagree, 2. Disagree, 3. Agree, 4. Strongly agree

	1	2	3	4	Total
1. There is a need for more multi-family dwellings in Porter.	23	48	44	6	121
2. Porter should encourage open space in or near residential developments and subdivisions.	9	21	60	39	129
3. Commercial and industrial development should be encouraged in the new General Development District along route 25 from the N.H. line toward the village.	10	13	71	34	128
4. Future land use plans should include wildlife management plans.	5	12	73	35	125
5. Porter's Land Use Ordinance is effective in:					
a. Reducing public cost of new development.	1	12	66	7	86
b. Eliminating conflicts between incompatible land uses.	4	13	66	8	91
c. Protecting environmentally sensitive areas.	4	11	65	10	90
d. Preventing pollution.	3	11	67	12	93
e. Protecting the public health, safety and welfare.	2	6	75	9	92
f. Protecting areas and qualities that make Porter special to us as a community.	3	7	69	13	92

## L1: 2022 Public Opinion Survey

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Below is the cover page that accompanied the 2022 survey. The pages that follow include the questions with the compiled results. Any paper copies submitted were manually input into Survey Monkey and are included in the final results that follow.



# Comprehensive Planning Survey

## Welcome to Porter's Comprehensive Planning Survey

Thank you for participating in our survey. Your feedback is important to the community and the future of Porter.

As part of the "Growth Management Act" enacted by the State, towns are to keep their comprehensive plan up-to-date.

The Town of Porter is currently working on updating its existing comprehensive plan (adopted in 1991), to look ahead at the next 10-12 years here in town and regionally.

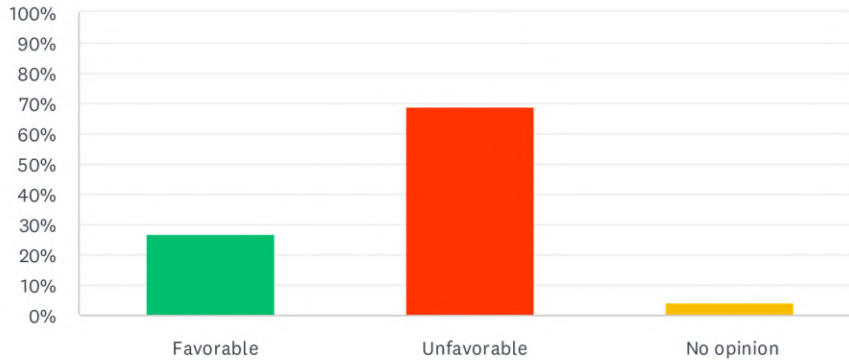
When filling out the survey, keep in mind that quite a few questions are based on criteria required by the state.

Please take a few minutes to answer the questions below. At a number of questions and at the end of the survey, you will have an opportunity to provide additional input if you would like.

Thank you for taking the time to provide input about the future of your community. The survey will be available through July 27th.

## Q1 NATURAL RESOURCES: Do you favor conversion of any natural areas (open fields, forests, etc.) in Porter for developments and subdivisions?

Answered: 97 Skipped: 6



ANSWER CHOICES	RESPONSES	
Favorable	26.80%	26
Unfavorable	69.07%	67
No opinion	4.12%	4
<b>TOTAL</b>		<b>97</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Best to protect lands as priority over development when possible, especially woods and woodlands.	8/5/2022 8:36 AM
2	No developments, no subdivisions	7/28/2022 5:51 PM
3	If housing and businesses are going to be added, they'll have to go somewhere. The village areas are pretty dense already, and can mostly grow by making taller buildings or multi-unit housing. I'd rather add carefully designed subdivisions in well-chosen rural areas.	7/27/2022 7:21 PM
4	I believe we need more affordable housing but see many buildings that could be refurbished / repurposed before using open land	7/27/2022 9:30 AM
5	Ounce natural resources are lost to development, they can never be brought back. That means future generations can never enjoy them as past generations have.	7/27/2022 5:56 AM
6	I feel that development and subdivisions should be bunched up to keep housing centralized to village areas, but that if current village areas need to be expanded, that should be allowed. I feel that open fields, forests, etc should be kept intact as much as possible.	7/26/2022 10:20 PM
7	Don't do it	7/21/2022 3:16 PM
8	No subdivisions	7/21/2022 1:39 PM
9	Yes limited tax revenue in the town	7/7/2022 4:05 PM
10	To an extent. Not near water.	7/6/2022 2:58 PM
11	Porter does not have enough housing to meet demand, but allowing development should not mean fields of overpriced McMansions or overdeveloping the town. A large part of the reason	6/30/2022 8:02 AM



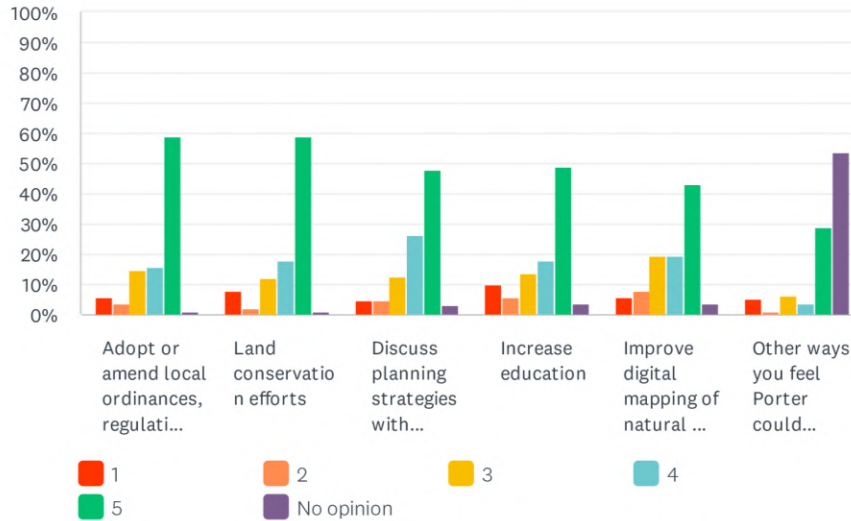
## Town of Porter Comprehensive Plan

Porter is a good place to live is because of its natural areas.

12	Some, but some needs to be protected.	6/29/2022 1:09 PM
13	In the abstract, I think we should preserve open space and natural areas. I also understand that housing is a huge challenge right now. So I guess it is contextual.	6/23/2022 6:04 PM
14	No destroying of the town!	6/23/2022 1:33 PM
15	No thank you.	6/22/2022 7:19 PM

**Q2 NATURAL RESOURCES: Please rank on a scale from one to five (5 being the most important) how you feel Porter should understand, protect and conserve our natural water and other critical natural resources (open spaces, wildlife habitat, watershed protection) within the community**

Answered: 102 Skipped: 1



	1	2	3	4	5	NO OPINION	TOTAL
Adopt or amend local ordinances, regulations, or policies as they relate to protecting natural resources	5.88% 6	3.92% 4	14.71% 15	15.69% 16	58.82% 60	0.98% 1	102
Land conservation efforts	8.00% 8	2.00% 2	12.00% 12	18.00% 18	59.00% 59	1.00% 1	100
Discuss planning strategies with surrounding communities	4.90% 5	4.90% 5	12.75% 13	26.47% 27	48.04% 49	2.94% 3	102
Increase education	9.80% 10	5.88% 6	13.73% 14	17.65% 18	49.02% 50	3.92% 4	102
Improve digital mapping of natural & critical resources	5.88% 6	7.84% 8	19.61% 20	19.61% 20	43.14% 44	3.92% 4	102
Other ways you feel Porter could protect natural resources (please describe below)	5.26% 4	1.32% 1	6.58% 5	3.95% 3	28.95% 22	53.95% 41	76

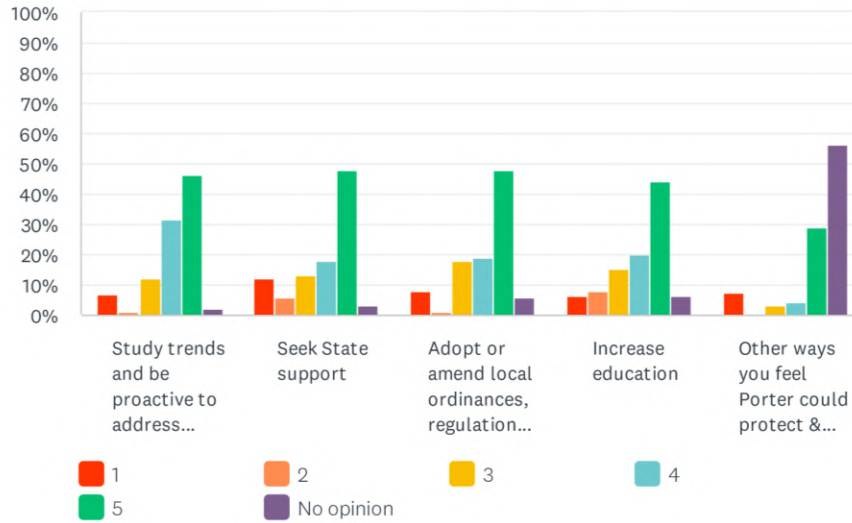
#	(100 CHARACTER MAX)	DATE
1	Easements and protected lands and waterways is good	8/5/2022 8:36 AM
2	Enforce ordinances that are already in place	8/5/2022 8:21 AM
3	Enforce the local ordinances that are already in place	7/28/2022 5:51 PM
4	Join the maine climate council's community resiliency program, aggressively help building owners switch to electric heat and appliances and electric school busses, weatherization programs like window dressers, etc	7/27/2022 9:30 AM

Town of Porter Comprehensive Plan

5	Increase sub development lot sizes.	7/27/2022 5:56 AM
6	Private property is private, but the CEO making sure there is compliance. i.e. clear cutting or too close to water	7/26/2022 2:30 PM
7	The town has no industry at all. That is one way to conserve but better would be to set aside some areas for light manufacturing.	7/26/2022 1:30 PM
8	Pond & Lake levels need to be adjusted more rationally	7/25/2022 2:00 PM
9	Get more local volunteers involved	7/21/2022 1:53 PM
10	More education and consequences for young and old on the damage to our land and water from littering.	7/6/2022 2:58 PM
11	Enforcement of yard cleanup of individual homes cluttered with trash	6/29/2022 5:45 PM
12	Kick out the junkies	6/25/2022 10:34 PM
13	Zoning laws and larger lot sizes	6/25/2022 4:24 PM
14	Open to any efforts to conserve natural resources as long as it involves discussion with the community and decisions are not made in a vacuum by a stand alone committee	6/24/2022 7:49 AM
15	Limit development	6/23/2022 7:01 PM
16	do not destroy the small town	6/23/2022 1:33 PM
17	Town gatherings (bbq's, kids day, farming day) that include learning activities about our resources.	6/23/2022 12:58 PM
18	Keep our surroundings clean!	6/23/2022 9:26 AM
19	Limit the amount of subdivisions, encourage small businesses	6/23/2022 6:10 AM
20	Land trust with public trails. VT has some great examples of this.	6/22/2022 7:19 PM

### Q3 FOREST & AGRICULTURE: Please rank on a scale from one to five (5 being the most important) how you feel Porter should protect and support viable and sustainable farmland and forestry.

Answered: 101 Skipped: 2



	1	2	3	4	5	NO OPINION	TOTAL
Study trends and be proactive to address concerns	6.93% 7	0.99% 1	11.88% 12	31.68% 32	46.53% 47	1.98% 2	101
Seek State support	12.00% 12	6.00% 6	13.00% 13	18.00% 18	48.00% 48	3.00% 3	100
Adopt or amend local ordinances, regulations, or policies	8.00% 8	1.00% 1	18.00% 18	19.00% 19	48.00% 48	6.00% 6	100
Increase education	6.06% 6	8.08% 8	15.15% 15	20.20% 20	44.44% 44	6.06% 6	99
Other ways you feel Porter could protect & support farms & forests (please describe below)	7.25% 5	0.00% 0	2.90% 2	4.35% 3	28.99% 20	56.52% 39	69

#	(100 CHARACTERS MAX)	DATE
1	Proper forest cutting; no clear cuts; watch waterways impact when cutting	8/5/2022 8:36 AM
2	Encourage carbon farming, ag tax breaks	7/27/2022 9:23 PM
3	Support existing landowners with resources for best practices - benign neglect seems a bit less ok than it used to be but we don't know where to start to be better stewards	7/27/2022 9:30 AM
4	I think keeping the Tree growth tax exemption is beneficial towards keeping the forestry renewable.	7/27/2022 5:56 AM
5	See above comment. Also, our forests are vital	7/26/2022 2:30 PM
6	The forests don't need more support. Farming needs to be encourage where possible.	7/26/2022 1:30 PM

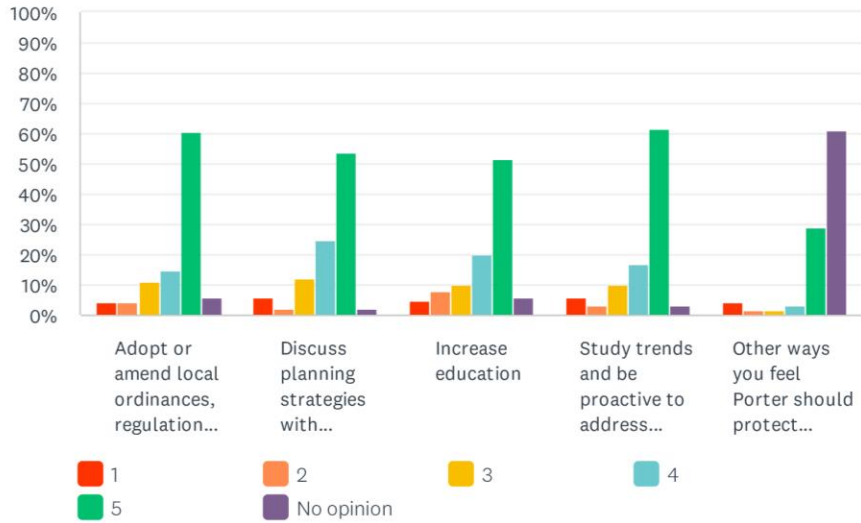
## Town of Porter Comprehensive Plan

7	limit tree cutting more.	7/22/2022 9:10 AM
8	Give subsidies out as needed	7/21/2022 1:53 PM
9	allow solar farming to make unused farmland useful for electrical production	7/19/2022 7:00 PM
10	Allow business to use resources to help develop income	7/7/2022 4:05 PM
11	Work with people in these industries to make sure any new ordinances protect, but don't inadvertently harm their businesses	6/30/2022 8:02 AM
12	Lowering taxes to landowners of farmland and sustainable forests to allow them to keep their land the way it is.	6/26/2022 2:17 AM
13	Limit development ,houses	6/23/2022 7:01 PM
14	Same as above, with town gatherings.	6/23/2022 12:58 PM
15	Restrict mass development	6/23/2022 6:03 AM
16	Study pfas	6/22/2022 8:38 PM
17	It should be up to the landowner	6/22/2022 7:46 PM
18	Community gardens. Access to fresh and healthy foods and appreciation of the value of growing food.	6/22/2022 7:19 PM
19	Let people use their own land -lower taxes-lower regulations-common sense rules.	6/22/2022 1:05 PM
20	Junk yards and abandoned vehicles. delapidated houses should be required to be removed. The house on Old meetinghouse is dangerous especially for curious kids.	6/21/2022 9:38 AM



**Q4 DRINKING WATER RESOURCE: Please rank on a scale from one to five (5 being the most important) how you feel Porter should understand and protect our quantity and access to potable drinking water.**

Answered: 101 Skipped: 2



	1	2	3	4	5	NO OPINION	TOTAL
Adopt or amend local ordinances, regulations, or policies	3.96% 4	3.96% 4	10.89% 11	14.85% 15	60.40% 61	5.94% 6	101
Discuss planning strategies with surrounding communities	5.94% 6	1.98% 2	11.88% 12	24.75% 25	53.47% 54	1.98% 2	101
Increase education	4.95% 5	7.92% 8	9.90% 10	19.80% 20	51.49% 52	5.94% 6	101
Study trends and be proactive to address concerns	5.94% 6	2.97% 3	9.90% 10	16.83% 17	61.39% 62	2.97% 3	101
Other ways you feel Porter should protect drinking water (please describe below)	4.35% 3	1.45% 1	1.45% 1	2.90% 2	28.99% 20	60.87% 42	69

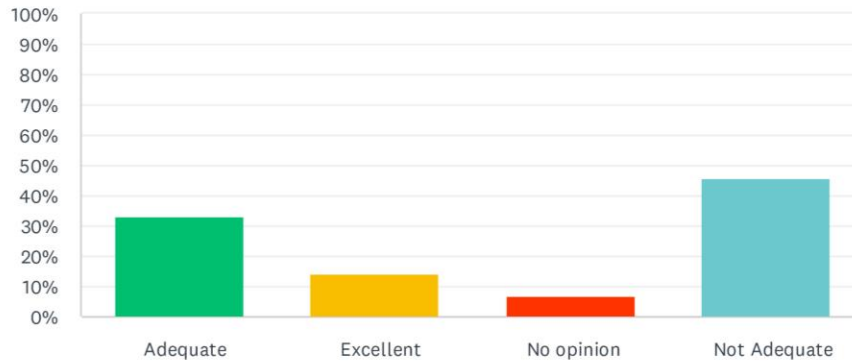
#	(100 CHARACTERS MAX)	DATE
1	Protect waterways. Strong enforcement of laws & permits when authorizing new septics and wells and construction. Seems too easy now to bend rules so need strong oversight.	8/5/2022 8:36 AM
2	Area lands near well heads in conservation districts? Map aqua fires and protect from extraction without royalties for all residents	7/27/2022 9:23 PM
3	PFAS in Fryburg is very scary but I don't know the threat to Porter. Drought is scary too and dry wells may need emergency assistance	7/27/2022 9:30 AM
4	By controlling development, the forest and wetlands act as a natural filter for the drinking water or natural habitat.	7/27/2022 5:56 AM
5	All wells seem to be different, have to maintain flow rates so wouldn't favor a Poland Springs	7/26/2022 2:30 PM

Town of Porter Comprehensive Plan

	arrangement	
6	Regulation on extraction needs to be strong.	7/26/2022 1:30 PM
7	limit the amount of farm animals near water ways.	7/22/2022 9:10 AM
8	No town chemicals to be used	7/21/2022 1:53 PM
9	Offer free water testing	7/19/2022 7:15 PM
10	Roadside cleanups.	7/6/2022 2:58 PM
11	Stay away from Nestle	6/30/2022 8:02 AM
12	Keep farm animals a proper distance from ponds, brooks etc. that might run into other bodies of water.	6/29/2022 6:34 PM
13	Protect existing homeowner rights to clean h2o when new houses are being built.	6/23/2022 6:04 PM
14	Same as about. Educational town gatherings	6/23/2022 12:58 PM
15	City water and fire hydrants maintenance should be taxed to only those benefitting from the service.	6/23/2022 6:10 AM
16	Test more land and figure out where pfas are	6/22/2022 8:38 PM
17	Prevent companies like Poland spring from our water.	6/22/2022 7:19 PM
18	abandoned cars, Forever chemicals being used. Nobody should be using Round Up.	6/21/2022 9:38 AM

## Q5 RECREATION: Do you feel that the current recreation opportunities in Porter are:

Answered: 100 Skipped: 3



ANSWER CHOICES	RESPONSES	
Adequate	33.00%	33
Excellent	14.00%	14
No opinion	7.00%	7
Not Adequate	46.00%	46
<b>TOTAL</b>		<b>100</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Thanks for pickle ball courts. Plan to play soon!	8/5/2022 8:36 AM
2	Expand beyond hiking for adults and seniors. Engage young adult increase options beyond racing their cars around town.	7/27/2022 9:23 PM
3	We love the town because it has a close connection to nature. We love the trails, views, lakes, ponds.	7/27/2022 5:56 AM
4	I do not have school aged children and have not participated in any town sponsored recreation opportunities so I have no opinion.	7/26/2022 10:20 PM
5	ATV riding by out of town and out of state people adds nothing, damages roads and trails, and impairs quality of life with excessive noise. Hiking, snowmobiling, sport fishing and so on are done privately. There could and should be a swimming area with swimming lessons. The town should acquire access to the Ossipee River for resident use - resident use only.	7/26/2022 1:30 PM
6	Many people are unaware of the recreation opportunities provided by the Rec Council. Better outreach to the community through various sources including social media would help to educate the community to the local opportunities	7/21/2022 3:16 PM
7	Need park or rec center for indoor and outdoor facilities including: pickle ball, basketball, and walking paths	7/21/2022 1:39 PM
8	It would great to have a public or membership indoor pool to support youth interested in swimming, and all ages needing that form of exercise or pysical therapy.	7/8/2022 8:11 AM
9	have to go into the town of Hiram	7/7/2022 4:05 PM

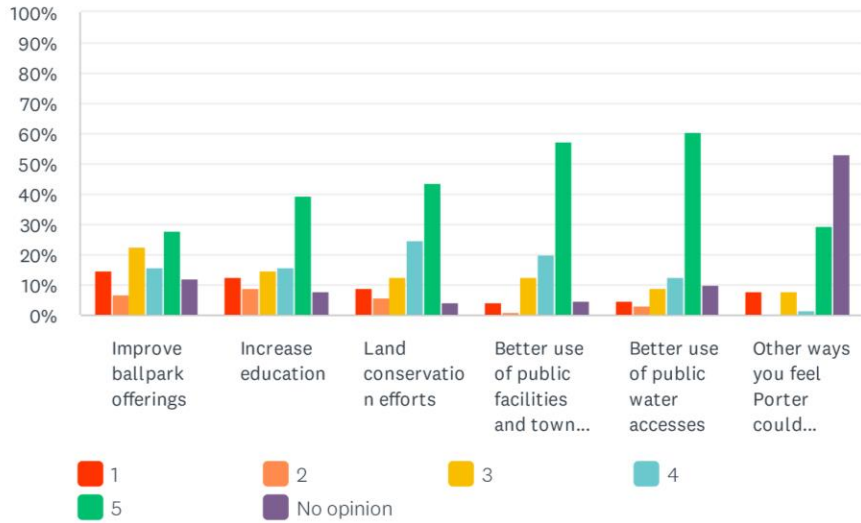


## Town of Porter Comprehensive Plan

10	We have very few hiking/waking trails. There are alot of landowners who do allow ATV, Snowmobile, and Hunting though some new landowners have put up signs not allowing this.	7/6/2022 11:08 AM
11	Beautiful lakes and ponds with no accessible.	6/29/2022 6:34 PM
12	Porter, probably together with other local towns ought to beef-up recreational opportunities for teens. These need to include adventure activities such as mountain biking, canoeing, skateboarding. Organize a meeting with teens to find out what's compelling to them. I mention with other towns if possible because a 3 days to a week adventure camp would be great, but is a big project.	6/27/2022 10:27 AM
13	Horrible and not safe	6/25/2022 10:34 PM
14	Walking and biking trails, park with basketball hoops, tennis, room for outdoor yoga or other classes, frisbee, pick-up catch or baseball. A swimming area.	6/25/2022 4:24 PM
15	we need more things for the elderly people	6/22/2022 9:26 PM
16	All boat launches in Porter could use major work!!!!	6/22/2022 7:46 PM
17	Updat swimming area and put in a park	6/22/2022 6:59 PM
18	Walking trails would be nice	6/22/2022 6:10 PM

**Q6 RECREATION:** Please rank on a scale from one to five (5 being the most important) how you feel Porter could maintain, upgrade, preserve, or create recreational uses.

Answered: 101 Skipped: 2



	1	2	3	4	5	NO OPINION	TOTAL
Improve ballpark offerings	14.85% 15	6.93% 7	22.77% 23	15.84% 16	27.72% 28	11.88% 12	101
Increase education	12.87% 13	8.91% 9	14.85% 15	15.84% 16	39.60% 40	7.92% 8	101
Land conservation efforts	8.91% 9	5.94% 6	12.87% 13	24.75% 25	43.56% 44	3.96% 4	101
Better use of public facilities and town land	3.96% 4	0.99% 1	12.87% 13	19.80% 20	57.43% 58	4.95% 5	101
Better use of public water accesses	4.95% 5	2.97% 3	8.91% 9	12.87% 13	60.40% 61	9.90% 10	101
Other ways you feel Porter could encourage recreational opportunities (please describe below)	7.81% 5	0.00% 0	7.81% 5	1.56% 1	29.69% 19	53.13% 34	64

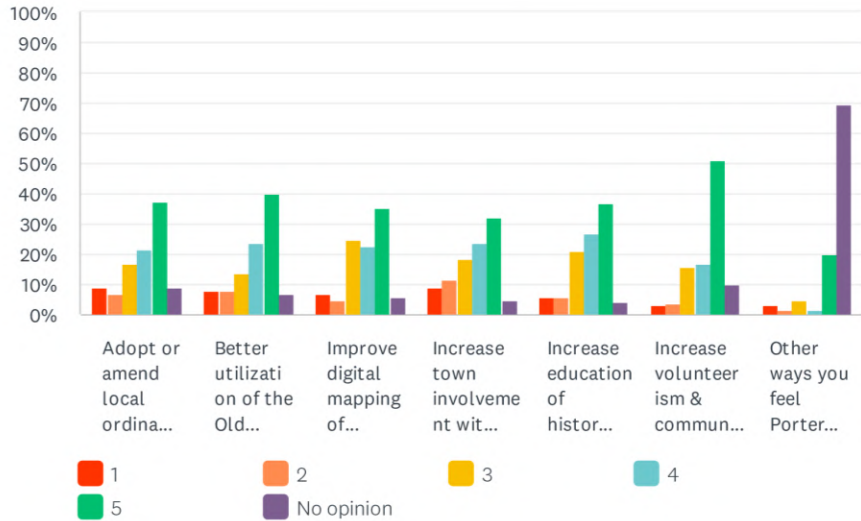
#	(100 CHARACTERS MAX)	DATE
1	Make sure milfoil is prevented. Also measure water quality and enforce boats to not bring milfoil with them.	8/5/2022 8:36 AM
2	Easy access and more walkway trails	7/28/2022 5:32 PM
3	Sports equipment share or seasonal rentals, more water access.	7/27/2022 9:23 PM
4	Most water access is over private land. Cooperative acquisition of publicly owned waterfront parcels should be attempted.	7/27/2022 7:21 PM
5	Facilitated community conversations to process the pandemic, increased arts, music and	7/27/2022 9:30 AM

## Town of Porter Comprehensive Plan

	theater, invest in library programs and welcoming resources	
6	Make sure any donated equipment gets into the hands of kids. No matter the sport or hobby	7/26/2022 2:30 PM
7	Ask for volunteer help	7/21/2022 1:53 PM
8	great gravel biking	7/19/2022 7:00 PM
9	Pickleball courts	7/1/2022 12:41 AM
10	Hiking paths, maintain closed roads for trails and safe walking	6/29/2022 6:34 PM
11	Prevent drug use at recreational properties	6/29/2022 5:45 PM
12	Skatepark.	6/29/2022 1:09 PM
13	education best when its fun, outdoors, "different" from traditional school. Do 5k walk-runs to help finance rec. improvements.	6/27/2022 10:27 AM
14	Get the community involved	6/25/2022 10:34 PM
15	Fix certain roads leading to public access boat launches	6/23/2022 1:08 PM
16	At each area, maybe building a small lean to that includes information of all these topics	6/23/2022 12:58 PM
17	Have more kid friendly family oriented opportunities.	6/23/2022 9:26 AM
18	Programs for teens, get them involved in community programs	6/23/2022 6:10 AM
19	Skate park, expanded library and programs	6/22/2022 10:15 PM
20	Swim lessons at spec pond	6/22/2022 8:48 PM
21	Free classes about nature and wildlife	6/22/2022 8:38 PM
22	Work on boat launches and atv trails	6/22/2022 7:46 PM
23	Cross country ski trails	6/22/2022 7:19 PM
24	Better maintenance of existing trails, water accesses, and parks.	6/22/2022 6:45 PM
25	Adapt to community don't make burdensome rules. Add safety	6/22/2022 1:05 PM

### Q7 HISTORIC & ARCHAEOLOGICAL RESOURCES: Please rank on a scale from one to five (5 being the most important) ways in which you feel Porter should protect significant historic and archaeological resources in the community.

Answered: 102 Skipped: 1



	1	2	3	4	5	NO OPINION	TOTAL
Adopt or amend local ordinances, regulations, or policies as they relate to historic & archaeological resources	8.82% 9	6.86% 7	16.67% 17	21.57% 22	37.25% 38	8.82% 9	102
Better utilization of the Old Meetinghouse (e.g. venues, rentals, parking area, power)	7.84% 8	7.84% 8	13.73% 14	23.53% 24	40.20% 41	6.86% 7	102
Improve digital mapping of cemeteries and historic features	6.86% 7	4.90% 5	24.51% 25	22.55% 23	35.29% 36	5.88% 6	102
Increase town involvement with the Parsonfield-Porter Historical Society	8.82% 9	11.76% 12	18.63% 19	23.53% 24	32.35% 33	4.90% 5	102
Increase education of historical locations	5.94% 6	5.94% 6	20.79% 21	26.73% 27	36.63% 37	3.96% 4	101
Increase volunteerism & community involvement	2.94% 3	3.92% 4	15.69% 16	16.67% 17	50.98% 52	9.80% 10	102
Other ways you feel Porter should protect historic & archaeological resources (please describe below)	3.08% 2	1.54% 1	4.62% 3	1.54% 1	20.00% 13	69.23% 45	65

#	(100 CHARACTERS MAX)	DATE
1	All in on support for protection of Heath and other Francis Small Heritage efforts. Great work!	8/5/2022 8:36 AM
2	It might be killing 2 birds with one stone to have the high school get involved in digital mapping of cemeteries and historic features as volunteer or classroom work.	7/26/2022 10:20 PM
3	Are there historic and archaeological resources owned by the town. If not, is the town willing to	7/26/2022 1:30 PM

## Town of Porter Comprehensive Plan

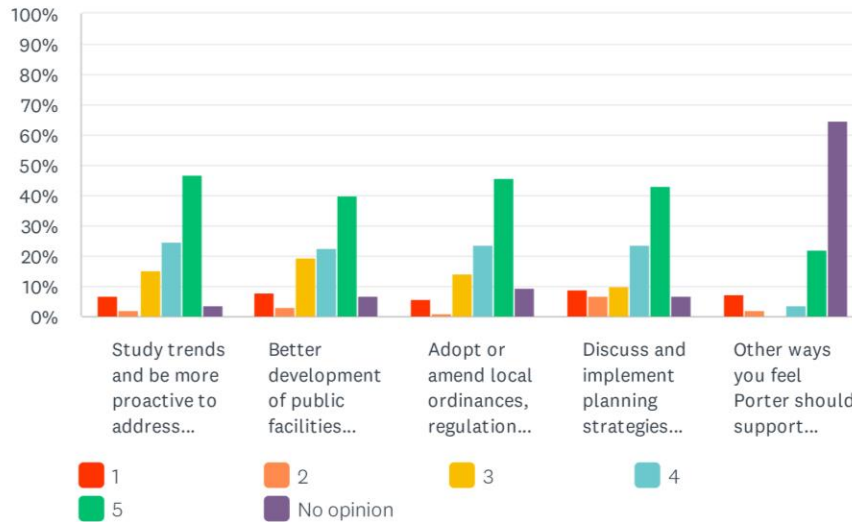
buy them ? Regulation and ordinances without just compensation looks like a taking.

4	Gardner gym building - rehab	7/21/2022 1:39 PM
5	Tore down old Town Hall no regard to the history of the school never mind the health hazzards of tearing it down lead asbestoes and other hazzards	7/7/2022 4:05 PM
6	I disagree with turning historic buildings, such as the Meetinghouse, into commercialized space with "parking". Use should be limited to small, educational instances.	6/29/2022 9:45 AM
7	More volunteers from the younger generation so the historical society continues to thrive for years to come	6/23/2022 1:08 PM
8	The use of the old meeting house for gatherings!	6/23/2022 12:58 PM
9	Use the building we have, open and advertise for weddings and other events. Make them self sufficient, they should be supporting themselves	6/23/2022 6:10 AM
10	A map of historical sites and better utilizing the old meeting house.	6/22/2022 8:48 PM
11	Common sense rules and safety	6/22/2022 1:05 PM



### Q8 ECONOMY: Please rank on a scale from one to five (5 being the most important) how you feel Porter should support economic development.

Answered: 88 Skipped: 15



	1	2	3	4	5	NO OPINION	TOTAL
Study trends and be more proactive to address concerns	7.06% 6	2.35% 2	15.29% 13	24.71% 21	47.06% 40	3.53% 3	85
Better development of public facilities (Old Meetinghouse, Town Hall, Town Beach, Ballpark, Town Farm)	7.95% 7	3.41% 3	19.32% 17	22.73% 20	39.77% 35	6.82% 6	88
Adopt or amend local ordinances, regulations, or policies to support economic development	5.88% 5	1.18% 1	14.12% 12	23.53% 20	45.88% 39	9.41% 8	85
Discuss and implement planning strategies with surrounding communities	9.09% 8	6.82% 6	10.23% 9	23.86% 21	43.18% 38	6.82% 6	88
Other ways you feel Porter should support economic development (please describe below)	7.41% 4	1.85% 1	0.00% 0	3.70% 2	22.22% 12	64.81% 35	54

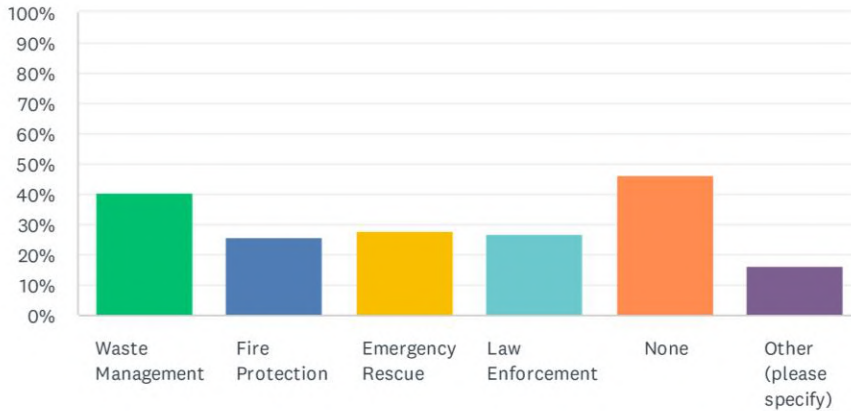
#	(100 CHARACTERS MAX)	DATE
1	Would be great to see old mill Building and Stanley Building used for business, housing, artists, community use.	8/5/2022 8:43 AM
2	Rules and regulations to improve personal property regarding paint cleanup and distressed property	7/28/2022 5:37 PM
3	Invest in your children and families with housing and support. Encourage businesses like Vulcan 60 years ago. Retirees and work at home will open business opportunities.	7/27/2022 9:40 PM
4	Partner with CEI and other small business resources, esp for women owned businesses, invest in quality public childcare	7/27/2022 9:39 AM
5	Letting new businesses in. Even if it changes stated societal past norms	7/26/2022 2:42 PM
6	soon porter will be another westbrook.	7/22/2022 9:19 AM

## Town of Porter Comprehensive Plan

7	Local businesses in village	7/21/2022 1:44 PM
8	Allow solar farms	7/19/2022 7:08 PM
9	offer incentives to improve business development Taxes Improved internet service business zoning changes town will not survive with out more business tax revenue school costs going up	7/7/2022 4:24 PM
10	We could use more business in town that do not relate to Pot or automobiles as that is 90% of the current businesses	7/6/2022 11:17 AM
11	We need both small and large businesses. A business park would be a good start.	6/29/2022 6:56 PM
12	Apply for grants to help encourage property upkeep and maintenance	6/25/2022 4:36 PM
13	Development of farmer's market, artisan fairs, support small businesses	6/23/2022 8:27 PM
14	Use the resources the town has to create revenue to reduce taxes	6/23/2022 6:24 AM
15	Encourage businesses to come to town by offering tax benefits	6/22/2022 10:19 PM
16	They need to be more business friendly and less worried about saving turtles	6/22/2022 7:56 PM
17	Lower taxes and increase safety.	6/22/2022 1:21 PM
18	What would bring economic opportunity to Porter would be internet access. The town farm should be used as a town farm.	6/21/2022 9:52 AM

### Q9 FISCAL CAPACITY: Do you favor attempts to cut costs through further regional consolidation of any of the following services (check all in favor of)?

Answered: 86 Skipped: 17



ANSWER CHOICES	RESPONSES	
Waste Management	40.70%	35
Fire Protection	25.58%	22
Emergency Rescue	27.91%	24
Law Enforcement	26.74%	23
None	46.51%	40
Other (please specify)	16.28%	14
Total Respondents: 86		

#	OTHER (PLEASE SPECIFY)	DATE
1	Consolidating law enforcement, fire and emergency rescue would almost certainly increase response times - this may not be a good tradeoff for lower costs.	7/27/2022 7:30 PM
2	We utilize regional waste management and law enforcement. We might want to consider utilizing regional fire protection and emergency rescue. I am not suggesting hiring out, but rather pooling resources to prevent duplication.	7/26/2022 10:20 PM
3	It isn't clear that consolidation cuts costs. Further, it isn't clear that consolidation will result in better services for the town. We could quite likely pay more for less.	7/26/2022 1:40 PM
4	We should have our own EMERGENCY RESCUE because minutes save lives! We desperately need our own POLICE Dept - when an intruder came on our property it took 45 minutes for the Oxford County Sheriff & Parsonsfield police to respond. We were concerned the drunken party might have drowned and they did nothing except quickly point a flashlight in the direction of the water and leave. The unchecked drug dealing is an ever present threat to all.	7/25/2022 11:12 AM
5	Continue to work with neighboring towns	7/21/2022 1:44 PM
6	regional snow plowing, regional road maintenance due to high costs	7/20/2022 8:58 PM

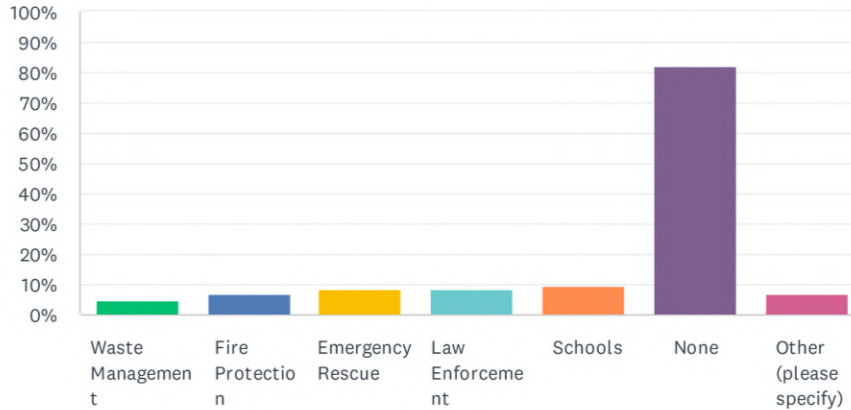


## Town of Porter Comprehensive Plan

7	need a tri town 24 hr coverage fire and rescue personel paid staff	7/7/2022 4:24 PM
8	Stop wasting money like ditching on bickford pond road where water was never an issue	7/6/2022 9:13 PM
9	None of those agencies ever help us	6/25/2022 10:39 PM
10	Maybe new agreements with Brownfield/Hiram for shared services like, roads, fire protection, roads, etc. ?	6/25/2022 12:45 PM
11	Are these not already setup by multiple towns? Always interested in reducing taxes.	6/23/2022 6:24 AM
12	We need law	6/22/2022 10:19 PM
13	We need more law enforcement	6/22/2022 8:51 PM
14	Police, fire and rescue are already stretched way to thin.	6/21/2022 7:32 PM

### Q10 FISCAL CAPACITY: Do you favor removing Porter from any of the following regionally consolidated services (check all in favor of)?

Answered: 85 Skipped: 18

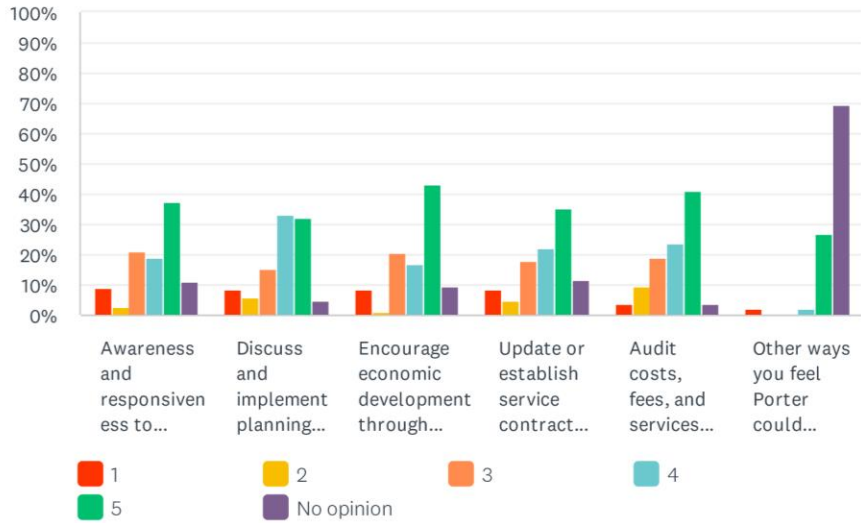


ANSWER CHOICES	RESPONSES	
Waste Management	4.71%	4
Fire Protection	7.06%	6
Emergency Rescue	8.24%	7
Law Enforcement	8.24%	7
Schools	9.41%	8
None	82.35%	70
Other (please specify)	7.06%	6
Total Respondents: 85		

#	OTHER (PLEASE SPECIFY)	DATE
1	Seems like it works the way it is, but I am no expert.	8/5/2022 8:43 AM
2	1500 people can't do much on their own. Work together with others to get us out of the loss of the Mill depression.	7/27/2022 9:40 PM
3	Outsource fire and rescue all they want is the insurance money and handouts. If the town were to simply allow any ems or fire to operate in town both need the insurance money to stay afloat	6/25/2022 2:52 PM
4	Current level of regional participation is adequate	6/24/2022 7:53 AM
5	Taxes would drastically increase and I think they have increased to much already over the past few years	6/23/2022 6:24 AM
6	We need law enforcement in this town. Full time.	6/22/2022 10:19 PM

**Q11 FISCAL CAPACITY: Please rank, on a scale from one to five (5 being the most important) how you feel Porter could reduce tax burdens while funding budgetary items in a cost effective manner.**

Answered: 88 Skipped: 15



	1	2	3	4	5	NO OPINION	TOTAL
Awareness and responsiveness to changes in demographics	8.75% 7	2.50% 2	21.25% 17	18.75% 15	37.50% 30	11.25% 9	80
Discuss and implement planning strategies with surrounding communities	8.33% 7	5.95% 5	15.48% 13	33.33% 28	32.14% 27	4.76% 4	84
Encourage economic development through adopting or amending local ordinances, regulations, or policies.	8.43% 7	1.20% 1	20.48% 17	16.87% 14	43.37% 36	9.64% 8	83
Update or establish service contracts and leases to reduce townspeople liabilities (e.g. fire, rescue)	8.24% 7	4.71% 4	17.65% 15	22.35% 19	35.29% 30	11.76% 10	85
Audit costs, fees, and services provided (e.g. County, Animal Control Officer, Office, Roads, Rescue, Fire, Etc.)	3.53% 3	9.41% 8	18.82% 16	23.53% 20	41.18% 35	3.53% 3	85
Other ways you feel Porter could reduce tax burdens (please describe below)	1.92% 1	0.00% 0	0.00% 0	1.92% 1	26.92% 14	69.23% 36	52

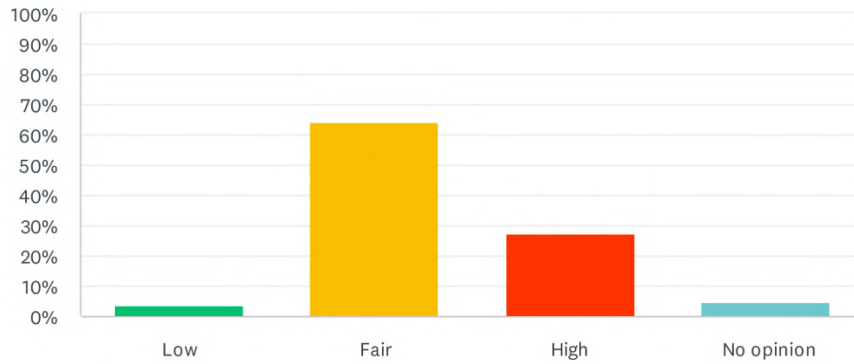
#	(100 CHARACTERS MAX)	DATE
1	Build business infrastructure, get the grocery store torn Dow and rebuilt, attract other medical businesses near health center, fiber cable the town to attract work from home, open business center for work at home to rent space as needed, make plans for affordable housing	7/27/2022 9:40 PM
2	I don't think taxes need to be reduced but public investment to ensure well-being form most vulnerable community members and elder support to age in place is important. Taxes help us all	7/27/2022 9:39 AM
3	Encourage SBA loans and help getting them for any entrepreneur	7/26/2022 2:42 PM

## Town of Porter Comprehensive Plan

4	Note that you can always get less and pay more but you will NEVER get more and pay less. There is no way to reduce taxes and get everything we want. All you can do is increase the tax base.	7/26/2022 1:40 PM
5	There is assessment evidence that certain past & present town officials' and their family and friends property is grossly under-assessed at the expense of other taxpayers.	7/25/2022 11:12 AM
6	Bring in businesses	7/21/2022 1:44 PM
7	Re-assess the County services fees. Porter doesnt get much from Oxford County. STOP GOING BACK TO DIRT ROADS! YOU're now 10 years behind on road maintenance!	7/20/2022 8:58 PM
8	involve the other surrounding towns in trash fire rescue services school budget should not be the top priority	7/7/2022 4:24 PM
9	Audit school waste.	7/6/2022 3:07 PM
10	I wish I knew	6/29/2022 6:56 PM
11	Happy to have my taxes increased to see more town services and better roads	6/29/2022 5:53 PM
12	Broaden the tax base by encouraging commercial development in the village area and along Rt-25.	6/29/2022 6:14 AM
13	I don't think it's realistic to substantially reduce taxes. Rather, "hold the line" and keep looking for increased efficiencies. I think the town is doing a pretty good job of this. I've often wondered what development, especially residential, on balance helps or harms town prosperity.	6/27/2022 10:56 AM
14	Cut all of Rons pet projects	6/25/2022 2:52 PM
15	Audits and contracts should already be in place.	6/23/2022 6:24 AM
16	No need to reduce taxes or cut funding for anything listed.	6/22/2022 10:19 PM
17	Higher taxes for seasonal owners	6/22/2022 8:51 PM
18	Sell the town office and combine with hiram or parsonsfield	6/22/2022 7:56 PM
19	Grants	6/22/2022 7:07 PM
20	No need	6/22/2022 6:53 PM
21	Schools only teach math, reading, writing to help kids find jobs so they can support support themselves	6/22/2022 1:21 PM
22	Increase property taxes to boost police and fire services. Rescue bills their patients whose insurance pays the bill. They are self sufficient where as KFFD is not. They get a certain amount a year and that is it. The trucks are all coming due for replacement at an expense of a minimum of a million five for each truck! As it is there is generally one truck every other week out of service for repairs.	6/21/2022 7:32 PM

### Q12 FISCAL CAPACITY: Do you feel the property taxes in Porter are:

Answered: 87 Skipped: 16

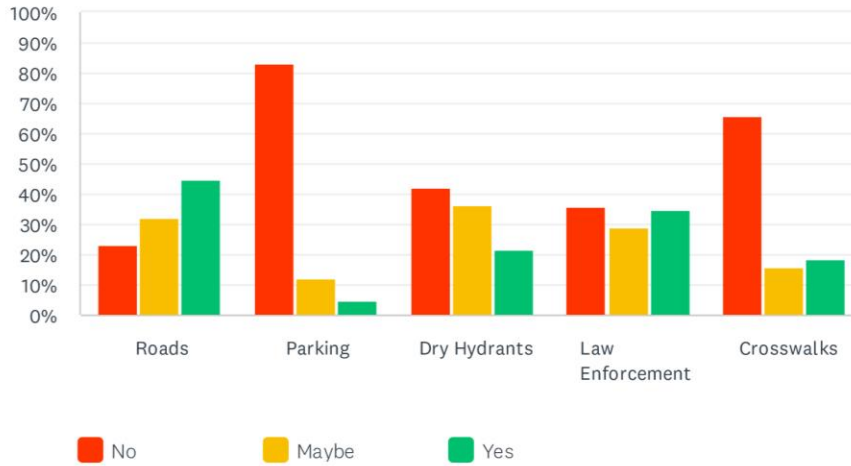


ANSWER CHOICES	RESPONSES	
Low	3.45%	3
Fair	64.37%	56
High	27.59%	24
No opinion	4.60%	4
<b>TOTAL</b>		<b>87</b>



### Q13 PUBLIC FACILITIES & SERVICES: What town services would you be willing to fund additional improvements to through increased property taxes?

Answered: 87 Skipped: 16



	NO	MAYBE	YES	TOTAL
Roads	22.99% 20	32.18% 28	44.83% 39	87
Parking	83.33% 70	11.90% 10	4.76% 4	84
Dry Hydrants	42.17% 35	36.14% 30	21.69% 18	83
Law Enforcement	36.05% 31	29.07% 25	34.88% 30	86
Crosswalks	65.85% 54	15.85% 13	18.29% 15	82

#	OTHER (PLEASE SPECIFY)	DATE
1	Enforce the speed limits and that pedestrians have the right of way in town won't need crosswalk painted annually.	7/27/2022 9:40 PM
2	Bike paths, schools, childcare, summer programs, library, sustainability staff, staff to support elderly, public health	7/27/2022 9:39 AM
3	Improving storm drains and road drainage.	7/26/2022 10:20 PM
4	The absurd decision to strip paving from roads and return them to gravel damages vehicles and is a danger during the winter/spring seasons.	7/25/2022 11:12 AM
5	Small parking lots to help small businesses, dry hydrants for rural residents	7/21/2022 3:36 PM
6	Increased recreational facilities	7/21/2022 1:44 PM
7	funding for future fire truck replacement, funding to pave the roads that were dug up back to dirt at the northwest corner of town. IT's SAD 55's turn to cut thier budget so the town can fund	7/20/2022 8:58 PM

Town of Porter Comprehensive Plan

	services for a change.	
8	fire and rescue full time staff needed	7/7/2022 4:24 PM
9	The police never help no matter what agency it is so we shouldn't be paying them	6/25/2022 10:39 PM
10	Hydrant only of it gets us off the current hydrant system	6/25/2022 2:52 PM
11	adding some minimal parking and several crosswalks in the villages, and dry hydrants at our great ponds are small sensible investments that should provide long-term positive payback/impacts to the community and reduce cost-of-living burdens on residents	6/25/2022 12:45 PM
12	Absolutely 100% law enforcement	6/23/2022 9:52 AM
13	Roads and internet are basic infrastructure needed for modern communities. The rest will fall in place. Property values will go up and more economic activity will follow.	6/21/2022 9:52 AM

## Q14 PUBLIC FACILITIES & SERVICES: Describe your satisfaction with the following services:

Answered: 88 Skipped: 15



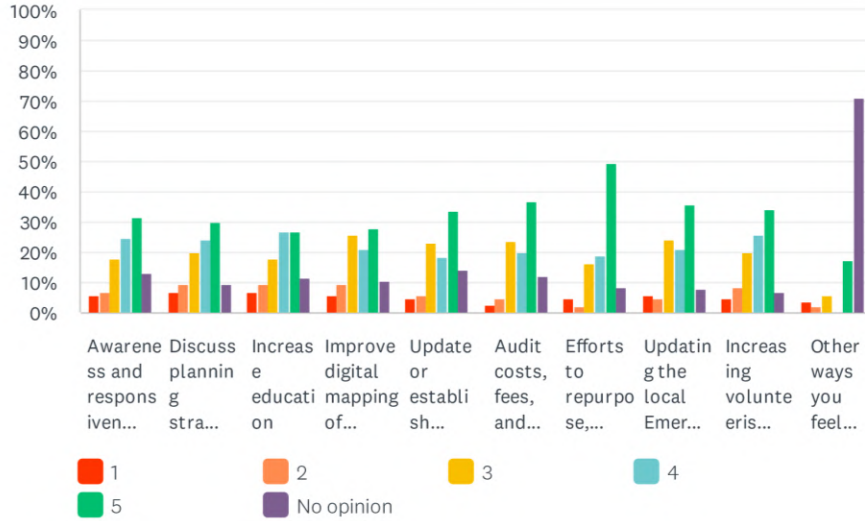


Town of Porter Comprehensive Plan

	VERY DISSATISFIED	SOMEWHAT DISSATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SOMEWHAT SATISFIED	VERY SATISFIED	N/A	TOTAL
Rescue	5.75% 5	9.20% 8	28.74% 25	19.54% 17	20.69% 18	16.09% 14	87
Fire Protection	1.15% 1	8.05% 7	29.89% 26	18.39% 16	26.44% 23	16.09% 14	87
SAD 55	8.14% 7	17.44% 15	22.09% 19	19.77% 17	11.63% 10	20.93% 18	86
Law Enforcement	20.69% 18	13.79% 12	24.14% 21	18.39% 16	12.64% 11	10.34% 9	87
Health care facilities	6.90% 6	18.39% 16	29.89% 26	20.69% 18	12.64% 11	11.49% 10	87
Summer Road Maintenance / Storm Water Drainage	8.24% 7	27.06% 23	22.35% 19	30.59% 26	9.41% 8	2.35% 2	85
Planning Board	3.49% 3	11.63% 10	34.88% 30	20.93% 18	18.60% 16	10.47% 9	86
Solid Waste Management / Recycling	2.33% 2	3.49% 3	9.30% 8	29.07% 25	51.16% 44	4.65% 4	86
Conservation Commission	2.33% 2	5.81% 5	44.19% 38	17.44% 15	10.47% 9	19.77% 17	86
Code Enforcement Officer / Local Plumbing Inspector	5.75% 5	6.90% 6	18.39% 16	20.69% 18	42.53% 37	5.75% 5	87
Town Office Staff	5.68% 5	5.68% 5	2.27% 2	17.05% 15	68.18% 60	1.14% 1	88
Animal Control Officer	1.16% 1	5.81% 5	30.23% 26	11.63% 10	31.40% 27	19.77% 17	86
Select Board Members	5.68% 5	10.23% 9	21.59% 19	20.45% 18	31.82% 28	10.23% 9	88
Zoning Board of Appeals	3.57% 3	3.57% 3	36.90% 31	17.86% 15	13.10% 11	25.00% 21	84
Winter Road Maintenance	8.05% 7	13.79% 12	13.79% 12	24.14% 21	32.18% 28	8.05% 7	87
Recreational Opportunities	6.90% 6	21.84% 19	36.78% 32	11.49% 10	13.79% 12	9.20% 8	87
Cable & Internet Access	18.39% 16	22.99% 20	13.79% 12	20.69% 18	14.94% 13	9.20% 8	87

**Q15 PUBLIC FACILITIES & SERVICES: Please rank on a scale from one to five (5 being the most important) how you feel Porter could efficiently meet public facility and service needs in a manner that encourages desired growth and development.**

Answered: 86 Skipped: 17



Town of Porter Comprehensive Plan

	1	2	3	4	5	NO OPINION	TOTAL
Awareness and responsiveness to changes in demographics	5.88% 5	7.06% 6	17.65% 15	24.71% 21	31.76% 27	12.94% 11	85
Discuss planning strategies with surrounding communities	6.98% 6	9.30% 8	19.77% 17	24.42% 21	30.23% 26	9.30% 8	86
Increase education	7.06% 6	9.41% 8	17.65% 15	27.06% 23	27.06% 23	11.76% 10	85
Improve digital mapping of public facilities & services	5.81% 5	9.30% 8	25.58% 22	20.93% 18	27.91% 24	10.47% 9	86
Update or establish service contracts and leases to reduce townspeople liabilities (e.g. Fire, Rescue)	4.65% 4	5.81% 5	23.26% 20	18.60% 16	33.72% 29	13.95% 12	86
Audit costs, fees, and services provided (e.g. County, Animal Control Officer, Office, Roads, Rescue, Fire)	2.38% 2	4.76% 4	23.81% 20	20.24% 17	36.90% 31	11.90% 10	84
Efforts to repurpose, upcycle, recycle, etc. (Tri-Town Waste)	4.71% 4	2.35% 2	16.47% 14	18.82% 16	49.41% 42	8.24% 7	85
Updating the local Emergency Plan to include economic and food resiliency	5.81% 5	4.65% 4	24.42% 21	20.93% 18	36.05% 31	8.14% 7	86
Increasing volunteerism and community involvement (e.g. media, social outreach, access to government)	4.71% 4	8.24% 7	20.00% 17	25.88% 22	34.12% 29	7.06% 6	85
Other ways you feel Porter could meet facility & service needs proportionate to growth & development (please describe below)	3.85% 2	1.92% 1	5.77% 3	0.00% 0	17.31% 9	71.15% 37	52

#	(100 CHARACTERS MAX)	DATE
1	When it comes to recycling, I see the school custodians throwing cardboard and other recyclables in the household trash...A lot.	7/28/2022 5:54 PM
2	Improve properties (by building code), improve image of town	7/28/2022 5:37 PM
3	Have to build community with events like select board meetings in areas of town when working people can attend, once a month the select board should meet in evening to talk about future plans not just gripe sessions	7/27/2022 9:40 PM
4	Anything good for children will support larger community, naming and preparing for climate emergency is essential for a strong community	7/27/2022 9:39 AM
5	Enhancing snow removal/cleanup to attract winter sport enthusiasts	7/26/2022 2:42 PM
6	public participation is needed, but many do not feel supported or encouraged by the town staff & selectmen when they try to get involved	7/21/2022 3:36 PM
7	Programs for elderly and children to make this a community for all ages	7/21/2022 1:44 PM
8	Allow small and medium-sized businesses to come in to town and increase a commercial tax base to help fund town services.	7/20/2022 8:58 PM
9	no business incentives high state subsidies to low in come residences regular tax paying people get no important services like full time fire rescue law enforcement coverage have to get help from out of state and other towns	7/7/2022 4:24 PM
10	News letters for those who do not get the Internet.	6/29/2022 6:56 PM
11	I don't know if this is the right place to state this, but the yearly hydrant cleaning charge, currently over 50k per year and rising, requires investigation leading to probable reductions. Think, thats a million over 20 years, half the annual town budget. It's a black hole where nobody seems to know how or by whom it's run, expect by the state, the message being "hands off". If we and other small rural towns want to save on taxes, lets investigate this, get our local rep and senator involved.	6/27/2022 10:56 AM

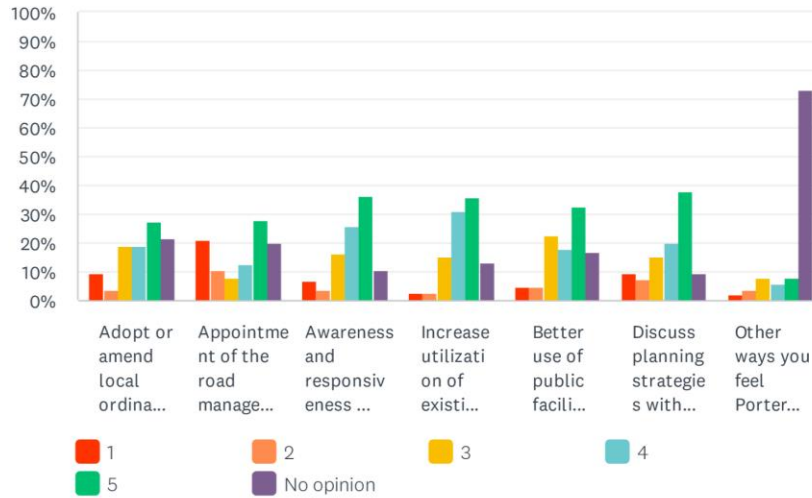
## Town of Porter Comprehensive Plan

12	I can't think of options. ID like more ideas	6/22/2022 8:51 PM
13	Lower school costs by teaching math, reading, writing to prepare students to get jobs and support themselves. Include parents in everything	6/22/2022 1:21 PM
14	Good roads and internet. Everything else will follow. We need to attract creative and productive people to our community. This will require investment in roads and internet access.	6/21/2022 9:52 AM



**Q16 TRANSPORTATION: Please rank on a scale from one to five (5 being the most important) how you feel Porter should prioritize safe, efficient, and optimal use of transportation systems.**

Answered: 87 Skipped: 16



	1	2	3	4	5	NO OPINION	TOTAL
Adopt or amend local ordinances, regulations, or policies	9.52% 8	3.57% 3	19.05% 16	19.05% 16	27.38% 23	21.43% 18	84
Appointment of the road management position (currently an elected position)	20.93% 18	10.47% 9	8.14% 7	12.79% 11	27.91% 24	19.77% 17	86
Awareness and responsiveness to changes in demographic conditions	7.06% 6	3.53% 3	16.47% 14	25.88% 22	36.47% 31	10.59% 9	85
Increase utilization of existing Road Maintenance Plan	2.38% 2	2.38% 2	15.48% 13	30.95% 26	35.71% 30	13.10% 11	84
Better use of public facilities	4.82% 4	4.82% 4	22.89% 19	18.07% 15	32.53% 27	16.87% 14	83
Discuss planning strategies with surrounding communities	9.52% 8	7.14% 6	15.48% 13	20.24% 17	38.10% 32	9.52% 8	84
Other ways you feel Porter should prioritize safe, efficient & optimal transportation (please describe below)	1.92% 1	3.85% 2	7.69% 4	5.77% 3	7.69% 4	73.08% 38	52

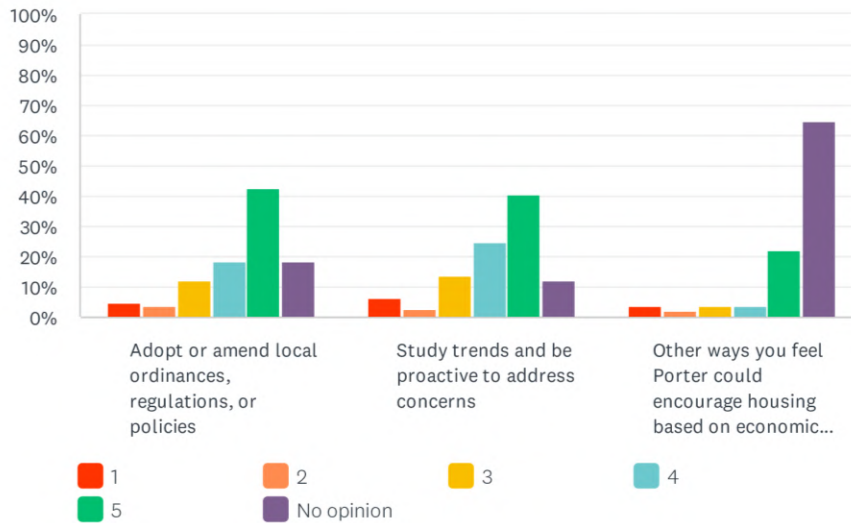
#	(100 CHARACTER MAX)	DATE
1	EV chargers and info about EVs, electric school busses, regional public transportation plans and strategies for the "last mile", bike paths, a transportation committee, climate lens and working with State Climate Plans	7/27/2022 9:39 AM
2	Road management should be a hired position to allow the town the ability to hire an experienced person.	7/26/2022 10:20 PM

Town of Porter Comprehensive Plan

3	People slowing down when driving	7/26/2022 2:42 PM
4	appointed officials are always worse than elected ones. Accountability matters	7/25/2022 10:25 PM
5	\$	7/21/2022 1:44 PM
6	FYI Transportation is something that you'd have to throw a lot of money at.	7/20/2022 8:58 PM
7	hard shoulders on roads for easier bicycle travel, E-bikes are rad	7/19/2022 7:08 PM
8	have other problems like an improved tax base	7/7/2022 4:24 PM
9	Speed signs especially on back roads.	6/29/2022 6:56 PM
10	Better roads and rain drainage	6/29/2022 5:53 PM
11	I hesitantly support appointed road management position, but for no more than a 2 year term at a time to avoid being stuck for years with an incompetent. Also, that the position not be a relative or business associate with any town official or employee.	6/27/2022 10:56 AM
12	Widen streets so we qualify for funding to repair riada	6/22/2022 8:51 PM
13	Daily shuttle to Cornish for people to get groceries and prescriptions	6/22/2022 7:26 PM
14	roads.....	6/21/2022 9:52 AM

**Q17 HOUSING: Please rank on a scale from one to five (5 being the most important) how you feel Porter could ensure land use controls encourage housing that is proportionate to economic development & need**

Answered: 82 Skipped: 21



	1	2	3	4	5	NO OPINION	TOTAL
Adopt or amend local ordinances, regulations, or policies	4.88% 4	3.66% 3	12.20% 10	18.29% 15	42.68% 35	18.29% 15	82
Study trends and be proactive to address concerns	6.17% 5	2.47% 2	13.58% 11	24.69% 20	40.74% 33	12.35% 10	81
Other ways you feel Porter could encourage housing based on economic development & need (please describe below)	3.70% 2	1.85% 1	3.70% 2	3.70% 2	22.22% 12	64.81% 35	54

#	(100 CHARACTERS MAX)	DATE
1	Inspectional services to ensure places not used as dumps & eyesores. Building code enforcement. Go after violators. Set zoning so developments keep to standards such as setbacks, treat preservation, lot sizes in certain areas. Protect development around & on water resources such as lakes & ponds & streams.	8/5/2022 8:48 AM
2	Enfore existing local ordinances	7/28/2022 5:54 PM
3	Follow and improve building codes, increase cooperation with property owners in regards to improving the conditions of their properties (ex. cleanup, paint, clear abandoned and unregistered cars, boats, machinery, etc.)	7/28/2022 5:39 PM
4	Tighten nuisance ordinances to keep up properties, reduce bad tenants that infringe on neighborhoods rights to enjoy their property	7/27/2022 9:44 PM
5	Village model, elder care, cooperative housing plans	7/27/2022 9:42 AM
6	Porter seems to have a large number of unoccupied homes for the size of the town and a large number of homeless people for the size of the town. This is an odd dichotomy.	7/26/2022 10:20 PM

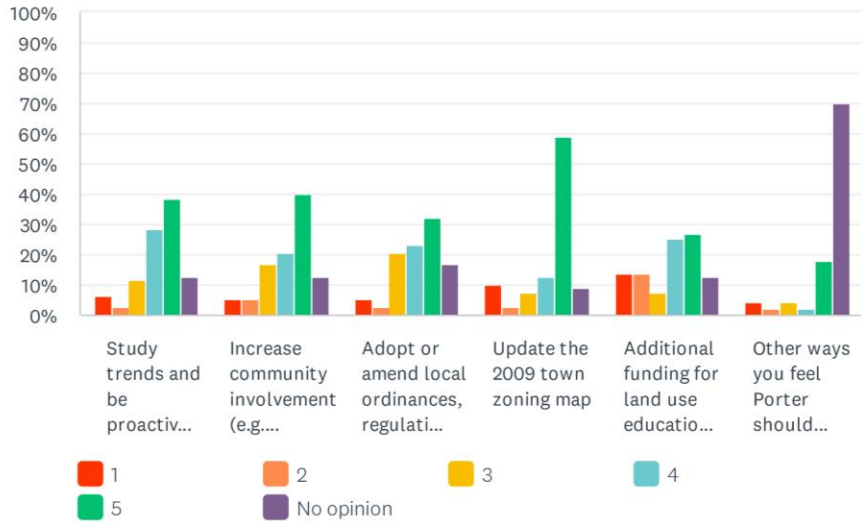
## Town of Porter Comprehensive Plan

7	Preserving forest characteristics in any new buildings in more rural areas	7/26/2022 2:45 PM
8	Increase businesses to offer local employment to help increase family incomes allowing in-law suites to help elderly age in place.	7/21/2022 1:46 PM
9	People want modern amenities. Keep your roads paved. People are more likely to build or purchase a new home on a paved road. home	7/20/2022 9:05 PM
10	clean up the section 8 housing	7/7/2022 4:29 PM
11	Devise affordable housing, work on reducing tax increases	6/23/2022 6:28 AM
12	Better roadways. Better options for internet and phone service	6/22/2022 8:55 PM
13	Less government involvement more drug control and safety.	6/22/2022 1:28 PM



### Q18 EXISTING LAND USE: Please rank from a scale of one to five (5 being the most important) ways in which you feel Porter should address existing land uses.

Answered: 80 Skipped: 23



	1	2	3	4	5	NO OPINION	TOTAL
Study trends and be proactive to address concerns	6.41% 5	2.56% 2	11.54% 9	28.21% 22	38.46% 30	12.82% 10	78
Increase community involvement (e.g. media, social outreach, participation)	5.13% 4	5.13% 4	16.67% 13	20.51% 16	39.74% 31	12.82% 10	78
Adopt or amend local ordinances, regulations, or policies	5.13% 4	2.56% 2	20.51% 16	23.08% 18	32.05% 25	16.67% 13	78
Update the 2009 town zoning map	10.00% 8	2.50% 2	7.50% 6	12.50% 10	58.75% 47	8.75% 7	80
Additional funding for land use education, administration, and enforcement	13.92% 11	13.92% 11	7.59% 6	25.32% 20	26.58% 21	12.66% 10	79
Other ways you feel Porter should address existing land uses (please describe below)	4.00% 2	2.00% 1	4.00% 2	2.00% 1	18.00% 9	70.00% 35	50

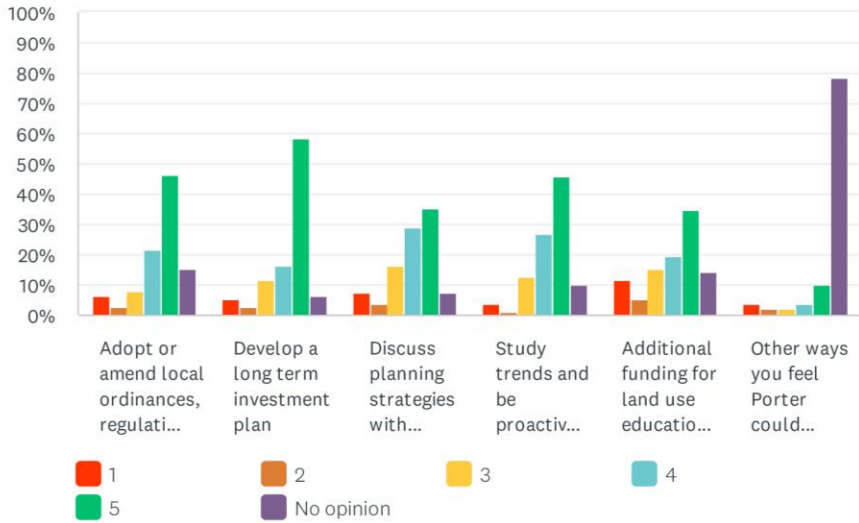
#	(100 CHARACTERS MAX)	DATE
1	wetland, hiking area, forest protection is good! "Update the 2009 town zoning map" - Don't know, would like to see it.	8/5/2022 8:48 AM
2	How to improve values through work at home with better internet service townwide, how to bring in housing density to get affordable housing that is safe	7/27/2022 9:44 PM
3	Public - private partnerships, addressing needs and desires of Indigenous peoples, emphasis on climate resiliency	7/27/2022 9:42 AM
4	Encouraging folks to pick up ( safely ) what trash they see	7/26/2022 2:45 PM

## Town of Porter Comprehensive Plan

5	Get a code enforcement officer thats qualified to be one. strict enforcement on illegal junkyards and squalor-type properties.	7/20/2022 9:05 PM
6	promote new businesses	7/7/2022 4:29 PM
7	Do not allow overbuilding if the access road cannot support the traffic	6/29/2022 7:05 PM
8	Trash and dumping	6/29/2022 5:55 PM
9	I am surry I was unable to attend the special meeting. I specifically support preventing development on higher ridgetops. They reduce scenic and property values for everyone else. Their presence is an act of arrogance at odds with the spirit of the town.	6/27/2022 11:02 AM
10	In these times of lack of unity it is insane to think of changing the zoning maps!!	6/23/2022 12:05 PM
11	Generate revenue from existing buildings	6/23/2022 6:28 AM
12	Better land survey research	6/22/2022 8:55 PM
13	Let people use their own land	6/22/2022 1:28 PM
14	Set minimim lot sizes for new homes and businesses. Set minimum 1 acre lots.	6/21/2022 7:34 PM

### Q19 FUTURE LAND USE: Please rank on a scale from one to five (5 being the most important) how you feel Porter should address future land uses?

Answered: 79 Skipped: 24



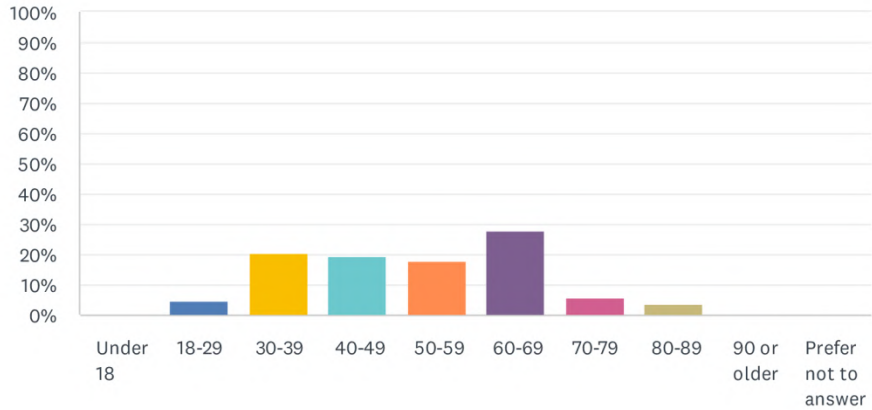
	1	2	3	4	5	NO OPINION	TOTAL
Adopt or amend local ordinances, regulations, or policies	6.41%	2.56%	7.69%	21.79%	46.15%	15.38%	78
Develop a long term investment plan	5.06%	2.53%	11.39%	16.46%	58.23%	6.33%	79
Discuss planning strategies with surrounding communities	7.59%	3.80%	16.46%	29.11%	35.44%	7.59%	79
Study trends and be proactive to address concerns	3.80%	1.27%	12.66%	26.58%	45.57%	10.13%	79
Additional funding for land use education, administration, and enforcement	11.54%	5.13%	15.38%	19.23%	34.62%	14.10%	78
Other ways you feel Porter could address future land use policies (please describe below)	3.92%	1.96%	1.96%	3.92%	9.80%	78.43%	51

#	(100 CHARACTERS MAX)	DATE
1	Partner with Farmland Trust to encourage more food growing and economic development within land	7/27/2022 9:42 AM
2	Preserve small town living and nature's beauty	7/21/2022 1:46 PM
3	need more businesses	7/7/2022 4:29 PM
4	What is good for one resident, is good for all others.	6/29/2022 7:05 PM
5	These questions are repetitive-what's the goal? Getting the answer you hope for/	6/23/2022 12:05 PM

Town of Porter Comprehensive Plan

## Q20 To help us understand the demographic, would you please share your age?

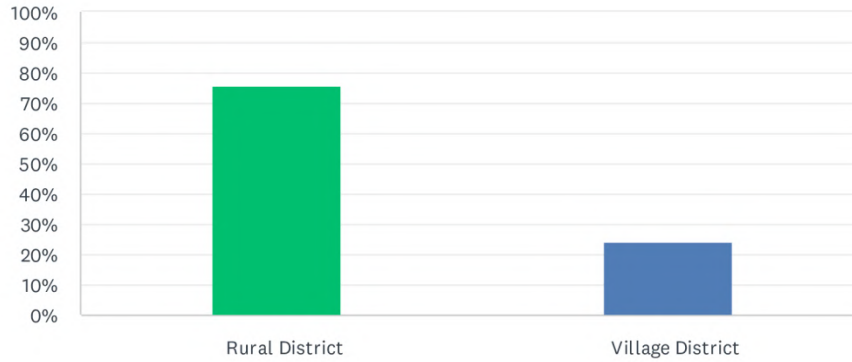
Answered: 83 Skipped: 20



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	4.82%	4
30-39	20.48%	17
40-49	19.28%	16
50-59	18.07%	15
60-69	27.71%	23
70-79	6.02%	5
80-89	3.61%	3
90 or older	0.00%	0
Prefer not to answer	0.00%	0
<b>TOTAL</b>		<b>83</b>

Q21 Where in Porter do you live and/or own property? (If you own multiple parcels, please indicate the location of your primary lot)

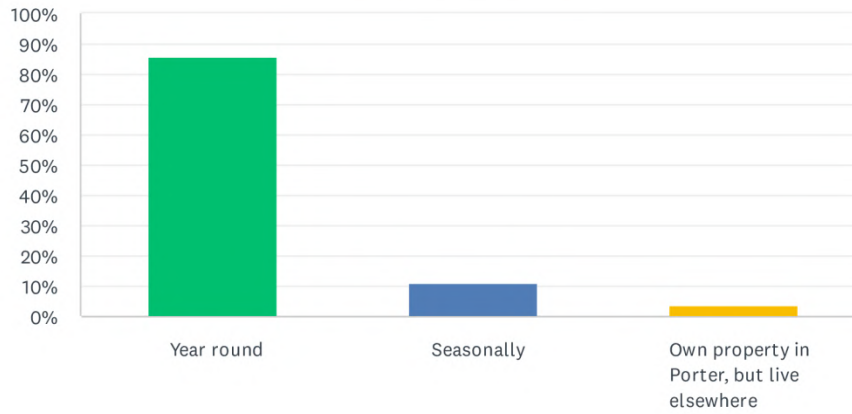
Answered: 83 Skipped: 20



ANSWER CHOICES	RESPONSES	
Rural District	75.90%	63
Village District	24.10%	20
TOTAL		83

## Q22 Do you live in Porter year round or seasonally?

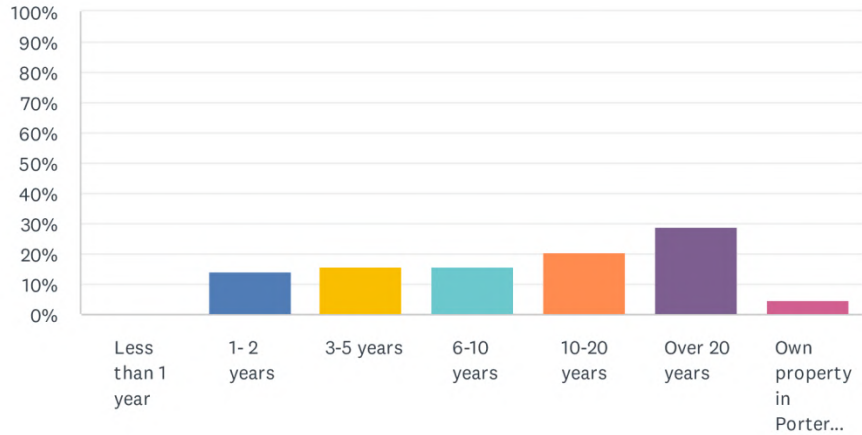
Answered: 83 Skipped: 20



ANSWER CHOICES	RESPONSES	
Year round	85.54%	71
Seasonally	10.84%	9
Own property in Porter, but live elsewhere	3.61%	3
<b>TOTAL</b>		<b>83</b>

### Q23 How long have you lived in Porter?

Answered: 83 Skipped: 20

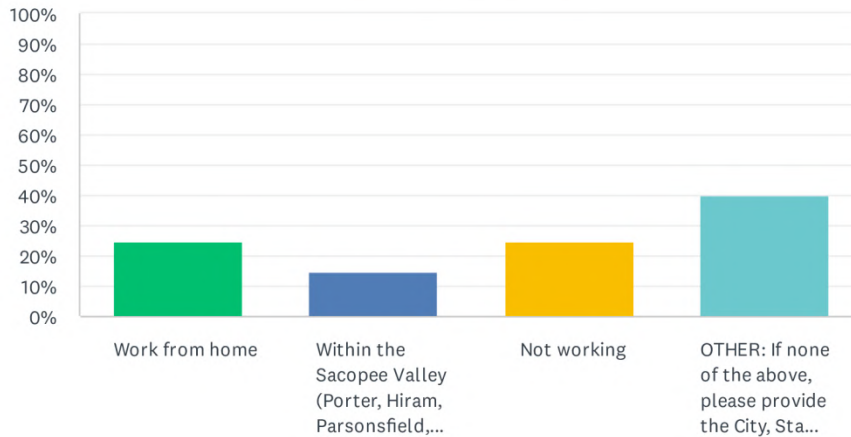


ANSWER CHOICES	RESPONSES	
Less than 1 year	0.00%	0
1- 2 years	14.46%	12
3-5 years	15.66%	13
6-10 years	15.66%	13
10-20 years	20.48%	17
Over 20 years	28.92%	24
Own property in Porter, but do not live in town.	4.82%	4
<b>TOTAL</b>		<b>83</b>



## Q24 Where do you commute for work?

Answered: 80 Skipped: 23



ANSWER CHOICES	RESPONSES
Work from home	25.00% 20
Within the Sacopee Valley (Porter, Hiram, Parsonsfield, Baldwin, Cornish)	15.00% 12
Not working	25.00% 20
OTHER: If none of the above, please provide the City, State you commute to.	40.00% 32
Total Respondents: 80	

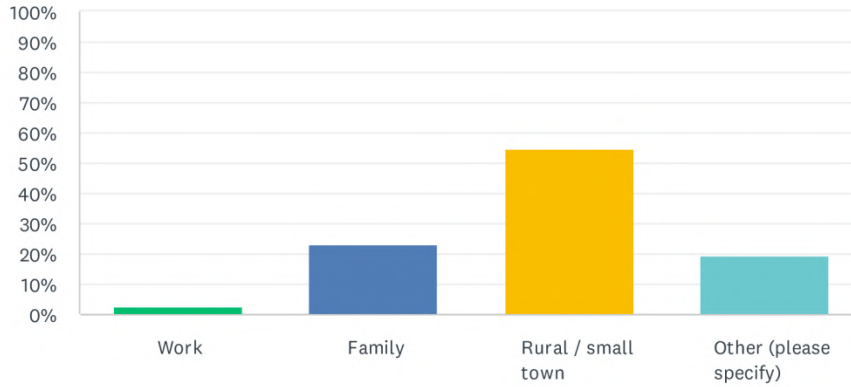
#	OTHER: IF NONE OF THE ABOVE, PLEASE PROVIDE THE CITY, STATE YOU COMMUTE TO.	DATE
1	I work seasonally and am in the process of shifting from working in Gorham, ME to working closer to home for the same business.	7/26/2022 10:21 PM
2	N Conway NH	7/26/2022 2:47 PM
3	depends on the job	7/25/2022 10:27 PM
4	greater Portland area	7/20/2022 9:10 PM
5	Portland, ME	7/19/2022 7:14 PM
6	Telecommute most days, but travel regionally & nationally for work	7/8/2022 8:30 AM
7	portland maine	7/7/2022 4:32 PM
8	Gorham, Maine	7/6/2022 9:14 PM
9	Portland ME	7/6/2022 5:25 PM
10	Sebago	7/6/2022 3:11 PM
11	Standish maine	6/29/2022 10:25 PM
12	Falmouth Maine daily	6/29/2022 5:56 PM
13	Limington, maine	6/29/2022 12:18 PM

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14	Scarborough	6/29/2022 6:17 AM
15	Conway	6/26/2022 7:11 AM
16	Fryeburg Maine	6/26/2022 2:30 AM
17	Windham	6/25/2022 10:44 PM
18	Scarborough	6/25/2022 2:06 PM
19	Standish, Maine	6/23/2022 9:32 PM
20	Tuftonboro NH	6/23/2022 1:16 PM
21	Windham	6/23/2022 8:11 AM
22	Ossipee, NH	6/23/2022 7:59 AM
23	Retired	6/23/2022 6:30 AM
24	Glen, NH	6/22/2022 10:43 PM
25	Fryeburg	6/22/2022 10:22 PM
26	Merrimac ma	6/22/2022 8:58 PM
27	Windham Maine	6/22/2022 8:44 PM
28	Gorham Maine	6/22/2022 7:10 PM
29	Conway	6/22/2022 6:56 PM
30	Ossipee, NH	6/22/2022 6:43 PM
31	Casco, ME	6/22/2022 5:24 PM
32	Retired	6/21/2022 7:35 PM

### Q25 Primary reason for moving to / staying in Porter?

Answered: 82 Skipped: 21



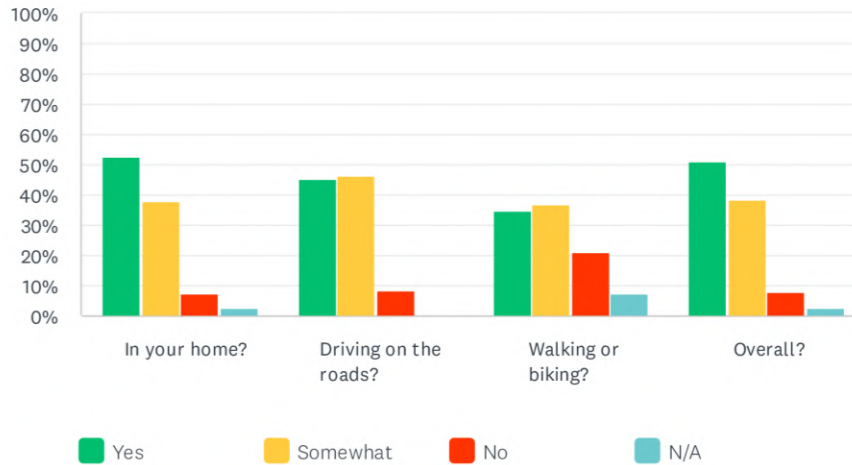
ANSWER CHOICES	RESPONSES	
Work	2.44%	2
Family	23.17%	19
Rural / small town	54.88%	45
Other (please specify)	19.51%	16
<b>TOTAL</b>		<b>82</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Environmental resources; access to water & forest; hiking	8/5/2022 8:51 AM
2	All of the above	7/28/2022 5:46 PM
3	Family and friends retreat, potential for gardening, access to outdoor recreation	7/27/2022 9:44 AM
4	I wanted to live in a village near the lakes and mountains.	7/26/2022 10:21 PM
5	Babbling brook.	7/26/2022 2:47 PM
6	Rural town with great location, good services.	7/25/2022 10:27 PM
7	I was born/raised in Kezar Falls	7/20/2022 9:10 PM
8	closer to mountains than Portland, good value	7/19/2022 7:14 PM
9	Grew up in the area	6/29/2022 10:16 AM
10	I love small towns and I hope porter stays small town but I'm fearing that those involved in town government are trying to grow the town.	6/26/2022 2:30 AM
11	Country setting	6/25/2022 9:24 PM
12	It was a nice town to live in until all the druggies moved in or became more 'active'.	6/23/2022 9:32 PM
13	This is my home town and I have friends and family here. I'm never leaving	6/23/2022 1:16 PM
14	I LIVE HERE	6/23/2022 12:07 PM
15	I've lived in Porter my entire life.	6/23/2022 7:59 AM



## Q26 Do you feel safe in Porter?

Answered: 82 Skipped: 21



	YES	SOMEWHAT	NO	N/A	TOTAL
In your home?	52.44% 43	37.80% 31	7.32% 6	2.44% 2	82
Driving on the roads?	45.12% 37	46.34% 38	8.54% 7	0.00% 0	82
Walking or biking?	34.57% 28	37.04% 30	20.99% 17	7.41% 6	81
Overall?	51.28% 40	38.46% 30	7.69% 6	2.56% 2	78

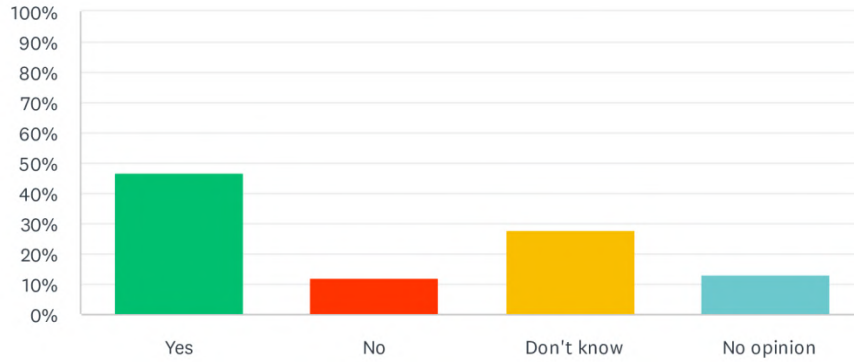
#	COMMENTS	DATE
1	Driving too fast, drugs in area, and burglaries	8/5/2022 8:28 AM
2	Driving too fast, too much open drug use, and mental illness patients in the area for whatever reasons	7/28/2022 5:55 PM
3	People drive so fast and so much litter is distressing	7/27/2022 9:44 AM
4	Speed on roads is an issue for us. Especially with new paving near us	7/26/2022 2:47 PM
5	Lack of a visible police presence and quick response is a real concern.	7/25/2022 11:16 AM
6	There is still a serious drug problem in our area.	7/20/2022 9:10 PM
7	folks drive fast for roads without markings delineating each side of the road	7/19/2022 7:14 PM
8	need full time fire rescue law enforcement staffing	7/7/2022 4:32 PM
9	There is no way a human can walk in winter if. They live in rural Porter	6/29/2022 7:12 PM
10	We had someone on our property last night at 11:30pm trying to steal	6/25/2022 10:44 PM
11	Mostly. Less safe than 50 years ago.	6/25/2022 4:41 PM
12	Increased sightings of transients and drug paraphernalia in village	6/25/2022 2:06 PM

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13	drug, homelessness, mental health, and associated petty crime issues linger	6/25/2022 12:47 PM
14	The presence of law enforcement makes things feel alot more safe.	6/23/2022 9:58 AM
15	The drug use has made this town unsafe.	6/22/2022 10:22 PM
16	Old meetinghouse Rd is in need of repair. Im worried of the increase of crime	6/22/2022 8:58 PM
17	I lock up when I am both home or away, have security cameras, have had items stolen and broken, and have been made to feel uncomfortable by people in the neighborhood. I spend little time outside because my neighbors (many in one home) are always home, are loud, intrusive, and often fight. It's not very peaceful most days.	6/22/2022 7:36 PM

### Q27 Do you feel that Porter has reasonably priced housing?

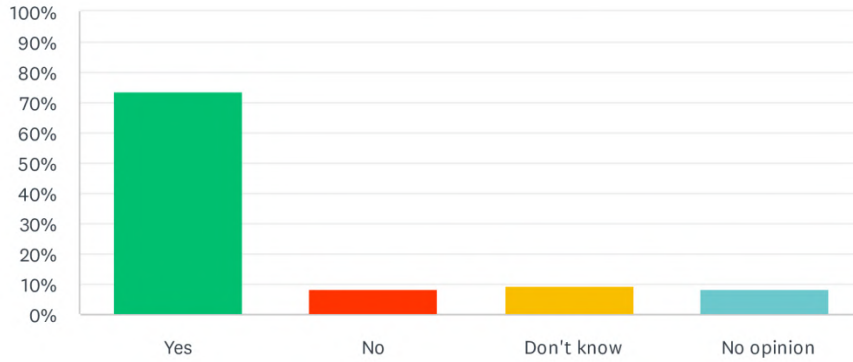
Answered: 83 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	46.99%	39
No	12.05%	10
Don't know	27.71%	23
No opinion	13.25%	11
<b>TOTAL</b>		<b>83</b>

### Q28 Do you feel living in Porter is affordable?

Answered: 83 Skipped: 20

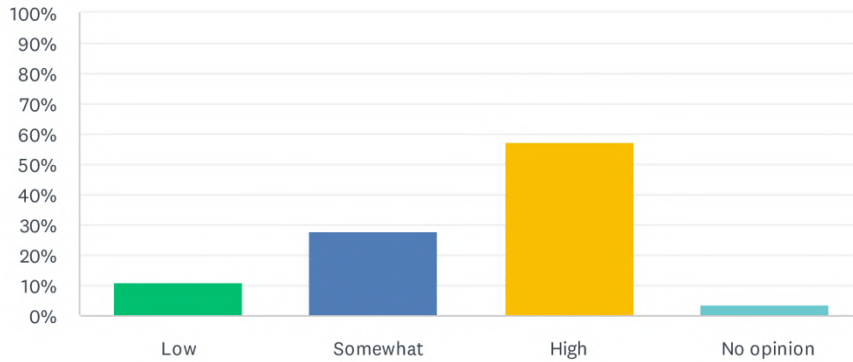


ANSWER CHOICES	RESPONSES	
Yes	73.49%	61
No	8.43%	7
Don't know	9.64%	8
No opinion	8.43%	7
<b>TOTAL</b>		<b>83</b>



Q29 How important is it to you for Porter to promote services for the senior community (examples: transportation, assisted living, health services, meal services, regular social events)?

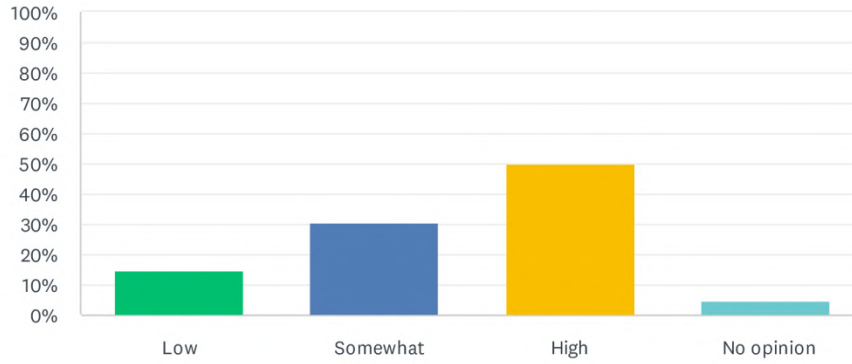
Answered: 82 Skipped: 21



ANSWER CHOICES	RESPONSES	
Low	10.98%	9
Somewhat	28.05%	23
High	57.32%	47
No opinion	3.66%	3
<b>TOTAL</b>		<b>82</b>

### Q30 How important is it to you for Porter to do more to attract younger people to town?

Answered: 82 Skipped: 21



ANSWER CHOICES	RESPONSES	
Low	14.63%	12
Somewhat	30.49%	25
High	50.00%	41
No opinion	4.88%	4
<b>TOTAL</b>		<b>82</b>

### Q31 What do you value about the community that currently exists?

Answered: 55 Skipped: 48

#	RESPONSES	DATE
1	Forest and water lands. Recreation	8/5/2022 8:53 AM
2	The shared family values	7/28/2022 5:50 PM
3	Small town family atmosphere	7/28/2022 5:46 PM
4	Small town, affordable	7/28/2022 5:41 PM
5	Community events are robust, history is that community built the industry not the town, sense of place is strong with long term families the norm	7/27/2022 9:50 PM
6	The sense of community; townspeople working together for the common good. It's beautiful here - fields, forests, hills, the river and ponds.	7/27/2022 8:02 PM
7	We are new to the community and trying to find spaces for meeting people/connecting is hard. We don't know if there are local businesses we don't know, etc	7/27/2022 9:46 AM
8	Peaceful	7/27/2022 6:34 AM
9	This community has a lot of people who volunteer their time to make this a better place to live. People are friendly and welcoming. The river, lakes and hills are gorgeous and accessible.	7/26/2022 10:21 PM
10	Lots of terrific people. Also, for me, lots to do	7/26/2022 2:50 PM
11	It is quiet and generally peaceful.	7/26/2022 1:53 PM
12	Laid back attitude, great people, great location, overall just a wonderful place.	7/25/2022 10:33 PM
13	Five generations of our family have enjoyed and valued the beauty of this place and the many hard-working and honest people we've known over the years.	7/25/2022 11:49 AM
14	small town	7/22/2022 9:26 AM
15	Our town seems to "get along" better than some of the neighboring towns.	7/21/2022 3:54 PM
16	Locals know locals; friendly; good town services	7/21/2022 1:58 PM
17	Long time family roots	7/21/2022 1:49 PM
18	The village space	7/19/2022 7:17 PM
19	Rural small town	7/14/2022 7:22 PM
20	Small town, quiet, peaceful place to live. Overall people are very nice.	7/8/2022 8:34 AM
21	Knowlegeable town clerks	7/7/2022 4:39 PM
22	The people. Small community feeling	7/6/2022 3:12 PM
23	The quiet of the area. The natural beauty.	6/30/2022 8:14 AM
24	Rural, small town	6/29/2022 11:24 PM
25	The people are friendly	6/29/2022 10:26 PM
26	Friends, Nature, quiet beauty and many good individuals.	6/29/2022 7:21 PM
27	Low population, rural feel, no traffic	6/29/2022 5:57 PM
28	The general feeling of community and willingness of neighbors to help each other.	6/29/2022 2:53 PM
29	I love the rural character of the town, and the friendly, helpful, town employees.	6/29/2022 6:28 AM
30	The ability to homestead	6/26/2022 12:26 PM

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31	Some of the people	6/26/2022 7:12 AM
32	The small town feeling. The forests and farmlands and lack of housing developments	6/26/2022 2:32 AM
33	Nothing	6/25/2022 10:45 PM
34	Sense of community	6/25/2022 4:55 PM
35	Its a very small town and rural homesteads.	6/25/2022 3:02 PM
36	Most of the people seem to care about the town.	6/25/2022 2:12 PM
37	Rural, small town, local decision-making, respectful dialog, clean water, ample forests	6/25/2022 12:48 PM
38	Porter is a rural community with values and a sense of community	6/24/2022 7:57 AM
39	The neighbors that keep an eye out for each other.	6/23/2022 9:36 PM
40	Caring people.	6/23/2022 8:29 PM
41	Compatibility - even if it is sometimes only superficial.	6/23/2022 12:16 PM
42	I love the small town feel. We live in a wonderful neighborhood. If we could illiminate alot of the the drugs and theft.	6/23/2022 10:02 AM
43	Small town closeness	6/23/2022 8:56 AM
44	Small town, nice community	6/23/2022 6:32 AM
45	Low taxes	6/22/2022 10:23 PM
46	The ponds and nature.	6/22/2022 9:00 PM
47	I love my relationship with many folks in the community and that my family is nearby. I love that where I live there are no loud trucks screaming by and that I can see the stars at night. I can relate better to people here than when I was away in a more urban setting. I love that we have the theater and beautiful historical sites and our water ways and foothills. I like that Porter has not turned into a mess of chain stores and ugly subdivisions. I've been to so many Maine towns that have taken a turn for the worst, but Porter is still charming and most folks care about each other :)	6/22/2022 7:57 PM
48	Small town, people know almost every one else	6/22/2022 7:13 PM
49	I value the amount of forest and natural resources we have.	6/22/2022 7:00 PM
50	The rural nature of the town.	6/22/2022 6:50 PM
51	The community is very supportive of one another. I also like all the resources that are very local (primary care doctors, walk-in care, dentist, etc.)	6/22/2022 5:27 PM
52	Small town values.	6/22/2022 5:13 PM
53	Good people	6/22/2022 1:31 PM
54	We moved up here because my husband had a camp in his family for 60 years. Finances in the greater Portland area were killing us every month. We opted to move up to the camp and turn it into a year-round home. We like the fact that this is a rural area that North Conway is 40 minutes away and that we live far enough out that we don't have many neighbors. We needed to get out of the rat race!	6/21/2022 7:39 PM
55	focus on land use changes to promote opportunities. conservation.	6/21/2022 10:05 AM



## Q32 What would you like to see added, brought in, etc.?

Answered: 53 Skipped: 50

#	RESPONSES	DATE
1	Waterway & forest protection & preservation	8/5/2022 8:53 AM
2	Better water access	7/28/2022 5:50 PM
3	Small business	7/28/2022 5:46 PM
4	affordable housing for elderly	7/28/2022 5:41 PM
5	Something for the families to work at besides logging or commuting out of town	7/27/2022 9:50 PM
6	Indoor and outdoor gathering places for all ages - families with young children, teens, and elders need non-work-based opportunities for social interaction.	7/27/2022 8:02 PM
7	An organization like CEBE in Norway to build resiliency at individual and community levels, commitment to caring for all community members	7/27/2022 9:46 AM
8	Keep it peaceful	7/27/2022 6:34 AM
9	Retail or service sector of any sort. All the retail/service businesses that were open in the Porter portion of Kezar Falls have closed since I moved here (hair salon, grocery store, etc). I'm sure there is a cycle to this, but I have only lived here 4 years.	7/26/2022 10:21 PM
10	We've adjusted, but efficient and cheaper broadband. Something, anything to get a business in Kezar Falls market	7/26/2022 2:50 PM
11	Grocery, recreation department, daycare and services for young families. Good quality inexpensive housing. Housing that is finished on the first floor and unfinished on the second floor. Cluster zoning that allows adjacent forever wild land to make up the balance of the commitment. E.g., 30 acres of forever wild bordering on 15 one-third acre half-finished homes.	7/26/2022 1:53 PM
12	More businesses operating locally would be good for a whole host of reasons.	7/25/2022 10:33 PM
13	Make Porter business-friendly. There's a reason Cornish has flourished and Porter has so many vacant commercial buildings! Welcoming industrious entrepreneurs of different lifestyles and religions should be encouraged as a way to inject new vitality into the community.	7/25/2022 11:49 AM
14	doctors	7/22/2022 9:26 AM
15	Better meeting hours so the public can participate in their town - most are still at work when you have your meetings. selectmen complain that its always the same people showing up, but the meeting times don't allow for the rest of us to be present, even though we've asked for a change.	7/21/2022 3:54 PM
16	Ways to slow traffic down and slow down building	7/21/2022 1:58 PM
17	Businesses and recreation: grocery store, restaurants, non-franchised businesses	7/21/2022 1:49 PM
18	indoor rock climbing and more solar power	7/19/2022 7:17 PM
19	Nothing	7/14/2022 7:22 PM
20	I'd love to see Porter/Hiram/Parsonsfield/Cornish, etc. to develop a place for an indoor pool for school and community use.	7/8/2022 8:34 AM
21	full time tri town fire rescue law enforcement staff need more new business in town better cell and internet services	7/7/2022 4:39 PM
22	Business	7/6/2022 9:15 PM
23	more affordable housing (apartment complexes, subdivisions), more hiking/walking trails.	7/6/2022 11:22 AM
24	More things for kids to do	6/30/2022 8:14 AM

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25	Needs real roads and highway crossings for people and bikes	6/29/2022 11:24 PM
26	Better side roads, more things for kids to do.	6/29/2022 10:26 PM
27	Competition in the grocery and gasoline departments.	6/29/2022 7:21 PM
28	Trash pickup and better roads	6/29/2022 5:57 PM
29	Assisted living facility or nursing home. Affordable housing. Walking/hiking/biking trails. A wider variety of businesses.	6/29/2022 2:53 PM
30	There is no where to work in town, or shop, or get just about any other service. We routinely drive to other communities, or New Hampshire to purchase goods or services.	6/29/2022 6:28 AM
31	New selectmen	6/26/2022 7:12 AM
32	Absolutely nothing. Don't try to fix what isn't broken	6/26/2022 2:32 AM
33	Drug councilors and police that actually do something when you call them	6/25/2022 10:45 PM
34	A community recreation center with reasonable memberships	6/25/2022 4:55 PM
35	More agricultural regenerative deveopment	6/25/2022 3:02 PM
36	Attract new businesses to town. Plenty of unused commercial spaces.	6/25/2022 2:12 PM
37	Not much, just improved roads	6/24/2022 7:57 AM
38	Law enforcement to get rid of the druggies. But jails need to keep them and not release them.	6/23/2022 9:36 PM
39	Nothing	6/23/2022 8:29 PM
40	Paid summer programs for High Schoolers to learn/practice the many trade jobs that are important to the entire state and provide a good living without incurring huge student debt and will allow those who want to stay to thrive.	6/23/2022 12:16 PM
41	Family and kid friendly activities.	6/23/2022 10:02 AM
42	N/a	6/23/2022 8:56 AM
43	Businesses	6/23/2022 6:32 AM
44	More rental properties, full time police, mental health resources	6/22/2022 10:23 PM
45	Better roads. More police presence. To many thefts. More involvements in showing us whats great about porter	6/22/2022 9:00 PM
46	A grocery. I feel terrible for all the folks who have limited to no reliable transportation. They do not have access to fresh and healthy food. I think a multi use community center would be a very positive addition for all. People seem to have a lot to complain about regarding the substance use issues, but not many seem interested in talking about solutions. I think providing integrated support for people with substance use issues makes a lot of sense and is likely to yield better results.	6/22/2022 7:57 PM
47	Grocery store, park to go to, things to do	6/22/2022 7:13 PM
48	Better restaurants or any restaurant, everything is is Cornish.	6/22/2022 7:00 PM
49	Businesses within the village district and along RT-25.	6/22/2022 6:50 PM
50	More recreational facilities, or investment in the current ones.	6/22/2022 5:27 PM
51	Companies for jobs	6/22/2022 1:31 PM
52	I would love to see some type of a community center with a pool And activities for folks that are retired.	6/21/2022 7:39 PM
53	better access to internet	6/21/2022 10:05 AM



## Q33 What do you see as problems or challenges facing the community over the next 10 years?

Answered: 64 Skipped: 39

#	RESPONSES	DATE
1	Seems like easy to get around land use and permits re: home building, septic & wells. Neighbor also cut down trees on two other neighbors' properties. Big trees!	8/5/2022 8:53 AM
2	Growth of a lesser desirable population	8/5/2022 8:29 AM
3	Growth of a lesser desirable population	7/28/2022 5:56 PM
4	Lack of jobs, drug problems	7/28/2022 5:50 PM
5	Rescue services - education - fire protection consolidation	7/28/2022 5:46 PM
6	drug trafficking, and property depreciating	7/28/2022 5:41 PM
7	Lack of investment and confidence that Porter can become a solid town of opportunity for those that live here and those that choose to live here.	7/27/2022 9:50 PM
8	1. The town depends heavily on volunteers. Two-earner families often don't have time for community service activities - and running the town is becoming more complex: budgets are larger and following state and federal regulations (records-keeping, anti-discrimination policies, etc.) is more complex. But "professionalizing" town government and activities like kids' sports will change the small-town "feel" of Porter. 2. The town has very few businesses, so workers have to commute. 3. National and global issues (opioids, climate change and its various disruptions, social and political division, etc.) will have local effects and it will require local as well as national and global actions to mitigate them.	7/27/2022 8:02 PM
9	Climate emergency and political polarization will push us apart when we need each other most - programming to "welcome the stranger" feels essential.	7/27/2022 9:46 AM
10	I hope it stays the quiet rural peaceful town it is. I have seen in my lifetime small towns get over developed, and then the crime, trash, noise and taxes goes up. People have a tendency to move from big cities to rural areas, but bring the cities with them.	7/27/2022 6:34 AM
11	Aging community (the new state law that will freeze real estate tax for senior citizens will create more of a tax burden on younger land owners), homelessness, drug addiction/mental health issues, convincing folks to respond to a follow-up survey that is equally as long as this one.	7/26/2022 10:21 PM
12	Small tax base.	7/26/2022 2:50 PM
13	Lack of housing. Lack of services for elders. Lack of services for young parents and working couples.	7/26/2022 1:53 PM
14	Same as the rest of the country, the people who work are getting older every year, and the youngsters don't seem to want to pick up the torch. Education has gone wrong somewhere, not sure where, but that its gone badly wrong is painfully clear. Too much theory and not enough reality is my bet. The kid's come out of school with no idea how the world really works, and the longer they're there the worse it is, but in all honesty it's not as bad locally as it is a lot of places.	7/25/2022 10:33 PM
15	Mismanagement and control of the MAN-MADE ponds in town (Colcord & Bickford) under the supervision of pseudo-scientific conservationists is resulting in the increased deterioration of the ponds and their long-term existence. Keeping them too high in the Fall/winter and too low in the spring/summer contributes to the proliferation of pond-choking plant growth. Allowing the detritus from shoreline vegetation and dead trees to fill the ponds year after year accelerates the demise of these local treasures. A prime example of the right way to manage a pond is the famous Walden Pond (Concord, MA) where there is a progression of sandy beach/shrubbery/forest surrounding it and lessening the annual degradation we are seeing	7/25/2022 11:49 AM

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here. Another challenge is the for the longtime residents to welcome and listen to newcomers and their ideas. It would be a win-win for all.

16	growth.	7/22/2022 9:26 AM
17	lack of volunteers due to the discouraging atmosphere from the town office and the selectmen. they say they want help but the people who do help or try to help are made to feel like they are 'in the way'. the town should be grateful for their volunteers and thank them, not make them feel unwelcome. this continued attitude will make getting and keeping volunteers difficult moving forward.	7/21/2022 3:54 PM
18	Just the availability of enough funding to do updates / improvements	7/21/2022 1:58 PM
19	Maintaining families & elderly, lack of services/transportation	7/21/2022 1:49 PM
20	road maintenance STOP GOING BACK TO DIRT ROADS! we're behind for years now because of it!	7/20/2022 9:19 PM
21	limits on solar power development, food security	7/19/2022 7:17 PM
22	a lot of drugs and crime, no local family businesses	7/14/2022 7:22 PM
23	Lots of people moving here. Though I live here now, I have come here since I was a child. Many more people are moving here to escape cities/urban life. They will expect more amenities they are accustomed to. That will be a challenge.	7/8/2022 8:34 AM
24	low income residents no new businesses lack of fire rescue coverage school budget exploding for no children in system lack of new townspeople moving in	7/7/2022 4:39 PM
25	Roads	7/6/2022 9:15 PM
26	Drug use	7/6/2022 3:12 PM
27	boards being fully functioning	7/6/2022 11:22 AM
28	Uncontrolled growth (homes and box stores) because the town is unprepared or without strong ordinances to protect the sense of place.	6/30/2022 8:14 AM
29	Drugs, thieves, vandals, high taxes	6/29/2022 11:24 PM
30	Drugs. Way to many people walk by my house high as a kite and it sucks because I hardly let me my kids out unless I'm outside watching them.	6/29/2022 10:26 PM
31	Overbuilding with no resources to satisfy new residents.	6/29/2022 7:21 PM
32	Drug use and crime associated. 100%	6/29/2022 5:57 PM
33	Affordable housing, worker shortage as older workers retire.	6/29/2022 2:53 PM
34	New people coming in and making changes to be more like where they came from.	6/29/2022 10:16 AM
35	The aging population, and the lack of jobs and services to attract younger people. Why would you move to Porter? There is nowhere to work, nowhere to purchase gasoline, or a gallon of milk, nor anything to do.	6/29/2022 6:28 AM
36	An aging population with low incomes, younger population with low incomes. A modest increase in population is good. Porter is a good place for "low key" vacation and life-style destination. Especially if major sub developments can be kept out.	6/27/2022 11:10 AM
37	Drug issues In the town	6/26/2022 12:26 PM
38	Road maintenance, construction, logging	6/26/2022 7:12 AM
39	Growing development. Infestment of out of state individuals that want to make the town like what they came from.	6/26/2022 2:32 AM
40	The police	6/25/2022 10:45 PM
41	Competition with other outlying communities to make ours a desirable, attractive, active place to live. Seems like we've been going in the wrong direction for a while and we need to turn that around if we're going to survive as a town.	6/25/2022 4:55 PM
42	town officials ingorning the law and not being held accountable,drugs, food and fuel shortages	6/25/2022 3:02 PM



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	as porter is a net food importer	
43	Increased drug use, noise and air pollution from the daily tire burnouts in the village center, people taking law into own hands because law enforcement often seems nonexistent	6/25/2022 2:12 PM
44	Housing and subdivision sprawl not proportionate to the capacity and capability of the town, lack of small businesses, increasing property taxes and foreclosures from the coming inflation/housing market collapse, unresolved drug-mental-health issues.	6/25/2022 12:48 PM
45	New residents (myself included) changing the sense of community and rural lifestyle. Not sure how this can be addressed.	6/24/2022 7:57 AM
46	More trouble with drugs. Drivers distracted using cell phones while driving. Speeding by my house with kids walking beside the roads.	6/23/2022 9:36 PM
47	People homeless with drugs.	6/23/2022 8:29 PM
48	The drug problem is getting worse. I'm glad I live deep in the mountains of Porter. I still have a rifle within arms reach most of the time. We need more rehabs and counseling for these people. Drugs are ruining our community	6/23/2022 1:18 PM
49	Nothing that is under our control. Covid has made that clear.	6/23/2022 12:16 PM
50	Our community is being over run with drug activity. And very little law enforcement presence anywhere in our town. I see this being a huge problem if not taken care of in the near future.	6/23/2022 10:02 AM
51	Lack of police presence	6/23/2022 8:56 AM
52	Taxes, roads, development	6/23/2022 6:32 AM
53	Lack of rental housing, homelessness	6/22/2022 10:23 PM
54	Road care. Safety	6/22/2022 9:00 PM
55	Too much town rules limiting our use of private land. Roads are just getting worse and worse and we just patch and not fix correct	6/22/2022 8:01 PM
56	I think that Porter needs to be more self sufficient & could benefit from attracting small businesses of value like the arts & agriculture. I also feel like this community is pretty broken. Reading the Facebook group posts often makes me feel like people are not kind, compassionate, or reasonable. Without addressing some crummy behaviors, it's not likely that decent folks will be interested in staying here or moving here.	6/22/2022 7:57 PM
57	Volunteers disappearing	6/22/2022 7:13 PM
58	Drugs, alcohol and addiction.	6/22/2022 7:00 PM
59	The lack of businesses within town make it an unattractive place to live. You have to leave town to work, buy gas, food, get a haircut or nearly anything else.	6/22/2022 6:50 PM
60	Issues maintaining the roads. Keeping the overall growth/development of the area.	6/22/2022 5:27 PM
61	The drug use scene has increased dramatically with no sign of slowing.	6/22/2022 5:13 PM
62	Taxes	6/22/2022 1:31 PM
63	I saw this in Scarborough and that town is now out of control. If Porter does not rain everything in very quickly they are going to be in a very similar situation. Over the next 10 years you're going to see astronomical growth up in this area and in my opinion having seen it in one community and been in a denial process when it was happening you truly have no idea what is coming! You really need to work on your infrastructure, your police and fire as far as recruiting new members and retaining the ones they currently have. You really need at least one full-time officer up here especially given the drug problem that is significant in this area. There's going to be more growth in the next 10 years in this area can handle currently. There are many many roads that need to be re-paved that are simply getting Band-Aids put on them.	6/21/2022 7:39 PM
64	No local porter businesses. Everything is in Cornish. Old junk standing houses that give outsiders/potential investors the wrong idea about our community. Improve all major roads and demand property owners take down dangerous old structures. good roads- Internet access- will attract investment, drive up property values and taxes to re invest into our community; Attracting folks who want a rural community that supports business and environmental	6/21/2022 10:05 AM

## Town of Porter Comprehensive Plan

conservation. If there are good roads and internet, we will see more activity and demand to support good businesses and perhaps a local grocery store- cafe- brewery and things of that nature will follow.

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## **M1: Friends of Porter 569**

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**Name of Group:** Friends of Porter 569

**Focus or primary responsibility of organization/position?**

The organization is focused on historical preservation in the area, education, and charitable works. We work to preserve the Porter Grange both as an organization and as a unique building in the community. We have considered other historical structures for preservation. For education we are affiliates of Dolly Parton's Imagination Library and provide a book a month to over 320 children in 20 towns.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Goals in the next 20 years include: 1. Convince the State of Maine to provide full financial support to any affiliate of the Imagination Library in Maine. 2. Plan a significant restoration of the Porter Union Church, in particular for the replacement windows, rehab of the steeple and exterior painting. 3. Identify and protect other historical structures that need preservation. 4. Increase membership in the Porter Grange. 5. Increase support for and membership in the Friends of Porter 569.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Funding is always an issue but is being worked successfully so far. Community involvement is more difficult. Membership and membership participation is critical for the long term and while people will gladly support fundraising, it is memberships that matter more. The Friends are a support group for the Grange. The Grange is an agricultural advocacy organization and has a recognized legislative purpose with the IRS. With all the progress made in farming, rights to food, and the need for knowledge-sharing about small scale farming, the Grange should be a natural asset and focus area for that community.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

The town can be a neutral force for agricultural interests and perhaps host get-together meetings for organizations, farmers, and interested parties. Relevant town committees might want to consider whether to directly engage with the citizenry.

## **M2: Kezar Falls Circulating Library**

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**Name of Group:** Kezar Falls Circulating Library

**Focus or primary responsibility of organization/position?**

The primary responsibility of the library is to be a free resource for our community for information and entertainment through books, movies, internet access and programs. The library also acts as a hub for the community by partnering with other organizations such as the Drummond Lodge, Adult Ed, 21 Club and Meals on Wheels.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Over the years, the library has evolved to meet the needs of the community and we will continue to do so. One example would be the availability of computers and internet access at the library. We plan for more community outreach through various programs for children and adults. Our goal is to help children be lifelong learners. We also want to have an active presence on social media so the community can give input on how the library can better service the community's needs.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Funding is a constant concern. The library runs on a small budget. We are very thrifty, but as prices and salaries rise, we worry that we will not have the funds to provide adequate services. Another concern has been the loss of some community support due to COVID. As most libraries in Maine, we were closed for several months. This interrupted the habits and routines of our patrons.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

The library is very grateful for the many years of support from the Town of Porter.

## **M3: Kezar Falls Fire Department**

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**Name of Group:** Kezar Falls Fire Department

**Focus or primary responsibility of organization/position?**

Respond to all emergencies that occur in the town of Porter.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Trying to keep fire trucks in good condition so we don't have to replace, training personnel up to FFI and FFII, training people to take over leadership roles, updating equipment. We will be replacing our tanker truck in the upcoming years (5-6 years away).

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

The lack of personnel with the department, the cost of everything going up and the availability of funds to replace trucks in the future as the cost keeps going up and the lack of volunteer community. Daytime coverage for the Town on membership during the week daytime.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Towns are going to probably have to start paying member to stay at station during weekdays for coverage, weekdays we have 2-3 members during day time on a good day.

## **M4: Land Share Riders**

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**Name of Group:** Land Share Riders

**Focus or primary responsibility of organization/position?**

To maintain ATV trails for people to enjoy and be safe.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

To expand trail system to provide gas and food. Would like to get to Village Variety.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Always need community involvement and land owners to open land up to expand the area to ride in.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

## **M5: Parsonsfield-Porter Historical Society**

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**Name of Group:** Parsonsfield-Porter Historical Society

**Focus or primary responsibility of organization/position?**

It is the mission of the Parsonsfield-Porter Historical Society to collect and preserve artifacts, photographs, documents and publications of historical significance that relate directory to the history of Parsonsfield, Porter and South Hiram, Maine – including the village of Kezar Falls; to preserve and make available for research the genealogical records of families from the area; to encourage the love and study of local history in the youth of the area; to encourage the preservation of historical sites and structures; and to discover and disseminate local history, legend and lore so that succeeding generations may benefit from a better understanding of their past.

1. To maintain a collection of document and objects available for research and exhibit on a timely basis in accord with our collection policy.
2. To actively seek funding through bequests, donations, and grants to restore and maintain the collections and property of the Society.
3. To outreach to the community and schools to promote an understanding of local history through a newsletter, exhibits, lectures, and presentations including electronic media.
4. To promote the exchange of knowledge and to encourage the deposit of local historical and genealogical records with the Society.
5. To cooperate with other genealogical groups and societies and to assist the area libraries in expanding their historical and genealogical holdings.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Our goals for the future are to maintain and expand our membership and keep them interested in the Society as well as attract non-members to visit our facilities. To do that we need to continue with our meetings, have interesting programs related to our local history, maintain and improve the museum, and collection of artifacts and research sources and make them available to the public. (Most recently we have scheduled two days a month to have our research room open for anyone interested in doing genealogical research and research of the history of Parsonsfield, Porter, and South Hiram.) We will continue to schedule regular meetings April-October, have the house open for tours, display interesting exhibits, and hold fundraising events. We also hold an open house each summer at the old Parsonsfield Town House and Union Church as well as the Old Porter Meetinghouse. We also make our presence known through our Web site, BLOG, Email, Newsletter, and advertising in the Weekly Shopping Guide. We also are gradually adding technology, such as the use of computers, printers, scanners, and eventually internet accessibility.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Our organization is supported by volunteers who are active and committed to carry out the goals of the Society. Our future depends on maintaining and increasing our membership and the number of those volunteers. That means we must also continue to generate interest in the history of our Towns in people of all ages and to encourage our youth to learn about the past and how it is related to their future. We have existed as an organization since 1946 and have continued to grow especially since 2000. We trust that with support and work of our members and residents, PPHS will remain an important part of our community for years to come.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

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## **M6: Riverside United Methodist Church**

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**Name of Group:** Riverside United Methodist Church

**Focus or primary responsibility of organization/position?**

RUMC seeks to provide a safe, holy, and nurturing environment for spirit-filled worship, growth, and service. Our calling is to help those in need through our food pantry, clothing barn, diaper give-a-way and giving 10% of our quarterly fundraising activities to a non-profit within the community ... These are only some of our missions.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

The structure of the world-wide United Methodist Church is undergoing changes which should be finalized in the spring of 2024. Once directives are received, we will begin implementing any required changes as we move forward.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Finances and the aging of our membership are the two major concerns for our future.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

We are willing to join in community efforts to combat climate change, motivating our unmotivated and at-risk youth and revitalizing our village.

## **M7: Sacopec Rescue Unit**

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**Name of Group:** Sacopec Rescue Unit

**Focus or primary responsibility of organization/position?**

Emergency Medical Response.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Sacopec Rescue Unit, Inc is planning over the next 5-12 years to better the growing demands of the communities they serve. This includes:

- a. Progressively expanding coverage to two crews 24/7.
- b. Returning to three active ambulances.
- c. Expanding in house training for employees.
- d. Maintaining an experienced, professional staff able to handle all types of call requests.
- e. Assist employees in furthering their license levels.
- f. Provide education opportunities to citizens within the catchment area including CPR, AED, first aid, and other subjects requested by local businesses and individuals.
- g. Providing low or no cost coverage for local sports and other civic events.
- h. Open a community paramedicine program to keep in touch with citizens for may have chronic health problems and are not able to make it to doctors' offices as much as needed.
- i. Continue to work with other area EMS services to provide better regional services

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

- a. Funding continues to be a primary concern for expansion of services.
- b. Double coverage is needed because the transport distances to any hospital make the average run turnaround time 3 hours.
- c. A third ambulance is needed to support having more than one crew working simultaneously. This cannot be down out of the regular budget. Ambulances are approaching \$350,000 in cost new. Our ambulances accumulate high mileage at a very fast rate due to transport distances.

- d. A community medicine program needs an appreciable amount of money to get off the ground and maintain. This service has been designed but not supported by insurance companies. Funding would have to come from another source.
- e. Staffing is an issue, especially when we are talking about upper licenses. We are in a "remote" area of Maine and the number of advanced life support licensed responders is very low. All services in the area are vying for the same people and wages and benefits are at the forefront of the selection process.
- f. CPR education classes have startup costs that cannot be absorbed in the operations budget. We would need funding from grant programs such as COVID monies or private grant programs.
- g. A third ambulance can be a gently used ambulance with several years of remaining serviceable life. This can run \$20,000 to \$60,000. The unit then needs to be outfitted with equipment which can run as much as another \$80,000. This cannot be done out of the regular operating budget.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

- a. The financial steps taken this year have provided a band aid on a long-term problem. In order to let Sacopee Rescue continue to grow and better serve the community, it will need further increases in funding from the four towns. As the towns are able to increase funding, the Rescue Unit will be able to grow to meet demands.
- b. The primary thing that has changed first response in this and other regions are the lack of volunteers. This has changed the entire face of how these organizations operate as well as their ability to respond as the demand increases due to citizen age, income level, and population growth. The solution may lie in a combined effort of the towns and the first response services in providing funded education for citizens who want to achieve an EMS license in hopes that these people will remain in the area and serve in the community as employees or volunteers for our region's ambulance companies.
- c. Sacopee Rescue Unit, Inc. remains a 501(c)3 non-profit organization as a municipally funded private ambulance service. It is our aim to continue to work for the citizens of the Towns with their support and be able to meet the expanding needs of the communities we serve.

## **M8: Sacopee Valley Health Center**

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**Name of Group:** Sacopee Valley Health Center

**Focus or primary responsibility of organization/position?**

To provide healthcare, which includes medical, dental, behavioral health, lab, x-ray, community outreach and van transportation services to our community.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

The Board of Directors will complete our next Long Range Plan in the next 6-7 months. Currently, we now plan to hire Community Health Workers, which acts as a bridge between providers and individuals to promote health, reduce disparities, and improve service delivery. They can go directly to the patients home to help advocate for individuals. We are expanding our Chronic Care Management Services which will help to improve health outcomes and overall quality of life for your patient. CCM services keep people out of the ED, hospital and prevents readmissions. We will evaluate the feasibility of our own internal lab to reduce costs for our patients. We will continue to perform health need assessments for based on patient, state and federal data. We will adjust and change our services in accordance of the results of those assessments.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

My biggest concern is hiring staff who want to work in our rural area. The increased cost of salaries over the last two years and the cost of health insurance for our employees is also very concerning.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Just that we are grateful for the financial support and the building use when we have needed it - as affordable and available space can be difficult to find.

## **M9: Sacopee Valley Recreational Council**

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**Name of Group:** Sacopee Valley Recreational Council

**Focus or primary responsibility of organization/position?**

To provide educational, recreational, and athletic programs for the public.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Growing Board membership and community involvement so we can grow our programs. Continue to seek financial support so we can keep equipment updated and pay members, hire instructors for some of the work they do.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Our biggest concern is around being able to provide swim lessons to our local communities and we'd like to see local towns able to be more flexible. Space is another big concern as we haven't had use of the Horizons' building since COVID and it's unclear if we'll have use of it again.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Just that we are grateful for the financial support and the building use when we have needed it - as affordable and available space can be difficult to find.

## **M10: Smooth Feather Youth**

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**Name of Group:** Smooth Feather Youth

**Focus or primary responsibility of organization/position?**

At Smooth Feather Youth we work with youth to do what makes us come a love in service of your community. Based at the historic Kezar Falls Theater in Southern Maine, we make films, create within the arts, explore the outdoors, and have open circles that allow for inspiration, adventure, and growth. Our incredible patrons allow us to offer all our films and events free of charge for all to attend.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Our main focus is more on the present, rather than the future. We are focusing on using the resources we have from our patrons to offer services to your youth. These services include running a film school throughout the year, taking kids into the outdoors with our excursions program, as well as offering numerous programs at the theater for the general community to attend through the year, i.e., concerts, film screenings, variety shows, etc. Some of our recent dreams that have come to fruition are finishing the outside renovations of the theater and soon we hope to finish our big marquee on the front of the theater which will advertise upcoming events. One other aspiration of ours is to someday fix up the sidewalk in front of the theater to level out some holes / gaps in the sidewalk and add to the sharp aesthetic of the final finished front of the theater.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Our main focus is on providing services to the community and then trusting that our financial needs will be taken care of. We recently decided to no longer ask or money from grants and outside funding sources and rather focus on serving the youth, spreading our films messages online, and then trusting that new patrons will become inspired by the work and then sign up to support us with monthly donations. So far, it's working and currently we have over 100 individual patrons contributing around \$1,200 a month. We're excited to keep gaining patrons to strengthen the support we have for Smooth Feather Youth. The Town of Porter also contributes \$600 a year annually as a Patron and we are incredibly grateful for this support. The other towns in SAD55 have shown similar support and we are very grateful for this as well.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

In terms of long-term planning, I think focusing on youth programs is a powerful role that we can help play with the Town's future. Given the youth in our community some outlets for creativity can be hugely beneficial in their individual growth. I love that the theater is a place where young people's dreams can come alive. One of our youth last week said they have always wanted to be an actor and this week we're planning to give them an opportunity to do some acting in the summer film school. So, although that is a small thing, it's likely going to have a significant impact on that young person. So, we're excited to continue finding ways that we can support the young people's dreams in our town.

## **M11: The Grateful Undead**

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**Name of Group:** The Grateful Undead

**Focus or primary responsibility of organization/position?**

The mission of the Grateful Undead: The Grateful Undead supports aging in place by promoting knowledge and organizing services and activities that enable residents of the Sacopee Valley and surrounding towns in southwestern Maine to continue to live in our own homes and community safely independently, and comfortably as we age.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

1. The Grateful Undead is applying for 501(c)3 status in order to raise funds for its activities.
2. The Grateful Undead has obtained "age-friendly" status for the five towns of the Sacopee Valley including Porter, Baldwin, Parsonsfield, Cornish, Hiram from AARP. This designation and consequent relationships to other "age friendly" communities will enhance our access to financial, organizational, and other resources.
3. We have begun discussions with Sacopee Rescue regarding seeking support from the towns served by Sacopee Rescue for a program of wellness checks, which we will support by publicizing the program and identifying older people who need calls. Our volunteers may perform some of these checks.
4. Among the issues facing rural seniors are social isolation and the loss of ability to drive oneself as one wishes. Our plan is to expand our current activities (transporting to medical and other appointments, conducting wellness checks on isolated seniors, developing social activities to reduce seniors' isolation, provide limited home repairs needed for safety and health) and to continue to work with the Sacopee Valley Health Center and other local organizations to identify and address the needs of older residents.
5. The longer-term goal is to develop a senior center from which to provide services and activities which residents identify as being needed.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

The Grateful Undead is a newly incorporated, soon to be non-profit, organization. Funding: We have a \$5,000 grant from the Maine Community Foundation (being held by the Friends of Porter Grange until we receive official



IRS non-profit status) to cover expenses in the Handy Helpers Program. We plan to apply for other foundation grants, and we have several experienced proposal writers in the group. Staff: We are currently an all-volunteer organization and expect to stay that way for the next few years. Community Support: The five towns of the Sacopee Valley including Porter have been supportive. The Town Halls have posted our Senior Resource Guide, the Selectpersons of the five towns supported our application to AARP for Age Friendly status. We work closely with the Sacopee Valley Health Center's social worker in several capacities: To transport patients to out of town medical and other important appointments, to connect low-income seniors with resources for home repairs. The health center has also hosted our meetings (pre-pandemic) and workshops. Space: We currently conduct our business via Zoom meetings and email communication. This has served our programs well. In the future we hope to obtain an appropriate space to serve as a senior center, and for that, we'll need to raise significant funding to support its operation. Concerns: Liability insurance for our volunteers. We understand that AARP may renew its program of liability coverage for Age Friendly Communities and, if so, we will obtain coverage that way. We will investigate other ways of getting insurance (private umbrella coverage, corporation insurance, inclusion in town insurance).

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

The mission of the Grateful Undead focuses on the rural seniors in the Sacopee Valley, a population which is growing as residents age and retirees move in. Our model is similar to many other Age Friendly communities in New England: provide transportation, help with home repairs, identify and organize activities to reduce social isolation (including fun things to do). These are probably concerns similar to the Town's concerns. Therefore, we hope to develop a close relationship with the Town such that our group can meet some of the Town's needs and that the Town will become a strong partner, supporter, and advocate with us to ensure our seniors are able to continue to live at home.

## **M12: Tri-Town Transfer Station**

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**Name of Group:** Tri-Town Waste Facility

**Focus or primary responsibility of organization/position?**

To handle household waste, electronic waste, demolition debris, metals, bulky waste and recyclables for the towns of Baldwin, Hiram, and Porter.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

2. Possibly expanding the number of towns allowed at the station.
3. Adding second household waste compactor if more towns allowed to join.
4. Purchase a second truck and hire more employees.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

1. Cost
2. Finding suitable employees.
3. Sufficient land area to expand.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

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## **M13: West-Day Post 123 American Legion of Maine**

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**Name of Group:** West-Day Post 123 American Legion of Maine

**Focus or primary responsibility of organization/position?**

For God and Country, we associate ourselves together for the following purposes: To uphold and defend the Constitution of the United States of America; to maintain law and order; to foster and perpetuate a one hundred percent Americanism; to preserve the memories and incidents of our associations in the Great Wars; to inculcate a sense of individual obligation to the community, state and nation; to combat the autocracy of both the classes and the masses; to make right the master of might; to promote peace and good will on earth; to safeguard and transmit to posterity the principles of justice, freedom and democracy; to consecrate and sanctify our comradeship by our devotion to mutual helpfulness.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

As prescribed by our constitution and by-laws. We plan to continue our path forward with the addition of giving four scholarships to deserving students as we have done for year, also provide the necessary awards to our schools JROTC and continue to mentor those students. We help and assist veterans in need as far as we can without injury to our organization. Every year we honor our fallen comrades at Memorial Day at nine local cemeteries by conducting a 21-gun salute and taps at each.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

We have no concerns at this time, so please do not upset us by being ridiculous.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Not one thing, but keep up the good work.

## **N1: Animal Control Officer**

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**Name of Position:** Animal Control Officer

**Focus or primary responsibility of organization/position?**

To enforce state and town animal laws and work with the Select Board, CEO, and the Health Officer.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

To work with the citizens to educate them on state and town laws and to help the citizens keep their animals if all possible, when there in violation of any laws. I'm also working with different agencies to reach goals of animal laws.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

The real concern is with large animals (pigs, cattle, and horses) and to house this type of animals if they need to be removed. I'm trying to work on a list where we could house these animals if needed.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

It was rewarding this last year to work with the Code Enforcement Officer, the Health Officer & the Select Board and for all of us to move forward on the same page with deadlines and the direction we are heading in.

## **N2: Assessor's Agent**

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**Name of Position:** Assessor's Agent

**Focus or primary responsibility of organization/position?**

- Appraisal of property for the purpose of taxation.
- Timely filing of various state reports.
- Processing ownership transfers and exemption applications.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Maintain equitable valuations relative to real estate market.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Current Select Board policies are sufficient to fulfill the department's needs. A re-valuing of the town may be in the near future, depending on the real estate market.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Town Hall staff occasionally assist me, but they are pretty busy. A key to the building would be nice. I have one for the other town halls I work in.

## **N3: Budget Committee**

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**Name of Group:** Budget Committee

**Focus or primary responsibility of organization/position?**

Review Budget requests and needs for the town, confer with selectboard, plan for town's annual needs, and look at future town needs.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Reflect on town resources, organization needs that the town funds, tax base trends.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Probably the biggest concern is ability of property owners to pay taxes due in a timely manner in order to fund the necessary services.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Personally, I have appreciated living in Porter because the Town has been thoughtful about all its' citizens, treats everyone with dignity. So many towns have followed trends of incendiary politics.  
Long term planning, how can we build a business base? No corner grocery or convenience or shops in town, I would love to see that.

## **N4: Code Enforcement**

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**Name of Position:** Code Enforcement / Local Plumbing Inspector

**Focus or primary responsibility of organization/position?**

Land Use and Plumbing administration and enforcement.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

- Cataloging and digitizing historical records,
- Acquiring beneficial GIS mapping layers for tax mapping software.
- Re-evaluating the 2009 Zoning Map for errors and alignment with long term comprehensive planning;
- Annually evaluating legislation impacting land use and plumbing administration and enforcement.
- Creating a catalog of apartment/rental activity in the Town;
- Evaluating development production and municipal labor load for administration and enforcement of land use.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

There is limited funding, community involvement, state and local resources, and staffing to support land use and plumbing administration and enforcement. Reactive enforcement tools (statutes) require extensive overhead labor, rely on the workload and ruling of the courts, and provide limited remedy.

Best to be efficient and proactive, utilizing technology and public education to reduce the occurrence of errors or problems.

LPI's must already have state required certifications before starting, impeding succession planning.

There is support crossover between the Code Officer and the Local Health Officer in ten different areas of land use. Land use issues are increasingly related to public health, requiring local health officer support. Additional local health officer resources are needed for code enforcement to have its ability to perform its duties and reach its goals for the future.

The State of Maine laws regarding recycling and junk (lacking or confusing definitions and regulations with many loopholes and exemptions) are antiquated, lax, and the municipality is not supported by the State when

attempted to enforce. The BMV should provide registered/licensed vehicle costs upon municipal request if the State defines 3 or more unregistered or uninspected motor vehicles as an automobile graveyard requiring local regulation, but the State will not disclose how many registered or inspected vehicles exist on a given parcel.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

A well thought out, periodically maintained, and executed long term comprehensive plan promotes healthy land uses and minimizes time consuming and costly land use administration and enforcement efforts to mitigate. Appropriately directly growth, encouraging the desired types of growth, and anticipating infrastructure and service needs (parking, town ways, crosswalks, community resources, places of recreation, places of assembly, etc.) that support desired land uses are important.



## **N5: Conservation Commission**

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**Name of Group:** Conservation Commission

### **Focus or primary responsibility of organization/position?**

Oversight and protection of town owned properties

- Spec Pond Beach and Woods
- Town Farm
- Old Porter Meetinghouse
- Pauper's Cemetery
- Ballfield area and forest near river

Encouraging the public to access and enjoy these properties.

Education around resource protection.

### **In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Actively planning for the future. We are currently trying to revitalize interest and care for the Spec Pond beach acreage. We had a very successful clean-up day in May (2022) and are trying to bring back swimming lessons for our local youth - something sorely needed with all our nearby lakes, ponds, and streams and a population of kids pent up, board, and frustrated by COVID - and too much screen time. We have established a "Friends of Spec Pond, Porter" on Facebook.

Plans included developing nature and bike trails and possibly a small frisbee golf course. We look forward to the construction of a new boat ramp for canoes, kayaks, and small boats. Thank you, Select Board, for promoting this. The more citizens use this property, the more local drug activity will move elsewhere.

On our wish list:

1. make historic signs around town next to older buildings in town (and maybe even a sign where the clam shack at Welch's Discount use to be on Summer Street!)
2. Make walking map of the village noting older trees and their ages and what was going on in Town when they were saplings.
3. Development of town forest and farm site. Clean up old foundation, put up historic signs, create small parking lot and pasture for sheep (I have a neighbor who wants this), make picnic area and a hiking trail, plant small orchard. Create plan for the management of the forest that encourages the health of the forest and encourages innovative ways to provide income for the town by using the forest in sustainable ways. Ideally, the forest would become a laboratory for small businesses.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Make it fun and interesting to be involved in Town affairs, not dreary and tedious. Open the Town Hall one day a month free to its citizens to do whatever - bring in new life and all generations.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

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## **N6: Local Health Officer**

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**Name of Position:** Local Health Officer

**Focus or primary responsibility of organization/position?**

Work with Selectmen and Code Enforcement on public health issues.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Trying to integrate with local health providers, shelters and others on social determinants of health as well as families and those close to individuals as appropriate to help solve issues beyond the scope of simple enforcement to try our best to serve those struggling with addiction and poverty as well as their neighbors who have to suffer in an environment where law enforcement is hamstrung in many instances by courts and jails unable to handle their load of work.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

To try our best to serve those struggling with addiction and poverty as well as their neighbors who have to suffer in an environment where law enforcement is hamstrung in many instances by courts and jails unable to handle their load of work.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

Team approaches involving the various town officials, including animal control, has been rewarding. To deal with difficult personalities resistant to improving their situations, patience and persistence are key, but complainants have a right to see movement in the right direction, and we need to set reasonable, but firm deadlines to make changes that move appropriately.

## **N7: Planning Board**

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**Name of Group:** Planning Board

**Focus or primary responsibility of organization/position?**

First, the Planning Board seeks to insure fair and equitable growth of business in town through the review of land use applications. Second, we hear concerns of individuals or groups of townspeople who have an issue with established town ordinances and seek to modify or adjust those ordinances while meeting the needs of the town as a whole and protecting the community.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

The Board is vigilant about the shifting needs of Porter as we see population growth and changes in state and national trends. We try to make sure Porter is on the forefront in regard to town ordinance and up to date in code.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Thus far we have been able to keep a nearly full Board for the time I've been involved but it hasn't always been easy. Finding volunteer board members is often a point of concern when one of us leaves. Fostering community involvement in all aspects of town operation should be a top priority.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

I think the biggest take away for me would be fostering community involvement and open communication with the townspeople. Access to information, meeting minutes, special announcements and documents online would go a long way towards bringing the people of Porter along as we all move forward into a changing world.

## **N8: Select Board**

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**Name of Group:** Select Board, Chair

**Focus or primary responsibility of organization/position?**

To make the town a better place.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Infrastructure is the town's biggest expense short of the school budget. We are trying to put a long-term plan together to get infrastructure back in check. Would like to see some different people in office in some of the different organizations in town.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Funding will always be an issue. Getting people out to express their concerns - it's the same people all the time.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

The Town of Porter is a great place, and I will do as much as I can to make it better with the resources at hand. The Sacopee Valley Health Center is a huge concern to me. They are not a team player in my opinion, and I think this needs to be addressed. Happy to chat more on this if someone wants to call me.

## **N9: Select Board**

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**Name of Group:** Select Board

**Focus or primary responsibility of organization/position?**

To keep Porter functioning in a fiscally sound manner.

To keep moving forward with improvements (new town hall, road improvements, move to LED streetlights, solar panels, etc.) and to continue working with surrounding towns, or organizations, whenever it is in the best interest of Porter.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Working with Sacopee Rescue to provide a good relationship between Rescue and the towns involved. Continue working to address areas of the town which need to be cleaned up (abandoned buildings, junkyards, etc.). Establish a good relationship with law enforcement (Sheriffs and troopers), and good communication between all parties involved.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

Funding always has been, and will continue to be an issue. Many items are out of the municipal officers' control which makes it difficult to establish a budget to keep the town fiscally sound and keep taxes at a rate that does not create hardship for people in the town. Community involvement has increased in recent years and hopefully will continue to increase in a positive way.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

I hope that people will realize Porter is a small town and may never be able to provide all the services afforded in larger towns and cities. We have worked with four other towns on our school system, we have worked with two other towns on the Tri-Town Waste Facility, we have worked with Parsonsfield on the fire department, and have remained on good speaking terms with all. Unanimous agreement on issues will likely never happen. However, hopefully good discussions and compromises will continue to happen in the future. Without that, long term goals will never be realized.

## **N10: Town Clerk / Tax Collector**

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**Name of Position:** Town Clerk / Town Tax Collector

**Focus or primary responsibility of organization/position?**

Prepare and maintain official documents. Run and supervise elections and maintain vital records of the town. Municipal coordinator for Bureau of Motor Vehicles, Inland Fisheries and Wildlife, and Animal Control. E911 Addressing officer. Dealing with the public's needs as necessary.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Looking for ways to help improve and simplify day to day requirements of my job. Try to help the public understand ways they can assist town government in making our Town a better place.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

A little more harmony between Boards and Committees. Too much time spent nit-picking responsibilities and whose job is where. Leave the drama at home. Getting more positive community involvement in voting, boards, etc.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

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## **N11: Town Treasurer**

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**Name of Position:** Town Treasurer, Deputy Clerk, General Assistance Admin, Payroll Clerk, Registrar of Voters

### **Focus or primary responsibility of organization/position?**

As Treasurer: Keep town books and budget in line. General Assistance: Assist needy residents in town. Payroll clerk: Process payroll in a timely fashion. Registrar: Process new and maintain voter registrations.

### **In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

Keeping/Assisting Select Board from overbudgeting & staying within voted budget. Assist Selectmen in getting any financial aid they might need/look into for large projects - Treasurer;

Not have any residents need or have use for General Assistance - GA;

Keep employees happy with timely payments - Payroll Clerk;

Encourage new voters & local voter participation @ town meeting & voting - Registrar

### **Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

We do not have a lot of community involvement, especially from the newest residents to town. I am concerned with the way the current economy is going that a lot of the residents will need GA and that account will be underfunded in the future.

### **Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

The Town should look at considering stores (grocery/convenience) being welcome/encouraged and a better growth plan for subdivisions. There are more people in the area looking for housing to rent with low inventory that might be something to encourage.



## **N12: Zoning Board of Appeals**

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**Name of Group:** Zoning Board of Appeals

**Focus or primary responsibility of organization/position?**

Board of Appeals reviews appeals of Planning Board and CEO decisions as well as deciding if certain variances from land use ordinance standards may be granted. The chair runs meetings and manages the board function.

**In what ways is your organization/position actively planning for the future (goals over the next 10-12 years)?**

The Board revised its portion of the Land Use Ordinance this year and its By-Laws. The Board will continue its collaboration with the Planning Board and CEO to ensure its guiding regulation stays current with State law and local regulation.

**Please describe areas of concern your organization/position may have with its ability to perform its duties or reach its goals for the future. (e.g., funding, community involvement, lack of resources, staffing, space, etc.)**

The Town staff has been very helpful in managing board paperwork and record storage. Record storage may be the most critical function of the Board and town staff. A review of that function and a plan to improve any problem areas is the next most important step for the Board.

**Is there anything else you would like to share with the committee as it relates to the long-term planning of the Town and your organization/position?**

I believe communication between the Select Board, Town Staff and Town committees has improved greatly in the recent past. Electronic communication, email, electronic meetings, has vastly improved our ability to communicate. I hope the Town will review this and continue to improve its communication abilities.