

Hanover Comprehensive Plan



***Town Meeting Version
October 2009***

Introduction

The citizens of Hanover adopted a comprehensive plan in 1974 and was not evaluated or amended since then. This plan presents information on community and regional trends and characteristics over the past 10 to 20 years and what is expected to occur over the next 10 years.

The cornerstone or most important elements of the comprehensive plan are the policies and strategies which the community adopts. They present the directions the community will take to address issues identified in the Inventory and Analysis element of the plan. Policies are statements of direction the community desires to take, and strategies define specific actions the Town should undertake in order to carry out the directions contained in the policies.

The Comprehensive Plan is presented in two sections. Section I contains — A Vision for Hanover, Goals, Policies, & Strategies, the Future Land Use Plan, Regional Coordination Program, Plan Implementation and Plan Evaluation. Section II is the Inventory and Analysis. The Comprehensive Plan serves as a guide for the community and town officials as they make decisions about the future of Hanover. The Plan suggests general directions, recognizing that specific details will require further efforts. The Plan should be considered a living document, meaning that it will require review and revisions as Hanover and the region changes over time.

The Plan is, however, intended to guide future changes in the Town's land use regulations so that they will reflect the goals and policies of this Plan. Similarly, the discussions of capital needs and spending priorities are intended as general guides, not specific proposals.

Strategies or actions to carry out the plan have been identified as short-, mid- or long-term. This refers to the time frame that the plan recommends actions to occur. Short-term actions should occur within one to two years of plan adoption, mid-term three to five years from plan adoption and long-term six to ten years from plan adoption. Those that should be responsible for undertaking the strategies are also identified.

The Hanover Comprehensive Plan Committee has thoroughly considered each and every one of the policies and strategies and assessed its implications. In addition, it relied heavily on what the year round and seasonal residents of Hanover told the committee at visioning sessions held in the summer of 2008. Although, in not all instances did the committee unanimously agree; it is the position of the committee that the following presents a realistic direction for Hanover over the next 10 years.

TABLE OF CONTENTS

A Vision for Hanover.....	1
Goals, Policies, Strategies.....	4
PLANNING TOPIC Archaeological, Historic and Cultural Resources	4
PLANNING TOPIC Economy	5
PLANNING TOPIC Housing/Affordable Housing.....	7
PLANNING TOPIC Transportation	9
PLANNING TOPIC Outdoor Recreation	11
PLANNING TOPIC Water Resources	13
PLANNING TOPIC Critical Natural Resources	15
PLANNING TOPIC Agricultural and Forest Resources.....	18
PLANNING TOPIC Public Facilities and Services	20
PLANNING TOPIC Fiscal Capacity and Capital Investment Plan.....	21
Capital Investment Plan	22
Future Land Use Plan.....	23
PLANNING TOPIC Future Land Use Plan	23
Future Land Use Plan.....	25
Regional Coordination Program	31
PLANNING TOPIC Regional Coordination	31
Plan Implementation	34
PLANNING TOPIC Archaeological, Historic and Cultural Resources	34
PLANNING TOPIC Economy.....	35
PLANNING TOPIC Housing/Affordable Housing	36
PLANNING TOPIC Transportation	37
PLANNING TOPIC Outdoor Recreation	39
PLANNING TOPIC Water Resources.....	40
PLANNING TOPIC Critical Natural Resources	42
PLANNING TOPIC Agricultural and Forest Resources	44
PLANNING TOPIC Public Facilities and Services.....	45
PLANNING TOPIC Fiscal Capacity and Capital Investment Plan.....	46
PLANNING TOPIC Future Land Use Plan.....	47
PLANNING TOPIC Regional Coordination	49
Plan Evaluation	51
Plan Evaluation Measures.....	51
Public Participation Summary	52
Hanover.....	55
Comprehensive Plan	55
Part II	55
Inventory & Analysis.....	55
Introduction.....	55
HISTORIC, ARCHAEOLOGICAL RESOURCES	56
Findings and Conclusions	56
Historic Structures	60
Archaeological Resources.....	60
Protection of Historic and Archaeological Resources	61

People of Hanover.....	63
Findings and Conclusions	63
Introduction.....	63
Year-Round Population Trends	63
Age Distribution.....	64
Educational Attainment	65
Occupation of Residents	66
Income.....	66
Seasonal Population.....	67
Population Projections	68
ECONOMY	71
Findings and Conclusions	71
Regional Economy.....	71
Hanover's Economy	72
Labor Force	72
Work Location: Hanover's Residents	73
Means of Transportation to Work.....	74
Regional Economic Development Plans.....	75
Regional Economic Development Plans.....	75
HOUSING in Hanover.....	77
Findings and Conclusions	77
Introduction.....	77
Housing Trends.....	77
Type of Housing Unit	78
Owner/Renter Patterns	78
Housing Conditions	78
Housing Costs	79
Rental Rates	80
Future Housing Demand.....	81
Future Housing Mix.....	81
TRANSPORTATION.....	83
Findings and Conclusions	83
Introduction.....	83
Highway Classification & Conditions	83
Highway Capacities	85
Bridges	85
Public Transit.....	85
Aviation.....	85
State Highway Improvement Plans.....	85
Standards for Road Design & Access	86
Local Transportation Concerns.....	86
OUTDOOR RECREATION.....	87
Findings and Conclusions	87
Introduction.....	87
Public Outdoor Recreation Facilities & Programs.....	87
Private/Commercial Outdoor Recreation Facilities	88
Kayaking/Canoeing.....	88
Hunting and Fishing.....	88
Trail Systems	88
Mahoosuc Land Trust	89

WATER RESOURCES	91
Findings and Conclusions	91
Surface Water.....	91
Ground Water.....	95
Critical Natural Resources	97
Findings and Conclusions	97
Introduction.....	97
Topography	97
Soils.....	98
Floodplains.....	98
Wetlands	98
Wildlife and Fisheries	100
Scenic Resources	102
Agriculture & Forest Resources.....	107
Findings and Conclusions	107
Introduction.....	107
Agricultural Resources.....	107
Forest Resources	107
Public Facilities and Services	111
Findings and Conclusions	111
Introduction.....	111
Public Administration	111
Public Facilities.....	111
Public Safety	112
Education	112
Waste Disposal.....	113
Capital Investment Funds	114
Communications	114
Fiscal Capacity.....	115
Findings and Conclusions	115
Introduction.....	115
Revenues	115
Expenditures	116
Capital Projects Fund.....	117
Municipal Debt	117
Fiscal Capacity.....	118
Existing Land Use.....	119
Findings and Conclusions	119
Introduction.....	119
Forest Land Use	119
Agricultural Land Use.....	120
Village Land Use	120
Commercial Land Use	120
Residential Land Use	120
Seasonal Residential Land Use	120
Land Use Regulation.....	121
Land Needed for Future Growth.....	121

Hanover Comprehensive Plan Part I



- A Vision for Hanover-**
- Goals, Policies, Strategies-**
- Future Land Use Plan-**
- Regional Coordination Program-**
- Plan Implementation-**
- Plan Evaluation-**
- Public Participation Summary-**

Introduction

The citizens of Hanover adopted a comprehensive plan in 1974 and was not evaluated or amended since then. This plan presents information on community and regional trends and characteristics over the past 10 to 20 years and what is expected to occur over the next 10 years.

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A Vision for Hanover

Based upon town visioning session on July 16, 2008.

Character and Special Places

Rural atmosphere, the natural environment and friendly people are some of the important characteristics liked by those that live in and visit Hanover. There are natives, recent transplants and long time summer visitors that all care very much for the town. People feel safe in Hanover unlike those in many larger communities. People take pride in their homes and property that create attractive visual qualities for residents and those just passing through. There is overall community pride and involvement exemplified by the moving and refurbishing of the library. The store and post office provide essential services and serve as gathering/interactive places. Families with children appreciate the opportunity to send students to schools of choice. The closeness of outdoor recreation including ski areas are benefits not shared by many communities. Small government, reasonable tax rate and the library are all seen as assets of living here. Hanover is still a small Maine town. People work hard, support their neighbors, maintain their homes and take pride in their small share of Maine's natural beauty.

Physical special places are important to those who reside in or visit Hanover. These include Howard Pond, Androscoggin River, hills and fields. Views including those from Woodsman Peak and vistas help define Hanover's special character. Skies are dark at night highlighting the stars and air is clean as are the waters. All of these lead to a beautiful area known as Hanover.

Current Trends

Some may say Hanover has not changed much while others may disagree. Year round population has stayed about the same over the past 40 years. Some estimates indicate a recent increase in population but locals say these new people are hard to find. Hanover is the home to the older generation with some younger generations finding the town to be a good place to raise their families. Summer residents increase the population twofold, many staying at their traditional summer camps at the Pond and others at the Stony Brook Campground.

The importance of Rumford as a place of employment has decreased in recent years. No longer do most people work manufacturing jobs but jobs in services and recreation. Bethel and Newry are attracting Hanover workers more than ever before.

Most year round homes are found along the Howard Pond Road and Route 2. These are the traditional locations dictated mostly by few other roads that access other locations. There have not been many new homes constructed, but the prices of existing homes have increased. This is attributed in part to the influence of the Sunday River Ski Resort in neighboring Newry. Second homes/camps account for more than a third of all houses in Hanover. Most are found along the shores of Howard Pond. Many of these are traditional camps owned by the same families for many years and used only in the summer months. Some are now lived in year round.

Hanover is located between two economic forces. The pulp and paper industry in Rumford to the east and recreation industry to the west in Bethel and Newry. The pulp and paper industry has contracted and the recreation industry has expanded. Hanover's economic strengths lay with the recreation industry.

Route 2, the major east/west highway through western Maine, is both an asset and liability. It provides good access to those living and visiting Hanover, but is also traveled by many heavy, fast and noisy trucks.

Over the years there has been a change in the water quality characteristics of Howard Pond. Clarity has decreased, thought to be the result of timber harvesting in its watershed. The Androscoggin River has become an important recreation resource with its improved water quality. Public access now allows for boating and fishing opportunities. Ownership characteristics of large tracts of land are changing from industrial to investment based.

Regionalism is not a new phenomenon in Hanover and surrounding communities. Hanover works with other towns for emergency services, solid waste disposal/recycling and education.

Hanover, like all towns, has changed. Some change has been on the surface while other has been social. So far people are OK with those changes.

Hanover's Vision for the Future

In the future Hanover will still be a small town that people live in because of its natural and social environments. These will be the primary reasons for being here rather than for local employment. People who work will travel to nearby areas for their jobs or run small businesses from their homes. Needed services for the young and old will be found in neighboring communities.

Hanover will be the home of forward thinking, warm and friendly people. There will be a mixture of ages, young and old, and families with kids. Newcomers and seasonal residents will be welcomed as will their ideas and views. Summer residents will still come to stay in traditional camps on the shores of Howard Pond. All will have pride in their community.

There will be undeveloped areas consisting of large tracts of woodland that can produce timber and fields along the Androscoggin that can produce crops. Important wildlife habitats will exist, and there will be space to engage in outdoor recreation. There will be trails for the public in Hanover and connecting to other trail systems to the east and west.

The scenery will be maintained with mountain and valley views, and the stars will be seen at night. Gateways into town will be an indication that Hanover is a special place.

Ground and surface water will be of high quality. The water quality of Howard Pond will be high due to properly functioning septic systems, overall watershed management and lack of invasive species. The Androscoggin River corridor will be undeveloped and known for its great recreational values.

Public facilities and services will be provided to meet the needs of all age groups without excessive tax rates. Regional services will be relied upon to provide most municipal services. Government will be small. Landowners will not be overly regulated but there will be sufficient standards to maintain high qualities of the natural and visual environments.

Town roads will be in such condition that they are safe to travel and maintained at reasonable cost. Traffic that uses Route 2 will not have created unsafe conditions for travelers, pedestrians and bicyclists. Noise of trucks will not be disturbing.

The influences and benefits of the recreational industry will be welcomed. It will have been undertaken in such a way as not to have changed the natural and social character of Hanover. Locals will still be able to afford to live here. Commercial growth will fit the character of the town.

The Village will have continued to be the focal point of the Town. Traditional camps will still predominate the character of the shores of Howard Pond. Year round homes here, whether converted camps or new, will not have changed this area.

Most of all Hanover will continue to be the “ideal town” with caring people who are safe and proud to live here.

Goals, Policies, Strategies

PLANNING TOPIC Archaeological, Historic and Cultural Resources

State of Maine Goal that needs to be addressed:

To preserve the State's historic and archaeological resources.

Introduction

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began.

Historic buildings provide insight into a community's past as well as help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings, can conserve resources, time, energy and money while they sustain a sense of community character.

Based on the results of the Inventory and Analysis and local information, these are the concerns that the plan needs to address.

Prehistoric and historic archaeological sites can be indicators of our past. These resources need to be documented and protected.

Historic structures and sites are reminders of the town's past. Their loss can change the character of the town.

Policies of the Plan are to:

State policy required to address State of Maine Goal:

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

Strategies of the Plan are to:

Hanover's own strategy

Assess the interest and support establishing a local historical society or the expansion of the Bethel or Rumford Historical Societies to include Hanover.

Responsibility/Time Frame

Selectmen/Long

State strategies required to address State of Maine Goal:

Amend ordinances to require for sites with identified potential for historical and archaeological resources that applicants proposing subdivisions or non-residential developments look for and identify any historical and archaeological resources and 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.

Responsibility/Time Frame

Planning Board/Short

Incorporate maps and information provided by the Maine Historic Preservation Commission into the review of proposed subdivisions and non-residential development proposals.

Responsibility/Time Frame

Planning Board/Ongoing

Request the Maine Historic Preservation Commission to assess the need for, and if necessary request grants for, a comprehensive community survey of the town's historic and archaeological resources.

Responsibility/Time Frame

Selectmen/Mid

PLANNING TOPIC Economy

State of Maine Goal that needs to be addressed:

To promote an economic climate which increases job opportunities and overall economic well-being.

Introduction

The region's economy was traditionally based on pulp and paper and wood related industries. The pulp and paper mill established in 1901 in Rumford was long the driving force of the regional economy. In recent times the region's economy has been shifting from goods producing to service providing. Today just 25% of the work force produces goods. Most workers are employed in the occupations of leisure and hospitality (19%), transportation and utilities (16%), retail trade (14%) and education and health services (13%). The recreation industry, always a part of the region's economy, began a new era in the late 1950s with the beginning of the Sunday River Ski Resort.

More than 100 years ago Hanover was an important industrial center for much of northern Oxford County. Today there is no industry in Hanover. About 10 people are employed by business in Hanover other than their own. There are a number of businesses carried out from an owner's home or home occupations. Hanover's local economy is largely based on the regional economy of recreation, services and manufacturing.

Based on the results of the Inventory and Analysis and local information, these are the concerns that the plan needs to address.

Hanover's workers are dependent on employment outside of Hanover.

The Region's economy is shifting from good producing to service providing.

The tourism based economy needs to be maintained/expanded.

Some types of new business development could change town character.

Policies of the Plan are to:

Hanover's Own Policies:

Maintain and enhance those values and features, including clean water and air, open spaces, outdoor recreation opportunities and small town character, that attract seasonal/second home owners and tourists.

Facilitate development of appropriate home occupations and cottage industries.

Ensure that future non-residential economic growth complements Hanover's character of small scale non polluting commercial development.

State policies required to address State of Maine Goal:

Support the type of economic development activity the community desires, reflecting the community's role in the region.

If needed, make financial commitments to support desired economic development, including public infrastructure improvements.

Coordinate with regional development organizations and/or surrounding towns as necessary to support appropriate economic development.

Strategies of the Plan are to:

Hanover's Own Strategies:

Review and amend as necessary standards for home occupations and cottage industries.

Responsibility/Time Frame	Planning Board/Short
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Review and amend land use regulations to ensure they provide for the desired types and location of business development.

Responsibility/Time Frame	Planning Board/Short
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State strategies required to address State of Maine Goal:

Financially support regional economic development activities/organizations provided they recognize Hanover's economic goals.

Responsibility/Time Frame	Selectmen/Ongoing
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Amend ordinances to reflect the desired scale, design, intensity, and location of future economic development and to maintain the quality of life.

Responsibility/Time Frame	Planning Board/Short
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Develop and adopt incentives suitable for the types and locations of economic development desired in the community.

Responsibility/Time Frame	Selectmen/Long
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Continue to participate in regional economic development efforts.

Responsibility/Time Frame	Selectmen/Ongoing
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PLANNING TOPIC

Housing/Affordable Housing

State of Maine Goal that needs to be addressed:

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

Introduction

Housing characteristics within a community are an important consideration of the comprehensive plan. This information will allow decisions to be reached concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.

In 2000, the Census reported 210 total housing units, 130 year-round and 80 seasonal or second. Between 1990 and 2000, some 18 new housing units were added to the Town's housing supply. From 2001 through 2006 there have been building permits issued for 18 homes.

In 2003 the median sale price for a home in Hanover was \$72,000 and had increased to \$85,900 in 2006. It is felt that the influence of the Sunday River Ski Resort in neighboring Newry is a factor in the increased sale prices in Hanover.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

Escalating land and construction costs, coupled with a strong real estate market, have begun to create an affordable housing concern in Hanover and surrounding areas.

Currently, the town lacks standards governing minimum construction standards.

The aging population may create a demand for assisted living/elderly housing.

Almost 50% of the homes in Hanover were constructed earlier than 1960. These older homes may be in need of energy efficiency and/or electrical upgrading.

It is expected that there will be a demand for 25 new year round homes between 2009 and 2019.

The construction of second and seasonal homes is expected to be greater than homes for year round residents over the next 10 years.

Policies of the Plan are to:

Hanover's Own Policies:

Assure that residential structures are constructed safely and soundly.

Seek options for elderly to afford to stay in their homes.

Manage the conversion of seasonal/second homes and/or seasonal camping sites to year round.

State policies required to address State of Maine Goal:

Encourage and promote adequate workforce housing to support the town's and region's economic development.

That land use controls encourage the development of quality affordable housing, including rental housing.

Seek to achieve that at least 10% of all non-seasonal/second home housing built or placed during the next decade be affordable.

Encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

Strategies of the Plan are to:

Hanover's Own Strategies:

Assess the need/desire to locally enforce the Statewide Uniform Building, Energy and Rehabilitation Code.

Responsibility/Time Frame

Selectmen & Code Enforcement Officer/Mid

Assess the need to develop ordinance provisions that require that when the conversion of a home that is lived in on a seasonal basis and/or seasonal camping sites are changed to year round living that sewage disposal is adequate, off street parking is provided, the maintenance of private roads is undertaken and municipal services are not adversely impacted.

Responsibility/Time Frame

Planning Board/Mid

Support programs that aid the elderly to afford to stay in their homes.

Responsibility/Time Frame

Selectmen Ongoing

State strategies required to address State of Maine Goal:

Assess the need to 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 make housing less expensive to develop.

Responsibility/Time Frame

Planning Board/Short

Do not enact ordinances that will not allow the addition of at least one accessory apartment per dwelling unit in growth areas.

Responsibility/Time Frame

Planning Board/Ongoing

Support a regional affordable housing coalition.

Responsibility/Time Frame

Selectmen/Ongoing

Designate locations in growth areas where mobile home parks are allowed pursuant to State laws regulating mobile home parks.

Responsibility/Time Frame

Planning Board/Short

PLANNING TOPIC Transportation

State of Maine Goal that needs to address:

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

Introduction

The location of transportation routes is important to Hanover's and the Region's development patterns and its overall economic well-being. Hanover's transportation system includes US Route 2 that transects the town for approximately 5.5 miles and 5 miles of local public roads. Hanover contains the fewest miles of public roads of any organized community in Oxford County. There are also a number of privately owned roads.

Route 2 is a major transportation route carrying automobile and heavy truck traffic. Much is associated with the paper mill in Rumford. In much of Hanover the posted speed limit is 55 MPH except from the village to the Rumford town line. The speed of vehicles often is a hindrance to walkers and bicyclists. Also vehicles entering the store and post office in the village must use caution.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

The noise and speed of large truck through traffic have created safety and livability concerns.

Local public roads need improvement.

New development may exceed the capacity of local roads.

Policies of the Plan are to:

Hanover's Own Policies:

Reduce the speed and noise of large trucks through Hanover Village.

Ensure that Route 2 is safe for bicyclists and pedestrians.

Maintain a local multi-year road improvement program.

Manage development served by below standard public roads to maintain public safety, and minimize increases in road improvement and maintenance costs.

That newly constructed public and private roads conform to standards that will assure durability, safe access, safe movement of motor vehicles and retain rural qualities.

State policies required to address State of Maine Goal:

Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

Safely and efficiently preserve or improve the transportation system.

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.

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).

Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Strategies of the Plan are to:

Hanover's Own Strategies:

Request the MaineDOT and State Police to address the speed and noise of large truck traffic through Hanover Village.

Responsibility/Time Frame	Selectmen/Short
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Ask the MaineDOT to take appropriate actions to minimize motor vehicle and bicyclists and pedestrians conflicts on Route 2.

Responsibility/Time Frame	Selectmen/Short
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Annually update the multi-year road improvement program.

Responsibility/Time Frame	Selectmen/Ongoing
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Amend the subdivision ordinance to include provisions that subdivisions proposed to be accessed by roads closed to winter maintenance and/or roads deemed to be inadequate to carry the traffic associated with subdivisions be prohibited unless road improvements are undertaken by the subdivider.

Responsibility/Time Frame	Planning Board/Short
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Review and revise as necessary road construction standards to reflect acceptable construction standards and allow for economical development.

Responsibility/Time Frame:	Selectmen & Planning Board/Mid
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State strategies required to address State of Maine Goal:

Continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.

Responsibility/Time Frame	Selectmen/Ongoing
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Actively participate in regional and state transportation and land use planning efforts.

Responsibility/Time Frame	Selectmen/Ongoing
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Enact or amend ordinances as appropriate to be consistent with local, regional, and state transportation policies identified in this plan.

Responsibility/Time Frame	Planning Board/Short & Mid
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Enact or amend ordinances as appropriate to address or avoid conflicts with:

Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73);

State access management regulations pursuant to Entrance to Highways (23 MRSA §704); and

State traffic permitting regulations for large developments pursuant to Traffic Movement Permit (23 MRSA §704-A).

Responsibility/Time Frame

Planning Board/Short & Mid

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.

Responsibility/Time Frame

Planning Board/Short

Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.

Responsibility/Time Frame

Selectmen/Ongoing

PLANNING TOPIC Outdoor Recreation

State of Maine goal Plan that needs to address:

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

Introduction

Outdoor recreation opportunities are important to both residents and visitors to Hanover. Most recreation in town is non facility orientated taking place in woods and on waters. The town's natural environment and woodlands are conducive to these activities and private land owners traditionally allowed public access to their lands. The future outlook for this traditional outdoor recreation is not clear. Changing large land ownership characteristics could alter traditional opportunities.

Regional outdoor recreation opportunities are extensive.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

Outdoor recreation opportunities are important to residents and non residents alike. The availability and quality of these opportunities need to be maintained and enhanced.

Quality outdoor recreation opportunities are major contributors to the local and regional economies. These need to be maintained for a healthy economy.

Changes in ownership and/or attitudes may reduce traditional public access to private lands.

There is interest in reestablishing local snowmobile and hiking trails.

The recreation values of the Androscoggin River will continue to increase. These resource values need to be conserved.

Public access to the beach at Howard Pond is by the good will of the Howard Pond Preservation Association. Continued access is important to outdoor recreation opportunities.

Policies of the Plan are to:

Hanover's Own Policies:

Maintain the high quality of outdoor recreation opportunities.

Promote the reestablishment of trails for snowmobiling

Establish bicycling and walking trails.

Encourage large landowners to continue to allow the public to use their land for hunting, hiking and snowmobiling and other passive recreation activities.

Support efforts to create and maintain the Androscoggin Canoe Trail.

Seek connections to regional trail systems.

Support regional outdoor recreation programs.

State policies required to address State of Maine Goal:

Maintain and/or upgrade existing recreational facilities as necessary to meet current and future needs.

Preserve open space for recreational use as appropriate.

Continue to maintain major points of public access to the Androscoggin River and Howard Pond for boating, fishing, and swimming, and work with property owners to address concerns.

Strategies of the Plan are to:

Hanover's Own Strategies:

Assess the need and if found to be desirable develop a long term agreement to maintain public use of the beach at Howard Pond.

Responsibility/Time Frame

Selectmen & Howard Pond Preservation Association/Short

Seek assistance from area snowmobile clubs to reestablish trails in Hanover.

Responsibility/Time Frame

Selectmen & Interested Parties/Ongoing

Publicize the Maine Department of Inland Fisheries and Wildlife's Land Owner Relation Program.

Responsibility/Time Frame

Selectmen/Ongoing

State strategies required to address State of Maine Goal:

Create a list of recreation needs and/or develop a recreation plan to meet current and future needs and explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.

Responsibility/Time Frame

Recreation Committee/Mid

Include capital needs for recreation facilities in the Capital Investment Plan.

Responsibility/Time Frame

Selectmen/Ongoing

Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and connect with regional trail systems where possible.

Responsibility/Time Frame

Recreation Committee &
Interested Groups/Ongoing

Work with existing land trusts and/or other conservation organizations to pursue opportunities to protect important open space or recreational land.

Responsibility/Time Frame

Selectmen/Ongoing

Provide education regarding the benefits and protections for landowners allowing public recreational access on their property.

Responsibility/Time Frame

Mahoosuc Land Trust/Ongoing

PLANNING TOPIC Water Resources

State of Maine goal Plan that needs to address:

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

Introduction

Hanover's water resources that include both surface and ground water have played a role in the town from its beginning to current day. Today these resources are a valued town characteristic and an economic contributor. These resources need protection.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

Surface waters are important to the character and economy of Hanover.

Howard Pond's continued good water quality is dependent on overall water shed management.

A major threat to the water quality of ponds is phosphorus, which can reach a pond from any location in its watershed.

Most domestic water supplies come from ground water which can be contaminated from numerous sources.

Policies of the Plan are to:

Hanover's Own Policies:

That the conversion of seasonal dwellings to year round use in the Howard Pond watershed does not impact water quality.

That forestry activities in the Howard Pond watershed minimize nutrients carried by run-off that may reach surface waters.

Minimize phosphorus loading to Davis and Howard Ponds.

Minimize the threat of invasive aquatic species into Howard Pond.

Protect ground water resources.

State policies required to address State of Maine Goal:

Protect current and potential drinking water sources.

Protect surface water resources from pollution and improve water quality where needed.

Protect water resources in growth areas while promoting more compact development in those areas.

Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

Strategies of the Plan are to:

Hanover's Own Strategies:

Amend ordinances to require the use of “Best Management Practices” for land uses over or in mapped sand and gravel aquifers.

Responsibility/Time Frame

Planning Board Committee/Short

Amend land use ordinances to include provisions to require a permit for the conversion of seasonal dwellings to year round use in the Howard Pond watershed that considers subsurface waste water disposal, adequate off street parking and correction of any erosion problems.

Responsibility/Time Frame

Planning Board/Short

Develop ordinance standards to minimize phosphorus export for both subdivision and single lot development in the Howard Pond Watershed.

Responsibility/Time Frame

Planning Board/Short

Provide inspection of erosion and sediment control measures during development construction.

Responsibility/Time Frame

Code Officer/Ongoing

Coordinate with the Towns of Newry and Rumford to develop common watershed protection measures.

Responsibility/Time Frame

Planning Board/Short

Provide to the Howard Pond Preservation Association copies of timber harvest notification required by the Forest Practices Act.

Responsibility/Time Frame

Code Enforcement Officer/Ongoing

Assess the ramification to ground and surface waters from failures of geothermal cooling and heating systems.

Responsibility/Time Frame

Planning Board/Long

Seek information on the location of abandoned underground fuel storage tanks.

Responsibility/Time Frame	Planning Board/Mid
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State strategies required to address State of Maine Goal:

Review and amend land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

Maine Stormwater Management Law and Maine Stormwater regulations.

Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.

Responsibility/Time Frame	Planning Board/Short
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Update, as needed, the floodplain management ordinance so that it continues to be consistent with state and federal standards.

Responsibility/Time Frame	Planning Board/As Needed
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Consider amending land use ordinances, as applicable, to incorporate low impact development standards.

Responsibility/Time Frame	Planning Board/Mid
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Determine the need and, if necessary, amend land use ordinances to include public wellhead and aquifer recharge area protection mechanisms.

Responsibility/Time Frame	Planning Board/Mid
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Make water quality "best management practices" information available at the town office for farmers and loggers.

Responsibility/Time Frame	Town Office Staff/Ongoing
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Require contractors to employ water quality protection practices and standards for construction and maintenance of roads and properties.

Responsibility/Time Frame	Selectmen/Ongoing
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Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.

Responsibility/Time Frame	Selectmen/Ongoing
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Provide educational materials at appropriate locations regarding aquatic invasive species.

Responsibility/Time Frame	Howard Pond Preservation Association/Short/Ongoing
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PLANNING TOPIC Critical Natural Resources

State of Maine goal Plan that needs to address:

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

Introduction

The natural resources of Hanover are an integral part of the town's economic, social and cultural heritage. These resources provide for economic and recreational opportunities and deserve to be treated with diligence and respect.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

In Hanover approximately 30% of the land area has slopes in excess of 15%.

Wetlands are important natural resources, and their resource value needs to be conserved.

Wildlife is dependent on various types of habitat, and Hanover contains these habitat types. To maintain wildlife these habitats need to be conserved.

The quality of the coldwater sport fishery can be reduced by siltation of water and increased water temperature.

Scenic vistas or views are an important factor in Hanover's character.

Dark night skies are appreciated in Hanover, they need to be maintained.

Policies of the Plan are to:

Hanover's Own Policies:

Permit development or other land use activities upon or in soils that are suited for the proposed activity.

Protect wetlands from filling or encroachment so that their benefits and values are maintained.

Maintain wildlife resources through habitat preservation and/or enhancement.

Maintain a cold water sport fishery.

Maintain significant scenic qualities.

Maintain dark night skies.

Minimize excessive noise.

State policies required to address State of Maine Goal:

Conserve critical natural resources in the community.

Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.

Strategies of the Plan are to:

Hanover's Own Strategies:

Develop ordinance standards that direct new development to areas without excessive slopes (greater than 15%) and with soils suitable for intended uses.

Responsibility/Time Frame	Planning Board/Short
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Develop ordinance standards that conserve significant wildlife and fisheries habitats that include consultation with the Maine Department of Inland Fisheries and Wildlife to minimize negative impacts on those habitats.

Responsibility/Time Frame	Planning Board/Short
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Seek conservation easements or similar methods to maintain significant scenic areas.

Responsibility/Time Frame	Selectmen & Mahoosuc Land Trust /Ongoing
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Amend Ordinances to provide the Planning Board the authority to consider development impacts on scenic vistas.

Responsibility/Time Frame	Planning Board/Short
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Amend ordinances to include outdoor lighting standards that will minimize night glare for non residential development and land use activities.

Responsibility/Time Frame	Planning Board/Short
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State strategies required to address State of Maine Goal:

Amend the shoreland zone ordinance as necessary to be consistent with state guidelines.

Responsibility/Time Frame	Planning Board/Short & Ongoing
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Amend land use ordinances, to require subdivision or non-residential property developers to look for and identify critical natural resources, as defined in Comprehensive Plan Review Criteria Rule, 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.

Responsibility/Time Frame	Planning Board/Short
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Through land use ordinances, require the planning board to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.

Responsibility/Time Frame	Planning Board/Ongoing
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Require contractors to employ water quality protection practices and standards for construction and maintenance of roads and properties.

Responsibility/Time Frame	Selectmen/Ongoing
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Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.

Responsibility/Time Frame	Selectmen, Planning Board & Howard Pond Preservation Association/Ongoing
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Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.

Responsibility/Time Frame

Selectmen, Mahoosuc Land Trust & Howard
Pond Preservation Association/Ongoing

Make available, at the town office, information to those living in or near critical natural resources about applicable local, state, or federal regulations.

Responsibility/Time Frame

Town Office Staff/Ongoing

PLANNING TOPIC Agricultural and Forest Resources

State of Maine goal Plan that needs to address:

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

Introduction

Agriculture and forest lands support the Region's economy and create the rural nature of Hanover.

There are areas of prime farmland soils and farmland soils of statewide significance. These are primarily located along the floodplains of the Androscoggin River. Open fields are used for hay and potato production. Today there are probably 150 acres in active agricultural use. Forest or woodlands cover as much as 90% of the land area in Hanover. Large managed commercial forest blocks cover most of the land north of Route 2. Forests in Hanover support the region's wood product industries, protect water quality and are major factors in the town's rural nature. The most significant threats to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

The importance of agriculture to the local and regional economies is declining.

The most significant threats to commercial forest land are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices.

Policies of the Plan are to:

Hanover's Own Policies:

Encourage the continued use of woodlands as commercial forest as well as recognizing their other values.

Support local and regional programs that provide for the use of locally grown produce.

State policies required to address State of Maine Goal:

Safeguard lands identified as prime farmland or capable of supporting commercial forestry.
 Promote the use of best management practices for timber harvesting and agricultural production.
 Support farming and forestry and encourage their economic viability.

Strategies of the Plan are to:

Hanover's Own Strategies:

Provided meeting space for groups that advocate local agriculture.

Responsibility/Time Frame	Selectmen/Ongoing
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State strategies required to address State of Maine Goal:

Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices.

Responsibility/Time Frame	Planning Board/Ongoing
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Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.

Responsibility/Time Frame	Planning Board/Ongoing
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Amend the subdivision and site plan review ordinances to require commercial or subdivision developments in significant farmland locations to maintain areas with prime farm soils as open space to the greatest extent practicable.

Responsibility/Time Frame	Planning Board/Short
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Develop ordinance provisions that limit non-residential development in significant farmland and forestland locations, high-value wildlife or fisheries habitat and identified scenic areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.

Responsibility/Time Frame	Planning Board/Short
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Encourage owners of productive farm and forest land to enroll in the current use taxation programs (Tree Growth and Farm and Open Space).

Responsibility/Time Frame	Selectmen/Ongoing
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Amend ordinances, if needed, to not restrict activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, and pick-your-own operations.

Responsibility/Time Frame	Planning Board/Short
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Include agriculture and commercial forestry operations in local or regional economic development plans.

Responsibility/Time Frame	River Valley Growth Council & AVCOG/Ongoing
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PLANNING TOPIC Public Facilities and Services

State of Maine goal Plan that needs to address:

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

Introduction

Hanover provides the needed facilities and services to its approximately 250 year round residents in an efficient and cost effective manner. Municipal public facilities are limited to the Town Office, Town Hall and approximately five miles of town maintained roads. The town has seen the benefits of participating with other towns and regional organizations to provide most needed public services. It is expected that those arrangements will continue into the future.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

Because of the small population size and tax base, Hanover needs to work with other communities to provide many of the necessary public services.

Future development/growth in more remote locations could result in more costly public service delivery.

Policies of the Plan are to:

Hanover's Own Policies:

Continue the practice of regional municipal service delivery.

Assure that future growth does not exceed the capacity of public facilities and services.

State policies required to address State of Maine Goal:

Efficiently meet identified public facility and service needs.

Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

Strategies of the Plan are to:

Hanover's Own Strategies:

Continue to rely on joint municipal/regional approaches to deliver needed municipal services.

Responsibility/Time Frame

Selectmen/Ongoing

Monitor new development activities to determine their impacts on the costs to municipal services, including education.

Responsibility/Time Frame

Selectmen/Ongoing

Utilize ordinance provisions that require development proposals to include a municipal service impact analysis, and if found that development would require additional public expenditures

above that it would support by taxation, require off-site improvements, in-kind contributions and/or an impact type fee.

Responsibility/Time Frame

Planning Board/Short.

State strategies required to address State of Maine Goal:

Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.

Responsibility/Time Frame

Selectmen/Ongoing

Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.

Responsibility/Time Frame

Selectmen/Ongoing

Continue and explore additional options for regional delivery of local services.

Responsibility/Time Frame

Selectmen/Ongoing

PLANNING TOPIC Fiscal Capacity and Capital Investment Plan

State of Maine goal Plan that needs to address:

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

Introduction

Fiscal capacity refers to Hanover's ability to meet current and future financial needs through public expenditures. Over the next ten years there will be demands to maintain and/or improve various municipal services, facilities and infrastructure and may include bridge and road improvements, public facilities upgrades and general governmental operations.

The capital investment plan makes recommendations requiring public investment. These recommendations must be considered in light of Hanover's fiscal capacity or its ability to finance such recommendations.

Based on the results of the Inventory and Analysis and local information these are the concerns the Plan needs to address.

Policies of the Plan are to:

Hanover's Own Policies:

Hanover's own policies are consistent with State policies.

State policies required to address State of Maine Goal:

Finance existing and future facilities and services in a cost effective manner.

Explore grants available to assist in the funding of capital investments within the community.

Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.

Reduce Maine's tax burden by staying within LD 1 spending limitations.

Strategies of the Plan are to:

Hanover's Own Strategies:

Hanover's own strategies are consistent with State strategies.

State strategies required to address State of Maine Goal:

Implement the capital investment plan by developing a capital improvement program.

Responsibility/Time Frame Selectmen/Ongoing

Review and/or update the capital improvement program annually.

Responsibility/Time Frame Selectmen/Ongoing

Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

Responsibility/Time Frame Selectmen/Ongoing

Capital Investment Plan

Listed below are the significant capital investments which are expected over the next ten years identified during the comprehensive planning process. Individual items represent necessary equipment replacement/upgrading, facility improvements and investments necessitated by projected growth. The amounts of the identified expenditures may change after further study and town meeting action.

Capital Investment Needs 2009-2019

Item	Year	Priority	Estimated Cost	Probable Funding Source
Town Road Improvements	2009-2019	High	\$48,000 per year	CR/RF
Second Bridge Replacement	2012	Medium	\$90,000	RF
Trail Development	2012-19	Low	TBD	G/D
Conservation Easements	2010-19	Medium	TBD	G/D
Recreation facility improvement/development	2014-2019	Low	TBD	G/RF/D

NOTES:

CR: Current Revenues
G: Grants
RF: Reserve Funds

D: Donations
TBD: To Be Determined

Future Land Use Plan

PLANNING TOPIC Future Land Use Plan

State of Maine goal Plan that needs to address:

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

Introduction

A major purpose of the Comprehensive Plan is to establish a guide for ongoing development of the community. The plan establishes the foundation for land use decisions and defines areas most suitable for development. It is important that the plan sets forth a realistic development guide so that the community can prosper and at the same time maintain valued characteristics.

The purpose of the Future Land Use Plan and Map is to identify the future land use characteristics of Hanover. The narrative of the Future Land Use Plan identifies areas where various land uses should occur. The location of these areas and use characteristics have been based upon the Vision of Hanover.

The Future Land Use Map shows the land use areas. It is the purpose of the Future Land Use Map to indicate the general locations of desired future development. Some critical resource areas as defined the Comprehensive Plan Review Criteria Rule are not identified on the map but will be conserved by recommendations contained in Comprehensive Plan. The map was developed based on the Vision of Hanover and policies contained in the Plan. It was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the Comprehensive Plan recommends the Town develop in the years ahead. It must be realized that as demands dictate, the Future Land Use Plan and Map will require revisions.

Implementation

The Future Land Use Plan and Future Land Use Map will be implemented through amendments to the existing site plan review and subdivision ordinances. In addition there will be consideration of the need for the development of land use ordinance. Any land use ordinance will contain only those needed standards that are not or cannot be included in current ordinances. The Future Land Use Plan will provide basic direction to the drafters of ordinance amendments in relation to the purposes and dimensional requirements of the various land use areas. The Future Land Use Map will also serve as a basis for the drafting of any future land management district map. During the development of ordinances and ordinance amendments, the public would be given ample opportunity, through public meetings and hearings, for input.

Policies of the Plan are to:

Hanover's Own Policies:

Maintain Hanover Village as the primary location and focal point of commercial activity.

Manage land use in the Howard Pond Watershed to maintain water quality and natural character.

Manage commercial land use adjacent to Route 2 to minimize traffic congestion and visual qualities including the entrances or gateways to the town.

That major changes in land use and major new development are consistent with Hanover's character.

Maintain traditional agriculture and forestry land uses.

That alternative energy production systems are compatible with Hanover's land use patterns and land use policies.

State policies required to address State of Maine Goal:

Support the locations, types, scales, and intensities of land uses that Hanover desires as stated in its vision.

Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas.

Establish/continue efficient permitting procedures, especially in growth areas.

Protect critical resource areas from the impacts of development.

Coordinate Hanover's land use strategies with other local and regional land use planning efforts.

Strategies of the Plan are to:

Hanover's Own Strategies:

Appoint a committee that is charged with assessing alternative energy opportunities/feasibility, the need for local standards to manage such systems and developing such standards if deemed necessary.

Responsibility/Time Frame

Selectmen/Short

State strategies required to address State of Maine Goal:

Develop regulatory and non regulatory provisions to implement the Future Land Use Plan that include: clear definitions of desired scale, intensity and location of future development; establish fair and efficient permitting procedures and appropriate fees; streamline permitting procedures in growth areas; and clearly define protective measures for critical resource areas.

Responsibility/Time Frame

Planning Board/Short & Ongoing

Include in the Capital Investment Plan anticipated municipal capital investments needed to implement the future land use plan.

Responsibility/Time Frame

Selectmen/Ongoing

Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

Responsibility/Time Frame

Planning Board/ Short & Ongoing

Employ a Code Enforcement Officer who is certified in accordance with 30-A MRSA §4451 and provide him/her with the tools, training, and support necessary to enforce land use regulations.

Responsibility/Time Frame

Selectmen/Ongoing

Establish a system to track new development by type and location and prepare an annual report.

Responsibility/Time Frame	Code Enforcement Officer/Short & Ongoing
Periodically (at least every five years) evaluate implementation of the plan.	

Responsibility/Time Frame	Code Enforcement Officer & Planning Board/Mid
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Future Land Use Plan

Significant Resource Areas

Significant resource areas are those areas in Hanover most vulnerable from development. These areas warrant special consideration due to their vulnerability of degradation as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas. These areas that include critical resource areas as defined the Comprehensive Plan Review Criteria Rule, will, as stated in Hanover's Vision, provide undeveloped areas of woodland, land available for agriculture, high water quality in Howard Pond, and high quality habitat for wildlife. Significant resource areas include the following.

Shoreland Areas

The purpose of designating shoreland areas is to protect the resource values and water quality of ponds, rivers, streams and freshwater wetlands while permitting shoreland residential and recreational uses that are compatible with these resources. This area includes the land area within 250 feet, horizontal distance, of Howard Pond, the Androscoggin River and freshwater wetlands greater than 10 acres in size as required by the State of Maine Shoreland Zoning Law.

Land use activities in these areas require strict oversight to protect water quality and the other values of these resources. Year-round and seasonal residential development that complies with the standards of the Mandatory Shoreland Zoning Act would be permitted as well as recreational type uses. Timber harvesting and land clearing for allowed development would be conducted according to the standards in the Shoreland Zoning Ordinance

Floodplains

Land area within 250 feet, horizontal distance, of the normal high water mark of the Androscoggin and Bear Rivers that are also in the 100-year floodplain would continue to be in a resource protection district, under shoreland zoning, which prohibits most structural development. The exception to a resource protection district are in those areas where concentrations of development already exist. In these areas, the existing Floodplain Management Ordinance should be strictly enforced.

The land area in all other 100-year floodplains would be regulated as required by the Floodplain Management Ordinance.

Wetlands

Open freshwater wetland of 10 acres and more as mapped by the United States Department of the Interior and areas within 250 feet, horizontal distance, of the upland

edge will be designated limited recreational under shoreland zoning. Other wetlands, through standards contained in the Site Plan Review and Subdivision Ordinances, will be conserved to maintain their resource values and functions.

Steep Slopes

Development, including new roads serving structures, should avoid areas of two or more contiguous acres when sustained slopes are 20 percent or greater. Standards in ordinances will be added that require such development to take place away from these steep slopes or undertake engineering to minimize negative results from development on these slopes.

Howard Pond Watershed

Howard Pond is important to town character and its economy. Activities within its watershed, including road building, structural development, and timber harvesting, can have a significant impact on water quality. Ordinance standards will include provisions to ensure that new development and other land use activities are undertaken to minimize negative effects on water quality. These standards will include erosion and sediment control measures, phosphorus export limitations and other recognized techniques, to protect water quality. When timber harvesting occurs, land owners and jobbers will be encouraged to employ best management practices.

Ordinance standards will encourage open space development techniques that conserve open space and minimize road construction. Lot size and density requirements in a minimum lot size range of three to 10 acres with the maximum of one acre developed will result in a low density pattern of development

Wildlife Habitat

Wildlife, both game and non game, are valued by both residents and visitors to Hanover. Suitable habitats are critical to their health and survival. Deer wintering areas, waterfowl habitat, riparian areas and large blocks of undeveloped land are critical habitats. These areas will be conserved through shoreland zoning standards and site plan and subdivision standards that conserve their resource values.

For the purposes of the Growth Management Law these areas are consider Critical Resource Areas.

Village/Growth Areas

The purpose of the village/growth areas is to maintain the traditional character and values of Hanover Village, to encourage the creation of similar development patterns and to encourage future development in proximity to Hanover Village. These areas will, as stated in Hanover's Vision, continue to be the focal points of the town. A mixture of land uses suited to the traditional village and expanded village/growth locations that will maintain and enhance village and town character will be encouraged. These uses include residential, mobile home parks, government and commercial. Over the 10-year planning period it is anticipated any growth related capital investments will be directed to these locations.

Development standards to be included in ordinances will be flexible to provide for continuation and expansion of traditional village activities while maintaining the

economic and social values of residential uses. Site Plan Review standards for non-residential development will be used to determine compatibility of new development with existing uses. Such standards will consider traffic and access standards as Route 2 is a component of the village/growth areas. Noise, odor, lighting, parking, landscaping, signage and structure design will also be considered for compatibility with village character. A pedestrian environment and scale will be promoted by land use standards where appropriate.

Ordinances will be amended and/or developed to provide for flexibility in relation to setbacks and lot coverage for current village locations. Lot sizes will range from a minimum of 20,000 square feet in the more compact areas, provided that required separation between private wells and septic systems can be met. In other locations lot sizes will be a minimum of 40,000 square feet. Setbacks will reflect traditional village character that with not more than 60 percent of the lot covered by structures and other non vegetated surfaces.

For the purposes of the Growth Management Law, the Village/Growth Area is considered as a Growth Area.

Rural Area

The purpose of the Rural Area is to maintain land used or that could be used for agriculture, and commercial forest land while allowing compatible land uses. Agricultural and commercial forest land contribute to local and regional economies, help define the character of Hanover, help protect surface water quality and provide areas for wildlife. Much of these lands lack accessibility by public roads. These areas support the Town's Vision of undeveloped areas consisting of large tracts of woodland/undeveloped wildlife habitat blocks and fields along the Androscoggin River.

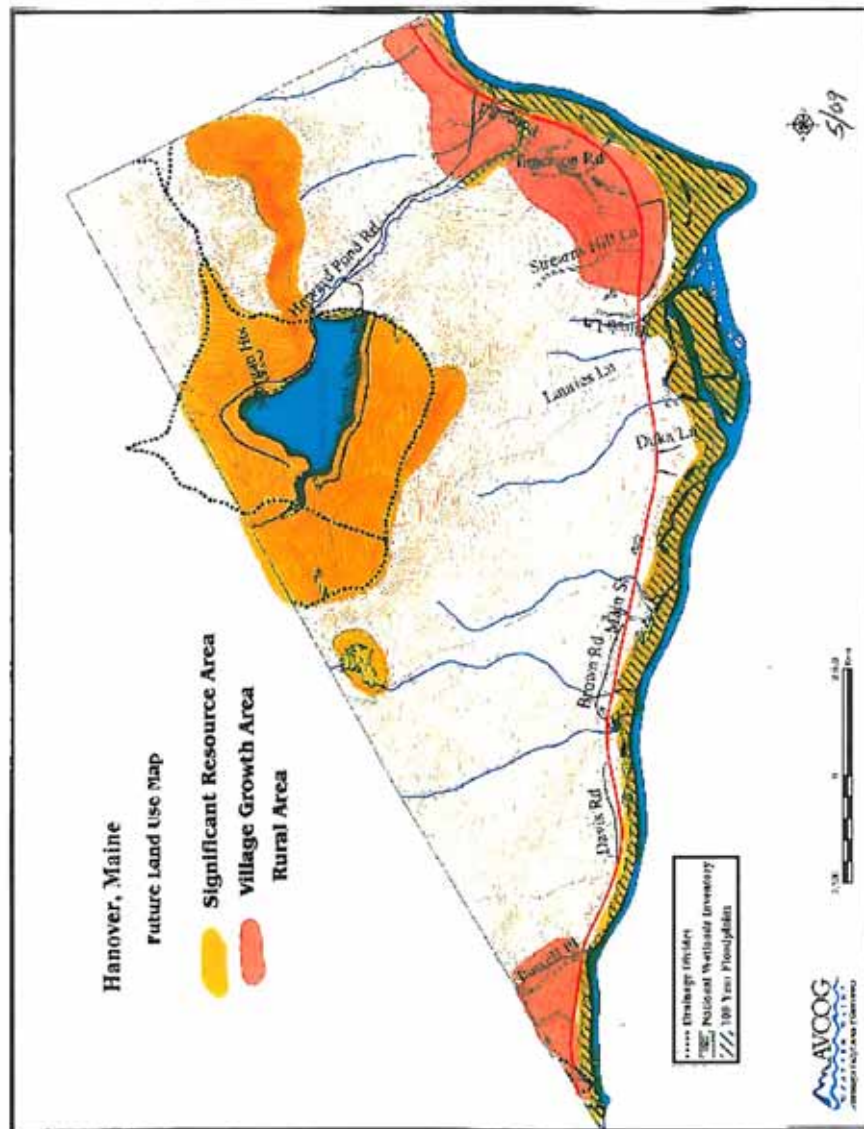
The rural area contains large areas of undeveloped land that are expected to remain as such into the future. Some of these lands have development limitations including soils and slopes unsuited to development and limited accessibility. Others are owned by people who have no interest in developing their lands.

The rural area also contains residences and businesses, most of which are small and home based. Route 2, with a posted speed limit of 55 MPH traverses the southern portion of the rural area. Future development adjacent to Route 2 will be managed, through land use standards, to retain its primary function of carrying high speed traffic.

Land use standards will allow agriculture, forestry and other land uses requiring rural locations, low density residential and commercial at a scale and character appropriate for Hanover. Natural resource-based and recreation uses are appropriate activities for this area. Single lot residential development that takes place in this area will be at a density to maintain the primary rural character of the area. Lot size and density will be in the one to two acre range. Residential subdivision will be developed to limit encroachment upon commercial forest lands and maintain large unfragmented wildlife habitats. Standards will encourage open space type development that allows for reduced lot sizes and frontages for the set aside of open space. Lot size and density requirements in a minimum lot size range of two to five acres with the maximum of one acre developed will result in a low density pattern of development. Site plan review standards for commercial development that may take place adjacent to Route 2 will include buffering/landscaping,

parking areas to the side or rear, lighting that limits glare and lighting of the night sky, and building design and scale that does not detract from Hanover's desired character. Lot coverage for structures and parking areas will not exceed 50% of the lot area.

For the purposes of the Growth Management Law the Rural Area is considered as a Rural Area.



Regional Coordination Program

PLANNING TOPIC

Regional Coordination

Introduction

The Town of Hanover realizes that coordination and/or joint action is necessary to address a number of regional/interlocal planning issues. Based upon the results of the inventory and analysis, the review of the comprehensive plans of surrounding communities and the various policies contained in this Plan, the following regional issues have been included in the Regional Coordination Program.

Regional Issues

The Region's economy is shifting from good producing to service providing.

The tourism based economy needs to be maintained/expanded.

Efficient transportation systems are important to regional economic development.

Escalating land and construction costs, coupled with a strong real estate market, have begun to create an affordable housing concern in Hanover and surrounding areas.

Joint efforts between Hanover and Newry are needed to protect the water quality of Howard Pond.

The recreation values of the Androscoggin River will continue to increase. These resource values need to be conserved.

The importance of agriculture to the local and regional economies is declining.

Because of the small population size and tax base, Hanover needs to work with other communities to provide many of the necessary public services.

Policies of the Plan are to:

Hanover's Own Policies:

Support efforts to create and maintain the Androscoggin Canoe Trail.

Seek connections to regional trail systems.

Support regional outdoor recreation programs.

Support regional efforts to maintain, enhance and expand recreational opportunities that fit the character of the Region.

Minimize phosphorus loading to Davis and Howard Ponds.

Support local and regional programs that provide for the use of locally grown produce.
Maximize the use of shared public service delivery.

Minimum state policies required to address state goals:

Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Initiate participation in or continue to participate in any regional economic development efforts.

Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

Develop or continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.

Initiate or actively participate in regional and state transportation and land use planning efforts.

Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

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.

Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Strategies of the Plan are to:

Financially support regional economic development activities/organizations provided they recognize Hanover's economic goals.

Responsibility/Time Frame	Selectmen/Ongoing
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Support a regional affordable housing coalition.

Responsibility/Time Frame	Selectmen/Ongoing
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Actively participate in regional and state transportation and land use planning efforts.

Responsibility/Time Frame	Selectmen/Ongoing
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Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.

Responsibility/Time Frame	Selectmen/Ongoing
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Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and connect with regional trail systems where possible.

Responsibility/Time Frame	Recreation Committee & Interested Groups/Ongoing
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Seek assistance from area snowmobile clubs to reestablish trails in Hanover.

Responsibility/Time Frame	Selectmen & Interested Parties/Ongoing
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Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.

Responsibility/Time Frame	Selectmen/Ongoing
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Coordinate with the Towns of Newry and Rumford to develop common watershed protection measures.

Responsibility/Time Frame	Planning Board/Short
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Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.

Responsibility/Time Frame	Selectmen, Planning Board & Howard Pond Preservation Association/Ongoing
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Include agriculture and commercial forestry operations in local or regional economic development plans.

Responsibility/Time Frame	River Valley Growth Council & AVCOG/Ongoing
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Continue to rely on joint municipal/regional approaches to deliver needed municipal services.

Responsibility/Time Frame	Selectmen/Ongoing
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Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.

Responsibility/Time Frame	Planning Board/ Short & Ongoing
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Participate in regional groups and/or committees to advocate improvements to the regional transportation system.

Responsibility/Time Frame	Selectmen/Ongoing
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Participate in regional discussions and actions that result in enhanced and expanded outdoor recreation.

Responsibility/Time Frame	Selectmen/Ongoing
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On an annual basis meet with surrounding communities and Counties to explore the need and feasibility of shared services.

Responsibility/Time Frame	Selectmen/Ongoing
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Plan Implementation

PLANNING TOPIC **Archaeological, Historic and Cultural Resources**

State of Maine Goal that needs to be addressed:

To preserve the State's historic and archaeological resources.

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Protect to the greatest extent practicable the significant historic and archaeological resources in the community.	Amend ordinances to require for sites with identified potential for historical and archaeological resources that applicants proposing subdivisions or non-residential developments to look for and identify any historical and archaeological resources 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	Short Term
	Request the Maine Historic Preservation Commission to assess the need for, and if necessary request grants for, a comprehensive community survey of the town's historic and archaeological resources.	Selectmen	Mid Term
	Assess the interest and support establishing a local historical society or the expansion of the Bethel or Rumford Historical Societies to include Hanover.	Selectmen	Long Term
	Incorporate maps and information provided by the Maine Historic Preservation Commission into the review of proposed subdivisions and non-residential development proposals.	Planning Board	Ongoing

PLANNING TOPIC**Economy****State of Maine Goal that needs to be addressed:**

To promote an economic climate which increases job opportunities and overall economic well-being.

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Maintain and enhance those values and features, including clean water and air, open spaces, outdoor recreation opportunities and small town character, that attract seasonal/ second home owners and tourists.	Review and amend as necessary standards for home occupations and cottage industries.	Planning Board	Short Term
	Review and amend land use regulations to ensure they provide for the desired types and location of business development.	Planning Board	Short Term
	Amend ordinances to reflect the desired scale, design, intensity, and location of future economic development and to maintain the quality of life.	Planning Board	Short Term
Facilitate development of appropriate home occupations and cottage industries.	Financially support regional economic development activities/organizations provided they recognize Hanover's economic goals.	Selectmen	Ongoing
Ensure that future non-residential economic growth complements Hanover's character of small scale non polluting commercial development.	Continue to participate in regional economic development efforts.	Selectmen	Ongoing
	Develop and adopt incentives suitable for the types and locations of economic development desired in the community.	Selectmen	Long Term
Support the type of economic development activity the community desires, reflecting the community's role in the region.			
If needed make financial commitments to support desired economic development, including public infrastructure improvements.			
Coordinate with regional development organizations and/or surrounding towns as necessary to support appropriate economic development.			

PLANNING TOPIC Housing/Affordable Housing

State of Maine Goal that needs to be addressed:

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Assure that residential structures are constructed safely and soundly.	Assess the need to 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 make housing less expensive to develop.	Planning Board	Short Term
Seek options for elderly to afford to stay in their homes.	Designate locations in growth areas where mobile home parks are allowed pursuant to State laws regulating mobile home parks.	Planning Board	Short Term
Manage the conversion of seasonal/second homes and/or seasonal camping sites to year round.	Assess the need to develop ordinance provisions that require that when the conversion of a home that is lived in on a seasonal basis and/or seasonal camping sites are changed to year round living that sewage disposal is adequate, off street parking is provided, the maintenance of private roads is undertaken and municipal services are not adversely impacted.	Planning Board	Mid Term
Encourage and promote adequate workforce housing to support the town's and region's economic development.	Assess the need/desire to locally enforce the Statewide Uniform Building, Energy and Rehabilitation Code.	Selectmen & CEO	Mid Term
That land use controls encourage the development of quality affordable housing, including rental housing.	Support programs that aid the elderly to afford to stay in their homes.	Selectmen	Ongoing
Seek to achieve that at least 10% of all non-seasonal/second home housing built or placed during the next decade be affordable.	Do not enact ordinances that will not allow the addition of at least one accessory apartment per dwelling unit in growth areas.	Planning Board	Ongoing
Encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.	Support a regional affordable housing coalition.	Planning Board	Ongoing

PLANNING TOPIC**Transportation****State of Maine Goal that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Reduce the speed and noise of large trucks through Hanover Village.	Request the MaineDOT and State Police to address the speed and noise of large truck through traffic Hanover Village.	Selectmen	Short Term
That Route 2 is safe for bicyclists and pedestrians.	Ask the MaineDOT to take appropriate actions to minimize motor vehicle and bicyclists and pedestrians conflicts on Route 2.	Selectmen	Short Term
Maintain a local multi-year road improvement program.	Amend the subdivision ordinance to include provisions that subdivisions proposed to be accessed by roads closed to winter maintenance and/or roads deemed to be inadequate to carry the traffic associated with subdivisions be prohibited unless road improvements are undertaken by the subdivider.	Planning Board	Short Term
Manage development served by below standard public roads to maintain public safety and minimize increases in road improvement and maintenance costs.	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	Short Term
That newly constructed public and private roads conform to standards that will assure durability, safe access, safe movement of motor vehicles and retain rural qualities.	Enact or amend ordinances as appropriate to address or avoid conflicts with: Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); State access management regulations pursuant to Entrance to Highways (23 MRSA §704); and State traffic permitting regulations for large developments pursuant to Traffic Movement Permit (23 MRSA §704-A).	Planning Board	Short & Mid Term
Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.			
Safely and efficiently preserve or improve the transportation system.	Enact or amend ordinances as appropriate to be consistent with local, regional, and state transportation policies identified in this plan.	Planning Board	Short & Mid Term
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.	Review and revise as necessary road construction standards to reflect acceptable construction standards and allow for economical development.	Planning Board	Mid Term
	Annually update the multi-year road improvement program.	Selectmen	Ongoing
	Continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.	Selectmen	Ongoing
Meet the diverse transportation needs of residents (including children, the elderly and	Actively participate in regional and state transportation and land use planning efforts.	Selectmen	Ongoing

<p>disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).</p> <p>Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.</p>	<p>Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.</p>	<p>Selectmen</p>	<p>Ongoing</p>
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PLANNING TOPIC**Outdoor Recreation****State of Maine goal Plan that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Maintain the high quality of outdoor recreation opportunities.	Assess the need, and if found to be desirable, develop a long term agreement to maintain public use of the beach at Howard Pond.	Selectmen & Howard Pond Association	Short Term
Promote the reestablishment of trails for snowmobiling	Create a list of recreation needs and/or develop a recreation plan to meet current and future needs and explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Recreation Committee	Mid Term
Establish bicycling and walking trails.	Publicize the Maine Department of Inland Fisheries and Wildlife's Land Owner Relation Program.	Selectmen	Ongoing
Encourage large landowners to allow the public to use their land for hunting, hiking and snowmobiling and other passive recreation activities.	Seek assistance from area snowmobile clubs to reestablish trails in Hanover.	Selectmen & Interested Parties	Ongoing
Support efforts to create and maintain the Androscoggin Canoe Trail.	Include capital needs for recreation facilities in the Capital Investment Plan.	Selectmen	Ongoing
Seek connections to regional trail systems.	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and connect with regional trail systems where possible.	Recreation Committee & Interested Groups	Ongoing
Support regional outdoor recreation programs.	Work with existing land trusts and/or other conservation organization to pursue opportunities to protect important open space or recreational land.	Selectmen	Ongoing
Maintain and/or upgrade existing recreational facilities as necessary to meet current and future needs.	Provide education regarding the benefits and protections for landowners allowing public recreational access on their property.	Mahoosuc Land Trust	Ongoing
Preserve open space for recreational use as appropriate.			
Continue to maintain major points of public access to the Androscoggin River and Howard Pond for boating, fishing, and swimming, and work with property owners to address concerns.			

PLANNING TOPIC**Water Resources****State of Maine goal Plan that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
That the conversion of seasonal dwellings to year round use in the Howard Pond watershed does not impact water quality.	Review and amend land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: Maine Stormwater Management Law and Maine Stormwater regulations.	Planning Board	Short Term
That forestry activities in the Howard Pond watershed minimize nutrients carried by runoff that may reach surface waters.	Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.	Planning Board	Short Term
Minimize phosphorus loading to Davis and Howard Ponds.	Amend ordinances to require the use of "Best Management Practices" for land uses over or in mapped sand and gravel aquifers.	Planning Board	Short Term
Minimize the threat of invasive aquatic species into Howard Pond.	Amend land use ordinances to include provisions to require a permit for the conversion of seasonal dwellings to year round use in the Howard Pond watershed that considers subsurface waste water disposal, adequate off street parking and correction of any erosion problems.	Planning Board	Short Term
Protect ground water resources.	Coordinate with the Towns of Newry and Rumford to develop common watershed protection measures.	Howard Pond Preservation Association	Short Term & Ongoing
Protect current and potential drinking water sources.	Provide educational materials at appropriate locations regarding aquatic invasive species.	Planning Board	Short Term
Protect surface water resources from pollution and improve water quality where needed.	Develop ordinance standards to minimize phosphorus export for both subdivision and single lot development in the Howard Pond Watershed.	Planning Board	Mid Term
Protect water resources in growth areas while promoting more compact development in those areas.	Consider amending land use ordinances, as applicable, to incorporate low impact development standards	Planning Board	Mid Term
	Seek information on the location of abandoned underground fuel storage tanks.	Planning Board	Mid Term
Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	Determine the need and if necessary amend land use ordinances to include public wellhead and aquifer recharge area protection mechanisms.	Planning Board	Mid Term
	Update, as need, the floodplain management ordinance so that it continues to be consistent with state and federal standards.	Planning Board	As Needed
	Assess the ramification to ground and surface waters from failures of geothermal cooling and heating systems.	Planning Board	Long Term

	Provide inspection of erosion and sediment control measures during development construction.	CEO	Ongoing
	Provide to the Howard Pond Preservation Association copies of timber harvest notification required by the Forest Practices Act.	CEO	Ongoing
	Make water quality "best management practices" information available at the town office for farmers and loggers.	Town Office Staff	Ongoing
	Require contractors to employ water quality protection practices and standards for construction and maintenance of roads and properties.	Selectmen	Ongoing
	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Selectmen	Ongoing

PLANNING TOPIC**Critical Natural Resources****State of Maine goal Plan that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Permit development or other land use activities upon or in soils that are suited for the proposed activity.	Develop ordinance standards that direct new development to areas without excessive slopes (greater than 15%) and with soils suitable for intended uses.	Planning Board	Short Term
Protect wetlands from filling or encroachment so that their benefits and values are maintained.	Develop ordinance standards that conserve significant wildlife and fisheries habitats that include consultation with the Maine Department of Inland Fisheries and Wildlife to minimize negative impacts on those habitats.	Planning Board	Short Term
Maintain wildlife resources through habitat preservation and/or enhancement.	Seek conservation easements or similar methods to maintain significant scenic areas.	Selectmen & Mahoosuc Land Trust	Ongoing
Maintain a cold water sport fishery.	Amend Ordinances to provide the Planning Board the authority to consider development impacts on scenic vistas.	Planning Board	Short Term
Maintain significant scenic qualities.	Amend ordinances to include outdoor lighting standards that will minimize night glare for non residential development and land use activities.	Planning Board	Short Term
Maintain dark night skies. Minimize excessive noise. Conserve critical natural resources in the community.	Amend the shoreland zone ordinance as necessary to be consistent state guidelines.	Planning Board	Short Term & Ongoing
Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.	Amend land use ordinances, to require subdivision or non-residential property developers to look for and identify critical natural resources, as defined in Comprehensive Plan Review Criteria Rule, 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	Short Term
Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Through land use ordinances, require the planning board to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.	Planning Board	Ongoing
	Require contractors to employ water quality protection practices and standards for construction and maintenance of roads and properties.	Selectmen	Ongoing
	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.	Selectmen, Planning Board & Howard Pond Preservation Association	Ongoing

	Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.	Selectmen, Mahoosuc Land Trust & Howard Pond Preservation Association	Ongoing
	Make available, at the town office, information to those living in or near critical natural resources about applicable local, state, or federal regulations.	Town Office Staff	Ongoing

PLANNING TOPIC**Agricultural and Forest Resources****State of Maine goal Plan that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
Encourage the continued use of woodlands as commercial forest as well as recognizing their other values.	Amend the subdivision and site plan review ordinances to require commercial or subdivision developments in significant farmland locations to maintain areas with prime farm soils as open space to the greatest extent practicable.	Planning Board	Short Term
Support local and regional programs that provide for the use of locally grown produce. Safeguard lands identified as prime farmland or capable of supporting commercial forestry.	Develop ordinance provisions that limit non-residential development in significant farmland and forestland locations, high-value wildlife or fisheries habitat and identified scenic areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Planning Board	Short Term
Promote the use of best management practices for timber harvesting and agricultural production.	Amend ordinances, if needed, to not restrict activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, and pick-your-own operations.	Planning Board	Short Term
Support farming and forestry and encourage their economic viability.	Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices.	Planning Board	Ongoing
	Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Board	Ongoing
	Provided meeting space for groups that advocate local agriculture.	Selectmen	Ongoing
	Encourage owners of productive farm and forest land to enroll in the current use taxation programs (Tree Growth and Farm and Open Space).	Selectmen	Ongoing
	Include agriculture and commercial forestry operations in local or regional economic development plans.	River Valley Growth Council & AVCOG	Ongoing

PLANNING TOPIC**Public Facilities and Services****State of Maine goal Plan that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY TIMEFRAME	
<p>Continue the practice of regional municipal service delivery.</p> <p>Assure that future growth does not exceed the capacity of public facilities and services.</p> <p>Efficiently meet identified public facility and service needs.</p> <p>Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.</p>	Utilize ordinance provisions that require development proposals to include a municipal service impact analysis, and, if found that development would require additional public expenditures above that, it would support in taxation, require off-site improvements, in-kind contributions and/or an impact type fee.	Planning Board	Short Term
	Continue to rely on joint municipal/regional approaches to deliver needed municipal services.	Selectmen	Ongoing
	Monitor new development activities to determine their impacts on the costs to municipal services, including education.	Selectmen	Ongoing
	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Selectmen	Ongoing
	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Selectmen	Ongoing
	Continue and explore additional options for regional delivery of local services.	Selectmen	Ongoing

PLANNING TOPIC Fiscal Capacity and Capital Investment Plan

State of Maine goal Plan that needs to address:

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

POLICIES	STRATEGIES	RESPONSIBILITY TIMEFRAME	
Finance existing and future facilities and services in a cost effective manner.	Implement the capital investment plan by developing a capital improvement program.	Selectmen	Ongoing
Explore grants available to assist in the funding of capital investments within the community.	Review and/or update the capital improvement program annually.	Selectmen	Ongoing
Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectmen	Ongoing
Reduce Maine's tax burden by staying within LD 1 spending limitations.			

PLANNING TOPIC**Future Land Use Plan****State of Maine goal Plan that needs to address:**

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

POLICIES	STRATEGIES	RESPONSIBILITY	TIMEFRAME
That alternative energy production systems are compatible with Hanover's land use patterns and land use policies.	Appoint a committee that is charged with assessing alternative energy opportunities/feasibility, the need for local standards to manage such systems and developing such standards if deemed necessary.	Selectmen	Short
Maintain Hanover Village as the primary location and focal point of commercial activity.	Develop regulatory and non regulatory provisions to implement the Future Land Use Plan that include: clear definitions of desired scale, intensity and location of future development; establish fair and efficient permitting procedures and appropriate fees; streamline permitting procedures in growth areas; and clearly define protective measures for critical resource areas.	Planning Board	Short Term & Ongoing
Manage land use in the Howard Pond Watershed to maintain water quality and natural character.	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Planning Board	Short Term & Ongoing
Manage commercial land use adjacent to Route 2 to minimize traffic congestion and visual qualities including the entrances or gateways to the town.	Establish a system to track new development by type and location and prepare an annual report.	Code Enforcement Officer	Short Term & Ongoing
That major changes in land use and major new development are consistent with Hanover's character.	Periodically (at least every five years) evaluate implementation of the plan.	Code Enforcement Officer & Planning Board	Mid Term
Maintain traditional agriculture and forestry land uses.	Include in the Capital Investment Plan anticipated municipal capital investments needed to implement the future land use plan.	Selectmen	Ongoing
Support the locations, types, scales, and intensities of land uses that Hanover desires as stated in its vision.	Employ a Code Enforcement Officer who is certified in accordance with 30-A MRSA §4451 and provide him/her with the tools, training, and support necessary to enforce land use regulations.	Selectmen	Ongoing
Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas.			
Establish/continue efficient permitting			

<p>procedures, especially in growth areas.</p> <p>Protect critical resource areas from the impacts of development.</p> <p>Coordinate the Hanover's land use strategies with other local and regional land use planning efforts.</p>			
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PLANNING TOPIC**Regional Coordination****POLICIES****STRATEGIES****RESPONSIBILITY TIMEFRAME**

Support efforts to create and maintain the Androscoggin Canoe Trail.	Coordinate with the Towns of Newry and Rumford to develop common watershed protection measures.	Planning Board	Short Term
Seek connections to regional trail systems.	Meet with neighboring communities to coordinate and use designations and regulatory and non-regulatory strategies.	Planning Board	Short Term & Ongoing
Support regional outdoor recreation programs.	Financially support regional economic development activities/organizations provided they recognize Hanover's economic goals.	Selectmen	Ongoing
Support regional efforts to maintain, enhance and expand recreational opportunities that fit the character of the Region.	Support a regional affordable housing coalition.	Selectmen	Ongoing
	Actively participate in regional and state transportation and land use planning efforts.	Selectmen	Ongoing
Minimize phosphorus loading to Davis and Howard Ponds.	Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.	Selectmen	Ongoing
Support local and regional programs that provide for the use of locally grown produce.	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Selectmen	Ongoing
	Continue to rely on joint municipal/regional approaches to deliver needed municipal services.	Selectmen	Ongoing
Maximize the use of shared public service delivery.	Participate in regional groups and/or committees to advocate improvements to the regional transportation system.	Selectmen	Ongoing
Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	Participate in regional discussions and actions that result in enhanced and expanded outdoor recreation.	Selectmen	Ongoing
	On an annual basis meet with surrounding communities and Counties to explore the need and feasibility of shared services.	Selectmen	Ongoing
Initiate participation in or continue to participate in any regional economic development efforts.	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses and connect with regional trail systems where possible.	Recreation Committee & Interested Groups	Ongoing
Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Seek assistance from area snowmobile clubs to reestablish trails in Hanover	Selectmen & Interested Parties	Ongoing
Develop or continue to update a prioritized ten-year improvement, maintenance, and repair plan for local/regional transportation system facilities that reflects community, regional, and state objectives.	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical natural resources.	Selectmen, Planning Board & Howard Pond Preservation Association	Ongoing
	Include agriculture and commercial forestry operations in local or regional economic development plans.	River Valley Growth Council & AVCOG	Ongoing
Initiate or actively			

<p>participate in regional and state transportation and land use planning efforts.</p> <p>Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.</p> <p>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.</p> <p>Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.</p>			
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Plan Evaluation

Plan Evaluation Measures

The real value of the comprehensive plan is in its implementation and evaluation of proposed actions. The following measures are recommended to be periodically (at a minimum of every five years) evaluated:

The degree that the future land use plan strategies have been implemented.

Percent of municipal growth-related capital investments in growth areas.

Location and amount of new development in relation to growth areas, rural areas and critical resource areas.

Amount of critical resource areas protected through acquisition, easements or other measures.

The status of implementing the strategies of the Plan

It will be the responsibility of the Planning Board with assistance from the Code Enforcement Officer to prepare reports that evaluate the above measures. Such reports will assess progress and recommend changes to the plan if it determines the Plan and/or implementation are not effective. All such reports will be forwarded to the Board of Selectmen.

At a minimum all such reports will include the following:

The report will assess the degree that the future land use plan strategies have been implemented by including statements if each of the strategies under the contained in Planning Topic Future Land Use has been implemented and if not the reason.

The report will assess the percent of municipal growth-related capital investments in growth areas by identifying the type amount, location and year of all municipal growth-related capital investments.

The report will state the location, type, amount (number of new homes and businesses) and size by year of new development in relation to growth areas, rural areas and critical resource areas as designated in the Plan.

The report will document critical resource areas including information on type, area and location protected through acquisition, easements or other measures.

The report will assess the degree that the strategies of the Plan have been implemented by including statements if each of the strategies has been implemented and if not the reason.

Public Participation Summary

Comprehensive Plan Committee: The Selectmen appointed a 17-member committee to oversee the development of the comprehensive plan. The committee began meeting on a monthly basis in January 2008 and continued until the plan was ready for town meeting action.

Public Visioning Session: On July 16, 2008 the committee sponsored a visioning session. More the 60 year round and seasonal residents attended the cook out and offered their views on the future of Hanover. This was a great turnout considering a total population of 250.

Beginning with Habitat Presentation: On August 20, 2008 the committee sponsored a Beginning with Habitat Presentation. In addition to committee member a number of interested residents attended.

Public Forum: On June 18, 2009 the committee conducted a forum to provide an overview of the plan and gain public insight.

Use of Technology: Notices of all meetings where posted on the town's Web Site as were plan drafts.

Comprehensive Plan Committee: Jim Barker, Chair, Jim List, Vice Chair, Bruce Powell, Brenda Lee Gross, Frank S. Morrison Jr., John Gauthier, Mark Beaudoin, Steve Pelletier, Mike Brown, Robert Fortin, Darlene Baker, Jeff Watts, Demitrios Handanos, Norman Ferguson Jr., Helen Dolloff, Tim Bruce, Clem Worcester, Richard Stratton.

Hanover Comprehensive Plan Part II



Inventory & Analysis

Introduction

The Comprehensive Planning process needs to be based on an accurate and comprehensive understanding of the community. In planning terms, the "community" means its people, infrastructure, services, and natural features. To provide that factual informational base, the Comprehensive Plan Committee collected, organized, and analyzed information about Hanover. Areas considered in the inventory and analysis elements related to population, economy, housing, transportation, natural resources, historic, cultural, and, archaeological resources, land use and development patterns, outdoor recreation, public facilities and fiscal capacity.

The information to prepare the inventory and analysis came from a number of sources. Individual committee members collected information only available in Hanover. Such information included land use, scenic locations, outdoor recreation facilities and recent development trends. Other information came from state and federal sources.

The inventory and analysis also makes several forecasts for the 10-year planning period. These included year-round and seasonal population growth and housing demand. Such forecasts were based upon past trends and acceptable forecasting techniques.

The inventory and analysis is intended to be a snapshot of Hanover based on the best information available in 2007-08. Communities are dynamic places and thus the inventory and analysis may not reflect all community characteristics at the time of adoption of the plan or five years from adoption. However, it presents a reliable picture of Hanover and provides the necessary direction for the Comprehensive Plan Committee to identify issues and implications and formulate town goals and recommendations.



HISTORIC, ARCHAEOLOGICAL RESOURCES

Findings and Conclusions

- ❖ **Nathaniel Segar first settled Hanover in 1774.**
- ❖ **Hanover is rich in Historic Architecture**

HANOVER HISTORY



THE BEGINNING

Nathaniel Segar who came from Newton, Massachusetts, first settled the area that is now Hanover in 1774 (The Sunflower Farm). He served in the American Revolution, returned to Hanover in 1780, was captured by Indians and taken to Canada where the British held him for a year. Other early settlers : Jonathan Bean, Jesse Duston, and Moses and Stephen Bartlett, were along the Androscoggin River in the area that was part of Bethel at that time.

HOWARD'S GORE

Phineas Howard from Temple, New Hampshire, purchased an area bounded by Bethel, Newry and Rumford and including Howard's Pond in 1792. Farmlands were cleared and homes built along the hillsides. A sawmill was established in 1796 at the pond's outlet. The area was known as Howard's Gore.



HANOVER

On February 14, 1843, Howard's Gore combined with a portion of Bethel that was north of the Androscoggin River and became the Town of Hanover. The area's economy was developing with the construction of mills along Howard Pond Stream and farming along the Androscoggin intervals.



THE MILLS

Waterpower mills were built along the outlet stream from Howard Pond to the Androscoggin River. A canal and waterway was developed to supply power to mills in the area near today's Mooselook Lane and 1,300 feet downstream. Over time 12 mills were located along the stream producing products. Ground grain,

HANOVER, MAINE HISTORY

Page 2 of 3



lumber, carded woolens and the tanned and curried hides and skins were produced along with furniture and dowels.

By the mid 1950's the economy of the area had again shifted with jobs located in more central locations. The last Hanover mill closed in the early 1950's. With roads improving more people found work in the larger surrounding communities. Shopping trends were toward larger communities. Many of the fields and farmlands became overgrown with brush and trees. That era was generally a non-growth period in Hanover. Few new homes were built and the population remained about the same.

More recently, Hanover is experiencing home and vacation property development at a more rapid pace. The small town is receiving more interest within the greater area as development in our neighboring larger towns is spreading into this community.

More houses were built in Hanover in the most recent 10 years than in the previous 50 years.



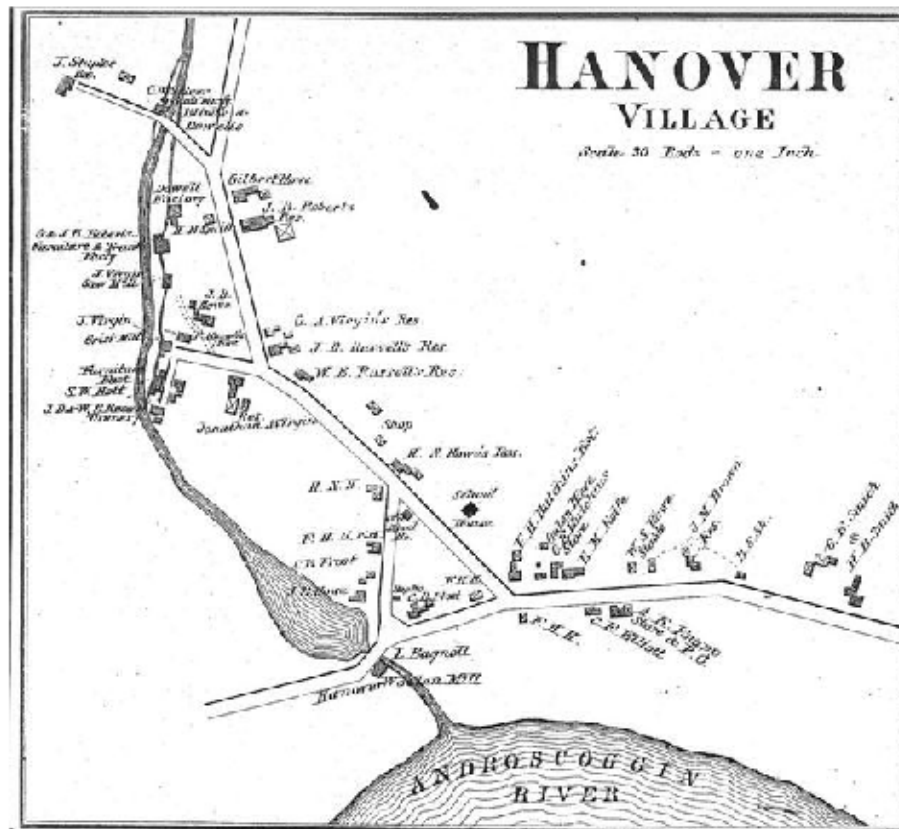
MORE ABOUT HANOVER HISTOR

The book, A History of Hanover, Maine 1774 -1980 that includes associated historical events and geneological information, written by Alfred F. Howard in 1980, is an important reference for those interest in the history of Hanover. It is availat at many libraries in Maine.

HANOVER VILLAGE MAP FROM ABOUT 1880

<http://www.hanoverme.org/history.htm>

9/7/2008



This page dedicated to the memory
of Alfred F. Howard 1907-2001

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Historic Structures

There is a growing recognition among citizens and government across the country of the value of a community's historic resources. Historic buildings provide insight into a community's past as well as help answer broader questions about history. Serving as functional elements of a community, maintained historic buildings, can conserve resources, time, energy and money while they sustain a sense of community character.

There are no structures in Hanover listed on the National Register of Historic Places. However, Randall H. Bennett in his book *Oxford County, Maine A Guide to Its Historic Architecture* identified several structures and locations in Hanover as being noteworthy and include.

Indian Rock Camps-	Howard Pond Road
Phineas Howard House (ca. 1795)-	Howard Pond Road
Gardner Roberts Memorial Library (ca. 1884 and later)-	Ferry Road
Jonathan A. Virgin House (ca. 1850)-	Howard Pond Road
Howe-Stearns House (ca. 1831/1879)-	Howard Pond Road
Ezra Smith House (ca. 1802/1817)-	Route 2
Knights of Pythias Hall (ca. 1882)-	Route 2
Nathaniel Segar House (ca. 1780/1910)-	Route 2
Bartlett-Roberts House (before 1818, ca. 1844)-	Old Route 2
Jesse Duston House (ca. 1780)-	Route 2
Adam Willis Farmstead (ca. 1820)-	Route 2
Benjamin Stearns House (ca. 1840)-	Route 2
Charles Bartlett Farmstead (ca. 1809 and later)-	Route 2
Joshua R. Howard Farmstead (ca. 1890 and earlier)	Route 2
Hanover Cemetery	Route 2

Hanover does not have a local historical society that advocates historic preservation but its citizens have come together recently to save Gardner Roberts Memorial Library. The local effort raised money and donated time to relocate and refurbish the library.

Archaeological Resources

Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. Archaeological sites are defined as prehistoric or historic. Prehistoric sites are those areas where remains are found that were deposited thousands of years before written records began in the United States. These sites are the only source of information about prehistory. More recent archaeological sites are those sites which occurred after written records began. In Maine, archaeological sites are most commonly found within 25 yards of an existing or former shoreline and early roads.

The Maine Historic Preservation Commission reports three known prehistoric archaeological sites located along the Androscoggin River. The Commission has identified areas between the Androscoggin River and Route 2 and the shores of Howard Pond as areas sensitive for prehistoric archaeological resources. No historic archaeological sites have been reported by the Maine Historic Preservation Commission but they suggest that future field work should focus on agricultural, residential and industrial sites relating to the earliest Euro-American settlement in the town in the 1770s.

Protection of Historic and Archaeological Resources

Hanover has adopted requirements in site plan review and subdivision standards that require the identification of resources and protection when development occurs.



People of Hanover

Findings and Conclusions

- ❖ **Year-round population declined between 1990 and 2000 but has increased in recent years.**
- ❖ **The greatest number of workers in Hanover was employed in management, professional and related occupations in 2000.**
- ❖ **It is estimated that on any single day, seasonal population in Hanover could exceed 600 should all seasonal residences, lodging rooms and camp sites be occupied.**

Introduction

Population trends and characteristics are a product of several factors. They include local and regional employment opportunities, the availability of housing in varying price ranges, the community's natural and social attributes and family ties. By looking at population characteristics, trends and forecasts, Hanover can be prepared for population change as well as anticipate future demands on community services and land use changes. The population of Hanover includes a "year-round population" that has not changed in numbers much over the last 40 years and a part time or seasonal population that has been growing.

When looking at the impacts of population change on the town, considering two population types is useful, year-round and part time. Year-round population will pay local taxes, require town services and send children to local schools. Part-time or seasonal population may own vacation or second homes paying local taxes and requiring town services and/or spend money at local and regional businesses.

Year-Round Population Trends

Hanover's year-round population numbers have been fairly constant for the past 40 years with a low of 240 in 1960 to a high of 275 in 1970. This trend has been due in part to the declining

employment opportunities in the wood and pulp and paper industries in the region. A second factor is that many of the newer jobs are seasonal in nature, such as those at the Sunday River Ski Resort, and do not provide an income needed to purchase or rent a home.

Year-Round Population Change 1960-2000					
	2000	1990	1980	1970	1960
Hanover	251	272	256	275	240
Bethel	2,411	2,329	2,340	2,220	2,408
Newry	344	316	235	208	260
Rumford	6,472	7,078	8,240	9,363	10,005
Oxford County	54,755	52,602	48,968	43,457	44,345
Maine	1,274,923	1,227,928	1,125,043	993,722	969,265

U.S. Census

Population estimates prepared by the State Planning Office suggest a noteworthy increase in year-round population from 251 in 2000 to 317 in 2006. These estimates indicate an increase of between 55 and 65 year-round residents. Based on local information these estimates are considered to be high. Locals feel that population has grown by about 20. The natural increase in population (the number of births minus deaths) was a negative eight from 1997 to 2007. This information supports the assumption that it is people moving into Hanover rather than the natural increase that has been the controlling factor in the estimated increase in population.

Age Distribution

Hanover's population in 2000 was older than that of Oxford County and the State. The median age of Hanover's residents increased from 33.0 years to 41.3 years between 1990 and 2000. The median age was almost one year younger than that of the county and three years older than the State. There has been a decline in the very young, 14 and under, young adults and an increase in those 65 and older.

Population Distribution by Age				
	1990		2000	
	Number	Percent	Number	Percent
Less than 5	31	11.4%	16	6.4%
5 to 9	21	7.7%	13	5.2%
10 to 14	14	5.1%	23	9.2%
15 to 19	16	5.9%	14	5.6%
20-24	12	4.4%	5	2.0%
25-29	28	10.3%	10	4.0%
30-34	23	8.5%	17	6.8%

Population Distribution by Age				
	1990		2000	
	Number	Percent	Number	Percent
35-39	16	5.9%	22	8.8%
40-44	19	7.0%	20	8.0%
45-49	20	7.4%	19	7.6%
50-54	14	5.2%	17	6.8%
55-59	23	8.5%	22	8.8%
60-64	9	3.3%	14	5.6%
65+	26	9.6%	39	15.5%
Total	272		251	
Median Age	33.0		41.3	

U.S. Census

Educational Attainment

According to the 2000 U.S. Census, Hanover had a greater percentage than Oxford County of its population 25 years of age and older with more than a high school education. Fifty-nine percent had some college education or a degree. This compared to 40% for Oxford County. Residents with Bachelor's Degrees are significantly greater than that of Oxford County and the State. This is likely reflective of residents that are living in Hanover and are employed in professional positions in other communities.

Educational Attainment 2000 (persons 25 years and older)				
	Hanover		Oxford County	
	Number	Percent	Number	Percent
Less than 9th grade	-	-	2,185	6%
9th to 12 grades no diploma	8	5%	4,508	12%
High School Graduate or Equivalency	64	37%	16,317	43%
Some college, no degree	44	25%	6,705	18%
Associate Degree	15	9%	2,255	6%
Bachelor's Degree	32	19%	3,985	11%
Graduate or Professional Degree	10	6%	1,974	5%
Total	173		37,929	

U.S. Census

Occupation of Residents

The greatest number of workers in Hanover was in management, professional and related occupations in 2000. This was followed by service occupations and sales and office occupations.

Employment by Occupation 2000				
Occupation	Hanover		Oxford County	
	# of Workers	% of Total	# of Workers	% of Total
Management, professional and related occupations:	52	38%	6,835	27%
Service occupations	26	19%	4,509	18%
Sales and office occupations	22	16%	5,459	21%
Farming, fishing and forestry occupations	10	8%	403	2%
Construction, extraction and maintenance occupations	13	10%	3,323	13%
Production, transportation and material moving occupations	11	8%	5,157	20%
Employed persons 16 years and over	134		25,686	

U.S. Census

Income

Hanover's 1999 median household income was above that of Oxford County and of surrounding communities except Newry. In 1999 the largest number of households (26 or 25%) was in the \$50,000 to a \$75,000 income bracket. This is likely the reflection of the number workers in management, professional and related occupations. It has been estimated that the median household income had increased to \$40,000 in 2006 from \$35,000 in 1999.



Median Household Income 1999	
Hanover	\$35,000
Bethel	\$33,803
Newry	\$42,321
Rumford	\$27,639
Oxford County	\$33,435
State of Maine	\$37,240

Source: US Census

Seasonal Population

Seasonal population is a measure of the number of people in a community who are not year-round residents. In Hanover this includes individuals staying in second homes and camps, the Stony Brook Recreation and Campground day trippers. This seasonal population is an important part of

social character and economy of the town. Locals indicate that over the years the character of its seasonal population has changed. The traditional camps along the shores of Howard Pond owned by people from around the area are now sought by people from further away. This is due in part by the influence of the Sunday River Ski Resort in neighboring Newry.

To estimate seasonal population the number of seasonal residences, number of lodging rooms and camp sites were considered. It is estimated that the peak seasonal population, or the greatest number of people that are not full time residents in Hanover, on any single day, could exceed 600 should all seasonal residences, lodging rooms and camp sites be occupied to capacity. Realistically, seasonal population grows to between 400-500 during the busiest summer periods.

Peak seasonal population, or the number of non residents in the area on any given day, in the greater Hanover area, Bethel, Greenwood, Hanover and Newry, is significant with as many as 10,000 with the majority drawn by the Sunday River Ski Resort.

Population Projections

Year-Round Population

Anticipating population change is an integral part of the comprehensive planning process. Depending on future population characteristics, various community needs and facilities can be identified as well as providing an indication of future housing demand. It should be understood, however, that predicting population with great accuracy at the single community with a small population is extremely difficult.

Year-round population change is the result of two primary factors, natural increase and migration. Natural increase is derived from the number of births minus the number of deaths over a specific period. Migration is the number of persons moving into or out of a community over a period of time. Based upon the U.S. Census, Hanover experienced a population decrease of 19 (7%) persons between 1990 and 2000.

The 2020, year-round population projection prepared by the Maine State Planning Office for Hanover is approximately 350. This projection forecast indicates a stable population based on past trends and employment opportunities. Factors that could contribute to that projection being off include changes in the local and regional economies that create or displace jobs, energy cost and housing costs. These factors cannot be determined with any reliability and will require watching.

For the purposes of the comprehensive plan it is expected that the 2020 year-round population for Hanover will be in the range of 340 to 360.

Population Distribution by Age 2020		
Age		
	Number	Percent
0-17	58-61	17%
18-24	31-32	9%
25-44	58-61	17%
45-64	119-126	35%
65+	78-83	23%
Total	340-360	

Maine State Planning Office & AVCOG

Seasonal Population

Seasonal population will consist of second home owners and transients. Growth in seasonal population will depend primarily on growth in second/seasonal homes. Between 1990 and 2000 the number of seasonal homes decreased as the result of their conversion to year-round use. The most significant factors in seasonal population growth will be spill over effects from Newry and the Sunday River Ski Resort, the interest in Hanover land owners to sell land for development and the economy of New England. Seasonal population change can be expected to be greater than that of year-round population.



ECONOMY

Findings and Conclusions

- ❖ **The regional economy has changed from goods producing to service providing.**
- ❖ **Hanover's local economy is largely based on the regional economy of recreation, services and manufacturing.**
- ❖ **Over the past 20 years, there has been a shift in the location where Hanover residents work.**

Regional Economy

The region's economy was traditionally based on pulp and paper and wood and related industries. The pulp and paper mill established in 1901 in Rumford was long the driving force of the regional economy. It is still a significant factor today. Wood and related businesses were located in almost every town with mills in the towns of Andover, Bethel, Dixfield, Greenwood, Mexico and Peru. Some of those mills are still in operation today. Rumford developed as the primary service center of goods and services with smaller centers in Bethel, Dixfield and Mexico. The smaller towns including Hanover provided workers to the service centers.

In recent times the region's economy has been shifting from goods producing to service providing. Today just 25% of the work force produces goods. Most workers are employed in the occupations of leisure and hospitality (19%), transportation and utilities (16%), retail trade (14%) and education and health services (13%). The recreation industry while always a part of the region's economy began a new era in the late 1950s with the beginning of the Sunday River Ski Resort. In later years it would undergo major expansions becoming the largest ski resort in Maine. Now Newry, the home of the Sunday River Ski Resort, and neighboring Bethel are major recreation attractions and to a lesser degree are Greenwood and Woodstock.

Major employers in the Region include NewPage Paper, Sunday River Skiway, Rumford Hospital, Bethel Inn Resort, Irving Forest Products, Andover Wood Products, SAD #43, SAD #44, Gould Academy and Wal-Mart.

Hanover's Economy

More than 100 years ago Hanover was an important industrial center for much of northern Oxford County. Water from Howard Pond Stream was used to power a number of mills with the last closing around 1950. Today there is no industry in Hanover. About 10 people are employed by business in Hanover other than their own. The post office and village store, the only retail store in town, are thought to be the largest employers. There are a number businesses carried out from the owner's home or home occupations. They include antique sales, real estate, beauty shops, sign maker, carpenters and loggers. Hanover's local economy is largely based on the regional economy of recreation, services and manufacturing. It is expected that over the planning period Hanover's economy will continue to be based on the regional economy of recreation, services and manufacturing. Home occupations will continue to be important.

Labor Force

Since 2002, Hanover's labor force has increased by 15%. The annual average unemployment rate in Hanover has been below that of the Rumford Labor Market Area.

	Hanover		Rumford LMA	
	2002	2007	2002	2007
Total Labor Force	144	166	9,990	9,927
Employed	139	157	9,310	9,201
Unemployed	5	9	680	726
Unemployed Rate	3.5%	5.4%	6.8%	7.3%

Maine Depart of Labor

In 2000 the greatest number of workers, 28%, was employed in the education, health and social services followed by arts, entertainment, recreation and food service industries (18%). This should be expected considering the growing recreation base economy of the region.

Distribution of Labor Force by Industry 2000				
Industry	Hanover		Oxford County	
	# of workers	% of Total Employed Labor Force	# of Workers	% of Total Employed Labor Force
Agriculture, Forestry, Mining	13	10%	771	3%
Construction	5	4%	2,365	9%
Manufacturing	19	14%	5,160	20%
Wholesale Trade	3	3%	557	2%
Retail Trade	6	5%	3,126	12%

Distribution of Labor Force by Industry 2000				
Industry	Hanover		Oxford County	
	# of workers	% of Total Employed Labor Force	# of Workers	% of Total Employed Labor Force
Transportation and warehousing and utilities	4	3%	926	4%
Information	4	3%	410	2%
Finance, insurance and real estate	6	5%	1,040	4%
Professional, scientific, management and administrative	4	3%	1,246	5%
Education, health and social services	37	28%	5,847	23%
Arts, entertainment, recreation and food services.	24	18%	2,310	9%
Other services	5	4%	1,073	4%
Public administration	4	3%	855	3%
Total	134		25,686	

U.S. Census

Work Location: Hanover's Residents

Over the past 20 years there has been a shift in the location where Hanover residents work. That shift has been from Rumford to Bethel/Newry. The shift, in part, has been a decline in manufacturing jobs in Rumford and an increase in recreation related jobs in Bethel/Newry. More workers are operating businesses from their homes in Hanover.

**Hanover Resident Work Locations
1980-2000**

Where Hanover Residents Worked	# of Hanover Residents Working at the Location-1980	Percentage of Total Resident Workers-1980	# of Hanover Residents Working at the Location-2000	Percentage of Total Resident Workers-2000
Hanover	13	12%	25	19%
Andover	13	12%	2	2%
Bethel/Newry	24	22%	34	26%
Mexico	-	-	6	5%
Norway/Paris	-	-	4	3%
Rumford	46	43%	27	20%
Other	11	10%	35	26%
Total	107		133	

U.S. Census

Means of Transportation to Work

Those in Hanover that travel to work drive alone and spend about an hour per day traveling. A little bit longer than all Mainers.

Means of Transportation to Work 2000		
Type	Number	Percent
Car, Tuck, Van; Drove Alone	113	85%
Car, Tuck, Van; Carpooled	9	7%
Worked at Home	11	8%
TOTAL	134	
Average Commute Time	26 Minutes	

U.S. Census

Regional Economic Development Plans

Hanover is included in the 2007-2008 Comprehensive Economic Development Strategy for the Androscoggin Valley Economic Development District. The Strategy establishes the economic, transportation, and community planning direction for the Androscoggin Valley Economic District.



Housing in Hanover

Findings and Conclusions

- ❖ **In 2000, the Census reported 210 total housing units, 130 year-round and 80 seasonal or second.**
- ❖ **In 2003 the median sale price for a home in Hanover was \$72,000 and had increased to \$85,900 in 2006.**
- ❖ **Hanover will continue to be attractive for more seasonal or second home development over the planning period.**

Introduction

Housing characteristics within a community is an important consideration of the comprehensive plan. The documentation of housing growth trends, availability of housing, its affordability and condition are important planning considerations. This information will allow decisions to be reached concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.

Housing Trends

In 2000, the Census reported 210 total housing units, 130 year-round and 80 seasonal or second. Between 1990 and 2000, some 18 new housing units were added to the Town's housing supply.

Number of Total Housing Units 1990-2000				
	1990	2000	1990-2000 # Change	1990-2000 % Change
Hanover	192	210	18	9%
Bethel	1,266	1,447	181	14%
Newry	964	1,101	137	14%
Rumford	3,308	3,208	-100	-3%
Oxford County	29,689	32,295	2,606	9%
Maine	587,045	651,901	64,856	11%

U.S. Census

From 2001 through 2006 there have been building permits issued for 18 new homes.

Type of Housing Unit

Hanover's housing supply is comprised primarily of the traditional single-family home. In 2000, 80% of the all housing was single-family. Seasonal or second homes comprised 38% of the total housing supply in 2000. It is interesting to note that the number of seasonal or second homes declined between 1990 and 2000. The reason for this decline is thought to be the conversion of once seasonal homes to year-round use.

Distribution of Housing Units by Type 1990-2000				
	1990		2000	
	#	% of Total	#	% of Total
Single-family	144	75%	169	80%
Mobile home	17	9%	17	8%
Multi-family	31	16%	22	11%
Seasonal	86	45%	80	38%
TOTALS	192		210	

U.S. Census

Owner/Renter Patterns

Rural communities typically have a much larger percentage of owner-occupied dwelling units than renter occupied dwelling units. This is due to the large percentage of the overall housing supply consisting of the single-family home. In 2000, 81% of all housing units were owner-occupied and 19% were renter occupied.

Housing Conditions

The Comprehensive Planning Committee did not undertake a detailed housing conditions survey, the reason being that although scattered substandard housing exists in Hanover it was not deemed a significant planning issue. However, several indicators of housing conditions from the 2000 Census were examined.

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Hanover's older homes are in excellent condition and are assets to the community. The older dwelling units may, however, be in need of energy efficiency and/or electrical upgrading.

Age of Housing Stock

Year Structure Built

	Number	Percent
2001-2006	18	8%
1999-March 2000	4	2%
1995-1998	12	6%
1990-1994	13	6%
1980-1989	51	23%
1970-1979	20	9%
1960-1969	23	11%
1940-1959	27	12%
1939 or earlier	50	23%
TOTAL	218	

U.S. Census

Overall, the indicators point towards the Town's housing stock being in general good condition. Although structurally substandard dwelling units are found in Hanover, there is not a significant community problem with substandard housing.

Housing Costs

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs including land costs, construction cost and market demand. Based on Census information the cost of housing in Hanover was a greater than in Oxford County and but less than the State. The 2000 Census reported that the median value of owner-occupied homes was \$95,000 compared to \$82,800 in the County. Monthly rents were slightly less than overall Oxford County.

2000 Housing Costs					
	Median Value Owner Occupied	Median Monthly Mortgage	30% or more of Income	Median Monthly Rent	30% or more of Income
Hanover	\$95,000	\$790	31%	\$495	12%
Oxford County	\$82,800	\$785	20%	\$420	29%
State of Maine	\$98,700	\$932	20%	\$497	34%

U.S. Census

Rental Rates

A detailed rental rate survey was not conducted as an element of the comprehensive plan because rental units comprise a small portion of the town's housing supply. The 2000 census reported the median rent was \$495. In 2006 the Maine State Housing Authority reported the average rent for a two-bedroom unit was \$570 in the Rumford Housing Market that includes Hanover.

Affordable Housing

Increase in land costs and construction costs, coupled with market conditions, has created a significant affordable housing problem in some areas of Maine. The general "rule of thumb" states that housing should be able to be rented or purchased for a reasonable percentage of a household's income. These generally accepted percentages are 28% of gross monthly income for mortgage payments and 30% of gross income for rental payments (including utilities).

Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the medium income for the area.

The common definition defines "very low income households" as those households with an income no greater than 50% of the median income for a four-person household, "low income households" as those households with an income no greater than 80% of the median income for a four-person household, and "moderate income households" as those households with an income no greater than 120% of the median income for a four-person household.

The affordable housing needs in Hanover can be qualified but to quantify the specific number of any needed affordable units for the current and future years is difficult. A major factor in determining affordable housing need is the income of current or perspective households residing or wishing to reside in Hanover. To determine affordable housing needs, the estimated 2006 median income of \$37,800 for the Rumford housing market was utilized. Based upon that data, the following table has been developed to represent affordable housing costs for very low, low and moderate income households.

Affordable Sales Price of Homes and Rental Units For Very Low, Low and Moderate Income Households 2006			
	Household Income	Affordable Gross Rent (mo)	Affordable Sales Price
Very Low	up to \$18,900	\$470	\$52,900
Low	\$18,900-\$30,200	\$470-\$755	\$52,900-\$90,600
Median	37,800	\$945	\$133,400
Moderate	\$37,800-\$56,700	\$945-\$1,400	Up to \$170,300

Maine State Housing Authority & AVCOG

In 2003 the median sale price for a home in Hanover was \$72,000 and had increased to \$85,900 in 2006. It is felt that the influence of the Sunday River Ski Resort in neighboring Newry is a factor in the increased sale prices in Hanover.

This trend in higher sale prices is limiting housing opportunities for very low and low income households that seek homes or rents in Hanover. Very low income households will likely not find a home in Hanover that is affordable and low income households opportunities are becoming limited. However it appears that there are affordable housing opportunities at the present time but the Sunday River influence needs to be watched.

Affordable housing opportunities are a regional issue and the amount of need demands on individual town characteristic. At present there are no active regional affordable housing coalitions. However, Community Concepts delivers affordable housing programs.

The town has not enacted any ordinance that stands in the way of the development of affordable housing.

Future Housing Demand

Based on the forecast that year-round population will be in the 340-360 range there will be a demand for 25 additional year-round housing units over the planning period. Should the local, regional or national economic conditions change significantly, the demand for additional housing units will also change.

Seasonal or second homes comprised 38% of Hanover's total housing stock in 2000. Since 2000 this type housing has increased. Several factors can be attributed to this trend. They included historically low mortgage interest rates, changes in investment strategies by those with higher disposable incomes and reasonable development costs. It is important to consider future demand for seasonal or second homes when planning for the town. Several factors are important when considering future second home development. They include changes in traditional forest land ownership, the influence of the Sunday River Ski Resort on second home development, the interest of land owners to develop or sell land for development and regional and national economic conditions. Most seasonal and second homes ring Howard Pond. Future second home development will be away from the shores of Howard Pond. However locations that provide views of the pond and distance landscapes will be in demand. These factors point to Hanover continuing to be attractive for more seasonal or second home development over the planning period.

Future Housing Mix

Not only is an estimation of total new housing necessary in the comprehensive plan but also the type of year-round housing, owner and rental. Over the next ten years, demand for single-family housing will be greater than for multi-family rental type housing. Elderly housing opportunities will also be needed and will be provided on a regional basis rather than only by Hanover.

T RANSPORTATION

Findings and Conclusions

- ❖ **Hanover has 5.37 miles of arterial highway and 4.94 miles of local highways.**
- ❖ **Hanover contains the fewest miles of public roads of any organized community in Oxford County.**
- ❖ **The culvert condition of the Second Bridge is considered in serious condition and will need replacement in the near future.**

Introduction

The location of transportation routes is important to Hanover's and the Region's development patterns and its overall economic well-being. Hanover's transportation system includes US Route 2 that transects the town for approximately 5.5 miles and 5 miles of local public roads. There are also a number of privately owned roads.

Highway Classification & Conditions

A town's transportation system typically consists of its roadway, bridge and sidewalk network, and transit systems. This system is extremely important to existing and future development characteristics.

Hanover contains the fewest miles of public roads of any organized community in Oxford County. The Maine Department of Transportation (MaineDOT) has classified highways based on functions within Hanover as arterial or local. Hanover has 5.37 miles of arterial highway and 4.94 miles of local highways. Brief definitions of the highway functional classifications, as used by MaineDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on arterial highways. Route 2 is an arterial highway.

Local Roads: Local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local roads.

Private Roads: There are 25 private roads in the E-911 system. Owners of property fronting private roads are responsible for the road's maintenance. Typically, public services such as school bus pickup are not available to residents on private roads.

Examination of local highway conditions is important for several reasons. Road conditions can help direct future development and suggest the need for capital expenditures for reconstruction.

Hanover Road Evaluation

Davis Road

Length-	0.09 miles
Width-	18'
Usages-	Year-round
Surface-Poor	
Edge-	Fair (berm or ridge prevents runoff)
Base-	Good (gravel/sand)
Ditches	Fair (badly needed)
Ditching	Very good (into woods)
	Good (into fields)
	Poor (into lawn)
Culverts	Fair (needed)

Mill Hill Road

Length-	1.13 miles
Width-	15'-18'
Usages-	Seasonal
Surface-Poor	
Edge-	Fair (berm or ridge prevents runoff)
Base-	Fair (dirt)
Ditches	Fair (badly needed)
Ditching	Good (into woods)
	Poor (into pond)
Culverts	Fair (needed)

South Shore Road

Length-	1.13 miles
Width-	15'-18'
Usages-	Seasonal
Surface-Poor	
Edge-	Fair (berm or ridge prevents runoff)
Base-	Fair (Dirt)
Ditches	Fair (badly needed)
Ditching	Good (into woods)
	Poor (into pond)
Culverts	Fair (needed)

Top Hat Road

Length-	0.62 miles
Width-	15'-18'
Usages-	Year-round
Surface-	Good
Edge-	Fair (berm or ridge prevents runoff)
Base-	Good (gravel/sand)
Ditches	Good (some needed)
Ditching	Good (into fields)
Culverts	Fair (needed)

Howard Pond Road

Length-	2.40 miles
Width-	
Usages-	Year-round
Surface-	
Edge-	
Base-	
Ditches	
Ditching	
Culverts	

Brown Road

Length-	0.49 miles
Width-	
Usages-	Year-round
Surface-	
Edge-	
Base-	
Ditches	
Ditching	
Culverts	

Ferry Road

Length-	0.07 miles
Width-	
Usages-	Year-round
Surface-	
Edge-	
Base-	
Ditches	
Ditching	
Culverts	

Hanover maintains a five year road improvement program to fix priority needs. Funds for improvements are placed in a road improvement fund annually.

Highway Capacities

MaineDOT maintains traffic volume data for Route 2 and Howard Pond Road. Typically, these counts are done every three years. However, data may not be available at all locations every three years because data collection points can change over time.

Annual Average Daily Traffic Counts		Year		
Location		1998	2003	2006
Route 2 @ Ferry Road		3,200	4,600	4,050
Howard Pond Road		N.A.	260	320

Route 2 has a high level of capacity well beyond its current traffic volumes. The Howard Pond Road due to its width and grades has limited capacity without improvements.

Bridges

There are four publically owned bridges in Hanover. The Stoney Brook, Saunders Mill and First Bridges are owned by the state and maintained by the MaineDOT. The Second Bridge on the Howard Pond Road is owned and maintained by the town. The three state bridges are in generally good condition. The culvert condition of the Second Bridge is considered in serious condition and will need replacement in the near future.

Public Transit

Western Maine Transportation Services, Inc. (WMTS) provides “demand response” and fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Door-to-door (demand response) and fixed-route services are available to the general public.

Aviation

There are no public airports in Hanover. The nearest airport is the known as the Colonel Dyke Memorial Field is sited off the Northwest Bethel Road in Bethel. In 1988 a new paved 60 foot by 3,150 foot runway was constructed replacing the existing 2,400 foot gravel runway. The airport has a fixed-base operator that provides flight instruction, scenic flights, charter flights, airframe and aircraft engine repair and fuel sales and service. Hanover is not in general flight paths or approach zones.

State Highway Improvement Plans

The MaineDOT updates its Six-Year Transportation Improvement Plan every two years. The purpose of the Six-Year Plan is to provide a linkage between the policy-based 20-Year Transportation Plan, the project based Biennial Capital Work Plan and local planning. Neither the

2008-2009 Biennial Capital Work Plan nor the Six-Year Transportation Improvement Plan identifies any projects in Hanover.

In 1999 the Maine East-West Study was released. An east-west highway would link to the east with the Canadian Maritime Provinces and to the west with the larger markets of Quebec, Ontario and the Midwestern United States. Hanover could lay in one of the potential east-west highway corridors. Due to a number of factors it is not anticipated that there will be actions to create such a highway in the 10-year planning period.

Standards for Road Design & Access

Hanover has adopted standards for road construction in subdivisions, vehicular access standards for non residential development and standards for driveway entrance onto all public roads. Subdivision standards include design standards for both public and private roads. In addition, when roads either public or private are to serve a subdivision and are not deemed to have adequate capacity, they are required to be upgraded by the subdivider. Site plan review provisions contain access management standards for access to all roads, internal vehicular circulation and pedestrian circulation. These standards enhance the safety and efficiency of the town's and region's transportation systems.

Local Transportation Concerns

Route 2 Speed

Route 2 is a major transportation route carrying automobile and heavy truck traffic. Much is associated with the paper mill in Rumford. In much of Hanover the posted speed limit is 55 MPH except from the village to the Rumford town line. The speed of vehicles often is a hindrance to walkers and bicyclists. Also vehicles entering the store and post office in the village must use caution.

Heavy Truck Noise

Route 2 carries a large number of heavy trucks hauling wood products. As the speed limit drops from 55 MPH to 40 MPH in Hanover Village trucks reduce speed by the use of "Jake Brakes" creating significant noise. Should trucks have non standard exhaust systems noise levels are amplified. This noise is disturbing for those in the village area.



OUTDOOR RECREATION

Findings and Conclusions

- ❖ **Residents and visitors enjoy the outdoor recreation opportunities available in Hanover.**
- ❖ **The Androscoggin River has become an important kayaking and canoeing resource.**
- ❖ **There is local interest in reestablishing trail systems.**

Introduction

Outdoor recreation opportunities are important to both residents and visitors to Hanover. Most recreation in town is non facility orientated taking place in woods and on waters. The town's natural environment and woodlands are conducive to these activities and private land owners traditionally allowed public access to their lands. The future outlook for this traditional outdoor recreation is not clear. Changing large land ownership characteristic could alter traditional opportunities.

Regional outdoor recreation opportunities are extensive.

Public Outdoor Recreation Facilities & Programs

Public outdoor recreation facilities owned and maintained by the town include the tennis/basketball court at the Town Hall property on the Howard Pond Road. A float at Howard Pond is town owned. Baseball and swimming programs are provided. There is a recreation committee which at the present time is in a stage of inactivity

There are two public canoe and boat launching areas accessing the Androscoggin River in Hanover. The Grafton Notch State Park is located only a few miles away.

While not town or state property the public has had access to Howard Pond for swimming. The "Beach" property is owned by the Howard Pond Preservation Association that has allowed public access for swimming. The Association maintains the property that includes litter control. The town places and removes the float at the beach. The "Beach" is located adjacent to the Howard Pond Dam which creates safety concerns and maintenance issues with the dam. Parking space is limited.

Private/Commercial Outdoor Recreation Facilities

The area around Hanover is an all season outdoor recreation mecca. There three alpine ski areas, Black Mountain, Mt. Abrams and Sunday River and four x-county ski areas. Two golf courses are nearby in Bethel and Newry.

Kayaking/Canoeing

The Androscoggin River has become an important kayaking and canoeing resource. In addition to the two access points in Hanover there are launching sites up river in Gilead and Bethel and downstream in Rumford. The Androscoggin Canoe Trail has been created by the Mahoosuc Land Trust to provide landing sites about five miles apart between Shelburne Dam in New Hampshire and Rumford.



Hunting and Fishing

Wildlife both of game and non game species are plentiful in Hanover. Hunting in the area follows the Maine hunting seasons. The game includes deer, moose, rabbits, partridge, bear and duck. Most private land owners have traditionally allowed public access to their lands for hunting.

The 109-acre Howard Pond with a maximum depth of 118 feet is a good coldwater game fish pond with cool, well-oxygenated water available at all depths throughout the summer months. Both brook trout and landlocked salmon are stocked to supplement native populations. It is closed to ice fishing. The Androscoggin River has become an important sport fishery. This is a result of significantly improved water quality and an aggressive stocking program of brown and brook trout. Smaller brooks and streams also provide fishing opportunities.

Trail Systems

There are no trail systems through Hanover maintained by snowmobile or ATV clubs. The Rumford snowmobile club does groom to the store in Hanover Village. While in the past there were club maintained trails in Hanover they have been abandoned for several reasons. There is local interest in reestablishing trail systems.

There are several informal walking trails in town that land owners allow public access to. There is walking trail development, primarily along the Androscoggin River, in both neighboring Bethel and Rumford. In the future Hanover would like to connect to the system.

Mahoosuc Land Trust

The Mahoosuc Land Trust is active in the Region. Its mission is to protect and conserve land and traditional land uses including farming, forestry, recreation, significant habitats, scenery and water resources for the public benefit. The Trust owns the 12-acre Willis Island on the Androscoggin River and the Morgan's Landing public boat access site to the Androscoggin River.

WATER RESOURCES

Findings and Conclusions

- ❖ **With the improved water quality of the Androscoggin River it has become an important recreation resource.**
- ❖ **Overall the quality of the Town's surface waters is very good.**
- ❖ **The majority of the Howard Pond watershed is located in neighboring Newry.**

Surface Water

Hanover's surface waters are significant natural resources. They are a recreational asset and provide aesthetic values as well.

The Androscoggin River is the most predominant surface water resource. Flowing for approximately seven miles in a general west to east direction it forms the southern border of the town. By the time the River leaves Hanover it has drained some 1,835 square miles of Maine and New Hampshire. The watershed above Hanover includes the western mountains of Franklin and Oxford Counties and a number of large lakes. As the River flows through New Hampshire it passes Berlin and Gorham on its way to Gilead and Bethel. Land uses range from large tracts of commercial forest land to urban uses in Berlin and Gorham.

The Androscoggin has a highly regulated flow management system. A number of headwater lakes are manipulated to store water during periods of high runoff and to release water to the river stream during periods of low runoff. This flow management system was established to enhance the river's suitability for power production and manufacturing processes.

The pulp and paper industry anchored along the Androscoggin River during the 1800's. The continued expansion of this industry had long-term impacts upon the economy of the river basin and the quality of its waters. Mills were constructed at Berlin, New Hampshire, Rumford, Jay, and Livermore Falls; they discharged raw liquors from the sulfite pulping process to the river. As the pulp and paper industry and the economy grew, increased demands were placed upon the river to assimilate industrial and domestic wastes.

In the early 1940's, the public would not tolerate the condition of the river which gave off hydrogen sulfide gases and discolored exposed metal and paint. In a report presented to the Maine Sanitary Water Board in February 1942, it was stated that, "the pollution responsible for

the objectionable conditions of the river is derived from industrial wastes and municipal sewage discharges without treatment." It was further noted that "few streams in the United States of comparable size showed evidence of such extreme pollution." It was estimated that the industrial discharge to the river was equivalent to that from a population of 2,411,500.

Since the 1940's, both industry and municipalities have constructed treatment plants which treat waste before they are discharged to the river. The river is classified as "B", the third highest classification, as it flows through Hanover. The State classification system for fresh surface waters describe the "B" classification as suitable for drinking water supply after treatment, fishing, agriculture, recreation in and on the water, industrial process and cooling water, hydroelectric power generation and as habitat for fish and other aquatic life.

In addition to the industrial values of the Androscoggin River its recreation value is becoming an economic factor. Its sport fishery importance has increased significantly. Advocacy groups working on the River include the Androscoggin River Watershed Council and the Mahoosuc Land Trust.

Stony Brook flows for some 500 feet in Hanover. The Brook originates in the mountains of Newry and has a drainage area of four square miles. Its watershed is primarily commercial forestland. It has a water quality classification of A, the second highest classification.

Meadow Brook flows from Newry into Hanover for approximately 1,000 feet before entering Howard Pond. It has a watershed of about three square miles that is commercial forest land. It is classified A.

Howard Pond Stream flows from Howard Pond to the Androscoggin River. It has an length of some 8,000 feet and is classified as A. Its watershed includes forestland and a portion of Hanover Village.

The major threats to the three brooks are non point sources of pollution that may occur as the result of road construction/reconstruction, timber harvesting and change in land uses.

The 109 acre Howard Pond is located between Howard Mountain and Mt. Dimmock. With a maximum depth of 118 feet it is a good coldwater gamefish pond with cool, well-oxygenated water available at all depths throughout the summer months. Both brook trout and landlocked salmon are stocked to supplement native populations. The Pond's shoreline is the location of many seasonal homes, most constructed prior to statewide shoreland zoning



requirements. Some are being converted to year-round homes. The Howard Pond Preservation Association monitors water quality and manages the dam at the Pond's outlet.

Water quality monitoring data for Howard Pond have been collected since 1976. The Pond is an uncolored lake (average color 21 standard platinum units) with an average Secchi Disk Transparencies of 15.7 feet. Clarity tests rank the Pond in the upper quartile of the 200+ Maine lakes monitored, but not near the top. In 2002-2003 Howard Pond tested at 17.1 feet compared to Worthley Pond in Peru (22.3 feet) and Little Sebago (23.6 feet). About 1980 was the beginning of a 10-year decline in clarity reaching a low of 9.8 feet in 1990-1991 when it began to recover. The Pond has yet to reach the 21.3 feet of 1980.



The range of water column total phosphorus is 7-14 parts per billion (ppb) with an average of 8 ppb, while Chlorophyll-ranges from 2.5-7.9 ppb. Recent dissolved oxygen (DO) profiles show little DO depletion in deep areas of the Pond. The potential for nuisance algae blooms is low.

Good water quality is a vital and valued resource of both year-round and seasonal residents and visitors to Hanover. Increased nutrient content, particularly phosphorus, is the major cause of decreased water quality in the lakes and ponds of Maine. Phosphorus is the key nutrient in algae growth. As algae growth increases, oxygen levels decrease, posing a very serious threat. Serious algae blooms can occur with very little warning. Once the damage has been done, it is a very costly and expensive process to reclaim the lake if at all possible. The end result can be a decrease in property values and loss of recreational uses as well as visual aesthetics.

The quality of water in a lake or pond depends on the condition of the land in its watershed. The majority of Howard's Pond watershed, 1,724 acres is in Newry. The Pond's watershed in both Newry and Hanover is primarily commercial forest land. Phosphorus is abundant in nature, but in an undisturbed environment, it is tightly bound by soil and organic matter for eventual use by plants. Natural systems conserve and recycle nutrients and water. Land development changes the natural landscape in ways that alter the normal cycling of phosphorus. The removal of vegetation, smoothing of the land surface, compaction of soils and creation of impervious surfaces combine to reduce the amount of precipitation stored and retained, dramatically increasing the amount of water running off the land as surface runoff. The increased runoff from disturbed land generally carries higher concentrations of phosphorus.

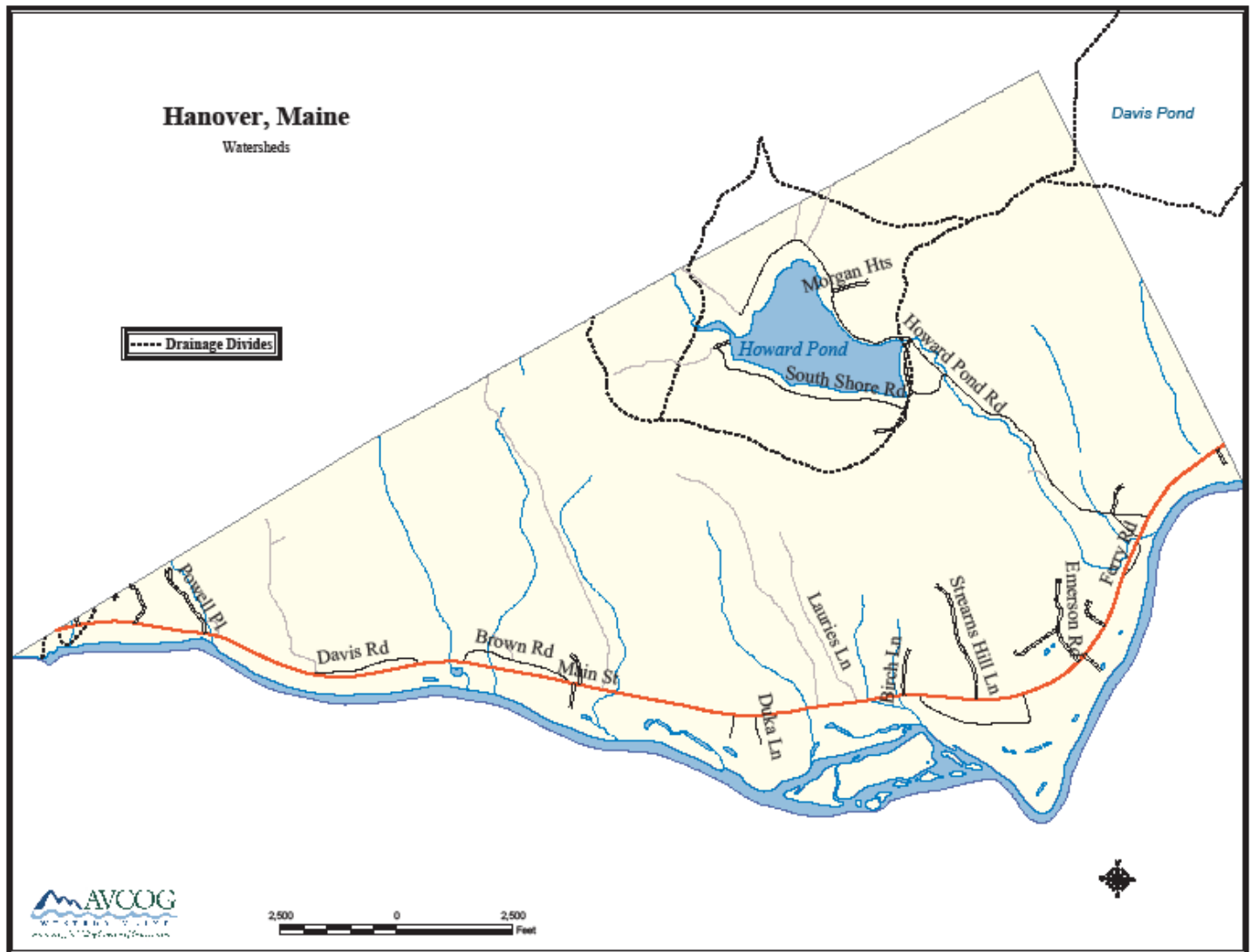
The Maine Department of Environmental Protection has calculated the amount of additional phosphorus that would produce a 1 part per billion (1 ppb) increase in each pond's phosphorous concentration.

Vulnerability Listing

Lake Name	Water Quality Category ¹	Direct Drainage Area (Acres)	%	Lake Load Allocation (lbs/ppb/yr) ²
Davis Pond	Moderate / Sensitive	4- Hanover 642- Rumford	1 99	0.04
Howard Pond	Moderate / Stable	546-Hanover 1,724-Newry	24 76	6.04

Source: Maine Department of Environmental Protection (DEP), Watershed Division,

- ¹ Water quality category is an assessment by the Maine Department of Environmental Protection of the water quality of a lake.
Moderate/Sensitive- Average water quality, but high potential for phosphorus recycling from lake bottom sediments.
Moderate/Stable- Average water quality, not declining under present phosphorus loading
- ² Lake Watershed Load Allocation represents pounds (lbs) phosphorus allocated to Hanover's share of watershed per parts per billion (ppb).



Invasive aquatic plants are a new threat to the quality and recreation value to Maine's lakes and ponds. While some milfoils are native to Maine, such as Slender Watermilfoil and *Myriophyllum tenellum* Bigelow, these are non invasive and contribute to a healthy lake environment. Invasive aquatic plants such as Eurasian Milfoil and Variable Watermilfoil are non native to Maine lakes and ponds, and they take possession of a lake or pond, injure native plant communities, interfere with recreation and can depress property values. The spread of these invasive aquatic plants is most commonly by boats and gear. Presently, Howard Pond does not have non native invasive aquatic plants.

The greatest threats to the continued good water quality of all surface waters is from non-point sources caused by improper land management practices that create erosion of soil and invasive plants. For the Androscoggin River, point sources are also a concern.

Ground Water

Ground water is water that is derived from precipitation that infiltrates the soil, percolates downward, and fills the tiny, numerous spaces in the soil and cracks or fractures in the bedrock below the water table. Wells draw water from permeable layers or zones in the saturated soil and fractured bedrock. In general, the saturated areas which will provide adequate quantities of water for use are called aquifers. Two major types of aquifers occur in Maine -- sand and gravel aquifers and bedrock aquifers.

Sand and gravel aquifers can be contaminated from any substances that seep into the ground directly or are carried into the ground water after dissolving in water. Once contaminants enter the water table, they may travel thousands of feet over time. In many Maine aquifers, the water table is generally close to the surface (within 20 feet) so that natural removal of contaminants by the soil is not nearly complete before the pollution reaches the ground water. The slow rate of ground water movement causes this resource to be particularly sensitive to contamination.

Mapping of sand and gravel aquifers by the Maine Geological Survey indicates a large aquifer associated with the Androscoggin River. It runs the length of the town between Route 2 and the River and has the capacity to supply wells with between 10 and 50 gallons of water per minute.

In Maine, much less information is available concerning bedrock aquifers. However, most private wells are drilled into bedrock and penetrate relatively small fractures that produce only small amounts of water. However, for most residential dwellings, wells drilled into bedrock need not produce large volumes of water. A well 200 feet deep with a yield of 2 gallons per minute will normally provide sufficient water for normal residential uses.

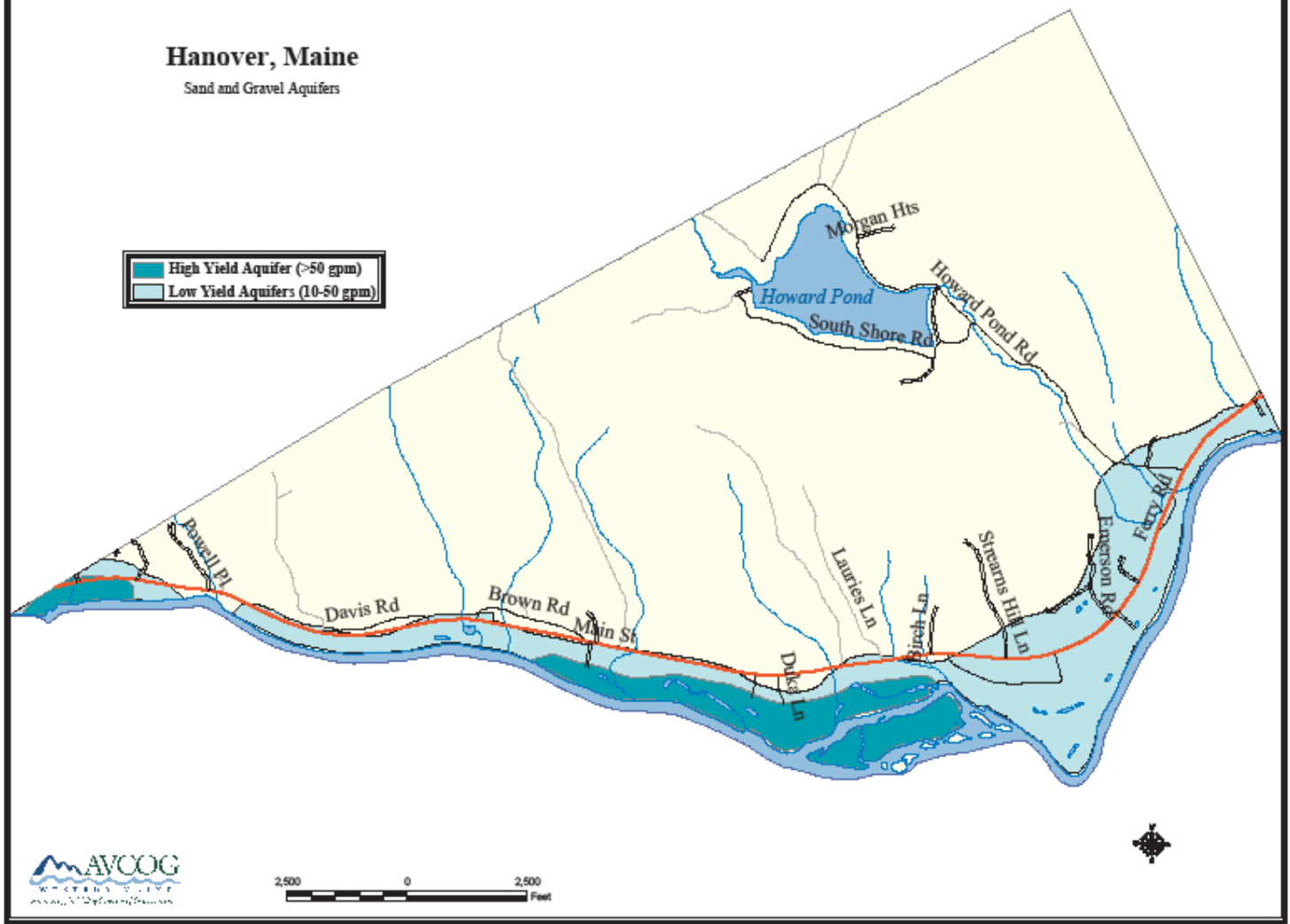


There are three wells serving the Chamberlin Resort and Stoney Brook Campground that are considered as public water supplies.

Contamination of both sand and gravel aquifers and bedrock wells are possible. Common ground water contaminants include petroleum products, abandoned fuel storage tanks, hazardous substances, failing septic systems, and road salt. In the future geothermal cooling and heating system may also be a concern.

Hanover, Maine

Sand and Gravel Aquifers



Critical Natural Resources

Findings and Conclusions

- ❖ **The highest elevation in Hanover is Mt. Dimmock with an elevation of 1,782 feet above mean sea level.**
- ❖ **The Maine Department of Inland Fisheries and Wildlife has mapped one large, 530 acre, deer wintering area in Hanover.**
- ❖ **Hanover's topography and other natural features provide some striking views.**

Introduction

The natural resources of Hanover are an integral part of the town's economic, social and cultural heritage. These resources provide for economic and recreational opportunities and deserve to be treated with diligence and respect.

Topography

Topography relates to the general land form of an area. Knowledge of the topographic characteristics of a community is important because of its influence on development location, scenic views and aesthetics.

Hanover lies at the edge of the Mahoosuc Mountain Range. The town is characterized by a somewhat narrow floodplain along the Androscoggin River then increasingly greater slopes moving north and northeast. The highest elevation in Hanover is Mt. Dimmock with an elevation of 1,782 feet above mean sea level. The lowest elevations include the village area with an elevation of 620 feet, with some lower spots as the Androscoggin enters Rumford. Local relief is some 1,160.

Slope, or the rise and fall of the earth surface in a given horizontal distance, presents limitations to various land activities including development, agriculture, and forestry. Generally, as slopes become steep, greater than 15%, construction and other land use activities are more difficult and the potential for environmental degradation increases. Slopes of less than 15% generally do not present the engineering problems associated with development on slopes of greater than 15%. In Hanover approximately 30% of the land area has slopes in excess of 15%.

Soils

Soils and their properties are extremely important to past, current, and future community characteristics. In Maine, where soils were highly suitable for agriculture, its presence is still an important element in community character. Today, soils are still important factors in agriculture and forestry but are also critical in determining locations for new roads and residential development utilizing subsurface sewage disposal.

The United States Department of Agriculture Soil Conservation Service mapped the soils within Hanover. There two major soil associations in Hanover. Along floodplains is the Adams-Croghan-Colton soil association and in the uplands is the Hermon-Monadnock-Skerry soil association. The information is presented in a soil survey report which locates and identifies soil types. The soil mapping has identified many different soil types. Each soil type has its own characteristics, and descriptions of each are beyond the scope of the Comprehensive Plan. The vast majority of soils can be categorized as sandy loam types located in the uplands and silt loams on floodplains and valley floors.

Prime farmland soils are the best soils for farming nationwide. These areas are tied to soil properties and not current use. They may or not be used for agricultural purposes. In Hanover, prime farmland soils are found primarily along Androscoggin River floodplains.

Floodplains

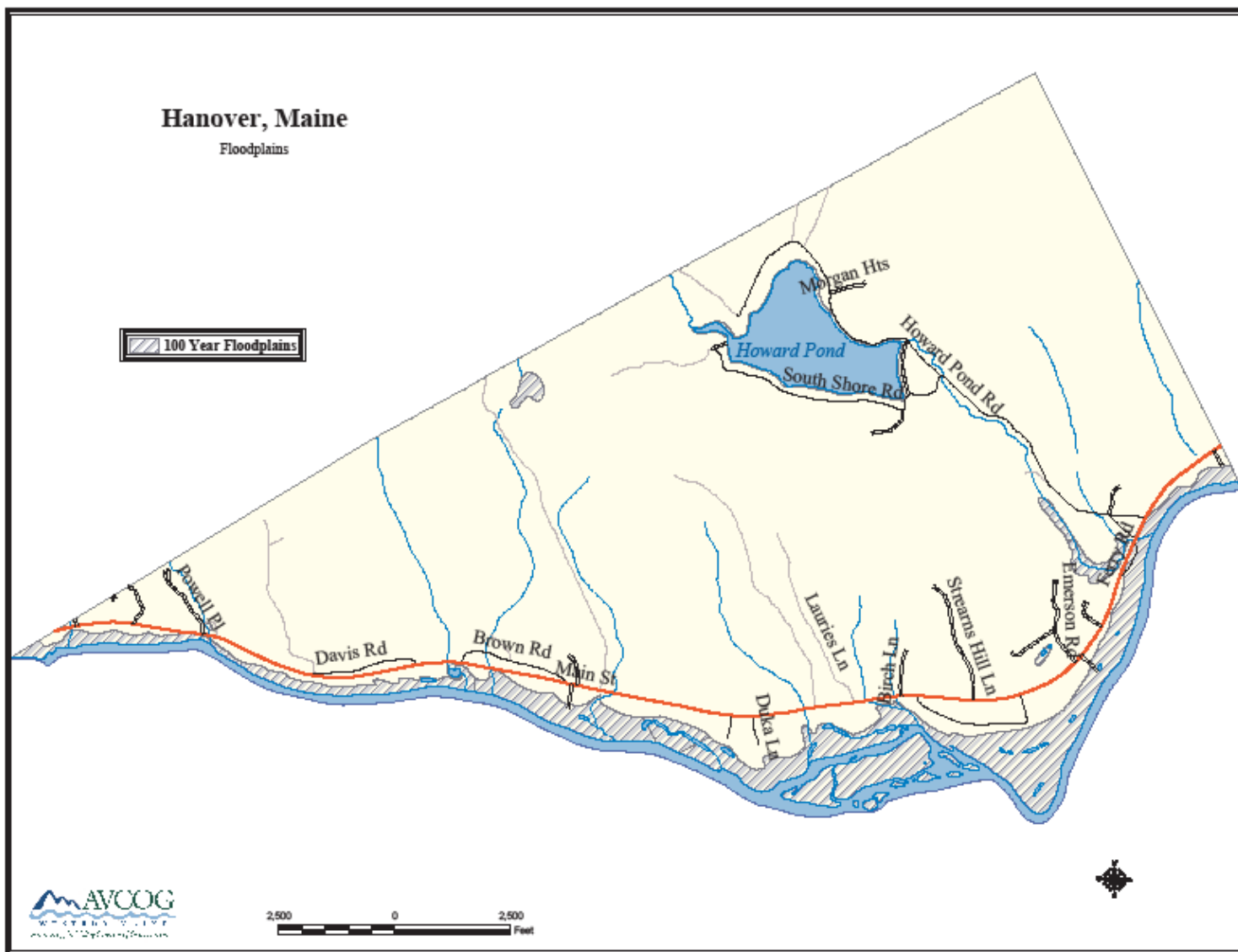
A floodplain is the flat expanse of land along a river or shoreline that is covered by water during a flood. The 100-year floodplain means the area having a 1% chance of being flooded in any given year. Floodplains along rivers and streams usually consist of floodway, where the water flows, and a flood fringe, where stationary water backs up. The floodway will usually include the channel of a river or stream as well as some of the land area adjacent to its banks.

The major area of flooding is along the Androscoggin River. Hanover participates in the National Flood Insurance Program that allows property owners that are located in the 100-year floodplain to purchase flood insurance. In 2008, there were three insurance policies issued with a total coverage of \$374,000. Since 1987, there has been one claim with no payout.

Wetlands

Wetlands perform a variety of functions. They serve as “natural sponges” that control water runoff by providing a buffer for excess water while allowing a steady, even release of that excess to both the surface and ground water. Wetlands perform a cleansing function by absorbing some physical and chemical pollutants from the runoff. Wetlands can also be important wildlife habitats.

Hanover's topography and soils limit wetland areas. This is confirmed by the National Wetland Inventory Mapping that identifies 14 small wetland areas associated with the Androscoggin River and several others in upland areas. One small wetland, less than five acres, on the Androscoggin River is considered as multi functional.



Wildlife and Fisheries

Wildlife should be considered a natural resource similar to surface waters or forest land. Our wildlife species are a product of the land, and thus are directly dependent on the land base for habitat. Therefore, if a habitat does not exist or an existing habitat is lost, various types of species will not be present. Although there are many types of habitats important to our numerous species, there are three which are considered critical: water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks.

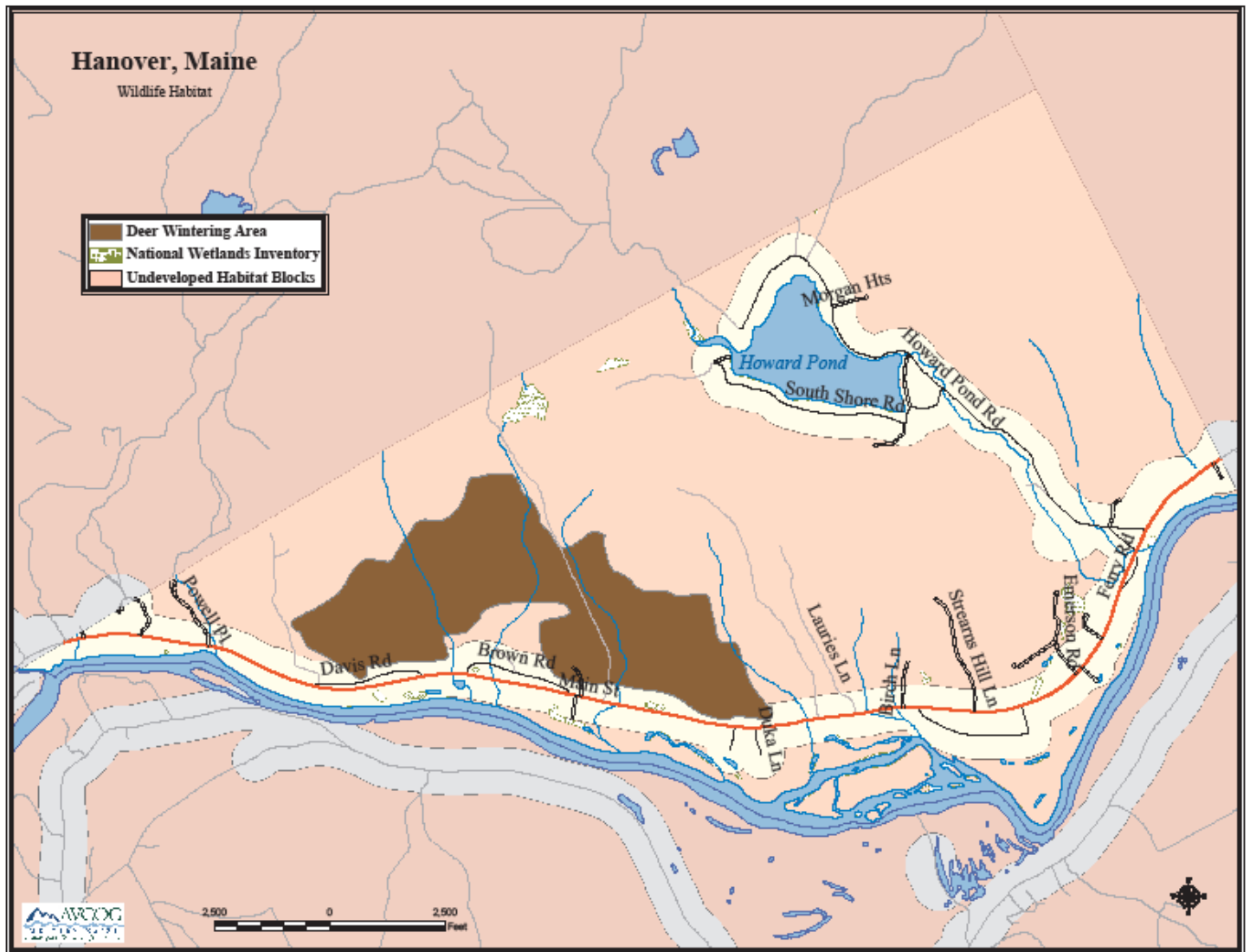
In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beaver, muskrats, mink, otter, raccoon, deer and moose. Each wetland type consists of plant, fish and wildlife associations specific to it. Whether an individual wetland is a highly productive waterfowl marsh or a low value area capable of producing just one brood of ducks, it is still valuable. None of the wetland areas in Hanover have been rated by the Maine Department of Inland Fisheries and Wildlife as having high or moderate habitat value.

Riparian habitat is the transitional zone between open water or wetlands and the dry or upland habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, as well as maintenance of water temperatures critical to fish survival. Much riparian habitat exists in Hanover.

While deer range freely over most of their habitat during spring, summer and fall, deep snow (over 18 inches) forces them to seek out areas which provide protection from deep snow and wind. These areas, commonly known as deer yards or wintering areas, represent a small portion (10-20%) of their normal summer range. While size and shape of the areas can vary from year to year or within a given year, most are traditional in the sense that they are used year after year. The Maine Department of Inland Fisheries and Wildlife has mapped one large, 530 acre, deer wintering area in Hanover. The habitat value of this yard has yet to be determined.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. These undeveloped habitat blocks are needed by animals that have large home ranges such as bear, bobcat, fisher and moose. The areas east west and north of Howard Pond have been identified as large undeveloped habitat blocks that continue into Newry and Rumford.

The 109-acre Howard Pond with a maximum depth of 118 feet is a good coldwater game fish pond with cool, well-oxygenated water available at all depths throughout the summer months. Both brook trout and landlocked salmon are stocked to supplement native populations. It is closed to ice fishing. The Androscoggin River has become an important sport fishery. This is a result of significantly improved water quality and an aggressive stocking program of brown and brook trout. Smaller brooks and streams also provide fishing opportunities.

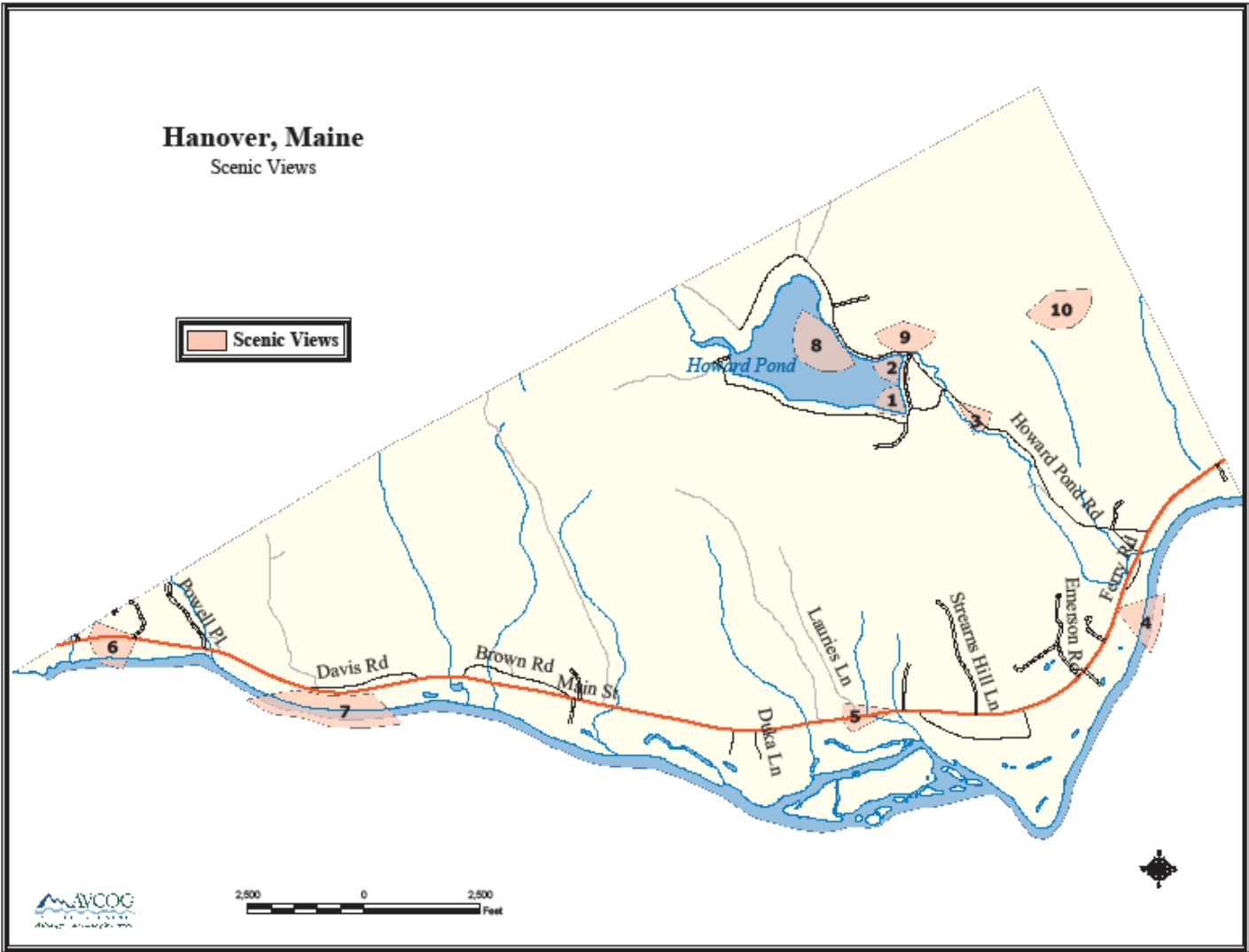


Scenic Resources

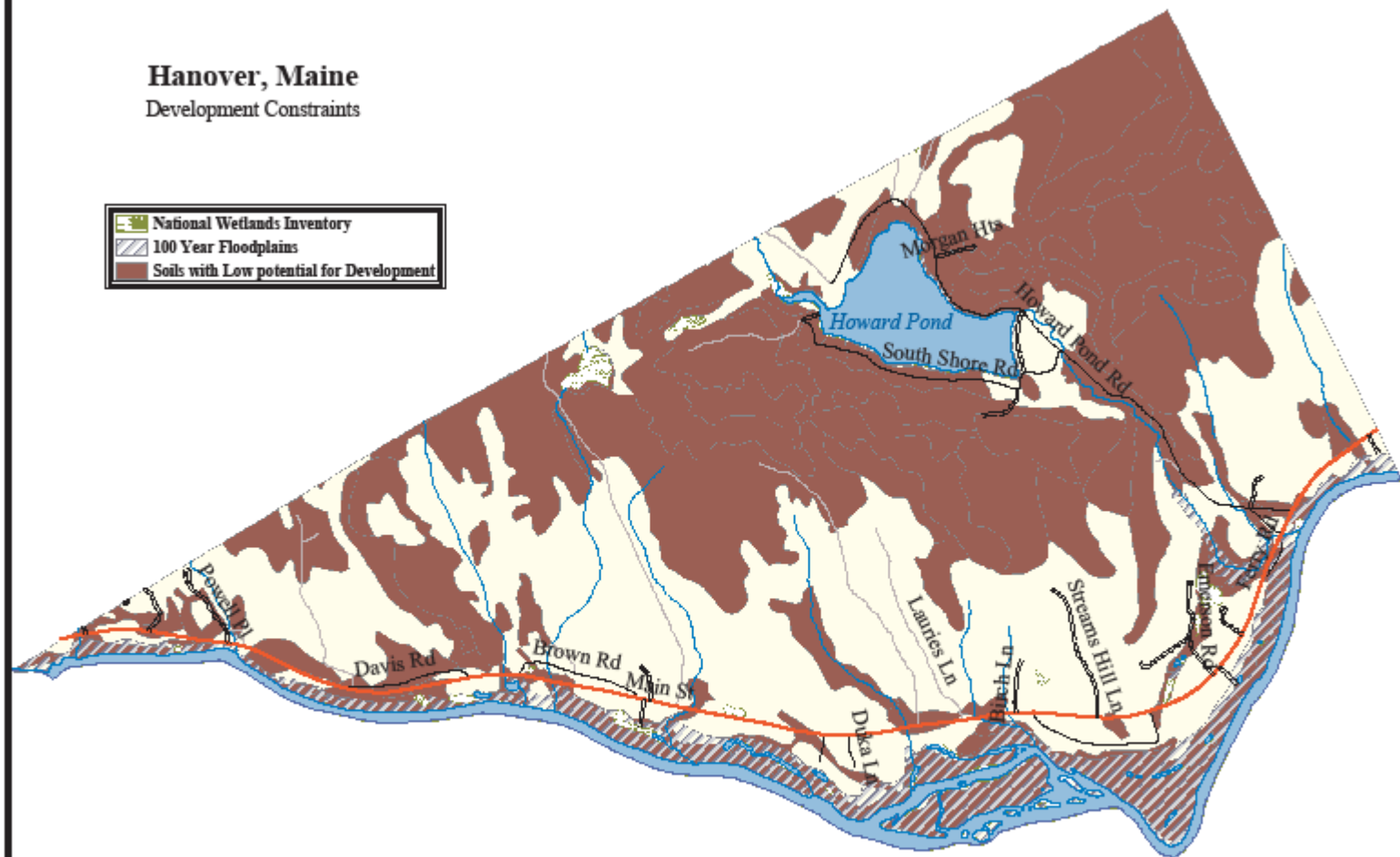
Hanover's topography and other natural features provide some striking views. The Comprehensive Plan has identified a number of scenic areas and views. While there are many scenic areas, those identified are believed to be the most noteworthy areas. To quantify these views, a rating system was employed to rank each scenic view.



MAP #	LOCATION OF VIEW	DISTANCE OF VIEW COMMENTS	DIST. VALUE	UNIQUE FEATURES	UNIQUE VALUE	ACCESSIBILITY	ACCESS. VALUE	TOTAL POINTS
1	South Shore Road		3	View of Howard Pond(alpine lake) surrounded by Mountains	3		2	8
2	From Howard Pond beach to dam	South to northwest	2		3		3	8
3	Howard Pond Road @ CMP pole J27	Southwest/narrow view	3		2		2	7
4	Route 2 @ CPM pole 498	View towards river	2		2		2	6
5	Route 2 @ Birch Lane	Looking down Route 2 to the west	3		3	No turnout	3	9
6	Chamberland Way entrance	Androscoggin River Valley-view of mountains going westsouthwest & westnorthwest	3		3		3	9
7	Skip Davis field	River valley & fields	3		2	Dangerous curve	2	7
8	Howard Pond Road	Looking southwest across Howard Pond	2	Ledges/fishing	3	Howard Pond Road	3	8
9	Woodsman's Peak	Southwest over Pond to Mts.	3	Long Views	3	Steep trail	1	7
10	Hanover Ledges	South over Andro Valley/Mts.	3	Long Views	3	Bushwack	1	7



Hanover, Maine Development Constraints



Agriculture & Forest Resources

Findings and Conclusions

- ❖ **In Hanover, there are areas of prime farmland soils and farmland soils of statewide significance.**
- ❖ **Forest or woodlands cover as much as 90% of the land area in Hanover.**

Introduction

Agriculture and forest lands support the Region's economy and create the rural nature of Hanover.

Agricultural Resources

While agriculture was important to the economy of Hanover in its very early years it is not today nor is it a major consumer of land. Much of topography and soils are not well suited to commercial agriculture. There are areas of prime farmland soils and farmland soils of statewide significance. These are primarily located along the floodplains of the Androscoggin River. Some areas of prime farmland soils and farmland soils of statewide significance are still used for agricultural purposes while other areas have reverted to woodland. Open fields are used for hay and potato production. Today there are probably 150 acres in active agricultural use and none enrolled in the farm and open space law taxation program. Much of the agriculture is conducted by farmers based outside of Hanover.

In both neighboring Bethel and Rumford the Androscoggin's floodplains are extensively used for potato and hay production.

Forest Resources

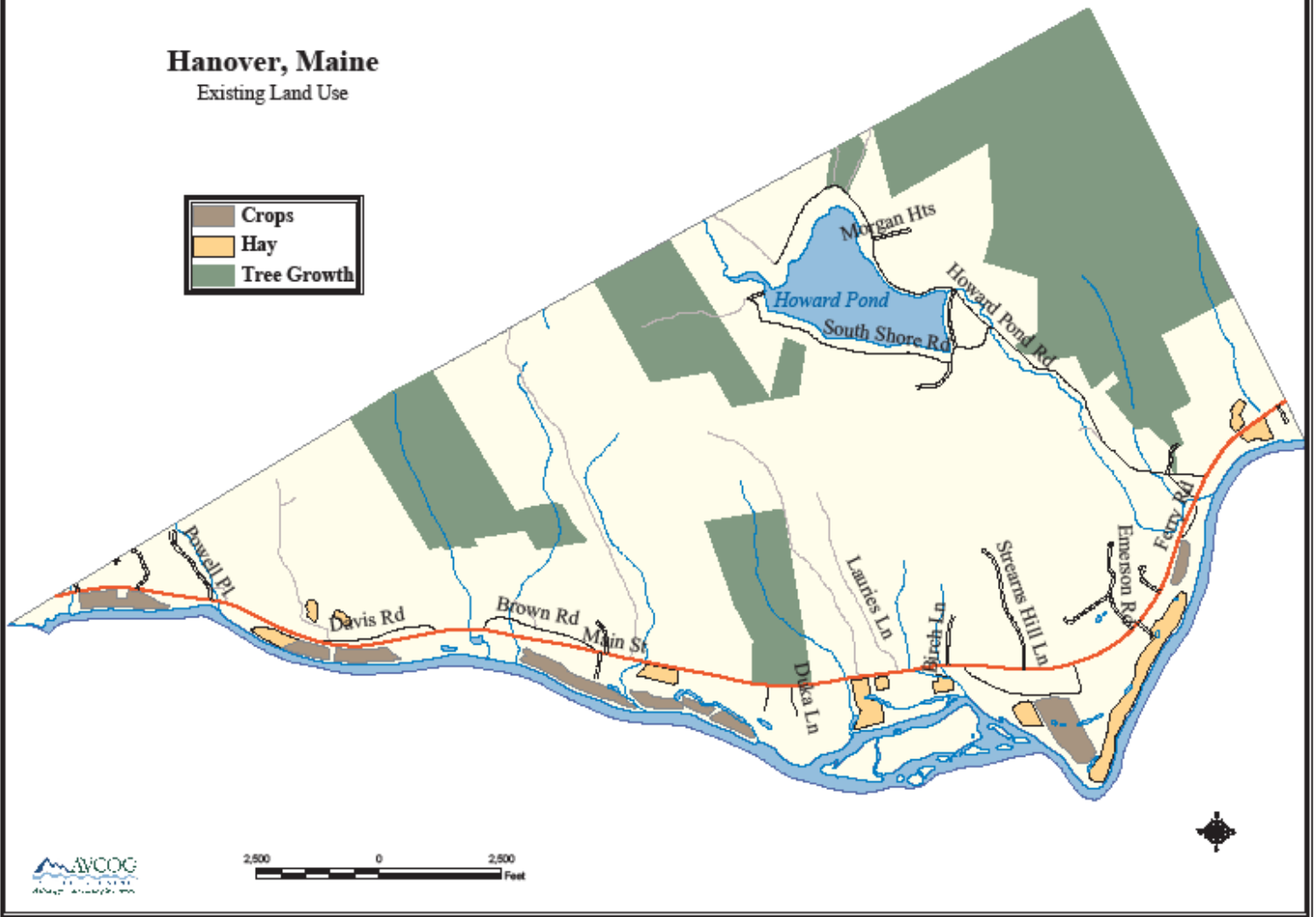
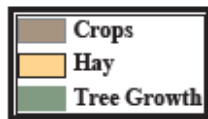
Forest or woodlands cover as much as 90% of the land area in Hanover. Large managed commercial forest blocks cover most of the land north of Route 2. There are some 1,600 acres in 10 parcels classified under the Tree Growth Tax Law. Of the total 1,637 acres, 119 acres are softwood, 544 acres mixed-wood and 974 acres hardwood. The number of acres in the Tree Growth Tax Law Program has increased since 1988 when there was 877 acres enrolled on seven parcels. The Maine Forest Service reports that between 1991 and 2006 there were 36 timber harvests on 2,200 acres of land in Hanover.

Forests in Hanover support the region's wood product industries, protect water quality and are major factors in the town's rural nature. The most significant threats to commercial forest land

are lack of markets, poor management and the creation of land parcels that are of such size as to be not suited to commercial forestry practices.



Hanover, Maine Existing Land Use



Public Facilities and Services

Findings and Conclusions

- ❖ **For the most part, public facilities will be adequate to meet the need for the next 10 years.**
- ❖ **The town has seen the benefits of participating with other towns and regional organizations to provide most needed public services.**

Introduction

Hanover provides the needed facilities and services to its approximately 250 year-round residents in an efficient and cost effective manner. Municipal public facilities are limited to the Town Office, Town Hall and approximately five miles of town maintained roads. The town has seen the benefits of participating with other towns and regional organizations to provide most needed public services. It is expected that those arrangements will continue into the future.

Public Administration

The Town of Hanover has Selectman form of government with three selectmen who are elected for three-year terms. The Selectmen also serve as Tax Assessors, Overseers of the Poor and Road Commissioner. The annual meeting is the legislative body of the Town and is held in October.

Other public officials, committees and boards include: school committee; cemetery committee; recreation committee; planning board; appeals board; town clerk; deputy town clerk; code enforcement officer/plumbing inspector; health officer; sexton; fire warden; civil emergency preparedness director; tree warden and election warden.

Public Facilities

The Town Office is located on Ferry Road in Hanover Village. It is staffed on a part time basis by the Town Clerk who also acts as the tax collector and treasurer. There is also a Deputy Town Clerk. The Town Office is a converted residential structure and has a residential dwelling unit on the second floor that helps support the cost of maintaining the Town Office. Space is generally adequate to meet current and future demands. Town Office staff report that at times their ability to provide service is taxed. The Town Office will require normal maintenance and some minor improvements in the future.

The Town Hall is located on Howard Pond Road and used for town meetings. Use is limited due to the lack of adequate plumbing facilities. Improvements may be made in the future based on demand and financial resources although none are foreseen in the 10-year planning period.

While not a town owned facility the Gardner Roberts Memorial Library is an important public asset. The Gardner Roberts Memorial Library Association is a self governing body that oversees the library. It was recently moved from the Howard Pond Road to Ferry Road on Town owned property adjacent to the Town Office and completely refurbished.

Public Safety

Fire Protection

The Rumford Fire Department provides fire fighting services to the Town. Hanover has no fire station or fire fighting equipment. The annual payment to Rumford for basic service ranges from \$3,000 to \$5,000 in addition to per call fees. This arrangement has provided adequate fire fighting service and is expected to do so in the future.

Law Enforcement

Law enforcement is provided by the Oxford County Sheriff's Department and the Maine State Police. Dispatching is provided by the Oxford County Sheriffs Department in Paris and State Police Troop B headquarters in Gray. These services are paid through the County Tax Assessment and other taxes which are paid to the State of Maine. The Maine Department of Inland Fisheries and Wildlife's Game Wardens provide services to Hanover. Current law enforcement will be adequate over the 10-year planning period.

Emergency/Rescue/Medical Services

Hanover contracts with Med Care centered in Mexico for emergency medical services. The Rumford Community Hospital in Rumford is the nearest full service medical facility. Specialized medical needs are met by facilities in Lewiston and Portland.

Education

There are no school facilities in Hanover. Students attend schools operated by SAD #43, SAD #44 and Gould Academy. While the Superintendent of SAD #43 serves as Hanover's School Superintendent students are provided the option of which school they attend. Those schools could be in Bethel, Mexico or Rumford. In 2008, the residents of Hanover voted to become member of the Western Foothills School District formed under the school consolidation law. In addition to Hanover, MSAD #'s 21, 39 and 43 make up the new District.

Over that past 10 years public school enrollment has ranged from a high of 51 to a low of 31. Since 2004 there has been a steady decline in enrollment, a trend that has not taken place since 1996.

Hanover Student Enrollment 1996-2007

Year	Elementary	Secondary	Total
1996	41	10	51
1997	39	11	50
1998	35	11	46
1999	36	14	50
2000	37	19	56
2001	32	19	51
2002	28	18	46
2003	28	19	47
2004	32	19	51
2005	26	20	46
2006	24	17	41
2007	19	12	31

October 1 Enrollment



Waste Disposal

Hanover participates with Bethel and Newry in Tri-town Solid Waste. The transfer station and recycling center is located on Route 2 in Bethel. In 2005, Hanover generated approximately 260 tons of solid waste of which 173 ton was incinerate, 39 tons sent to landfills and 51 tons recycled. The recycling rate was 19%. The management of the solid waste disposal program will assure it meets the needs of the three towns over the planning period.

Septage waste is pumped by private companies and transported to one of several area sewage treatment plants.

Capital Investment Funds

A capital fund is maintained for road and bridge improvements.

Communications

Electricity is provided by the Central Maine Power transmission system and is adequate to meet demands. Internet service is available as is cellular although there are gaps in that service.

Fiscal Capacity

Findings and Conclusions

- ❖ **The largest source of revenue is from residential property taxes.**
- ❖ **Between fiscal years 2002 and 2007, the local assessed valuation increased by approximately \$1.9 million or 11%.**
- ❖ **The tax base over the next ten years will continue to be dependent on residential and second home property and land.**

Introduction

A community's fiscal capacity refers to its ability to meet current and future financial needs through public expenditures. Over the next ten years there will be demands to maintain and/or improve various municipal services, facilities and infrastructure. These demands may include bridge and road improvements, public facilities upgrades and general governmental operations. The comprehensive plan makes recommendations requiring public investment. These recommendations must be considered in light of Hanover's fiscal capacity or its ability to finance such recommendations.

Revenues

The largest source of revenue is from residential property taxes. In 2007 real and personal property was assessed at \$19,833,000. This was comprised of \$13,385,000 in buildings, \$7,185,000 in land and \$102,000 in personal property. Approximately 1% of the assessed property value is tax exempt. Between fiscal years 2002 and 2007, the local assessed valuation increased by approximately \$1.9 million or 11%. The largest increase occurred between 2006 and 2007. Seasonal or second home properties are an important contributor to the local valuation.

Valuation and Mil Rate Hanover Fiscal Years 2002-2006 [Numbers Rounded]				
Fiscal Year	Assessed Valuation (Local)	Annual % Change	State Valuation	Mil Rate
2002	\$17,903,000		\$18,850,000	15.80
2003	\$18,242,300	1.9	\$19,450,000	15.80
2005	\$18,353,900	0.8	\$20,200,000	14.30
2006	\$18,582,500	1.2	\$21,750,000	15.40
2007	\$19,833,400	6.7	\$24,300,000	15.40

The tax base over the next ten years will continue to be dependent on residential and second home property and land. Increases in valuation will occur as new year-round and second homes are constructed.

Other major consistent sources of revenues are intergovernmental revenues and excise taxes. In 2007, intergovernmental funds included \$166,440 education subsidy, \$16,940 state revenue sharing, \$5,990 homestead exemption, \$5,470 local road assistance and \$4,370 tree growth reimbursement. Excise taxes collected in 2007 were \$46,350.

Municipal Revenue Hanover Fiscal Years [Amounts Rounded]					
Fiscal Year	2003	2004	2005	2006	2007
Property Taxes	\$277,870	\$288,330	\$262,770	\$278,702	\$296,140
Excise taxes	\$28,780	\$41,100	\$45,690	\$45,070	\$46,360
Intergovernmental Revenues	\$184,940	\$180,080	\$161,280	\$159,790	\$149,580
Interest Income and Lien Fees	\$5,170	\$4,950	\$5,260	\$5,650	\$13,910
Town Fees		\$1,100	\$1,930	\$2,600	\$6,240
Other Revenues	\$117,260	\$16,810	\$6,970	\$3,830	\$7,820
TOTAL	\$507,990	\$532,270	\$483,890	\$495,890	\$520,050

Note: Amounts may not equal total due to rounding

Expenditures

Total municipal expenditures increased by approximately \$2,650 or 1% in the five-year period between 2002 and 2007. Considering the CPI for adjusting dollars for inflation, municipal expenditures have been below the rate of inflation. The major component of the town's budget is educational expenditures. Because Hanover is not a member of any school district and tuition

students to nearby schools of choice education expenditures can vary considerably from year to year depending on the number of students to be educated. Education expenditures have varied by \$52,000 over the five year period with a high of \$342,160 in 2005 and a low of \$289,810 in 2007.

In 2005, an Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels, better known as LD 1, was enacted. The goal of the law is to lower Maine's total state and local tax burden as compared to those of other states. This goal is to be achieved by placing limits on the growth of state and local governments. The law provides several formulae that constrain year-to-year increases of municipal property tax levies, county assessments and state General Fund appropriations. Each year a municipal commitment growth limit is calculated based on real personal income growth, population change and increases in real and personal property values attributed to new development and investments. Should the town budget exceed the commitment growth limit a vote to exceed that limit is required of town meeting.

Since the inception of LD 1 Hanover's budgets have not exceed the commitment growth limit.

Expenditures Hanover Fiscal Years 2003 – 2007 [Amounts Rounded]						\$ Change 03-07
Category	2003	2004	2005	2006	2007	
General Government	\$50,710	\$53,600	\$46,050	\$42,800	\$63,440	\$12,730
Fire Department	\$3,000	\$3,350	\$3,000	\$3,050	\$3,000	\$0
Highways and Bridges	\$34,750	\$26,020	\$41,450	\$44,020	\$49,520	\$14,770
Health and Sanitation	\$35,860	\$28,660	\$32,580	\$33,320	\$33,500	-\$2,360
Education	\$319,150	\$337,570	\$342,160	\$339,440	\$289,810	-\$29,340
Recreation	\$500	\$1,490	\$1,000	\$300	\$220	-\$280
Cemeteries	\$1,220	\$3,000	\$3,140	\$1,930	\$3,900	\$2,680
County Tax	\$14,590	\$15,370	\$15,710	\$15,700	\$17,540	\$2,950
Unclassified/Other	\$11,710	\$3,780	\$11,250	\$8,910	\$13,210	\$1,500
TOTAL	\$471,490	\$472,530	\$495,880	\$489,480	\$474,140	\$2,650

Capital Projects Fund

The town maintains capital project fund reserve accounts for capital projects. At the end of 2007 there was approximately \$50,500 in the capital project fund used primarily for road and bridge improvements.

Municipal Debt

As of the end of fiscal year 2007, Hanover had no municipal outstanding long-term debt. The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debts for schools, sewer, water and special-district purposes are excluded. Based

upon Hanover's state valuation, the maximum debt under state law, excluding debt associated with special districts, would be approximately \$1.8 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Hanover has significant borrowing power.

Fiscal Capacity

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed compared with the ability of the tax base and other revenue sources to support such expenditures. In considering Hanover's capacity to fund normal municipal services and capital projects two areas are important. First, in recent years annual increases in valuation have been below or approximately at the rate of inflation except for 2007. A rate of the increase in valuation greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Secondly, Hanover does have significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impacts upon taxpayers.

Existing Land Use

Findings and Conclusions

- ❖ **Large blocks of commercial or managed forest lands cover most of the landscape north of Route 2.**
- ❖ **The Village, generally defined as the area from the Hanover/Rumford line along Route 2 to Ferry Road, Mill Hill Road and the Howard Pond Road to Moose Look Lane, contains the largest concentration of year-round residential structures.**
- ❖ **The minimum amount of land to accommodate 2009-2019 anticipated growth is up to 500 acres.**

Introduction

A major element of a comprehensive plan is the analysis of the use of land and existing development patterns. Through this analysis, insights into community functions, past and current priorities and future directions are possible. Current land use patterns and expected future development trends are cornerstones in the development of recommendations and actions that will shape future land utilization characteristics.

Hanover, located between Rumford and Bethel, is Oxford County's smallest town in land area, 5,570 acres, and forth smallest population wise. In 2000, the year-round population was 250; however, the estimated 2005 population by the State Planning Office was 305. There is a significant increase in seasonal population with 80 second homes and many commercial campground sites. Seasonal population can grow by more than 300 above that of the year-round population.

Forest Land Use

Trees grow on most of the land in Hanover. Large blocks of commercial or managed forest lands cover most of the landscape north of Route 2. The amount of forest land has increased in recent history as some once open fields have reverred to woods. Perhaps the greatest change in forest lands has been their ownership characteristics.

Agricultural Land Use

There is active agricultural land use in Hanover located mostly along the floodplain of the Androscoggin River. These lands are used for hay and row crops. Agricultural land use consumes about 4% of land in Hanover.

Village Land Use

The Village, generally defined as the area from the Hanover/Rumford line along Route 2 to Ferry Road, Mill Hill Road and the Howard Pond Road to Moose Look Lane, contains the largest concentration of year-round residential structures. The area was originally developed because of water power availability from Howard Pond Stream. Located here are two businesses, the post office, town hall, town office and library.

A second area while not having the same characteristics as Hanover Village is at the Hanover/Newry town line. Here are several homes and businesses and close by in Newry is a convenience store.

Commercial Land Use

Hanover does not have any concentrated commercial land use areas. Other than the store in Hanover Village and the Stoney Brook Campground, commercial type activities are small and owner operated and scattered mostly along Route 2.

Residential Land Use

Outside of Hanover Village residential development is scattered adjacent to Route 2 and several short side roads from Route 2. With an average of three new homes being constructed per year there has not been significant changes in residential land use patterns.

Subdivision development has not been a major factor in residential land use change. Since 1987 there have been four land subdivisions of a total of 28 lots. The most recent and largest (18 lots) subdivision, Hanover Pines, as of the fall of 2008 has not been built in.

Seasonal Residential Land Use

The shores of Howard Pond have long had many seasonal homes. It is the location of the greatest number of residential structures in Hanover. There is little land left to be developed on its shores. Future development will be away from the pond but provide views of it. Some of the homes once resided in on a seasonal basis are now lived in year-round. This trend is likely to continue. Other homes resided in on a seasonal basis are scattered in other residential areas. This trend is also expected to continue.

Land Use Regulation

Hanover residents have enacted a Shoreland Zoning Ordinance (2002), Floodplain Management Ordinance (2007), Subdivision Ordinance (2005), Site Plan Review Ordinance (1999) and Driveway Permit Ordinance (2005). Both the Shoreland Zoning Ordinance and Floodplain Management Ordinance complied with the minimum requirements on their adoption dates. The Site Plan Review Ordinance establishes standards for planning board review and approval of non residential development proposals. There are a series of performance standards that must be met for development proposals to be approved. The Subdivision Ordinance also contains performance standards for approval of subdivisions and for roads to be constructed as part of the subdivision. Lots in a subdivision are to be a minimum of 40,000 square feet with a minimum of 200 feet of street frontage. The Ordinance also requires performance guarantees for public improvements within subdivisions. Dimensional standards for lots not in subdivisions are based on the Plumbing Code.

There is no town wide zoning and mobile home parks would be allowed in all areas except shoreland areas provided they met the standards of the Subdivision Ordinance. Performance standards for mobile home parks are included in the subdivision Ordinance.

To date the current land use ordinances have worked well in managing the limited amount of new development that has been proposed.

Land Needed for Future Growth

It is anticipated that most new growth in the 2009-2019 period will be residential. That residential growth will be split between year-round and second home. The amount of land to accommodate this growth will depend on the nature of the second home development, meaning that individual large lot development will require more land than more compact condominium ownership type development. The minimum amount of land to accommodate 2009-2019 anticipated growth is up to 500 acres.



